City of Chipley
City Council Meeting

August 12, 2025 at 5:00 PM
City Hall - 1442 Jackson Avenue, Chipley, FL 32428

AGENDA

A. CALL TO ORDER

B. PRAYER AND PLEDGE

C. APPROVAL OF AGENDA

D. CITIZENS REQUEST

The City of Chipley welcomes you to this meeting. This is time set aside for the Citizens of Chipley to address the City Council. This is not a question and answer period, it is not a political forum, nor is it a time for personal accusations and derogatory remarks to/or about city personnel. If you would like to address the City Council please raise your hand to speak, state your name and address for the record and limit your comments to no more than three (3) minutes per Florida Statute 286.0114. To ask a question via phone; dial *9 and wait to be recognized/unmuted. If you are attending via webinar, there will be an onscreen option to ask a question during the public comment portion of the meeting. Your participation is welcomed and appreciated.

E. APPROVAL OF MINUTES

1. Regular Council Meeting - July 8, 2025
2. Special Council Meeting - July 29, 2025

F. PRESENTATIONS

1. Recognition Award - Florida Engineering Leadership Institute (FELI) Class 2025
2. Recognition Award - Southern Splash & Dash LLC - Miken Hooks
3. Recognition Award - Project Downtown LLC - Kristin Martin

G. CONSENT AGENDA

1. **Resolution No. 25-44** – Florida Department of Commerce, CDBG-DR Agreement No. M0014 – Amendment No. 4
2. **Resolution No. 25-45** – FDEP SRF Clean Water State Revolving Fund
3. **Fiscal Year 2025-2026 Budget and TRIM Schedule**

4. **Reappointment of Chipley Housing Authority Commissioner** - Linda Justice

5. **Appointment of Recreation Advisory Committee Member** – Rasheida Patrick

6. **Special Event Application** – Annual Trunk or Treat

7. **Special Event Application** – Arts and Craft Show – Washington County Historical Society

H. AGENDA ITEMS

1. **Request Waiver of Fines -** Dr. Thelma Wood Property - 771 Pecan Street

2. **Request for Development Order and Certificate of Appropriateness** - 941 Main Street - Ronny's Carwash of Chipley

3. **Amendment to Non-Residential Net Ground Lease** – Wolf Pack Alliance LLC

4. **Bid No. 2025-03** – Chipley Mongoven Building – Phase 2 – Arris General Contractors, Inc. - Change Order #2

5. **Chipley Library Expansion Project Update** – Renae Rountree, Library Director

6. **Code Enforcement Fines** – 1214 Johnson Avenue

7. **Request Waiver of Fines** - 777 West Boulevard

I. OTHER BUSINESS

J. ADJOURN

K. ZOOM

1. ZOOM Information

Any subject on the agenda, regardless of how stated, may be acted upon by the Council. The Council reserves the right to add other items to the agenda. Anyone desiring a verbatim transcript of the meeting must make personal arrangements as the City takes only summary minutes. Persons with disabilities needing special accommodations to participate in this proceeding should contact City Hall at (850) 638-6350, at least 48 prior to the proceedings.

City of Chipley
Council Meeting
Minutes
July 8, 2025 at 5:00 p.m.

Attendees:

Ms. Tracy Andrews, Mayor
Mrs. Linda Cain, Council Member
Mr. Leonard Blount, Council Member
Mr. Kevin Russell, Mayor Pro-Tem
Ms. Cheryl McCall, Council Member

Others Present Were:

Mrs. Patrice Tanner, City Administrator
Mr. Guy Lane, Asst. City Admin. /Public Works Dir.
Mr. Hunter Aycock, Fire Chief
Mrs. Jamie Richter, Finance Director
Mrs. Michelle Jordan, City Attorney
Ms. Sherry Snell, City Clerk
Mr. Michael Richter, Police Chief
Mr. Brock Tate, Recreation Director
Mrs. Tamara Donjuan, Planning/Code Enf. Officer

The data reflected in these proceedings constitute an extrapolation of information elicited from notes, observations, recording tapes, photographs, and/or videotapes. Comments reflected herein are sometimes paraphrased, condensed, and/or have been edited to reflect essential subject matter addressed during the meeting. Parties interested in receiving a verbatim account of the proceedings are responsible for coordinating with the City Administrator and providing their own representative and equipment pursuant to Chapters 119 and 283, Florida Statutes.

A. CALL TO ORDER

The meeting was called to order by Mayor Andrews at 5:00 p.m.

B. PRAYER AND PLEDGE

Prayer was given by Pastor Phillip Horvath and Mayor Andrews led the pledge to the American Flag.

C. APPROVAL OF AGENDA

Mayor Andrews added #6 - Proposed Annexation, Water and Sewer Services – South Boulevard and Kirkland Road

A motion was made by Council Member Russell and seconded by Council Member McCall to approve the agenda with the addition. The motion passed unanimously.

D. CITIZENS REQUEST

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participation is welcomed and appreciated.

No citizen requests. No further discussion.

E. APPROVAL OF MINUTES

1. Regular Council Meeting – June 10, 2025
2. Special Council Meeting – June 26, 2025

A motion was made by Council Member Russell and seconded by Council Member Cain to approve the minutes as presented. The motion passed unanimously.

F. DEPARTMENT REPORTS

1. Attorney Report – Michelle Jordan. Attorney Jordan stated there will be a summary judgement hearing on Friday for the golf course via ZOOM. Mayor Andrews stated she had a letter that was submitted regarding attorney fees. Attorney Jordan stated it could be included in the budget review since it would not take effect until October. No further discussion.

2. Fire Department Report – Chief Hunter Aycock. Chief Aycock stated calls had slowed down due to the rainy weather. We have been busy doing training. Tanker 1 should have a final inspection in September. Mayor Andrews thanked them for cooking at the Watermelon Festival. Discussion ensued.

3. Code Enforcement Report – Tamara Donjuan. Mr. Russell asked about the property located at 1278 Holley Avenue. Attorney Jordan stated they filed a motion for summary judgement so we are three months out. The case had complicated title issues. Mayor Andrews stated there were a lot of excessive grass cases on the report. There has been so much rain that causes the grass to grow quicker and also it prevents normal grass cutting. People that have to pay for their yards to be cut might not be able to afford cutting it more often. I would be grateful for more leniency on this issue. Mrs. Tanner stated we are making a change to the way we handle this. A courtesy letter will be sent before a case is actually started to try and get it in compliance. I am working with Mrs. Donjuan to put this in place this next week. Discussion ensued.

4. Planning & Zoning Report – Tamara Donjuan. There were no questions. No further discussion.

5. Police Department Report – Chief Michael Richter. Chief Richter stated it had been a busy month. The Watermelon Festival went really well. Traffic crashes are lower than in the past few years. We are monitoring that to see if the increase in traffic enforcement is helping to reduce crashes. We are down 2 positions, but are in the process of hiring for those. The 4th of July went well with only a total of 4 calls. Discussion ensued.

6. Public Works Department Report – Guy Lane. Mr. Lane stated everything was going good except the rain has put them behind on cutting grass. Ms. McCall stated the cemetery looks good at the top, but further down they are slacking on the grass and not spraying. Mr. Lane stated he would follow up on that. Mr. Larry Zezula, 835 Maple Street, stated the ditches needed to be cleaned out on South Boulevard. Ms. McCall stated that is a county road and he would need to talk to them. Mr. Zezula stated they directed him to the city. Mayor Andrews asked Mr. Zezula to talk to Mr. Lane after the meeting. Discussion ensued.

7. Recreation Department Report – Brock Tate. Mr. Tate stated baseball and softball had just wrapped up. We kicked off an adult flag football league and soccer registration will start the end of August. No further discussion.

8. Water Utilities Department Report – There were no questions. No further discussion.

9. Finance Department Report – Jamie Richter. Mrs. Richter stated all was going well. Mrs. Cain thanked Mrs. Richter for doing such a good job. No further discussion.

   Mr. David Melvin gave an update on the status of several grants. The Griffin Road box culvert is out for bid. The Mongoven Building has a substantial completion inspection later this week. We have some energy grants for the wastewater treatment plant. Mrs. Tanner stated that we just received the agreement for that. Mr. Melvin stated that project will be moving along as well as the Pecan Street drainage project. The legislative session has completed this cycle and fortunately you received some funding from that. They will roll out the new grants very quickly, and we've given you a list of those grants for you to look at and think about. Discussion ensued.

10. City Administrator Report – Patrice Tanner. Mrs. Tanner stated we were waiting for the 2025 PHMSA Technical Assistance Grant to open back up. We will 0submit for the purchase of GIS mapping software and contracting and combustible gas detection equipment; Bennett Drive is getting ready to bid construction next week; Old Chipley City Hall – Phase II – the final report is on the agenda for approval tonight; City Hall Generator – the FEMA grant did not get approved for funding. At the time that grant was written, it was for the utilization of the building for emergency operations and there was not enough money that we utilize for that purpose, so the benefit was not enough for them to fund the project. Next time there may be other generators that we can apply for through that same program; State of Florida Legislative Appropriations Request – Police Vehicles & Equipment – the vehicles did not get approved, so Chief Richter and I are going to try and find some alternatives and will get back with the council hopefully by budget time; State of Florida Legislative Appropriations Request – Pecan Street Resurfacing did get approved and we should receive the grant agreement within the next few months; Old Chipley City Hall – Construction – We have submitted for this and are awaiting approval; COPS Hiring Grant Program – We have submitted for this grant for two additional police officers and are awaiting approval. Discussion ensued.

G. CONSENT AGENDA ITEMS

1. **Request for Development Order and Certificate of Appropriateness** – 1414 Main Street – Rivertown Community Church, Inc.

2. **Resolution No. 25-39** – Firefighters Assistance Grant

3. **Resolution No. 25-40** – FDEP SRF Clean Water Loan Reserve Repayment Account

   Item #1 – Discussion. Ms. McCall stated the plans call for milled asphalt in the parking area which has previously been permitted as a stormwater treatment area and there is no lighting in the back. They are also going to plant trees in the front area, but there are light poles there, so they will have the same problem that we had downtown where the trees cover the lights. Those issues are a concern to me. Mr. David Melvin stated the parking lot would eventually be paved and lighting will be included. Mr. Russell asked what the deadline was for eventually. Mr. Melvin stated the goal was to be operational by Easter of next year and I would think within six months after that it would probably be done. The lighting will go in when it opens because that is a safety issue. He added that the staff will utilize that parking area to leave the parking in front for others.

   A motion was made by Council Member Cain and seconded by Council Member Blount to approve the consent agenda items. The motion passed unanimously.

H. AGENDA ITEMS

1. RFQ No. 2025-03 – Real Estate Master Agreement and Task Order No. 1 – Elite Realty. Mrs. Tanner explained that council approved the award of the real estate consultant last month. This will approve the agreement with Elite Realty for Real Estate Services for the City. The agreement

shall be for a period of one year, with possible one-year extensions if needed to assist the City in the purchase/lease/sale of specified properties within the City. Elite Realty will do a vacant land contract for any properties that we are going to sell that have the cost associated with them, and we will bring it to the council for approval. Task Order No. 1 will be for the sale of the Oswald Road property. Ms. McCall asked who does the appraisals. Mrs. Tanner stated that the appraisal for the property that we are trying to sell has already been done. Attorney Jordan stated that each property will operate under standard conditions. If you want an appraisal, it can be negotiated. Mrs. Cindy Birge, Elite Realty, stated the appraisal was generous, and the market has since declined. Most appraisals are good for 1 year. The buyer can also get an appraisal if they want. Mrs. Tanner stated that the city doesn't have a lot of land to sell, just this one parcel for now. Discussion ensued.

A motion was made by Council Member Russell and seconded by Council Member McCall to approve RFQ No. 2025-03 Real Estate Master Agreement and Task Order No. 1 with Elite Realty. The motion passed unanimously.

2. **RFQ No. 2025-04 –** Agreement for Professional Services – Rural Infrastructure Fund Grant – Mott MacDonald Florida, LLC. Mrs. Tanner explained this will approve the agreement with Mott MacDonald Florida, LLC for the Professional Engineering Services for Brickyard Road Gravity Design in the amount of $162,196.00. The total grant is $295,000.00, so it falls well within the amount of funding that we've been appropriated. No further discussion.

   A motion was made by Council Member Russell and seconded by Council Member Cain to approve RFQ No. 2025-04 Agreement for Professional Services – Rural Infrastructure Fund Grant with Mott MacDonald Florida, LLC.

3. **Code Enforcement Fines –** 566 Martin Luther King Drive. Mrs. Tanner explained that the property located at 566 Martin Luther King Drive, property owner – David Roulhac, has been accruing fines of $50 per day since 05/03/2024. The total legal fees are $1,921.20, and the total fines are $40,450.00 as of May 31, 2025, for a total of $42,371.20. Mr. David Roulhac is present to discuss his property. Mrs. Doris Robinson, 608 Bennett Drive, stated she was here to discuss Mr. Roulhac's property. A summary of how I became involved is that he was talking with a friend, and my daughter heard them discussing a water and sewer bill that was due, and he was told that he had to pay it. On June 5, 2025, we took the bill to city hall, and it was removed and closed out. On the same day, we talked to the code enforcement officer to see if any other issues would prevent Mr. Roulhac from putting a manufactured home on his property. We were told that David had purchased a shed and put it on his lot without a permit. My daughter and I talked to him and told him he needed to get a permit. The next day David went to city hall and purchased a permit for the shed and brought it to us. We then decided to talk to the code officer on the same day to see if there were any other issues. She told us that David was being fined $50 per day. She gave us a copy of the order from the meeting with the special magistrate on April 25, 2025. The highlights of that meeting were that on February 23, 2024, the property was inspected and found abandoned material, inoperable vehicles, and trash throughout. Pictures were taken that day. The property owner was given 7 days to bring the property into compliance. On March 11, 2024, the property was inspected and was still not in compliance. On April 24, 2024, the property was inspected and was still not in compliance, and pictures were taken. The penalties from the meeting with the magistrate on April 25, 2024, the owner had 30 days from the order date to remove the abandoned material, junk, and trash to bring the property into compliance with the code or be fined $50 per day until the property is compliant. I don't know who explained this to David, but I'm sure he did not understand. On June 6, 2025, after we got the paper from the code officer, we took the paper to David, and he was not aware of the fines. David said that the code office called him that day for the first time and told him about the fines. My daughter and I went back to city hall to speak to the city manager. We were told by Sherry that she was in a meeting and she would get back with us. Sherry took my phone number and said she would have her call me. On June 9, 2025, Sherry called and said the city manager could see us on June 10, 2025, at 3:00 p.m. The council

meeting was at 5:00 p.m. that day, so we could not bring it to the council that day because David was already at work. We told her we would have David bring the property up to code as soon as possible. On June 11, 2025, we talked to David and we explained to him that the trash, abandoned vehicles, and rubbish had to be removed from the property. On July 2, 2025, pictures were taken and he had cleaned up the property in less than a month and this is why I know that David did not understand that he was being fined $50 per day. That is why I am here with pictures for you to see. Mrs. Cain asked what day he cleaned up the property. Mrs. Robinson stated he started on June 11th and had it cleaned up by July 2nd. If David understood, I know he would not have let it go on that long. Mr. Russell asked if any certified letters were sent. Attorney Jordan stated he was present at the hearing with the special magistrate. Mayor Andrews asked when he cleaned it up in March and said come and inspect. Were there specific things that were pointed out to him to let him know exactly what he needed to do? Mr. Roulhac stated no. Mayor Andrews asked what the things were that were corrected. Mrs. Donjuan stated he had multiple vehicles on his property with no tags. There are 2 different violations. When he came to the hearing, he was given 7 days to get the vehicle registrations and there's a $50 fine for the abandoned materials. Mrs. Cain asked if he could cover the vehicles like everyone else does. Yes, he could have, but the magistrate is the one that made the order to say that he needed to produce the registration. Mrs. Tanner stated it was her understanding that there was possibly some confusion as to how well it was understood. Mr. Russell asked if we tell someone that they are out of compliance, do we give them a checklist that says these are the things that are out of compliance so they can check those off. Mrs. Donjuan stated it's real broad. Mrs. Tanner stated what we run into with that is it is the proper way of handling it I believe, but there's no way unless they continuously call us and we continuously go out there and check what they are doing to know if they have satisfied everything that we feel is out of compliance because it does not specify it. Mrs. Donjuan stated communication is the big thing and a lot of it is that nobody contacts me. So if they don't contact me I can't talk to them. Mrs. Tanner stated the question Mr. Russell is asking is do we communicate it with them if they do call you. Mrs. Donjuan stated yes. Mrs. Tanner asked if it was specifics or do you still just give them the broad. Mrs. Donjuan stated this issue was just the vehicles so it was simple. Mayor Andrews asked if it was just the vehicles. Mrs. Donjuan stated he also had abandoned materials, scrap metal or something. The property is cleared up today. Mr. Russell stated that's where his confusion is, when he realized he had to do then it was cleaned up immediately. I'm not sure where the communication gap was. Mrs. Tanner stated there was a disconnect in the communication. Mrs. Robinson stated when she asked David about the permit, he got it the very next day. So I know he didn't understand what he had to do. Mrs. Donjuan stated he had someone helping him at the time, I just don't know what they did. I assumed she was helping him. Mrs. Robinson stated she didn't explain it to him because he got this cleaned up in less than a month once he knew. Mrs. Tanner stated that's a little confusing to me as well because whenever you and I discussed this Tamara, my understanding was that we were going to meet Jalissa out there one day with Mr. Roulhac and she didn't show up. So I don't know if we could have assumed that she was helping him because we never ended up meeting her. Mrs. Donjuan stated she did bring in registration for a couple of the vehicles, but not all of them. Mr. Russell asked if we have them sign anything, just in general, that says I understand what I'm being asked to do. If the property owner signs it then we have proof. Sometimes you have individuals that can look at a packet of paper and not understand anything on it, but they're just not comfortable saying I don't understand this. I'm dealing with that in a classroom setting. I do that with students all the time. Mrs. Tanner stated she did not know the legality of that and it would come from Attorney Jordan. I do know that we're looking at things closer now to see if there's anything that we can do to prevent issues like this moving forward because this isn't the first one. Ms. McCall stated if I was the property owner and she met with me and I have no proof of it, just like going to the doctor, if you pay the copay but you don't have proof of it then they tell you that you owe it. Mrs. Tanner stated we are working to try and come up with procedures that will help us to alleviate some of these issues moving forward. Attorney Jordan stated from a legal standpoint, if you attend the hearing and participate in the hearing, there's a presumption that you understand what was going through. You have to think of the magistrate basically as a judge. It's on the magistrate to determine if the person has the capacity to understand what's happening at the hearing. She did not raise any concerns about capacity

issues. If someone participates in the code enforcement hearing we presume that they are being asked to do. We don't have them sign off on the order. Mr. Russell stated he didn't like presume or assume. Those are two words that are cloudy to me and I'm concerned about it. Are there proper ways of having an individual sign a document? I can't go to a car lot and buy a car and you just assume I have the money to pay for it, I have to sign a document saying I'm going to pay the bill. Attorney Jordan asked what you would do with the people that don't show up for a hearing. Mr. Russell stated that's a signature in itself or another communication issue. Are they getting the letter, because we already have that issue before with not sending certified letters so how do we know they even know there was a meeting? We have had that in just the last 2 months. Mrs. Robinson stated this is a vacant lot with a mailbox on it and a shed in the back. I don't know how the mail was done. Mrs. Donjuan stated she sends a certified letter for the notice of violation and posts the property as well. I use the address from the property appraiser's website for mail. The orders are certified, but they may get returned as well. Mr. Russell asked from a legal standpoint, how do you proceed with something if you don't know the individual is aware that we are proceeding? Attorney Jordan stated as a practicing attorney we are expected to be able to evaluate the competency of the person that we are interacting with. The magistrate has an obligation to evaluate the participants competency and there were no concerns raised at that time that he did not understand what the hearing was about. Mayor Andrews asked if at any point during the hearing, just out of curiosity, I know he has a representative for him tonight, but he has also verbally spoke out a couple of times and said things to us. She asked Mr. Roulhac if he was asked to say anything? Did you understand what was going on? Mr. Roulhac stated the man, the judge, asked what I was doing here and I told him I didn't know because I did everything they told me. They told me to clean up the junk and I did. That man said nothing about a car. When I got this about the car, then they tried to make me pay a $171 water bill. Then that's when this came up. Why didn't he come to me when I came into the hearing the first time? Ms. McCall asked who he was. Attorney Jordan stated Pittman Law Firm in Tallahassee sends different lawyers, every once in a while there might be a man, but usually it's a woman. I wasn't at this particular hearing, but he was able to participate, so I don't know that there were any red flags raised at that time. Mayor Andrews stated she has red flags now. Mr. Blount stated if he didn't know anything about a car then we need to improve the system and be more specific. Attorney Jordan stated the magistrate has to put forth her case just like a prosecutor and has to provide photographic evidence and the noncompliance of the specific ordinance they are in violation of. We have a very good process that works. Mrs. Cain stated she has been to those meetings and they are very formal, nothing informal about it. So he could not have understood what was going on. Mrs. Tanner asked if he spoke at the hearing or if Jalissa spoke for him. Mrs. Josephine Robinson Floyd stated she was with him at the hearing and she knew he did not understand what it was all about. I never saw anything written down that he was supposed to do and he said he never got it. You can't just tell people what they are supposed to do, sometimes and not give them something they can hold in their hands. A lot of people have to have that before they can understand what's going on. I don’t know where the confusion started. I taught students that were special and we have to give them special treatment and I am asking you all to give this man special treatment because he needs it. Ms. McCall asked if we could use this as a learning process and to fix whatever we might have that’s a problem with communication. Attorney Jordan stated the order was pretty detailed and Jalissa Brown were present at the hearing and sworn in to testify. They both spoke about the case but did not present any evidence or bring any photos to prove the violations were corrected. Mr. Russell asked if they were told to do that. Attorney Jordan stated we cannot advise property owners on what they need. Mr. Russell asked if we aren't allowed to tell them these are some of the things they might ask for without telling them exactly what to bring. Attorney Jordan stated the property owners could get their own counsel. Mayor Andrews stated what we have learned is that we can have different levels of communication and we need to make sure we have exhausted all alternatives of communication. Mrs. Cain stated we want people to be treated fair.

Mrs. Robinson-Floyd discussed the need for changes in code enforcement. The east side of SR 77 needs cleaning. Martin Luther King Drive needs help and would like someone to write grants. You need to look at the east side and see what needs to be done. The streets need to be improved.

Mrs. Tanner stated for streets we have Bennett Drive resurfacing that is getting ready to go out to bid and construction should start within a few months. Peach Street drainage and resurfacing is being done as well as the lift station. We also have applied for a grant with FDOT for Pecan Street from South Boulevard north to Church Avenue. We are just waiting for approval for different projects and hoping that we get them. We have applied for MLK thru FDOT at the same time we applied for Pecan but MLK did not get approved. We have applied for it again this year and are waiting on approval, it just takes time. I think what we have discussed in the past is trying to get properties cleaned up, not necessarily foreclose on them and take them from people. I believe from what the picture shows is that they have cleaned up the property and maybe that's what the discussion is about.

Mayor Andrews stated the attorney fees show $1921.20 through May 31, 2025 but the total is about $42,000 so the question is that his property has been cleared up and legal fees have to be paid. Attorney Jordan stated there shouldn't be much more in legal fees, but we had difficulty getting Mr. Roulhac served and wasn't sure he was even still living because we had so much difficulty serving him. I was tasked with creating some kind of standard policy or procedure for requests for a waiver of fines and after hearing discussion tonight I'm going to make a recommendation to you that will cost you more because it will require an additional proceeding with the magistrate, but I think they need to go back before the magistrate before they come to you all. You need to have the magistrate to recommend to make an official finding. Mayor Andrews stated we could come up with a policy that will help us. We found these last two cases and we just want to make sure we have some things in place to prevent us from always having to hear these cases. Mayor Andrews asked Attorney Jordan if she had drawn the policy up for us. Attorney Jordan stated just a skeleton policy based on some other communities that I have looked at that do bring cases back before the magistrate. The magistrate could make recommendations to the council to waive fines if the property was brought into compliance. Mrs. Cain stated Attorney Jordan was our lawyer and should be able to come up with something so we didn’t have to go back through the magistrate. Attorney Jordan stated that was the most logical solution to go back through them. Mr. Russell stated if we made Mr. Roulhac go back through the magistrate then the attorney fees would continue to climb and for the daily fines to continue to climb so then he would be back in front of us with even more money owed with the possibility that the magistrate might say the exact same thing. Mayor Andrews stated she would like to see the policy developed for future issues that we may have. Mr. Blount stated this is the same conversation that was had with Dr. Wood, and he thinks Attorney Jordan knows the council's feelings about a policy. You know the legal side, and you've heard the heart of the council saying we don't want to take property. We want the legal fees to be paid, and then we want a document for someone to sign saying you saw this. Tamara has to go through the same cycle over and over saying she did it, but we get here and there is still cloudy stuff. There's no cloud when there's a signature. Ms. McCall stated there is a way to take the cloud away by going back through the magistrate. Mr. Blount stated Attorney Jordan has heard us enough to be able to anticipate a time for a framework to be produced. Attorney Jordan stated the council is not all on the same page. Ms. McCall stated we have not seen what the magistrate has seen, and Attorney Jordan is trying to keep us in line by doing the right thing and going back to the magistrate. The magistrate could do the right thing, but we are not attorneys. Mrs. Cain stated the bottom line is that we need to make sure the people who own the property understand what they have to do to clean it up and the timeline they have to get it done. Some people may understand that but all people don't and that's the problem. Ms. McCall stated the magistrate is the one that heard it, we didn't. Mayor Andrews stated the magistrate works for us. Attorney Jordan stated in this case there were two people put under oath, the property owner and a representative who was allowed to speak on behalf of the property owner. Mrs. Cain stated that didn't mean he understood it because it's so formal that if I didn't have the paperwork in front of me, I wouldn't understand it. Mayor Andrews stated we have a sensitive case before us again and we need to get something in place or we will continue to keep having these issues. Mrs. Tanner stated I can tell you that there were definitely cases that have been sent to the magistrate that I would not have approved to go. I would have made sure there was more information before that happened. Tamara and I have gone over a lot of stuff in the past

year and we continue to go over stuff. I think being able to take care of stuff before it gets to the point of the special magistrate and sending it to them when you know there is no other alternative is what we have looked at doing moving forward. That is what we are working on, once we look into those things, we have to run it by Attorney Jordan to make sure that we are not against our code or going against legal proceedings. There have been cases that have gone to the special magistrate that I feel could have been resolved prior to that point, but they went, and some of them before I was put in the position I'm in, and that's why we're where we are now with some of the cases. I think some of that can be resolved moving forward, but that doesn't take care of tonight though. Gerald Lenz, Mug on Main, thanked the council for putting up with everything they have. If you see something that needs to be taken care of, then take a picture of it and on that page put everything that needs to be done along with the deadline. Mayor Andrews stated the bigger question is, after the magistrate, maybe Mr. Roulhac didn't understand it was $50 per day from the date of the meeting, totaling up to over $40,000. The question tonight is the fines and if the council will have leniency with him on his lack of understanding of it. We don't negotiate our attorney fees, but we have considered some of the fines. Mr. Russell stated we have made it public that our process is flawed. Not by any one person's doing, it's just a process that needs to be looked at. Mrs. Tanner stated not the legal process but the steps prior to it that we are working on. Mrs. Robinson asked if there was anything the council could do about Mr. Roulhac's fines today. Mr. Russell stated he was in favor of eliminating the fines because it hasn't cost the city anything. We have done it before, where the attorney fees had to be paid because it is a process we had to go through, and the city had to pay it. Mrs. Robinson asked Attorney Jordan if there was anything she could do to help eliminate some of the legal fees. Attorney Jordan stated no, she had already paid her staff. Mrs. Robinson asked for the total of the legal fees. Attorney Jordan stated it was a little over $2,000.00. Mrs. Cain asked if he could make payments. Mr. Russell asked Mrs. Tanner if she could help make a payment plan with Mr. Roulhac. Mrs. Tanner stated if the council would like her to then she could. She asked Attorney Jordan if Mr. Roulhac was being served at the vacant property. Attorney Jordan stated she had to do multiple searches on Lexus, and we had to make requests about vital statistics because we attempted service at the property address multiple times and at addresses that we were able to pull off Lexus. We were getting to the point where we were going to have to do constructive service. He was not able to be located by law enforcement, and I don't know how else to put that. That's where a lot of the cost came in. Mayor Andrews asked Mrs. Tanner to work with them on the payment plan and get the final balance from Attorney Jordan. Discussion ensued.

A motion was made by Council Member Russell and seconded by Council Member Cain to eliminate the $40,450.00 with the understanding that the attorney's fees must be paid. The motion passed unanimously.

4. **FDOS Old City Hall Grant Final Report.** Mrs. Heather Lopez. Mrs. Lopez stated that this will complete the grant for the remainder of the existing conditions assessment and rehabilitation plan for the old city hall. These are the components that we had to pull out of the grant in the first phase due to a rise in cost on the contractor's side. This includes the mechanical, electrical, mold inspection, and ADA compliance. Mrs. Tanner stated we are working on an invitation to bid for the mold remediation. No further discussion.

5. **Parking Space Lease –** Jeanette Rathburn – Discussion. Jeanette Rathburn, owner of Purradise City, located at 1333 S Railroad Avenue would like to discuss the option of allowing business owners in the building where she is located and the attached building to lease parking spaces. The businesses would include Purradise City, The Mug on Main, Bella Salon, and the new owners of the Sister's Sweets building. The lease would include two (2) spaces in front of each business for a total of eight (8) spaces. The business owners would purchase the signs that would be placed to designate the spaces are reserved for each business. Mrs. Rathburn stated she is requesting to lease eight (8) parking spaces on behalf of not only herself but the Mug on Main, the business that will replace Sister's Sweets, the salon that is coming along with any other business that comes in that building and the adjacent one. This would be for our visitors because

at this time a lot of the parking is being taken up by food truck vendors and Chipley Station employees. I am open the same hours that the Chipley Station is open, so the parking area that is convenient for my guests is reduced. I have submitted some photos that show the repeated vehicles in the same spots, which are typically food truck vendors. My guests, which include adults and children, are having to walk from farther away from the park or behind our building at the bank which has dim lights. We cater to a lot of autistic children, and having them walk those large distances with low lights makes a lot of parents nervous. We are seeing a reduction in repeat business compared to before the Chipley Station opened. Also, the cars that park at the front of the Chipley Station stick out into the street which makes it hard to see. A pedestrian crosswalk and lighting have already been discussed at a previous council meeting. Ms. McCall stated when council talked to the Chipley Station at a previous council meeting, they were specifically asked for their employees to park somewhere else. Mrs. Tanner stated we can address that because they said in a meeting that they would. Mr. Lenz stated the Mug on Main has been parking further away. Mr. Russell stated to make it clear, when they agreed and we agreed that their employees would park across the street, then are the food truck people their employees. There may be a gap in communication there that they didn't tell them they need to park further away too. Mrs. Tanner stated she would reach out to them. Mr. Russell asked where we were in redeveloping the entire parking lot. Mrs. Tanner stated we have had an engineer review the parking lot and have came up with a couple of different options and plans for us. It does not include closing part of South Railroad Avenue because council did not seem to be in favor of moving forward with the complete overhaul of the parking lot. This was something that was just to correct the issue and come up with a few more parking spaces. We are going to continue working on that. As far as lighting goes, we are working with FPL to put up at least one additional light and a tree was removed that was covering a light. That doesn't address the issue at hand, but I wanted to make sure the council was aware of that. Mr. Russell asked if we lease these spaces, who is going to be responsible for monitoring them to make sure they are being utilized correctly. Mrs. Rathburn stated the business owners would purchase the signs to put up in the designated spaces. Mrs. Tanner asked Mrs. Rathburn if we are able to work with the Chipley Station to get their food truck vendors' employees to park across the road or on the other side of the green space, do you think that would help with the parking issue? Ms. McCall stated she asked Steve that when she was in the Chipley Station and he said Ledbetters is a veteran but is not willing to park anywhere else. Mrs. Rathburn stated each food truck has multiple employees that all have vehicles that park there. Mayor Andrews stated we need to have a good conversation with the Chipley Station about their employees and the food truck vendors to clarify what is happening based on the pictures submitted by Mrs. Rathburn. If it doesn't get better then maybe we have to do something to help with relief for them. Mr. Russell asked about the design effort of the parking lot of how we're going to do that because of this request and the number of spaces could change with a redesign. Mrs. Tanner stated we are looking at doing that very soon. Mr. Russell stated we need to have the conversations, finish the parking lot redesign, and continue to monitor this to make sure this is corrected. I want all businesses to have parking. He asked Attorney Jordan if it came to leasing the parking spots, would we have to do a lease with the building owner or tenant. Attorney Jordan stated it wouldn't matter. We would need to adopt an ordinance for the signs. Ms. McCall stated she was watching the parking area and a lot of it is the employees and that's what upsets me because when you give me your word that should be it. Mr. Russell asked about the old Amtrak parking on the grass inside the fence that Mrs. Harrell owns, which would be inside a fence and safe parking for employees. Mr. Lenz stated the parking issue in front of the Chipley Station on 7th Street is scary because sometimes there will be the end of an extended truck sticking out into the roadway. Maybe ask for it to be made compact car parking only. Mayor Andrews stated maybe compact cars and motorcycles. Mr. Lenz stated he wanted to stress again that all of you do a fantastic job and we appreciate your time and effort. Anytime anyone has an issue, there are people that are willing to talk and help and I want to thank you all for that. Discussion ensued.

6. **Proposed Annexation, Water and Sewer Services** – South Boulevard and Kirkland Road. A business came to me and has purchased a piece of property near South Boulevard and Kirkland

Road. Mr. Lane, Mr. Cook, and myself have discussed the possibility of annexing it in. The school board property would make it contiguous if they would allow us to annex them in. The rest of the school is already in the city, just that one parcel isn't. The owner is looking to build a couple of houses off of South Boulevard and a couple of houses off of Kirkland Road. We do not have services there. What we would like to do is get council approval to move forward with advertising for bids to do a new eight-inch water main from South Boulevard across to Kirkland Road. Our water stops at Kate Smith Elementary School, so it would be going across South Boulevard, down Kirkland Road to Brickyard Road. An estimate right now is the city putting in $65,000-$70,000 and the developer putting in close to $30,000, not counting their tap and impact fees. This would be just for the portion of the waterline that we would be putting in that would allow them to build and have water and sewer services. We do not have sewer services there either which is a bigger issue, but there is a sewer line there owned by a business and we would like to be able to reach out to them and see if they would allow the city to take that sewer line over. We would be able to utilize that sewer line moving forward to add on those four homes to sewer. From there, we would have to look at doing something with sewer south on Kirkland Road. This would not be an immediate thing. There are a lot of things that we have to work through, but we would like permission to move forward if the council would like us to do that. Discussion ensued.

A motion was made by Council Member McCall and seconded by Council Member Russell to approve the project on South Boulevard and Kirkland Road. The motion passed unanimously.

I. OTHER BUSINESS

Attorney Jordan stated the individual that discussed the West Boulevard property with Council last month did not proceed with the purchase. She stated she met with Mrs. Tanner and Mr. Lane about the animal ordinance and there will be an extensive review. She also stated she feels like she is getting mixed feelings on the waiver of code fines and would like to discuss again in August. Discussion ensued.

Stephanie Lee, 653 Bennett Drive, stated the fireworks that Mr. Hooks set off were right behind her house and it was very loud. Mrs. Tanner stated for the past three years the fireworks had been set off in the middle of the roadway. Before that, they used the east side of the field, but they were too close to the trees. Chief Richter asked for the road to remain open due to safety concerns so they were unable to do the fireworks in the roadway. Mr. Blount stated he understands why the tennis court was picked because it is closed in. Ms. Lee stated her children were screaming due to the loud noise. Mr. Russell stated the concept of it coming to council just 5 days prior to the event was concerning because it's a large event. He stated it needs to be here by January for us to go over. Mrs. Cain stated we need to know where it's going to be. Mayor Andrews stated that it may need to go to Jim Trawick Park because it is the safest place to hold it. Mrs. Cain agreed. Mrs. Tanner stated we checked the application which does say 45 days and we made a post on Facebook that special events need to be turned in 45 days prior to the event for approval. Mr. Russell stated he was concerned that fireworks were being shot over homes and the whole event needs to be discussed before it is approved again. Mayor Andrews stated we probably need to have them pay a guy to be in the middle of the field with everyone parked far away. Ms. McCall stated the lack of preparation on their part does not constitute an emergency on ours. Discussion ensued.

J. ADJOURN

The meeting was adjourned by Mayor Andrews at 7:01 p.m.

City of Chipley

Attest:

Tracy L. Andrews, Mayor

Sherry Snell,
City Clerk

City of Chipley
Special Council Meeting
Minutes
July 29, 2025 at 4:00 p.m.

Attendees:

Ms. Tracy Andrews, Mayor
Mrs. Linda Cain, Council Member
Ms. Cheryl McCall, Council Member
Mr. Kevin Russell, Mayor Pro-Tem
Mr. Leonard Blount, Council Member

Others Present Were

Mrs. Patrice Tanner, City Administrator
Mr. Guy Lane, Asst. City Admin./Public Works Director
Mrs. Michelle Jordan, City Attorney
Ms. Sherry Snell, City Clerk
Mr. Michael Richter, Police Chief

The data reflected in these proceedings constitute an extrapolation of information elicited from notes, observations, recording tapes, photographs, and/or videotapes. Comments reflected herein are sometimes paraphrased, condensed, and/or have been edited to reflect essential subject matter addressed during the meeting. Parties interested in receiving a verbatim account of the proceedings are responsible for coordinating with the City Administrator and providing their own representative and equipment pursuant to Chapters 119 and 283, Florida Statutes.

A. CALL TO ORDER.

The meeting was called to order by Mayor Andrews at 4:00 p.m.

B. PRAYER AND PLEDGE

Prayer was given by Mr. Russell and Mayor Andrews led the pledge to the American Flag.

C. APPROVAL OF AGENDA

Mayor Andrews added # 4 – Oswald Property Offer

A motion was made by Council Member McCall and seconded by Council Member Russell to approve the agenda with the addition. The motion passed unanimously.

D. Agenda Items.

1. **Resolution No. 25-41 –** FDLE JAGD Grant. Mrs. Tanner explained this resolution will approve the submission of an application to the State of Florida Department of Law Enforcement for the Edward Byrne Memorial Justice Assistance Grant Direct (JAGD) for the purchase of UTM 9mm UTX Red training rounds up to the amount of $1,360.00. This will provide Law Enforcement with further resources in force-on-force scenarios, including close-quarters battle, use-of-drills, and role-player interactions, mimicking real-world encounters. This investment fosters confidence, sharpens decision-making, and prepares officers for high-stress situations while prioritizing safety and environmental responsibility. The application is due July 31st. No further discussion.

A motion was made by Council Member Russell and seconded by Council Member McCall to approve Resolution No. 25-41. The motion passed unanimously.

2. **Resolution No. 25-42 –** Subordination Agreement. Mrs. Tanner explained **t**his resolution will approve a subordination agreement between the Chipley Redevelopment Agency and J. Corb, LLC for the property located at 1265 Church Avenue, Chipley, FL. Attorney Jordan stated the CRA approved this for the Council to review. It will allow further development on the property. No further discussion.

   A motion was made by Council Member Cain and seconded by Council Member Blount to approve Resolution No. 25-42. The motion passed unanimously.

3. **Resolution No. 25-43 –** Community Planning Technical Assistance (CPTA) Grant Program. Mrs. Tanner explained this resolution will approve the submission of an application to the Florida Department of Commerce for the Community Planning Technical Assistance Grant Program to update the City's Comprehensive Plan. Our planner will prepare the application and submit it. It will be for an entire update to the Comprehensive Plan. We will focus on economic development as well as land use. Discussion ensued.

   A motion was made by Council Member Russell and seconded by Council Member McCall to approve Resolution No. 25-43. The motion passed unanimously.

4. **Oswald Property –** Offer. Attorney Jordan stated there is an offer of $280,000 for the property with $2,000 going into escrow with Panhandle Land Title Company. It is a cash purchase with a 30-day due diligence period for inspections. Mrs. Tanner stated the appraisal was around $346,000. Anything less than the SRF loan amount that purchased the property will go toward paying off our current SRF loan. Attorney Jordan stated the acceptance date is July 31st, and you can counter. Attorney Jordan stated the council could delegate authority to the City Administrator to negotiate. It could be contingent on final approval by the council. Mayor Andrews stated it was listed at $343,000 and asked if the council was willing to go any lower. Discussion ensued.

   A motion was made by Council Member Russell and seconded by Council Member Cain to counter at $340,000 and allow Mrs. Tanner to negotiate. The motion passed unanimously.

Mayor Andrews adjourned the meeting at 4:23 p.m.

City of Chipley

Tracy L. Andrews, Mayor

Attest:

Sherry Snell,
City Clerk

Presented to

Florida Engineering

Leadership

Institute (FELI)

Class of 2025

In recognition of your outstanding contribution and selfless dedication to the betterment of our community.

You have made a significant impact on the City of Chipley.

August 2025

Presented to

Southern Splash &

Dash LLC

Miken Hooks

In recognition of your outstanding contribution and selfless dedication to the betterment of our community.

You have made a significant impact on the City of Chipley.

August 2025

Presented to

Project Downtown

Chipley LLC

Kristin Martin

In recognition of your outstanding contribution and selfless dedication to the betterment of our community.

You have made a significant impact on the City of Chipley.

August 2025

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Resolution No. 25-44 – Florida Department of Commerce, CDBG-DR Agreement No. M0014 – Amendment No. 4

MEETING DATE	PREPARED BY
Tuesday, July 8, 2025	Patrice Tanner, City Administrator

SUMMARY

This resolution will approve the Florida Department of Commerce, CDBG-DR Agreement No. M0014 – Amendment No. 4 for the Northwest Stormwater Restoration Project. It will extend the project end date to September 30, 2026.

RECOMMENDATION

City Staff recommend approval of Resolution No. 25-44.

ATTACHMENTS

1. Resolution No. 25-44
2. Amendment

RESOLUTION NO. 25-44

A RESOLUTION APPROVING AN AMENDMENT TO AGREEMENT NO. M0014 IDENTIFIED AS AMENDMENT FOUR TO THE FEDERALLY FUNDED COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER RECOVERY (CDBG-DR) INFRASTRUCTURE PROGRAM SUBRECIPIENT AGREEMENT NO. M0014 (CFDA NO. 14.228), BETWEEN THE STATE OF FLORIDA, DEPARTMENT OF COMMERCE AND THE CITY OF CHIPLEY, FLORIDA.

WHEREAS, the State of Florida, Department of Commerce "Commerce", and the City of Chipley, Florida "Grantee" entered into agreement M0014 "Agreement"; and

WHEREAS, Commerce and the Grantee may individually be referred to herein as a "Party" or collectively as the "Parties"; and

WHEREAS, Section 4, Modification of Agreement, of the Agreement provides that any amendment to the Agreement shall be in writing executed by the Parties thereto; and

WHEREAS, the Parties wish to amend The Northwest Stormwater Restoration Project Agreement Section 3, Period of Agreement extending the Project End Date to September 30, 2026, unless otherwise terminated as provided in this Agreement; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHIPLEY, FLORIDA, THAT:

1. The City of Chipley hereby approves the State of Florida, Department of Commerce Agreement No. M0014, Amendment Four.

2. The City for and in consideration of the covenants and obligations set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, intending to be legally bound hereby agree to perform the duties described herein in the attached Attachment "A".

3. The Mayor or Mayor Pro-Tem of the City of Chipley be hereby authorized and directed to execute the agreement.

4. A certified copy of this Resolution be forwarded to the FDEO along with the executed Agreement.

PASSED AND ADOPTED THIS 12TH DAY OF AUGUST, 2025.

DRAFT

CITY OF CHIPLEY

ATTEST:

_____
Tracy L. Andrews, Mayor

_____
Sherry Snell,
City Clerk

DRAFT

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AMENDMENT FOUR
TO THE FEDERALLY FUNDED
COMMUNITY DEVELOPMENT BLOCK GRANT – DISASTER RECOVERY (CDBG-DR)
REBUILD FLORIDA GENERAL INFRASTRUCTURE REPAIR PROGRAM
SUBRECIPIENT AGREEMENT

On **February 17, 2022**, the State of Florida, Department of Commerce ("Commerce"), and the **City of Chipley, Florida** ("Subrecipient") entered into **agreement M0014** ("Agreement"). Commerce and the Subrecipient may individually be referred to herein as a "Party" or collectively as the "Parties".

WHEREAS, Section 4, Modification of Agreement, of the Agreement provides that any amendment to the Agreement shall be in writing executed by the Parties thereto; and

WHEREAS the Agreement was previously amended on **June 15, 2022**; and **October 19, 2023** and **November 22, 2024**

WHEREAS the Parties wish to amend the Agreement as set forth herein.

NOW THEREFORE, in consideration of the mutual covenants and obligations set forth herein, the receipt and sufficiency of which are hereby acknowledged, the Parties agree to the following:

1. This Agreement is hereby reinstated as though it had not expired.

2. **Section 3, Period of Agreement**, is hereby deleted in its entirety and replaced with the following:

(3) Period of Agreement. This Agreement begins **February 17, 2022**, (the "Effective Date") and ends **September 30, 2026**, unless otherwise terminated as provided in this Agreement. Commerce shall not grant any extension of this Agreement unless Subrecipient provides justification satisfactory to Commerce in its sole discretion and Commerce's Deputy Secretary of the Division of Community Development approves such extension.

3. All other terms and conditions of the Subrecipient Agreement not otherwise amended remain in full force and effect.

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IN WITNESS HEREOF, by signature below, the Parties agree to abide by the terms, conditions, and provisions of Commerce Agreement Number **M0014,** as amended. This Amendment is effective on the date the last Party signs this Amendment.

FLORIDA DEPARTMENT OF COMMERCE	**CITY OF CHIPLEY, FLORIDA**
SIGNED:	SIGNED:
J. ALEX KELLY	**TRACY L. ANDREWS**
SECRETARY	**MAYOR**
DATE:	DATE:

Approved as to form and legal sufficiency, subject only to full and proper execution by the Parties.

OFFICE OF GENERAL COUNSEL
FLORIDA DEPARTMENT OF COMMERCE

By: _____

Approved Date: _____

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Resolution No. 25-45 – FDEP SRF Clean Water State Revolving Fund Planning Loan Agreement No. WW670150

MEETING DATE	PREPARED BY
Tuesday, July 8, 2025	Patrice Tanner, City Administrator

SUMMARY

This resolution will approve the FDEP Capitalization Grant Agreement for Clean Water State Revolving Fund Planning Loan Agreement No. WW670150, in the amount of $90,000.00.

RECOMMENDATION

City Staff recommend approval of Resolution No. 25-45.

ATTACHMENTS

1. Resolution No. 25-45
2. Agreement

RESOLUTION NO. 25-45

A RESOLUTION OF THE CITY OF CHIPLEY, FLORIDA, RELATING TO THE CAPITALIZATION GRANT FOR CLEAN WATER STATE REVOLVING FUND PLANNING LOAN PROGRAM (CFDA NO. 66.458); AUTHORIZING LOAN AGREEMENT NO. WW670150; ESTABLISHING PLEDGED REVENUES; DESIGNATING AUTHORIZED REPRESENTATIVES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Statutes provide for loans to local government agencies to finance the planning, design and construction of wastewater pollution control facilities; and

WHEREAS, the Department is authorized to allow Principal Forgiveness on Loans funded by the Federal Clean Water Act; and

WHEREAS, the Project Sponsor applied for the financing of Planning Activities, and the Department has determined that all requirements for a Loan and Principal Forgiveness have been met; and

WHEREAS, the Florida Administrative Code rules require authorization to apply for loans, to establish pledged revenues, to designate an authorized representative; to provide assurances of compliance with loan program requirements; and to enter into a loan agreement; and

WHEREAS, the State Revolving Fund loan priority list designates Project No. WW670150 as eligible for available funding; and

WHEREAS, the City of Chipley, Florida, intends to enter into a loan agreement with the Department of Environmental Protection under the State Revolving Fund for project financing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHIPLEY, FLORIDA, THAT:

SECTION I. The foregoing findings are incorporated herein by reference and made a part hereof.

SECTION II. The revenues pledged for the repayment of the loan are revenues from the City's Loan Repayment Reserve Account.

SECTION III. The City Administrator is hereby designated as the authorized representative to carry out the City's responsibilities under the loan agreement to include technical, financial, and administrative activities.

SECTIOIN IV. The Mayor is hereby designated as the authorized representative to execute the loan agreement which will become a binding obligation in accordance with its terms when signed by both parties.

SECTION V. The legal authority for borrowing money to complete this project is in accordance with Florida Statutes.

DRAFT

SECTION VI. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED THIS 12TH DAY OF AUGUST, 2025.

CITY OF CHIPLEY

ATTEST:

_____
Tracy L. Andrews, Mayor

_____
Sherry Snell, City Clerk

DRAFT

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION

AND

CITY OF CHIPLEY, FLORIDA

CLEAN WATER STATE REVOLVING FUND
PLANNING LOAN AGREEMENT
WW670150

Florida Department of Environmental Protection
State Revolving Fund Program
Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard, MS 3505
Tallahassee, Florida 32399-3000

CLEAN WATER STATE REVOLVING FUND PLANNING LOAN AGREEMENT

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CLEAN WATER STATE REVOLVING FUND
PLANNING LOAN AGREEMENT
WW670150

THIS AGREEMENT is executed by the STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (Department) and the CITY OF CHIPLEY, FLORIDA, (Local Government) existing as a local governmental entity under the laws of the State of Florida. Collectively, the Department and the Local Government shall be referred to as "Parties" or individually as "Party".

RECITALS

Pursuant to Section 403.1835, Florida Statutes and Chapter 62-503, Florida Administrative Code, the Department is authorized to make loans to finance the planning, design and construction of wastewater pollution control facilities; and

Pursuant to the Capitalization Grant Award, the Department is authorized to allow Principal Forgiveness on Loans funded by the Federal Clean Water Act or in an equivalent amount up to the Capitalization Grant Award; and

The Local Government applied for the financing of Planning Activities and the Department has determined that all requirements for a loan and Principal Forgiveness have been met.

AGREEMENT

In consideration of the Department loaning money to the Local Government, in the principal amount and pursuant to the covenants set forth below, it is agreed as follows:

ARTICLE I - DEFINITIONS

1.01. WORDS AND TERMS.

Words and terms used herein shall have the meanings set forth below:

(1) "Agreement" or "Loan Agreement" shall mean this agreement.

(2) "Authorized Representative" shall mean the official of the Local Government authorized by ordinance or resolution to sign documents associated with the Loan.

(3) "Capitalized Interest" shall mean the finance charge that accrues at the Financing Rate on Loan proceeds from the time of disbursement until six months before the first Loan Payment is due. Capitalized Interest is financed as part of the Loan principal.

(4) "Depository" shall mean a bank or trust company, having a combined capital and unimpaired surplus of not less than $50 million, authorized to transact commercial banking or savings and loan business in the State of Florida and insured by the Federal Deposit Insurance Corporation.

(5) "Final Amendment" shall mean the final agreement executed between the parties that establishes the final terms for the Loan such as the final Loan amount, the Financing Rate, Loan Service Fee, and Loan Payment amount.

(6) "Final Unilateral Amendment" shall mean the Loan Agreement unilaterally finalized by the Department after Loan Agreement and Project abandonment under Section 8.06 that establishes the final amortization schedule for the Loan.

(7) "Financial Assistance" shall mean Principal Forgiveness funds or Loan funds.

(8) "Financing Rate" shall mean the charges, expressed as a percent per annum, imposed on the unpaid principal of the Loan. The Financing Rate shall consist of an interest rate component and a Grant Allocation Assessment rate component.

(9) "Grant Allocation Assessment" shall mean an assessment, expressed as a percent per annum, accruing on the unpaid balance of the Loan. It is computed similarly to the way interest charged on the Loan is computed and is included in the Loan Payment. The Department will use Grant Allocation Assessment moneys for making grants to financially disadvantaged small communities pursuant to Section 403.1835 of the Florida Statutes.

(10) "Gross Revenues" shall mean all income or earnings received by the Local Government from the ownership or operation of its Utility System, including investment income, all as calculated in accordance with generally accepted accounting principles. Gross Revenues shall not include proceeds from the sale or other disposition of any part of the Utility System, condemnation awards or proceeds of insurance, except use and occupancy or business interruption insurance, received with respect to the Utility System.

(11) "Loan" shall mean the amount of money to be loaned pursuant to this Agreement and subsequent amendments.

(12) "Loan Application" shall mean the completed form which provides all information required to support obtaining loan financial assistance from the Department.

(13) "Loan Payment" shall mean the payment due from the Local Government to the Department.

(14) "Loan Repayment Reserve Account" or "Loan Repayment Reserve" shall mean an interest-bearing account, established and maintained, into which will be deposited the amount set aside as Pledged Revenues to pay the Loan.

(15) "Loan Service Fee" shall mean an origination fee which shall be paid to the Department by the Local Government.

(16) "Local Governmental Entity" means a county, municipality, or special district.

(17) "Monthly Loan Deposit" shall mean the monthly deposit to be made by the Local Government to the Loan Debt Service Account.

(18) "Operation and Maintenance Expense" shall mean the costs of operating and maintaining the Utility System determined pursuant to generally accepted accounting principles, exclusive of interest on any debt payable from Gross Revenues, depreciation, and any other items not requiring the expenditure of cash.

(19) "Planning Activities" shall mean the planning or administrative work necessary for the Local Government to qualify for Clean Water State Revolving Fund financing for construction of wastewater transmission, collection, reuse, and treatment facilities.

(20) "Pledged Revenues" shall mean the specific revenues pledged as security for repayment of the Loan and shall be deposited in the Loan Repayment Reserve Account in the amount of $47,100.

(21) "Principal Forgiveness" shall mean the amount of money awarded pursuant to this Agreement and subsequent amendments that is not to be repaid.

(22) "Project" shall mean the Planning Activities for collections and transmission system rehabilitation.

(23) "Sewer System" shall mean all facilities owned by the Local Government for collection, transmission, treatment and reuse of wastewater and its residuals.

(24) "Utility System" shall mean all devices and facilities of the Sewer System owned by the Local Government.

1.02. CORRELATIVE WORDS.

Words of the masculine gender shall be understood to include correlative words of the feminine and neuter genders. Unless the context shall otherwise indicate, the singular shall include the plural and the word "person" shall include corporations and associations, including public entities, as well as natural persons.

ARTICLE II - WARRANTIES, REPRESENTATIONS AND COVENANTS

2.01. WARRANTIES, REPRESENTATIONS AND COVENANTS.

The Local Government warrants, represents and covenants that:

(1) The Local Government has full power and authority to enter into this Agreement and to comply with the provisions hereof.

(2) The Local Government currently is not the subject of bankruptcy, insolvency, or reorganization proceedings and is not in default of, or otherwise subject to, any agreement or any law, administrative regulation, judgment, decree, note, resolution, charter or ordinance which would currently restrain or enjoin it from entering into, or complying with, this Agreement.

(3) There is no material action, suit, proceeding, inquiry or investigation, at law or in equity, before any court or public body, pending or, to the best of the Local Government's

knowledge, threatened, which seeks to restrain or enjoin the Local Government from entering into or complying with this Agreement.

(4) The Local Government shall undertake the Project on its own responsibility, to the extent permitted by law.

(5) To the extent permitted by law, the Local Government shall release and hold harmless the State, its officers, members, and employees from any claim arising in connection with the Local Government's actions or omissions in its Planning Activities financed by this Loan.

(6) All Local Government representations to the Department, pursuant to the Loan Application and Agreement, were true and accurate as of the date such representations were made. The financial information delivered by the Local Government to the Department was current and correct as of the date such information was delivered. The Local Government shall comply with Chapter 62-503, Florida Administrative Code, and all applicable State and Federal laws, rules, and regulations which are identified in the Loan Application or Agreement. To the extent that any assurance, representation, or covenant requires a future action, the Local Government shall take such action to comply with this agreement.

(7) The Local Government shall maintain records using Generally Accepted Accounting principles established by the Financial Accounting Standards Board. As part of its bookkeeping system, the Project Sponsor shall keep accounts of the Utility System separate from all other accounts and it shall keep accurate records of all revenues, expenses, and expenditures relating to the Utility System, and of the Pledged Revenues, and Loan disbursement receipts.

(8) Pursuant to Section 216.347 of the Florida Statutes, the Local Government shall not use the Loan proceeds for the purpose of lobbying the Florida Legislature, the Judicial Branch, or a State agency.

(9) The Local Government agrees to complete the Planning Activities in accordance with the schedule set forth in Section 10.07. Delays incident to strikes, riots, acts of God, and other events beyond the reasonable control of the Local Government are excepted. However, there shall be no resulting diminution or delay in the Loan Payment or the Monthly Loan Deposit.

(10) The Local Government covenants that this Agreement is entered into for the purpose of completing Planning Activities in order to construct facilities which will, in all events, serve a public purpose.

2.02. LEGAL AUTHORIZATION.

Upon signing this Agreement, the Local Government’s legal counsel hereby expresses the opinion, subject to laws affecting the rights of creditors generally, that:

(1) This Agreement has been duly authorized by the Local Government and shall constitute a valid and legal obligation of the Local Government enforceable in accordance with its terms upon execution by both parties; and

(2) This Agreement identifies the revenues pledged for repayment of the Loan, and the pledge is valid and enforceable.

2.03. AUDIT AND MONITORING REQUIREMENTS.

The Local Government agrees to the following audit and monitoring requirements.

(1) The financial assistance authorized pursuant to this Loan Agreement consists of the following:

Federal Resources, Including State Match, Awarded to the Recipient Pursuant to this Agreement Consist of the Following:					
Federal Program Number	Federal Agency	CFDA Number	CFDA Title	Funding Amount	State Appropriation Category
CS-12000124-0	EPA	66.458	Capitalization Grants for State Revolving Funds	$90,000	140131

(2) Audits.

(a) In the event that the Local Government expends $750,000 or more in Federal awards in its fiscal year, the Local Government must have a Federal single audit conducted in accordance with the provisions of 2 CFR Part 200, Subpart F. In determining the Federal awards expended in its fiscal year, the Local Government shall consider all sources of Federal awards, including Federal resources received from the Department. The determination of amounts of Federal awards expended should be in accordance with the guidelines established by 2 CFR Part 200, Subpart F. An audit of the Local Government conducted by the Auditor General in accordance with the provisions of 2 CFR Part 200, Subpart F, will meet the requirements of this part.

(b) In connection with the audit requirements addressed in the preceding paragraph (a), the Local Government shall fulfill the requirements relative to auditee responsibilities as provided in 2 CFR Part 200, Subpart F.

(c) If the Local Government expends less than $750,000 in Federal awards in its fiscal year, an audit conducted in accordance with the provisions of 2 CFR Part 200, Subpart F, is not required. The Local Government shall inform the Department of findings and recommendations pertaining to the State Revolving Fund in audits conducted by the Local Government. In the event that the Local Government expends less than $750,000 in Federal awards in its fiscal year and elects to have an audit conducted in accordance with the provisions of 2 CFR Part 200, Subpart F, the cost of the audit must be paid from non-Federal resources (i.e., the cost of such an audit must be paid from Local Government resources obtained from other than Federal entities).

(d) The Local Government may access information regarding the Catalog of Federal Domestic Assistance (CFDA) via the internet at https://sam.gov/.

(3) Report Submission.

(a) Copies of reporting packages for audits conducted in accordance with 2 CFR Part 200, Subpart F, and required by Subsection 2.03(2) of this Agreement shall be submitted, when required by 2 CFR Part 200, Subpart F, by or on behalf of the Local Government directly to each of the following:

(i) The Department at one of the following addresses:

By Mail:
Audit Director
Florida Department of Environmental Protection
Office of the Inspector General, MS40
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-30000

Electronically:
FDEPSingleAudit@dep.state.fl.us

(ii) The Federal Audit Clearinghouse designated in 2 CFR Section 200.501(a) at the following address:

https://harvester.census.gov/facweb/

(iii) Other Federal agencies and pass-through entities in accordance with 2 CFR Section 200.512.

(b) Pursuant to 2 CFR Part 200, Subpart F, the Local Government shall submit a copy of the reporting package described in 2 CFR Part 200, Subpart F, and any management letters issued by the auditor, to the Department at the address listed under Subsection 2.03(3)(a)(i) of this Agreement.

(c) Any reports, management letters, or other information required to be submitted to the Department pursuant to this Agreement shall be submitted timely in accordance with 2 CFR Part 200, Subpart F, Florida Statutes, or Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, as applicable.

(d) Local Governments, when submitting financial reporting packages to the Department for audits done in accordance with 2 CFR Part 200, Subpart F, or Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, should indicate the date that the reporting package was delivered to the Local Government in correspondence accompanying the reporting package.

(4) Record Retention.

The Local Government shall retain sufficient records demonstrating its compliance with the terms of this Agreement for a period of five years from the date of the Final Amendment, and shall allow the Department, or its designee, Chief Financial Officer, or Auditor General access to such records upon request. The Local Government shall ensure that working papers are made

available to the Department, or its designee, Chief Financial Officer, or Auditor General upon request for a period of five years from the date of the Final Amendment, unless extended in writing by the Department.

(5) Monitoring.

In addition to reviews of audits conducted in accordance with 2 CFR Part 200, Subpart F, as revised (see audit requirements above), monitoring procedures may include, but not be limited to, on-site visits by Department staff, limited scope audits as defined by 2 CFR Part 200, Subpart F., and/or other procedures. By entering into this Agreement, the Local Government agrees to comply and cooperate with any monitoring procedures/processes deemed appropriate by the Department. In the event the Department determines that a limited scope audit of the Local Government is appropriate, the Local Government agrees to comply with any additional instructions provided by the Department to the Local Government regarding such audit. The Local Government understands its duty, pursuant to Section 20.055(5), F.S., to cooperate with the Inspector General in any investigation, audit, inspection, review, or hearing. The Local Government will comply with this duty and ensure that any subcontracts issued under this Agreement will impose this requirement, in writing, on its subcontractors.

ARTICLE III - LOAN REPAYMENT ACCOUNT

3.01. LOAN REPAYMENT RESERVE ACCOUNT.

The Local Government shall establish a Loan Repayment Reserve Account with a Depository. The Local Government shall deposit into the account the reserve amount identified in Section 10.07 of this Agreement by the date set forth therein. Loan Repayment Reserve account funds shall be used to make the Loan Payment as identified in Section 10.05. A letter restricting withdrawals from the account must be provided prior to any funds being disbursed.

3.02. RESTORATION OF LOAN REPAYMENT RESERVE ACCOUNT.

A default causing the Local Government to use the Loan Repayment Reserve Account or the use of the account to prevent default shall result in the Local Government being responsible for making special deposits to restore the account. Special restoration deposits shall be made from the first moneys legally available to the Local Government for such purpose.

3.03. INVESTMENT OF LOAN REPAYMENT RESERVE MONEYS.

Moneys on deposit in the Loan Repayment Reserve Account shall be invested pursuant to the laws of the State of Florida. Such moneys may be pooled for investment purposes. The maturity or redemption date of investments shall be not later than the date set for the final Loan Payment provided, however, that moneys must be available for withdrawal, if necessary, pursuant to Section 3.05 of this Agreement. All investment income and earnings shall be credited to the Loan Repayment Reserve Account.

3.04. LOAN REPAYMENT RESERVE ACCOUNT WITHDRAWALS.

The withdrawal of moneys from the Loan Repayment Reserve Account shall be for the sole purpose of making the Loan Payment.

3.05. ASSETS HELD IN TRUST.

The assets in all accounts created under this Loan Agreement shall be held in trust for the purposes provided herein and used only for the purposes and in the manner prescribed in this Agreement; and, pending such use, said assets shall be subject to a lien and charge in favor of the Department.

ARTICLE IV - PROJECT INFORMATION

4.01. RESERVED.

4.02. CLOSE-OUT.

The Department shall conduct a final inspection of the Planning Activities records. Following the inspection, deadlines for submitting additional disbursement requests, if any, shall be established, along with deadlines for uncompleted Loan or Principal Forgiveness requirements, if any. Deadlines shall be incorporated into the Loan Agreement by amendment. After the Department establishes the final costs to be financed by the Loan, the itemized costs will be adjusted by amendment. The Loan principal shall be reduced by any excess over the amount required to pay all approved costs. As a result of such adjustment, the Loan Payment shall be reduced accordingly, as addressed in Section 10.05.

4.03. LOAN DISBURSEMENTS.

This Agreement allows for funds to be advanced to the Local Government for allowable invoiced costs, under the provisions of 216.181, Florida Statutes. Disbursements shall be made only by the State Chief Financial Officer and only when the requests for such disbursements are accompanied by a Department certification that such withdrawals are proper expenditures. Disbursements shall be made directly to the Local Government for reimbursement of the incurred planning costs and related services. Disbursements for materials, labor, or services shall be made upon receipt of the following:

(1) A completed disbursement request form signed by the Authorized Representative. Such requests must be accompanied by sufficiently itemized summaries of the materials, labor, or services to identify the nature of the work performed; the cost or charges for such work; and the person providing the service or performing the work. Proof of payment will be required with the following disbursement request.

(2) A certification signed by the Authorized Representative as to the current estimated costs of the Project; that the materials, labor, or services represented by the invoice have been satisfactorily purchased, performed, or received.

(3) Such other certificates or documents by engineers, attorneys, accountants, contractors, or suppliers as may reasonably be required by the Department.

Requests by the Local Government for disbursements of the planning funds shall be made using the Department's disbursement request form. The Department reserves the right to retain 25% of the funds until the information necessary for the Department to prepare the Environmental Information Document as described in Rule 62-503.751, Florida Administrative Code, has been provided.

4.04. ADVANCE PAYMENT.

The Department may provide an advance to the Local Government, in accordance with Section 216.181(16)(b), Florida Statutes. Such advance will require written request from the Local Government, the Advance Payment Justification Form and approval from the State's Chief Financial Officer, The Local Government must temporarily invest the advanced funds, and return any interest income to the Department, within thirty (30) days of each calendar quarter. Interest earned must be returned to the Department within the timeframe identified above or invoices must be received within the same timeframe that shows the offset of the interest earned.

Unused funds, and interest accrued on any unused portion of advanced funds that have not been remitted to the Department, shall be returned to the Department within sixty (60) days of Agreement completion.

The parties hereto acknowledge that the State's Chief Financial Officer may identify additional requirements, which must be met in order for advance payment to be authorized. If the State's Chief Financial Officer imposes additional requirements, the Local Government shall be notified, in writing, by the Department regarding the additional requirements. Prior to releasing any advanced funds, the Local Government shall be required to provide a written acknowledgement to the Department of the Authority's acceptance of the terms imposed by the State's Chief Financial Officer for release of the funds.

If advance payment is authorized, the Local Government shall be responsible for submitting the information requested in the Interest Earned Memorandum to the Department quarterly.

ARTICLE V - RATES AND USE OF THE UTILITY SYSTEM

5.01. RESERVED.

5.02. NO FREE SERVICE.

The Local Government shall not permit connections to, or furnish any services afforded by, the Utility System without making a charge based on the Local Government's uniform schedule of rates, fees, and charges.

5.03. MANDATORY CONNECTIONS.

The Local Government shall adopt, as necessary, and enforce requirements, consistent with applicable laws, for the owner, tenant or occupant of each building located on a lot or parcel of land which is served, or may reasonably be served, by the Sewer System to connect such building to the Sewer System.

5.04. NO COMPETING SERVICE.

The Local Government shall not allow any person to provide any services which would compete with the Utility System so as to adversely affect Gross Revenues.

5.05. MAINTENANCE OF THE UTILITY SYSTEM.

The Local Government shall operate and maintain the Utility System in a proper, sound and economical manner and shall make all necessary repairs, renewals and replacements.

5.06. ADDITIONS AND MODIFICATIONS.

The Local Government may make any additions, modifications or improvements to the Utility System which it deems desirable and which do not materially reduce the operational integrity of any part of the Utility System. All such renewals, replacements, additions, modifications and improvements shall become part of the Utility System.

5.07. COLLECTION OF REVENUES.

The Local Government shall use its best efforts to collect all rates, fees and other charges due to it. The Local Government shall establish liens on premises served by the Utility System for the amount of all delinquent rates, fees and other charges where such action is permitted by law. The Local Government shall, to the full extent permitted by law, cause to discontinue the services of the Utility System and use its best efforts to shut off water service furnished to persons who are delinquent beyond customary grace periods in the payment of Utility System rates, fees and other charges.

ARTICLE VI - DEFAULTS AND REMEDIES

6.01. EVENTS OF DEFAULT.

Upon the occurrence of any of the following events (the Events of Default) all obligations on the part of Department to make any further disbursements hereunder shall, if Department elects, terminate. The Department may, at its option, exercise any of its remedies set forth in this Agreement, but Department may make any disbursements or parts of disbursements after the happening of any Event of Default without thereby waiving the right to exercise such remedies and without becoming liable to make any further disbursement:

(1) Failure to fund the Loan Repayment Reserve Account or to make the Loan Payment when it is due and such failure shall continue for a period of 15 days.

(2) Except as provided in Subsection 6.01(1), failure to comply with the provisions of this Agreement, failure in the performance or observance of any of the covenants or actions required by this Agreement or the Suspension of this Agreement by the Department pursuant to Section 8.11 below, and such failure shall continue for a period of 30 days after written notice thereof to the Local Government by the Department.

(3) Any warranty, representation or other statement by, or on behalf of, the Local Government contained in this Agreement or in any information furnished in compliance with, or in reference to, this Agreement, which is false or misleading, or if Local Government shall fail to keep, observe or perform any of the terms, covenants, representations or warranties contained in this Agreement, the Note, or any other document given in connection with the Loan (provided, that with respect to non-monetary defaults, Department shall give written notice to Local Government, which shall have 30 days to cure any such default), or is unable or unwilling to meet its obligations thereunder.

(4) An order or decree entered, with the acquiescence of the Local Government, appointing a receiver of any part of the Utility System or Gross Revenues thereof; or if such order or decree, having been entered without the consent or acquiescence of the Local Government, shall not be vacated or discharged or stayed on appeal within 60 days after the entry thereof.

(5) Any proceeding instituted, with the acquiescence of the Local Government, for the purpose of effecting a composition between the Local Government and its creditors or for the purpose of adjusting the claims of such creditors, pursuant to any federal or state statute now or hereafter enacted, if the claims of such creditors are payable from Gross Revenues of the Utility System.

(6) Any bankruptcy, insolvency or other similar proceeding instituted by, or against, the Local Government under federal or state bankruptcy or insolvency law now or hereafter in effect and, if instituted against the Local Government, is not dismissed within 60 days after filing.

(7) Any charge is brought alleging violations of any criminal law in the implementation of the Project or the administration of the proceeds from this Loan against one or more officials of the Local Government by a State or Federal law enforcement authority, which charges are not withdrawn or dismissed within 60 days following the filing thereof.

(8) Failure of the Local Government to give immediate written notice of its knowledge of a potential default or an event of default, hereunder, to the Department and such failure shall continue for a period of 30 days.

6.02. REMEDIES.

All rights, remedies, and powers conferred in this Agreement and the transaction documents are cumulative and are not exclusive of any other rights or remedies, and they shall be in addition to every other right, power, and remedy that Department may have, whether specifically granted in this Agreement or any other transaction document, or existing at law, in equity, or by statute. Any and all such rights and remedies may be exercised from time to time and as often and in such order as Department may deem expedient. Upon any of the Events of

Default and subject to the rights of others having prior liens on the Pledged Revenues, the Department may enforce its rights by, *inter alia*, any of the following remedies:

(1) By mandamus or other proceeding at law or in equity, cause to establish rates and collect fees and charges for use of the Utility System, and to require the Local Government to fulfill this Agreement.

(2) By action or suit in equity, require the Local Government to account for all moneys received from the Department or from the ownership of the Utility System and to account for the receipt, use, application, or disposition of the Pledged Revenues.

(3) By action or suit in equity, enjoin any acts or things which may be unlawful or in violation of the rights of the Department.

(4) By applying to a court of competent jurisdiction, cause to appoint a receiver to manage the Utility System, establish and collect fees and charges, and apply the revenues to the reduction of the obligations under this Agreement.

(5) By certifying to the Auditor General and the Chief Financial Officer delinquency on the loan repayment, the Department may intercept the delinquent amount plus a penalty from any unobligated funds due to the Local Government under any revenue or tax sharing fund established by the State, except as otherwise provided by the State Constitution. The Department may impose a penalty in an amount not to exceed an interest rate of 18 percent per annum on the amount due in addition to charging the cost to handle and process the debt. Penalty interest shall accrue on any amount due and payable beginning on the 30th day following the date upon which payment is due.

(6) By notifying financial market credit rating agencies and potential creditors.

(7) By suing for payment of amounts due, or becoming due, with interest on overdue payments together with all costs of collection, including attorneys' fees.

(8) By accelerating the repayment schedule or increasing the Financing Rate on the unpaid principal of the Loan to as much as 1.667 times the Financing Rate.

6.03. DELAY AND WAIVER.

No course of dealing between Department and Local Government, or any failure or delay on the part of Department in exercising any rights or remedies hereunder, shall operate as a waiver of any rights or remedies of Department, and no single or partial exercise of any rights or remedies hereunder shall operate as a waiver or preclude the exercise of any other rights or remedies hereunder. No delay or omission by the Department to exercise any right or power accruing upon Events of Default shall impair any such right or power or shall be construed to be a waiver of any such default or acquiescence therein, and every such right and power may be exercised as often as may be deemed expedient. No waiver or any default under this Agreement shall extend to or affect any subsequent Events of Default, whether of the same or different provision of this Agreement, or shall impair consequent rights or remedies.

ARTICLE VII - RESERVED

ARTICLE VIII - GENERAL PROVISIONS

8.01. RESERVED.

8.02. PROJECT RECORDS AND STATEMENTS.

Books, records, reports, engineering documents, contract documents, and papers shall be available to the authorized representatives of the Department for inspection at any reasonable time after the Local Government has received a disbursement and until five years after the Final Amendment date.

8.03. ACCESS TO PROJECT SITE.

The Local Government shall provide access to offices and other sites where Planning Activities or Project work (if financed by this Loan) is ongoing, or has been performed, to authorized representatives of the Department at any reasonable time. The Local Government shall cause its engineers and contractors to provide copies of relevant records and statements for inspection.

8.04. ASSIGNMENT OF RIGHTS UNDER AGREEMENT.

The Department may assign any part of its rights under this Agreement after notification to the Local Government. The Local Government shall not assign rights created by this Agreement without the written consent of the Department.

8.05. AMENDMENT OF AGREEMENT.

This Agreement may be amended, except that no amendment shall be permitted which is inconsistent with statutes, rules, regulations, executive orders, or written agreements between the Department and the U.S. Environmental Protection Agency (EPA). A Final Amendment establishing the final costs financed by this Loan and the actual Loan Service Fee shall be completed after the Department's final inspection of relevant documents and records.

8.06. ABANDONMENT, TERMINATION OR VOLUNTARY CANCELLATION.

Failure of the Local Government to actively prosecute or avail itself of this Loan (including e.g. described in para 1 and 2 below) shall constitute its abrogation and abandonment of the rights hereunder, and the Department may then, upon written notification to the Local Government, suspend or terminate this Agreement.

(1) Failure of the Local Government to draw on the Loan proceeds within eighteen months after the effective date of this Agreement, or by the date set in Section 10.07 to establish the Loan Debt Service Account, whichever date occurs first.

(2) Failure of the Local Government, after the initial Loan draw, to draw any funds under the Loan Agreement for twenty-four months, without approved justification or demonstrable progress on the Project.

Upon a determination of abandonment by the Department, the Loan will be suspended, and the Department will implement administrative close out procedures (in lieu of those in Section 4.02) and provide written notification of Final Unilateral Amendment to the Local Government.

In the event that following the execution of this Agreement, the Local Government decides not to proceed with this Loan, this Agreement can be cancelled by the Local Government, without penalty, if no funds have been disbursed.

8.07. SEVERABILITY CLAUSE.

If any provision of this Agreement shall be held invalid or unenforceable, the remaining provisions shall be construed and enforced as if such invalid or unenforceable provision had not been contained herein.

8.08. SIGNAGE.

The Local Government agrees to comply with signage guidance in order to enhance public awareness of EPA assistance agreements nationwide. A copy of this guidance is listed on the Department's webpage at https://floridadep.gov/wra/srf/content/state-revolving-fund-resources-and-documents as "Guidance for Meeting EPA's Signage Requirements".

8.09. PUBLIC RECORDS ACCESS.

(1) The Local Government shall comply with Florida Public Records law under Chapter 119, F.S. Records made or received in conjunction with this Agreement are public records under Florida law, as defined in Section 119.011(12), F.S. The Local Government shall keep and maintain public records required by the Department to perform the services under this Agreement.

(2) This Agreement may be unilaterally canceled by the Department for refusal by the Local Government to either provide to the Department upon request, or to allow inspection and copying of all public records made or received by the Local Government in conjunction with this Agreement and subject to disclosure under Chapter 119, F.S., and Section 24(a), Article I, Florida Constitution.

(3) IF THE LOCAL GOVERNMENT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE LOCAL GOVERNMENT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DEPARTMENT'S CUSTODIAN OF PUBLIC RECORDS AT

(850)245-2118, by email at public.services@dep.state.fl.us, **or at the mailing address below:**

Department of Environmental Protection
ATTN: Office of Ombudsman and Public Services
Public Records Request
3900 Commonwealth Blvd, MS 49
Tallahassee, FL 32399

8.10. SCRUTINIZED COMPANIES.

(1) The Local Government certifies that it and its subcontractors are not on the Scrutinized Companies that Boycott Israel List. Pursuant to Section 287.135, F.S., the Department may immediately terminate this Agreement at its sole option if the Local Government or its subcontractors are found to have submitted a false certification; or if the Local Government, or its subcontractors are placed on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel during the term of the Agreement.

(1) If this Agreement is for more than one million dollars, the Local Government certifies that it and its subcontractors are also not on the Scrutinized Companies with Activities in Sudan, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria as identified in Section 287.135, F.S. Pursuant to Section 287.135, F.S., the Department may immediately terminate this Agreement at its sole option if the Local Government, its affiliates, or its subcontractors are found to have submitted a false certification; or if the Local Government, its affiliates, or its subcontractors that are placed on the Scrutinized Companies with Activities in Sudan List, or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria during the term of the Agreement.

(2) The Local Government agrees to observe the above requirements for applicable subcontracts entered into for the performance of work under this Agreement.

(3) As provided in Subsection 287.135(8), F.S., if federal law ceases to authorize these contracting prohibitions then they shall become inoperative.

8.11. SUSPENSION.

The Department may suspend any or all of its obligations to Loan or provide financial accommodation to the Local Government under this Agreement in the following events, as determined by the Department:

(1) The Local Government abandons or discontinues the Project before its completion,

(2) The commencement, prosecution, or timely completion of the Project by the Local Government is rendered improbable or the Department has reasonable grounds to be insecure in Local Government's ability to perform, or

(3) The implementation of the Project is determined to be illegal, or one or more officials of the Local Government in responsible charge of, or influence over, the Project is charged with violating any criminal law in the implementation of the Project or the administration of the proceeds from this Loan.

The Department shall notify the Local Government of any suspension by the Department of its obligations under this Agreement, which suspension shall continue until such time as the event or condition causing such suspension has ceased or been corrected, or the Department has re-instated the Agreement.

Local Government shall have no more than 30 days following notice of suspension hereunder to remove or correct the condition causing suspension. Failure to do so shall constitute a default under this Agreement.

Following suspension of disbursements under this Agreement, the Department may require reasonable assurance of future performance from Local Government prior to re-instating the Loan. Such reasonable assurance may include, but not be limited to, a payment mechanism using two party checks, escrow or obtaining a Performance Bond for the work remaining.

Following suspension, upon failure to cure, correct or provide reasonable assurance of future performance by Local Government, the Department may exercise any remedy available to it by this Agreement or otherwise and shall have no obligation to fund any remaining Loan balance under this Agreement.

8.12. CIVIL RIGHTS.

The Local Government shall comply with all Title VI requirements of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975 and Section 13 of the Federal Water Pollution Control Act Amendments of 1972 which prohibit activities that are intentionally discriminatory and/or have a discriminatory effect based on race, color, national origin (including limited English proficiency), age, disability, or sex.

8.13. PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT.

The Local Government and any contractors/subcontractors are prohibited from obligating or expending any Loan or Principal Forgiveness funds to procure or obtain; extend or renew a contract to procure or obtain; or enter into a contract (or extend or renew a contract) to procure or obtain equipment, services, or systems that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. See Section 889 of Public Law 115-232 (National Defense Authorization Act 2019). Also, see 2 CFR 200.216 and 200.471.

ARTICLE IX - CONTRACTS AND INSURANCE

9.01. CONTRACTS.

(1) The following documentation is required to receive the Department's authorization to award construction contracts:

(a) Proof of advertising.

(b) Award recommendation, bid proposal, and bid tabulation (certified by the responsible engineer).

(c) Certification of compliance with the conditions of the Department's approval of competitively or non-competitively negotiated procurement, if applicable.

(d) Certification Regarding Disbarment, Suspension, Ineligibility and Voluntary Exclusion.

(e) Certification by the Authorized Representative that affirmative steps were taken to encourage Disadvantaged Business Enterprises participation in Project construction.

(f) Current certifications for Disadvantaged Business Enterprises participating in the contract. If the goals as stated in the plans and specifications are not met, documentation of actions taken shall be submitted.

(g) Certification that the Local Government and contractors are in compliance with labor standards, including prevailing wage rates established for its locality by the DOL under the Davis-Bacon Act for Project construction.

(2) The following must be provided to the Department for professional services contract(s):

(a) Certification by the Authorized Representative that affirmative steps were taken to encourage Disadvantaged Business Enterprises participation.

(b) Current certifications for Disadvantaged Business Enterprises participating in the contract.

9.02. SUBMITTAL OF CONTRACT DOCUMENTS.

(1) After the Department's authorization to award construction contracts has been received, the Local Government shall submit the following documents:

(a) Contractor insurance certifications.

(b) Executed Contract(s).

(c) Notices to proceed with construction.

(2) After the Local Government has awarded the professional services contract(s), the Local Government shall submit the following documents:

(a) Executed Contract(s).

(b) Professional Services Procurement Certification.

9.03. RESERVED.

ARTICLE X - DETAILS OF FINANCING

10.01. PRINCIPAL AMOUNT OF LOAN.

The total amount awarded is $90,000. Of that, the estimated amount of Principal Forgiveness is $45,000. The estimated principal amount of the Loan to be repaid is $45,300, which consists of $45,000 to be disbursed to the Local Government and $300 of Capitalized Interest.

Capitalized Interest is not disbursed to the Local Government, but is amortized via periodic Loan repayments to the Department as if it were actually disbursed. Capitalized Interest is computed at the Financing Rate, or rates, set for the Loan. It accrues and is compounded annually from the time when disbursements are made until six months before the first Loan Payment is due. Capitalized Interest is estimated prior to establishment of the schedule of actual disbursements.

10.02. LOAN SERVICE FEE.

The Loan Service Fee is estimated as $1,800 for the Loan amount authorized to date. The fee represents two percent of the Loan amount excluding Capitalized Interest; that is, two percent of $90,000. The Loan Service Fee is estimated at the time of execution of the loan agreement and shall be revised with any increase or decrease amendment. The Loan Service Fee is based on actual Project costs and assessed in the final Loan amendment. The Local Government shall pay the Loan Service Fee with the Loan Payment.

10.03. FINANCING RATE.

The Financing Rate on the unpaid principal of the Loan amount specified in Section 10.01 is 1.41 percent per annum. The Financing Rate equals the sum of the interest rate and the Grant Allocation Assessment Rate. The interest rate is 1.41 percent per annum and the Grant Allocation Assessment rate is 0 percent per annum. However, if this Agreement is not executed by the Local Government and returned to the Department before October 1, 2025, the Financing Rate may be adjusted. A new Financing Rate shall be established for any funds provided by amendment to this Agreement.

10.04. LOAN TERM.

The Loan term shall be 6 months.

10.05. REPAYMENT SCHEDULE.

The Loan Payment shall be computed based upon the principal amount of the Loan less the Principal Forgiveness plus the estimated Loan Service Fee. The Loan Payment amount may be adjusted, by amendment of this Agreement, based upon revised information. After the final disbursement of Loan proceeds, the Loan Payment shall be based upon the actual Project costs, the actual Loan Service Fee and Loan Service Fee Capitalized Interest, if any, and actual dates and amounts of disbursements. Actual Project costs shall be established after the Department's inspection of the completed Project and associated records.

The Loan Payment shall be in the amount of $47,100. The interest and Grant Allocation Assessment portions of the Loan Payment shall be computed, using their respective rates, on the unpaid balance of the principal amount of the Loan, which includes Capitalized Interest. Interest (at the Financing Rate) also shall be computed on the estimated Loan Service Fee. The interest and Grant Allocation Assessment on the unpaid balance shall be computed as of the due date of the Loan Payment.

The Loan Payment shall be received by the Department on or before February 15, 2027 to avoid interest accruing on the Loan amount. Funds transfer shall be made by electronic means.

10.06. PROJECT COSTS.

The Local Government and the Department acknowledge that actual Project costs have not been determined as of the effective date of this Agreement. An adjustment may be made due to a reduction in the scope of work proposed for Loan funding as a result of the planning process. Capitalized Interest will be recalculated based on actual dates and amounts of Loan disbursements. The final costs shall be established in the final amendment. Changes in costs may also occur as a result of the Local Government's audit or the Department's audit.

The Local Government agrees to the following estimates of the Project costs:

CATEGORY	PROJECT COSTS ($)
Planning Activities	90,000
Less Principal Forgiveness	(45,000)
SUBTOTAL (Loan Amount)	45,000
Capitalized Interest	300
TOTAL (Loan Principal Amount)	45,300

10.07. SCHEDULE.

All Planning Activities shall be completed no later than the date set forth below.

(1) Invoices submitted for work performed on or after August 14, 2024 may be eligible for reimbursement.

(2) Completion of all Planning Activities for all Project facilities proposed for loan funding no later than August 15, 2026.

(3) The Loan Repayment Reserve Account shall be established and $47,100 shall be deposited no later than the execution of this Agreement.

(4) The Loan Payment in the amount of $47,100 shall be due February 15, 2027.

10.08. SPECIAL CONDITION.

Prior to execution of this Agreement, the Local Government must submit documentation that the Loan Repayment Reserve Account has been established and provide a copy of the letter restricting withdrawals, as required under item 10.07(3), above.

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ARTICLE XI - EXECUTION OF AGREEMENT

This Loan Agreement WW670150 may be executed in two or more counterparts, any of which shall be regarded as an original and all of which constitute but one and the same instrument.

IN WITNESS WHEREOF, the Department has caused this Agreement to be executed on its behalf by the Secretary or Designee and the Local Government has caused this Agreement to be executed on its behalf by its Authorized Representative and by its affixed seal. The effective date of this Agreement shall be as set forth below by the Department.

for
CITY OF CHIPLEY

_____
Mayor

Attest:

I attest to the opinion expressed in Section 2.02, entitled Legal Authorization.

_____
City Clerk

_____
City Attorney

SEAL

for
STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION

_____
Secretary or Designee

_____
Date

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Fiscal Year 2025-2026 Budget and TRIM Schedule

MEETING DATE	PREPARED BY
Tuesday, August 12, 2025	Patrice Tanner, City Administrator

SUMMARY

This will approve the Budget and TRIM schedule with the required dates and times for the tentative and final public hearings as well as all other steps required for the annual millage and budget process. The Tentative Millage and Budget Hearing will be held on September 16, 2025 at 5:05 p.m. and the Final Millage and Budget Hearing will be held on September 29, 2025 at 5:05 p.m.

RECOMMENDATION

City Staff recommend approval of the Fiscal Year 2025-2026 Budget and TRIM Schedule.

ATTACHMENTS

1. Budget and TRIM Schedule

City of Chipley
FY 2025 - 2026 Budget and TRIM Schedule

DAY #	DATE	AGENCY	ACTIVITY
1	July 1, 2025 (06/30/25)	Property Appraiser	Certifies tax roll or court certifies interim tax roll (Form DR-420)
Within 35 Days	August 4, 2025 (08/01/25)	City	Taxing authority advises Property Appraiser of proposed millage, rolled-back rate, date, time and place of the tentative budget hearing on Form DR-420
	TBD	City	Budget Workshop
	TBD	City	Budget Workshop
Between 65/80 Days (78 days) WCBCC - 09/15/25 (Tentative) School Board-07/28/25(Tentative)	September 16, 2025 5:05 p.m.	City	Tentatively adopts millage and budget at the tentative millage and budget hearing.
Between 80/95 Days (86 days)	September 24, 2025	City	Advertises (in newspaper) final millage and budget hearing within 15 days after the tentative millage and budget are adopted.
WCBCC - 09/22/25 (Final) School Board - 09/08/25 (Final) (91 days)	September 29, 2025 5:05 p.m.	City	Holds final millage and budget hearing NO SOONER than 2 days NOR LATER than 5 days after it is advertised in the newspaper. Adopts final millage and budget.
Within 3 Days of Final Hearing	October 2, 2025	City	Forwards resolution or ordinance adopting final millage to Property Appraiser, Tax Collector and FDOR. NO LATER THAN 3 DAYS
	TBD	Property Appraiser	Certifies final tax roll to Taxing Authorities. Form DR-422
	TBD	City	Completes and certifies Form DR-422 to Property Appraiser. (within 3 days)
Within 30 Days of Final Millage and Budget Adoption	October 29, 2025	City	Certifies compliance with SS. 200.065 and 200.069, F.S., to Department of Revenue-Form DR-487

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Chipley Housing Authority – Reappointment of Commissioner - Linda Justice

MEETING DATE	PREPARED BY
Tuesday, August 12, 2025	Patrice Tanner, City Administrator

SUMMARY

This will reappoint Linda Justice to the Chipley Housing Authority for a four-year term ending on September 30, 2029.

RECOMMENDATION

City Staff recommend approval of reappointment of Ms. Linda Justice.

ATTACHMENTS

1. Letter

CHIPLEY HOUSING AUTHORITY
1370 OLD BONIFAY ROAD
P. O. BOX 388
CHIPLEY, FLORIDA 32428-0388
TELEPHONE (850) 638-0134
FAX (850) 638-9119

COMMISSIONERS
WANDA OWENS – CHAIRMAN
MARY GREEN – VICE CHAIRMAN
CURTIS CARTER
LENDA JUSTICE

EXECUTIVE DIRECTOR
TARA FINCH

ADMINISTRATIVE ASSISTANT
TABITHA ADAMS

FAIR HOUSING AND EQUAL OPPORTUNITY

August 4, 2025

Ms. Tracy Andrews, Mayor
City of Chipley
P.O. Box 1007
Chipley, Florida 32428

RE: Commissioner Appointment to Chipley Housing Authority

Dear Mayor Andrews:

This letter is to notify you that Ms. Linda Justice's term expires September 30, 2025. I have spoken with Ms. Justice and she wishes to continue serving for another 4 years. I respectfully request that you make this appointment with approval of the City Council members at the next scheduled City Council Meeting. The four-year term will be October 1, 2025 through September 30, 2029.

Thank you in advance for your assistance. If you have any questions, do not hesitate to call me at 638-0134.

Sincerely,

Tara Finch
Executive Director

Cc: Patrice Tanner, City Administrator

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Appointment of Recreation Advisory Committee Member – Rasheida Patrick

MEETING DATE	PREPARED BY
Tuesday, August 12, 2025	Patrice Tanner, City Administrator

SUMMARY

This will appoint Rasheida Patrick to the Recreation Advisory Committee for a period of two years, effective 08/12/2025. We received three (3) applications for the committee, with Mrs. Patrick being the only one residing within the city. The code states a minimum of four members of the committee shall be residents of or ad valorem tax paying entities of the city, and up to three members may be residents of the county, who have a strong interest in city recreation facilities and programs. The committee currently only has three (3) members residing within the city. The committee will now have four (4) members residing in the city and three (3) residing in the county.

RECOMMENDATION

City Staff recommend appointment of Rasheida Patrick to the Recreation Advisory Committee.

ATTACHMENTS

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Special Event Application – Annual Trunk or Treat

MEETING DATE	PREPARED BY
Tuesday, August 12, 2025	Patrice Tanner, City Administrator

SUMMARY

The Annual Trunk or Treat will be held on Saturday, October 25, 2025, from 4:00 p.m. – 6:00 p.m. at the Jim Trawick Park Soccer Field.

RECOMMENDATION

City Staff recommend approval of the Special Event Application for Trunk or Treat.

ATTACHMENTS

1. Special Event Application.

City of Chipley

CITY HALL
1442 Jackson Avenue
P.O. Box 1007
Chipley, Florida 32428
(850) 638-6350 Fax: (850) 638-6353

Special Event Application

Name/Organization: The Merchants of Historic Chipley

Address: PO Box 242, Chipley, FL 32428

Contact person: Sherri Biddle Phone: 850-596-2980 Fax: _____

E-mail: sherribiddle176@hotmail.com

Type of Event: Annual Truck or Treat

Purpose of Event: To provide a safe and enjoyable time for children to participate in a trick-or-treat event.

Location of Event: Jim Trawick Park Soccer Field on Rustin Drive Indoors/Outdoors

Date(s) & Time(s) of Event: Saturday, October 25, 2025 from 4:00-6:00 p.m.

Amount of Liability Insurance: _____ (attach copy of policy)

Concert Yes/No If yes, What type of music? No

Will food and nonalcoholic beverages be sold? No

Will fireworks be displayed? Yes/No If yes, provide name, license number and pyrotechnic plan to be approved by Fire Chief.

Will amusement rides be available? No

Number of participants anticipated per day: _____
Are security and/or medical services provided? Chipley Police Department

Applicant Signature: Sherri Biddle Date: 08.01.2025

Approved { } Denied { }
Mayor's Signature: _____ Date: _____

RELEASE AND HOLD HARMLESS AGREEMENT

FOR THE SOLE CONSIDERATION OF the **City of Chipley** granting permission for the undersigned to conduct a Special Event - Trunk or Treat upon street(s) as provided for in it's letter of request, the undersigned agrees to indemnify and hold harmless the City of Chipley, it's successors, agents and assigns and all other persons, firms or corporations, from any and all claims, demands, damages, actions, causes of actions or suits of any kind or nature whatsoever, and particularly on account of all injuries, both to person and property, which may result from the use of the street(s) as described above, and releases forever discharges the City of Chipley, for any such Claims.

Undersigned hereby declares that the terms of this agreement and lease have been completely read and are fully understood and voluntarily accepted.

IN WITNESS WHEREOF, the undersigned has executed this release, this 7th day of August, 20 25.

FIRM OR ORGANIZATION: _____

Sherri Biddle
Signature

Sherri Biddle
Print Name

Witness

Witness

Sherry Snell
Print Name

Print Name

STATE OF FLORIDA
COUNTY OF WASHINGTON

The foregoing instrument was acknowledged before me by Sherri Biddle, who is personally known to me or who produced _____ as identification, and who executed the foregoing instrument and acknowledge before me that he/she executed the same freely and voluntarily and for purposes expressed therein.

Witness my hand and seal in the County and State last aforesaid this 7th day of August, 2025.

SHERRY SNELL
Notary Public - State of Florida
Commission # HH 470986
My Comm. Expires Dec 7, 2027
Bonded through National Notary Assn.

Notary Public

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Special Event Application – Arts and Craft Show – Washington County Historical Society

MEETING DATE	PREPARED BY
Tuesday, August 12, 2025	Patrice Tanner, City Administrator

SUMMARY

The Arts and Craft Show will be held on Saturday, September 13, 2025, from 12:00 p.m. – 7:00 p.m. at the Farmers Market Pavillion. This event will be in celebration of Washington County's Bicentennial with approximately 200 people attending.

RECOMMENDATION

City Staff recommend approval of the Special Event Application for the Arts and Craft Show contingent on insurance being submitted to the Administration Office during business hours prior to the date of the event.

ATTACHMENTS

1. Special Event Application.

City of Chipley

CITY HALL
1442 Jackson Avenue
P.O. Box 1007
Chipley, Florida 32428
(850) 638-6350 Fax: (850) 638-6353

Special Event Application

Name/Organization: Washington Co. Historical Society

Address: 685 7th Street Chipley FL 32428

Contact person: Dorothy Odom Phone: 8503269498 Fax:

E-mail: wchistorical@gmail.com

Type of Event: Arts and Craft Show

Purpose of Event: Showcase Arts and Crafts of local Artisans

Location of Event: 685 7th Street Pavillion Indoors/Outdoors

Date(s) & Time(s) of Event: Saturday 9-13-25 Noon - 7:00 p.m

Amount of Liability Insurance: Auto Owners Ins. — Rogers Insurance (attach copy of policy)

Concert Yes/No If yes, What type of music? _____

Will food and nonalcoholic beverages be sold? No

Will fireworks be displayed? Yes/No If yes, provide name, license number and pyrotechnic plan to be approved by Fire Chief.

Will amusement rides be available? No

Number of participants anticipated per day: 200

Are security and/or medical services provided? No

Applicant Signature: Dorothy Odom Date: 7-7-25

Approved { } Denied { }

Mayor's Signature: _____ Date: _____

RELEASE AND HOLD HARMLESS AGREEMENT

FOR THE SOLE CONSIDERATION OF the City of Chipley granting permission for the undersigned to conduct a ART FESTIVAL upon street(s) as provided for in it's letter of request, the undersigned agrees to indemnify and hold harmless the City of Chipley, it's successors, agents and assigns and all other persons, firms or corporations, from any and all claims, demands, damages, actions, causes of actions or suits of any kind or nature whatsoever, and particularly on account of all injuries, both to person and property, which may result from the use of the street(s) as described above, and releases forever discharges the City of Chipley, for any such Claims.

Undersigned hereby declares that the terms of this agreement and lease have been completely read and are fully understood and voluntarily accepted.

IN WITNESS WHEREOF, the undersigned has executed this release, this 23 day of July, 2025

FIRM OR ORGANIZATION: WASHINGTON COUNTY HISTORICAL SOCIETY

Dorothy Odom
Signature

DOROTHY R. ODOM
Print Name

Witness

Witness

Sherry Snell
Print Name

Print Name

STATE OF FLORIDA
COUNTY OF WASHINGTON

The foregoing instrument was acknowledged before me by Dorothy Odom, who is personally known to me or who produced _____ as identification, and who executed the foregoing instrument and acknowledge before me that he/she executed the same freely and voluntarily and for purposes expressed therein.

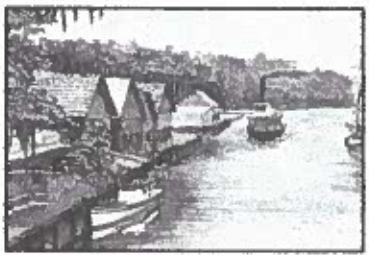
Witness my hand and seal in the County and State last aforesaid this 23rd day of July, 2025.

SHERRY SNELL
Notary Public - State of Florida
Commission # HH 470986
My Comm. Expires Dec 7, 2027
Bonded through National Notary Assn.

Notary Public

In Celebration of Washington County's Bicentennial
WASHINGTON COUNTY HISTORICAL SOCIETY

ARTS & CRAFTS SHOW



SATURDAY, SEPTEMBER 13, 2025
Noon ~ 7PM

History Museum
At the Farmers Market Pavilion
Showcasing Work
By Local Artists & Crafters

FREE ADMISSION TO THE PUBLIC!

To display your work, please contact:

Washington County Historical Society ~ 850-326-9498
685 7th Street, Chipley FL 32428
Museum Open Fridays 9AM-1PM & Saturdays 10AM-Noon
Follow us on **facebook**: Washington County Historical Society
www.washingtoncountyhistorical.com

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Request Waiver of Fines - Dr. Thelma Wood Property – 771 Pecan Street

MEETING DATE	PREPARED BY
Tuesday, August 12, 2025	Patrice Tanner, City Administrator

SUMMARY

On April 8, 2025, Council voted to give Dr. Wood ninety days to get the property into compliance then readdress the fines after that, and to abate/pause the foreclosure proceedings for ninety days. The property has been brought into compliance. The fines total $24,750 and attorney fees through June 30, 2025 are $1,298.35.

RECOMMENDATION

This item is for Council discussion.

ATTACHMENTS

CITY OF CHIPLEY
STAFF REPORT

SUBJECT: Request for Development Order and Certificate of Appropriateness – 941 Main Street – Ronny's Carwash of Chipley

MEETING DATE	PREPARED BY
Tuesday, August 12, 2025	Tamara Donjuan, Planning & Zoning Officer

SUMMARY

Ronny's Carwash of Chipley is requesting a Development Order and Certificate of Appropriateness for a new development. This property is zoned Commercial with an overlay of the Corridor Development District which requires Planning and Zoning and City Council approval. The property is located at 941 Main Street, Parcel ID:00000000-00-1830-0000, 1.875 acreage.

The proposed development meets all standards for uses allowed, density and intensity, and design standards for Chapter 44 – Zoning, ARTICLE VI – District Regulations, Section 44-163- Corridor development district. The CDD shall consist of where the majority of commercial development has occurred in the past, and where such uses are planned to occur in the future. The purpose of the CDD is to provide higher standards for redevelopment of deteriorating and/or unattractive structures and signs. The purpose also includes providing more stringent standards for new development so that such development aesthetically blends with the small city character of Chipley.

Ronny's Carwash of Chipley is proposing a development to construct a 2,240 square foot automated carwash with 25 vacuum stalls with two access driveways, one from Main Street and the other from 7th Street. Signage is included in the proposed development.

The proposed development would create increased convenience for residents, boost economic growth and increase job opportunities for the community.

According to Northwest Florida Water Management District data maps approximately 100% of the property is in Flood Zone "X", which is an area of minimal flood hazard.

The Planning and Zoning Commission met on July 17, 2025, at 3:00 pm. **Approved 5-0**

RECOMMENDATION

City Staff recommend approval of the Development Order and Certificate of Appropriateness for the new construction of Ronny's Carwash of Chipley.

ATTACHMENTS

1. Development Packet
2. NWFWMD Report

City of Chipley
Development Order

File No._____ Fees Paid $_____

Name of Owner: RONNIE DOUGLAS Phone #: 850-450-5733

Address: 14455 PERDIDO KEY DRIVE, UNIT 501, PENSACOLA, FLORIDA 32507

Name of Developer/Contractor: RONNIE DOUGLAS

Address: 14455 PERDIDO KEY DR, UNIT 501, PENSACOLA, FL 32507 Phone #: 850-450-5733

Type of Development: CARWASH Parcel Size: 1.77 AC

Location of Development: 941 MAIN STREET, CHIPLEY, FLORIDA 32507

Land Use Designation: NEIGHBORHOOD COMMERCIAL Sq. Ft. of Building 2,240

Site Plan Required? Yes X No___ Stormwater Permit Required? Yes X No___

City Utilities Needed? Potable Water ✓ Waste Water ✓ Natural Gas_____ Garbage ✓

Attachments to Order: 1._____ 2._____

3._____ 4._____

Date of Planning & Zoning Commission Approval: _____

Date of City Council Approval: _____

Contingencies/Conditions of Approval:_____

The City Council hereby authorizes the development of land within the City of Chipley, Florida, as specified herein. Any development undertaken pursuant to this order shall be in strict conformance with the application for development approval and site plan(s) as approved by the City.

_____/_____ _____/_____

Signature – City Administrator Date Attest Date

SEAL

Owner/Developer/Contractor:_____

City of Chipley

Land Use Compliance Certificate

Fee Amount $_____

Verification provided for (Owner's Name): RONNIE DOUGLAS

Project Site Address: 941 MAIN ST., CHIPLEY, FLORIDA

Phone Number: 850-450-5733

Contractor Name/Address RONNIE DOUGLAS, 14455 PERDIDO KEY DR, UNIT 501, PENSACOLA, FL 32507

Contractor Phone #: 850-450-5733 Parcel I.D. Number: 00000000-00-1830-0000

City of Chipley Future Land Use Designation

Low Density Residential	○	Neighborhood Commercial	●
Medium Density Residential	○	Historic Commercial	○
High Density Residential	○	Industrial	○
Historic	○	Recreational	○
Commercial	○	Public/Semi Public/Educational	○

Flood Zone: ○ Yes ● No Zone Type_____

Scope of work (Please provide details of all work): PROJECT WILL CONSTRUCT 2,240 S.F. AUTOMATED CARWASH WITH 25 VACUUM STALLS. ACCESS DRIVEWAYS ON MAIN STREET & 7TH STREET ARE PROPOSED. STORMWATER MANAGEMENT SYSTEM INCLUDES 2 DETENTION PONDS BOTH WITH DISCHARGE STRUCTURES DISCHARGING TO FDOT DRAINAGE SYSTEM.

A site inspection has been performed on the above development site within the City of Chipley, Florida. It is hereby verified that all site development standards meet the City's land use, zoning and comprehensive planning requirements.

Applicant — Date: 5-29-25

City Official Verifying Compliance — Date

Notice to Applicant: This certificate must be presented to the Washington County Building Official and is requisite to issuance of a "Certificate of Occupancy" for your construction project.

SITE PLAN REVIEW REQUIREMENT CHECKLIST

Petition Number: _____ Fee Paid: _____

Date Received: _____ Receipt #: _____

Submit eight (8) copies of each of the following items to the City Clerk's Office.

Site plans submitted for Preliminary approval must have the following information:

Yes	No	1.	Legal description of subject parcel.
Yes	No	2.	Site location map.
Yes	No	3.	Topography map.
Yes	No	4.	Generalized soil types and map, if available.
Yes	No	5.	Type & location of existing vegetation & tree grouping.
Yes	No	6.	Location, names, widths of existing & proposed streets, driveways and dumpsters.
Yes	No	7.	Dimensions/location of all buildings/structures.
Yes	No	8.	Gross floor area of all buildings.
Yes	No	9.	Exact number of dwelling units by number of bedrooms.
Yes	No	10.	Total number of residential units by acre.
Yes	No	11.	Dimensions of all yard setbacks and open spaces.
Yes	No	12.	Location of recreation areas, if any.
Yes	No	13.	Drainage concept.
Yes	No	14.	Site percentage & square footage covered by building structures.
Yes	No	15.	Site percentage & square footage covered by paving.
Yes	No	16.	Site percentage & square footage covered by open space.
Yes	No	17.	Sediment control measures.
Yes	No	18.	Fire flow calculations.
Yes	No	19.	Preliminary site plan submittals must contain the following stormwater management information:
Yes	No		A. Graphic definition of the drainage areas with each area's: 1. approximate surface area indicated 2. approximate coefficient of imperviousness 3. approximate points of water collection
Yes	No		B. Definition of the type of stormwater management system proposed, along with the location and approximate dimensions and/or size of the facilities.
Yes	No		C. Approximate stormwater management design calculations.

Site plans submitted for Final approval must have the following information:

Yes	No	20.	A grading & drainage plan; stormwater management analysis/design Calculations must be signed & sealed by a registered Florida engineer.
Yes	No	21.	A landscape plan.
Yes	No	22.	Exact location of all public easements.
Yes	No	23.	Utility services & connection points; fire hydrant locations.
Yes	No	24.	Architectural elevations of all buildings and structures.
Yes	No	25.	Size, type and location of street graphics.
Yes	No	26.	Size, location and intensity of exterior lighting devices and a statement that lighting will meet City of Chipley codes.
Yes	No	27.	If phasing is planned, a development timetable is required.
Yes	No	28.	A sedimentation plan.

NOTE: THE CITY COUNCIL WILL NOT REVIEW A SITE PLAN THAT IS DEFICIENT IN ANY OF THE INFORMATION LISTED ABOVE.

In submitting this petition, I/We understand that all required information as listed above including eight (8) copies of each of the 28 required items must be submitted to the City Clerk's Office before review by the Chipley City Council. **(11x17" ONLY!)**

Gregg Allen Caudill
Owner/Agent/Petitioner's Signature

3-16-25
Date

FOR OFFICE USE ONLY

Petition Number _____ Fee Paid _____

Section, Township, Range _____

Receipt Number _____ Tax Parcel Number _____

City Council Review Date _____

Approved by City Council _____ Denied by City Council _____

City of Chipley
Sign Application & Permit

Date: 5-29-25 Permit #: _____

Applicant's Name: RONNIE DOUGLAS

Business Name: RONNYS CAR WASH Phone #: _____

Address of Sign: 941 MAIN ST., CHIPLEY

Name & Address of Sign Contractor: 14455 PERDIDO KEY DR, UNIT 501, PENSACOLA, FL 32507

Permit Fee: _____

Please provide the following information:

1. **Type of Sign(s):** _____ Ground Sign __X__ Building Sign _____ Outdoor Advertising (Billboard)
2. **Scale drawing and dimensions of sign.**
   a. **Ground Signs & Outdoor Advertising Signs:** provide site plan showing location of sign, distances from existing buildings, intersections, driveway connections and property lines. (Outdoor advertising signs require D.O.T. permit application).

   b. **Building Signs:** provide drawing of building showing elevation and location of sign.
3. **Type of Illumination:** NONE
4. **Land Use Designation:** NC
5. **Number of Existing Signs on Property:** 0

The City of Chipley hereby authorizes placement of the above referenced signage. Any deviation to construction or location which are not reflected in this document will result in revocation of permit.

_____ / _____
Signature: City Administrator or Code Enforcement Officer — Date

_____ / 5-29-25
Signature: Owner/Contractor — Date

ENVIRONMENTAL ENGINEERING SERVICES
2120 Maria Circle
Pensacola, Fl 32514
Ofc: (850) 982-8606 Fax: (850) 477-1176

May 29, 2025

Mrs. Tamara Donjuan
Code Enforcement/Planning and Zoning Officer
1442 Jackson Avenue
Chipley, Florida 32428

Re: LETTER OF INTENT - RONNYS CARWASH
STORAGE OF CHIPLEY, 941 MAIN STREET, CHIPLEY, FLORIDA

Dear Mrs. Donjuan:

This letter of intent is to submit a site plan and other pertinent documents for the subject project. The project proposes to construct a 2,240 s.f. automated carwash with 25 vacuum stalls. The project will have egress/ingress from both State Road 77 (Main Street) and State Road 273-A (7th Street) and the access driveways of both roads are connected via onsite driveway.

The following is submitted for the project:

1. Civil Site Plan Drawings (digitally sealed)
2. Floor Plan and Elevations
3. Stormwater Management Plan
4. Warranty Deed
5. Survey (digitally sealed)
6. Agent Authorization Form-notarized
7. Application for Concurrency Review Form
8. Site Plan Review Requirement Checklist Form
10 Land Use Compliance Certificate Form
11 Development Order Form

Please contact me at 982-8606 if you have any questions with this cost proposal.

Respectfully,

Gregory Allen Campbell, P.E.

CIVIL DRAWINGS FOR RONNYS CARWASH OF CHIPLEY

941 MAIN STREET
CHIPLEY, FLORIDA

INDEX OF DRAWINGS

T1 - TITLE SHEET AND GENERAL NOTES
C1.0 - EXISTING SITE & DEMOLITION PLAN
C2.0 - SITE PLAN
C3.0 - GRADING & DRAINAGE PLAN
C3.1 - DETENTION POND A DETAILS
C3.2 - DETENTION POND B DETAILS
C4.0 - UTILITY PLAN - CARWASH
C4.1 - LIFT STATION PLAN
C5.0 - LANDSCAPE PLAN
C6.0 - SWPPP BMP
C6.1 - EROSION CONTROL PLAN
C7.0 - CONSTRUCTION DETAILS
C7.1 - CONSTRUCTION DETAILS
C7.2 - DRAINAGE DETAILS
C7.3 - UTILITY DETAILS

OWNER INFORMATION/DEVELOPER

OWNER: HARDING R DOUGLAS
14455 PERDIDO KEY DRIVE, UNIT 501
PENSACOLA, FLORIDA 32507
850-450-5733

PROPERTY REFERENCE #'S: 00000000-00-1830-0000
ZONING DISTRICT: NEIGHBORHOOD COMMERCIAL
(CORRIDER DEVELOPMENT OVERLAY DISTRICT)
FLU CATEGORY: NEIGHBORHOOD COMMERCIAL

PROJECT LOCATION

VICINITY MAP
SCALE: 1"=0.50 MILE

GENERAL NOTES

1. All work shall comply with these specifications and applicable standards established by City of Chipley. Where these Specifications and the City Standards deviate, the more stringent requirements shall prevail unless approved otherwise by the engneer of record.

2. The Contractor shall coordinate the work of the utility subcontractors to ensure that all utility installations proceed in a timely manner and to prevent conflicts in the installation of the water, sewer, electric power, and telephone lines.

3. All conditions and stipulations of the construction permits and the approvals issued by the City of Chipley Planning and Zoning, City of Chipley Water and Sewer Department and Florida Department of Transportation shall be complied with in every detail.

4. Notify Notify City of Chipley inspector 48 hours before beginning every phase of construction.

5. This is not a survey, boundary information based upon a survey performed by Dixieland Professional Surveyors, LLC (850-209-99986), JOB #: 00193, dated September 23, 2024.

GENERAL REQUIREMENTS GRADING AND DRAINAGE CONSTRUCTION

1. All areas to be cut or filled shall be cleared and grubbed. All rights-of-ways, easements, and the retention pond areas are to be cleared & grubbed. Clearing and grubbing shall be as per Section 110 of the 2025 FDOT Standard specifications.

2. All disturbed and/or exposed soil/dirt in the FDOT right-of-way shall shall be stabilized with bahia sod. The detention ponds as well as any onsite disturbed soil shall be sodded or have a health stand of grass at time of final City & FDOT inspections. No Certificate of Occupancy will be given for a seeded retention retention pond or onsite disturbed areas at time of inspection.

4. PROPOSED CARWASH BUILDING FINISHED FLOOR ELEVATIONS = 98.60. SEE GRADING PLAN SHEET C3.0.

5. SURVEY ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM 88 (GEOID 18) ESTABLISHED WITH RTK GPS UTILIZING FLORIDA DEPARTMENT OF TRANSPORTATIONS PERMANENT REFERENCE NETWORK AS A CONTINUOUSLY OPERATING REFERENCE STATION.

BENCHMARKS: LOCATED AND SHOWN ON SHEETS C1.0 AND C3.0.

6. The project engineer (engineer of record) shall provide to City of Chipley As-Built record drawings for verification and approval by City of Chipley one week prior to requesting a certificate of occupancy, or provide "As-Built Certification" that the project construction adheres to the permitted plans and specifications. As-Built drawings shall include topo of pond verifying volume, outlet structure details, drainage structure modifications, and hydrology study on as-built data." The As-built Certification or the As-Built record drawings must be signed, sealed and dated by a registered Florida Professional Engineer.

7. The contractor shall be responsible for installation of sediment control structures prior to the start of construction and maintenance/repairs during construction as required to retain all sediments and erosion on the site of development. Improper sediment control measures may result in Code Enforcement Violation.

8. All disturbed areas which are not paved are to be stabilized per note 2 above.

GENERAL NOTES (CONTINUED)

9. Contractor shall maintain record drawings during construction which show As-Built conditions of all work including piping, drainage structures, topo of pond, outlet structures, dimensions, etc. These record drawings are to be provided to the Project Engineer prior to requesting final inspection.

10. No deviations or revisions from these plans by the contractor shall be allowed without prior approval from both the design engineer and the City of Chipley.

11. The contractor shall notify FDOT 48 hours in advance prior to initiating any work in the state rights-of-way.

12. The EOR shall obtain a permit from the the Florida Department of Transportion for all work in the FDOT R/W .

UTILITY NOTES:

1. All large tapping saddles will be pressure tested to hold 150 psi for 2 hours before making any taps with no drop in pressure. A City of Chipley Utility Department representative must be present to witness pressure test before tapping the main. A 48 hour notice to City of Chipley Utility Department is required prior to doing the pressure test.

2. All work must be done by a Florida Licensed Underground Utility Contractor.

3. All water main pipe and pipe fittings installed shall be color coded in accordance with the requirements in FDEP Rule 62-555.320(21)(b)3, FAC.

4. Contractor shall provide to Engineer of Record, upon potable water installation is completed, a set of as-built plans showing location of all services, hydrants, fittings, valves and measurements from back of curb or edge of roadway pavement.

5 Contractor is responsible and liable for locating all utilities in right-of-way and shall contact Sunshine utilities within 96 hours in advance prior to digging within right-of-way at 1-800-432-4770. Location of existing utilities shown on plans are approximate only and it shall be the responsibility of the Contractor to verify the location before construction. Failure of the plans to show the existence of any underground utilities, structures, etc., shall not relieve the Contractor from the responsibility of locating, preserving and protecting said utility or structures.

6. Any onsite PVC gravity sewer lines shall meet ASTM D3034.

7. All onsite water and sewer facilities shall be privately owned, operated and maintained.

8. Water supply facilities, including mains, shall be installed, cleaned disinfected and bacteriologically cleared for service in accordance with the latest AWWA Standards (C651-92) and FDEP requirements (Rule 62-555.315(6), 62-555.340 and 62-555.330). Coordinate with City of Chipley Utility Department Work inspector and Quality Control Supervisor.

9. Contractor is responsible for adjustments of existing utilities, unless otherwise noted herein, if proposed improvements impact existing utilities.

10. Minimum cover for all water and sewer pipe shall be 30-inches unless otherwise indicated on plans.

11. All water main pipe, pipe fittings, valves and meters installed during water main and service line installation shall meet AWWA and FDEP standards. PVC water main piping shall meet AWWA C900.

12. Contractor shall pressure and leak test any new water main in accordance with AWWA standard C603 or C605, as applicable. Service lines do not need to be tested.

GENERAL REQUIREMENTS FOR ROADWAY CONSTRUCTION

1. All unsuitable subgrade material shall be removed to a depth of at least 2 feet below the pavement base and back filled with clean sand.

2. The 12" subgrade shall be compacted to 98% per ASTM D1557 (minimum LBR40) to a depth of 12 inches below the pavement base material. This work shall comply with section 160 of the 2025 FDOT Specs. for Type 'B' Stabilization.

3. The surface coarse for the on-site pavement shall be 6 inch thick concrete (3,000 psi) 3000 psi concrete w/ WWF as shown on details.

4. All non-handicap parking lines, stop bars and direction arrows shall be white, thermoplastic constructed in accordance with the "Manual on Uniform Traffic Control Devices" (MUTCD).

LEGAL DESCRIPTION
STATE OF FLORIDA
COUNTY OF WASHINGTON

AS RECORDED (Official Records Book 1278, Page 175):
All of that portion of Block 2, lying between Sixth Street and Seventh Street in the SE 1/4 of Section 4, Township 4 North, Range 13 West, in the City of Chipley, according to the Mordt Plat recorded in the Public Records of Washington County, Florida, Less a parcel commencing 240 feet South of the Northwest corner; thence East 150 feet; thence run South 50 feet; thence run East to Seventh Street; thence run South along Seventh Street, to the Southern boundary line of said Block 2; thence run West along said Southern boundary line to Sixth Street; thence run North along said Sixth Street to the Point of Beginning.

AS SURVEYED:
Commence at a 4"x4" concrete monument marking the Northeast corner of the Southeast quarter of Section 4, Township 4 North, Range 13 West, Washington County, Florida; thence North 88°–22'–24" West, 1244.02 feet to a 1/2" open top pipe on the East Right of Way line of Seventh Street (also known as Florida State Road 273–A; 75 foot Right of Way); thence South 05°–16'–57" East and along said East Right of Way line, 1523.46 feet to the South line of Block 2 of the plat of Chipley as recorded in Plat Book 1, Pages 13–14, Clerk of Court, Washington County, Florida; thence North 89°–40'–01" West and along said South line of Block 2, 75.35 feet to a 1/2" open top pipe marking the intersection of said South line of Block 2 and the West Right of Way of said Seventh Street; thence North 05°–15'–00" West and along said West Right of Way line, 161.81 feet to a 1/2" rod and cap (PSM 5337) marking the Northeast corner of that property described in Official Records Book 33, Page 457, Clerk of Court, Washington County, Florida and the Point of Beginning of the property herein described; thence South 84°–19'–25" West and along the North line of said property described in Official Records Book 33, Page 457, 143.44 feet to a 1/2" open top pipe marking the Northwest corner of said described and the Northeast corner of that property described in Deed Book 76, Page 458, Clerk of Court; Washington County, Florida; thence continue South 84°–19'–25" West and along last said described property, 1.78 feet to a 5/8" rebar and cap (LB 8535) marking the intersection of said North line of described property and the East line of that property described in Deed Book 101, Page 319, Clerk of Court, Washington County, Florida; thence North 05°–23'–31" West and along said East line, 49.94 feet to an axle marking the Northeast corner of said last described property; thence South 84°–24'–08" West and along the North line of said last described property, 149.87 feet to a 5/8" rebar and cap (LB 8535) on the East Right of Way line of Florida State Road 77 (also known as Main Street and Sixth Street; 75 foot Right of Way) and marking the Northwest corner of said last described property; thence North 05°–37'–22" West and along said East Right of Way line, 10.00 feet to a 5/8" rebar and cap (LB 8535); thence continue North 05°–37'–22" West and along said East Right of Way line, 229.96 feet to a 4"x4" concrete monument marking the Northwest corner of the aforementioned Block 2; thence North 85°–57'–54" East and along the North line of said Block 2, 296.94 feet to a 1/2" rod and cap (illegible) marking the intersection of the said West Right of Way line of Seventh Street and the North line of said Block 2; thence South 05°–13'–40" East and along the said West Right of Way line, 281.61 feet to the Point of Beginning. All property herein described being in Section 4, Township 4 North, Range 13 West, Washington County, Florida. Said property containing 1.77 acres, more or less.

FLOOD STATEMENT:

THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", OUTSIDE 0.2% ANNUAL CHANCE OF FLOOD, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 12133C0070D, DATED JULY 4, 2011.
JULY 4, 2011.

NO.	REVISIONS	BY	DATE

ENVIRONMENTAL ENGINEERING SERVICES
FIRM REGISTRATION #: RY6515
2120 MARIA CIRCLE
PENSACOLA, FLORIDA 32514
850-982-8606 (OFC)
850-477-1176 (FAX)
GREGORY ALLEN CAMPBELL, P.E.
FL PE LICENSE #: 38572

PROJECT TITLE:
RONNYS CARWASH OF CHIPLEY
941 MAIN STREET
CHIPLEY, FLORIDA
WASHINGTON COUNTY

SHEET TITLE:
TITLE SHEET AND GENERAL NOTES

DATE: 02-14-25
SCALE: N.T.S.

SHEET NUMBER:
T1
SHEET 1 OF 15

This item has been electronically signed and sealed by Gregory A Campbell, PE on 06-29-25 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

GREGORY ALLEN CAMPBELL LICENSE No.38572 STATE OF FLORIDA PROFESSIONAL ENGINEER

ADJACENT NORTHWEST PROPERTY OWNER INFO

OWNER: PANHANDLE INVESTMENT GROUP LLC

OWNER ADDRESS: 1116 CLAYTON RD
CHIPLEY, FLORIDA 32428

PROP REF #: 00000000-00-1845-0000
CURRENT ZONING: NEIGHBORHOOD COMMERCIAL
FLUM: NEIGHBORHOOD COMMERCIAL
CURRENT USE: VACANT COMMERCIAL BUILDING
PROPERTY ADDRESS: 935 MAIN ST
CHIPLEY, FLORIDA 32428

ADJACENT NORTHEAST PROPERTY OWNER INFO

OWNER: PHYLISS R O'NEAL

OWNER ADDRESS: 750 7TH ST
CHIPLEY, FLORIDA 32428

PROP REF #: 00000000-00-1845-0001
CURRENT ZONING: NEIGHBORHOOD COMMERCIAL
FLUM: NEIGHBORHOOD COMMERCIAL
CURRENT USE: SINGLE FAMILY HOME
PROPERTY ADDRESS: 750 7TH ST
CHIPLEY, FLORIDA 32428

EXIST. STORMWATER MANHOLE
TOP EL.=98.05
66"X46" ECLIPSED CMP-NE INV EL.=93.30
24" RCP-S INV EL.=93.20
DOUBLE 36" CMP-SW INV EL.=93.05

EXIST. STORMWATER INLET
TOP EL.=99.26
18" RCP-NE INV EL.=94.26
24" RCP-N INV EL.=94.36
24" RCP-S INV EL.=93.91
48" RCP-W INV EL.=93.81

EX. STORMWATER MANHOLE
TOP EL.=98.03
24" RCP-N INV EL.=93.18
24" RCP-S INV EL.=93.23
NEW 8" ADS N-12 HDPE-E INV EL.=93.18

EXIST.STORMWATER INLET
TOP EL.=97.01
24" RCP-N INV EL.=93.71
24" RCP-S INV EL.=93.71
NEW ADS N-12 HDEPE PIPE-E INV EL=93.71

EXIST. STORMWATER INLET
TOP EL.=97.39
15" RCP-E INV EL.=94.14
24" RCP-S INV EL.=93.94
24" RCP-N INV EL.=93.89

EXIST. STORMWATER DROP INLET UNDER SIDEWALK
TOP EL.=UNKNOWN
15" RCP-W INV EL.=94.85
MOUTH OPENING-E INV EL. MOUTH=95.55
BOTTOM OF BOX-E INV EL.=94.55
NOTE: SEE DETAIL THIS SHEET FOR DIAGRAM OF MOUTH OPENING

LEGEND

32 EXISTING ELEVATION CONTOUR

REMOVE OR DEMOLISH

EXISTING CONCRETE PAVEMENT

S 05°32'14" E 100.00' (REC.)
S 05°43'09" E 99.95' (ACT.)

N 84°50'37" E
2.99'

37.62' (ACT.)
37.50' (D.O.T.)

DITCH MAINTAINED BY THE CITY OF CHIPLEY; DITCH IS THE APPARENT DRAINAGE DITCH REFERENCED IN EASEMENT FOR DRAINAGE DITCH RECORDED IN O.R. BOOK 201, PAGE 473; SAID RECORDED EASEMENT IS MISSING A SKETCH SHOWING THE POSITION OF SAID DRAINAGE DITCH EASEMENT

177.08'

N 85°57'54" E 296.94'

WOOD FENCE LINE

4.8'

0.25'

RECOV. DISTURBED 1/2" REBAR

RECOV. 3/8" OPEN TOP PIPE

SOUTH 100.00' (REC.)
S 05°09'23" E 100.13' (ACT.)

18" REINFORCED CONCRETE PIPE; INVERT EL= 93.92'

48" REINFORCED CONCRETE PIPE; INVERT EL= 93.72'

37.3'

VERTICAL CONCRETE HEADWALLS

FIELD LOCATED CENTERLINE OF SEVENTH STREET; MARKED BY DOUBLE YELLOW LINE

SINGLE WHITE LINE

FIELD LOCATED CENTERLINE OF FLORIDA STATE ROAD 77 (A.K.A. MAIN STREET; 6TH STREET); MARKED BY DOUBLE YELLOW LINE

WATER LINE MARKER

SINGLE WHITE LINE

NATURAL GAS LINE SIGN

UNABLE TO GET GOOD ELEVATION AND INVERTS DUE TO HEAVY TRAFFIC

SAWCUT & REMOVE EXISTING FDOT DROP CURB & DRIVEWAY SHOWN. REPLACE WITH NEW FDOT TYPE "F" CURB AND GUTTER TO CLOSE DRIVEWAY & INSTALL NEW SIDEWALK PER SHEETS C2 AND C7

229.96'

S 05°35'53" W 239.99'

FLORIDA STATE ROAD 77
(A.K.A. MAIN STREET)
(A.K.A. MAIN STREET)
(75' RIGHT OF WAY)
(ASPHALT)

AREA: ±1.77 ACRES

FH

LOCATION OF FIRE HYDRANT ON WEST SIDE OF STATE ROAD 77

4"CO

2" PVC STUB UP NEXT TO 4" CLEAN OUT

4"X4" MAILBOX POST AND REFLECTOR SIGN

TBM #2: SET MAG-NAIL IN NORTH SIDE OF POWER POLE; EL. OF HEAD OF NAIL= 100.00'

TBM #1: TOP OF NORTHWEST BOLT ON BASE OF NORTH LEG OF HANDRAIL; EL. OF TOP OF BOLT= 98.13'

PP

EAST 150' (REC.)
N 83°51' E 150.00' (REC.1)
N 84°24'08" E 149.87' (ACT.)

GUY WIRE ANCHOR

SOUTH 50' (REC.)
S 05°23'31" E 49.94' (ACT.)

50.15'

POWER POLE IS IN NEW ACCESS DRIVEWAY LOCATION. CONTRACTOR SHALL COORDINATE WITH FLORIDA POWER & LIGHT TO REMOVE POWER POLE & INSTALL NEW POWER POLE OUTSIDE OF NEW ACCESS DRIVEWAY LOCATION. CONTRACTOR SHALL ALSO COORDINATE WITH SURVEYOR TO INSTALL ANOTHER TEMPORARY BENCHMARK FOR PROJECT.

S 05°13'40" E 281.61'

TBM #3: SET MAG-NAIL IN WEST SIDE OF POWER POLE; EL. OF HEAD OF NAIL= 101.00'

SEVENTH STREET
(A.K.A. FLORIDA STATE ROAD 273-A)
(75' RIGHT OF WAY)
(ASPHALT)

SAWCUT & REMOVE EXISTING REMOVE EXISTING DRIVEWAY & SIDEWALK FOR NEW DRIVEWAY

N 83°51' E (REC.3)
EAST (REC.)
N 84°19'25" E 145.22' (ACT.)
N 84°19'25" E 143.44'

37.4'

ADJACENT SOUTH PROPERTY OWNER INFO

OWNER: DAVIS CAROL LYNN CAMP & ETHAL CUNNINGHAM PAULA MERO CAMP

OWNER ADDRESS: 856 CHESTNUT HILL ST
CHIPLEY, FLORIDA 32428

PROP REF #: 00000000-00-1831-0000
CURRENT ZONING: NEIGHBORHOOD COMMERCIAL
FLUM: NEIGHBORHOOD COMMERCIAL
CURRENT USE: SINGLE FAMILY HOME
PROPERTY ADDRESS: 943 MAIN ST
CHIPLEY, FLORIDA 32428

N
W E
S

20' 10' 0 20'
SCALE 1" = 20'

NO.	REVISIONS	BY	DATE

ENVIRONMENTAL ENGINEERING SERVICES
FIRM REGISTRATION #: RY6515
2130 MARIA CIRCLE
PENSACOLA, FLORIDA 32514
850-982-8606 (OFC)
850-477-1176 (FAX)
GREGORY ALLEN CAMPBELL, P.E.
FL PE LICENSE #: 38572

PROJECT TITLE:
RONNYS CARWASH OF CHIPLEY

941 MAIN STREET
CHIPLEY, FLORIDA
WASHINGTON COUNTY

SHEET TITLE:
EXISTING SITE & DEMOLITION PLAN

DATE: 02-14-25

SCALE: 1"=20'

SHEET NUMBER:
C1.0
SHEET 2 OF 15

GREGORY ALLEN CAMPBELL
LICENSE
No.38572
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PARKING SPACE TABLE

PARKING SPACES	PROPOSED	EXISTING
CARWASH		
REGULAR SPACES	24	0
HANDICAP SPACES	1	0
TOTAL CARWASH SPACES	25	0

SITE PLAN AREA TABLE

TYPE AREA	PROPOSED	EXISTING
BUILDING AREA (S.F.)	2,240	0
IMPERVIOUS PAVEMENT(S.F.)	27,896	0
PERVIOUS AREA (S.F.)	42,949	73,085
CITY OF CHIPLEY DRAINAGE EASEMENT AREA (S.F.)	3,995	3,995
TOTAL AREA (S.F.)	77,080	77,080

%IMPERVIOUS AREA = 30,136 S.F. /77,080 S.F. X 100
%IMPERVIOUS AREA PROPOSED = 39.10%

BUILDING SETBACKS

Front building setback line required = 25 feet
Rear building setback line required = 20 feet
Side building setback line = 10 feet
Note: Building setback lines are shown on drawing.

ZONING INFORMATION

PARCEL ZONING: NEIGHBORHOOD COMMERCIAL
(CORRIDOR DEVELOPMENT OVERLAY DISTRICT)

FLU: NEIGHBORHOOD COMMERCIAL

PARCEL ID#: 00000000-00-1830-0000

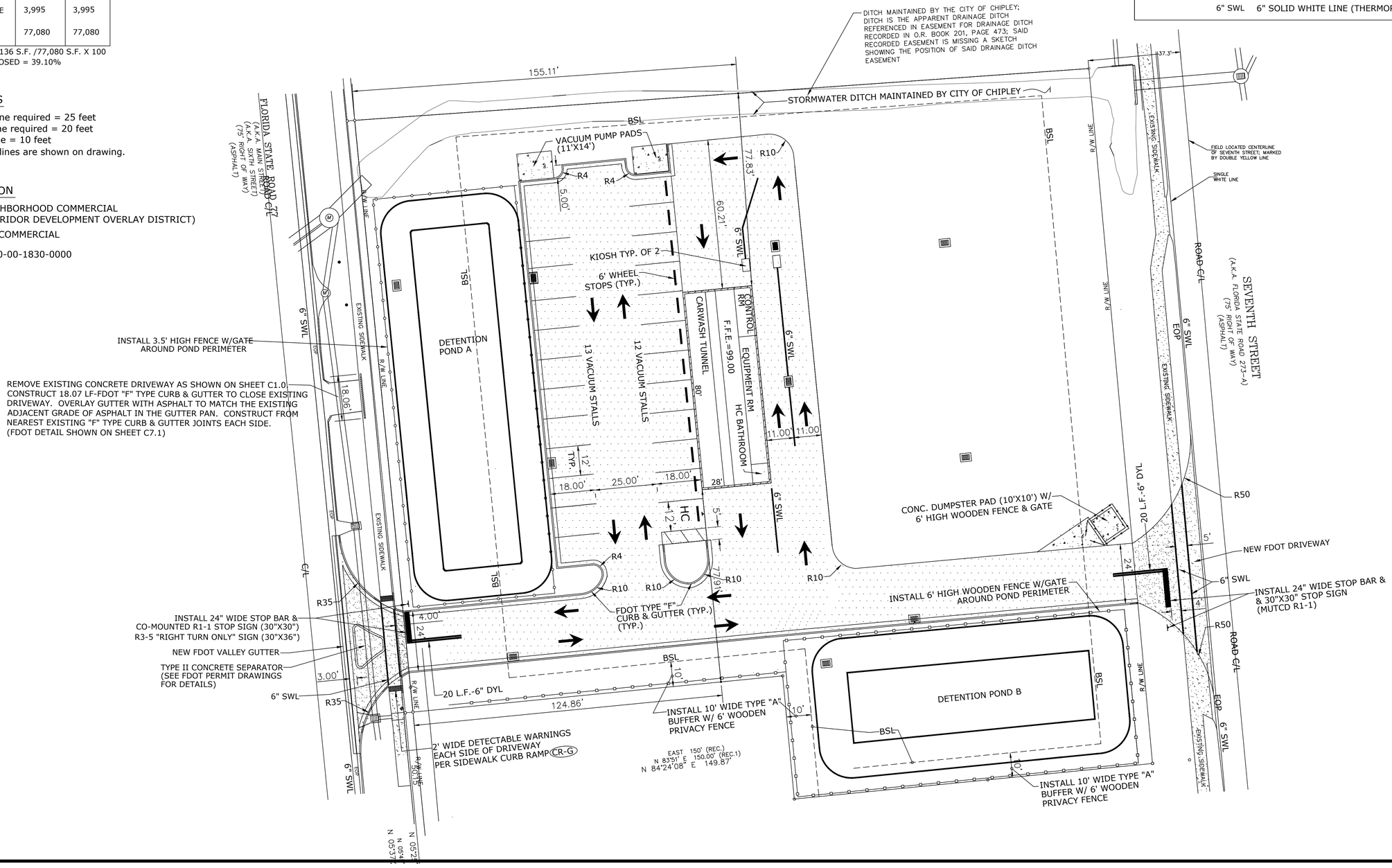
SITE PLAN NOTES:

1. DEVELOPER/CONTRACTOR SHALL OBTAIN A SEPARATE SIGN PERMIT FROM CITY OF CHIPLEY PRIOR TO INSTALLING ANY FREE-STANDING OR WALL SIGNS.
2. LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND IT SHALL BE THE RESPONSIBLITY OF THE CONTRACTOR TO VERIFY THE LOCATION BEFORE CONSTRUCTION. FAILURE OF THE PLANS TO SHOW THE EXISTENCE OF ANY UNDERGROUND UTILITIES, STRUCTURES ETC. SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY.
3. EXTERIOR LIGHTING WILL BE INSTALLED FOR THIS SITE. ELECTRICAL SITE PLAN SHALL BE SUBMITTED TO CITY OF CHIPLEY FOR PERMITTING AND AND APPROVAL PRIOR TO TO LIGHT INSTALLATION TO ENSURE CITY OUTDOOR ILLUMINATION REQUIREMENTS ARE MET.
4. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.

N
W
E
S
20' 10' 0 20'
SCALE 1" = 20'

LEGEND:

- NEW ONSITE CONCRETE PAVEMENT
- EXISTING FDOT DRIVEWAY & SIDEWALK
- NEW FDOT CONCRETE
- R/W — RW LINE
- BSL — BUILDING SETBACK LINE
- 6' HIGH WODDEN FENCE
- 4' HIGH WOODEN, CHAIN LINK, VINYL OR METAL FENCE
- CURB — 3' CURB TAPER
- 6" SWL — 6" SOLID WHITE LINE (THERMOPLASTIC)



ENVIRONMENTAL ENGINEERING SERVICES
FIRM REGISTRATION #: RY6515
2120 MARIA CIRCLE
PENSACOLA, FLORIDA 32514
850-982-8606 (OFC)
850-477-1176 (FAX)
GREGORY ALLEN CAMPBELL, P.E.
FL PE LICENSE #: 38572

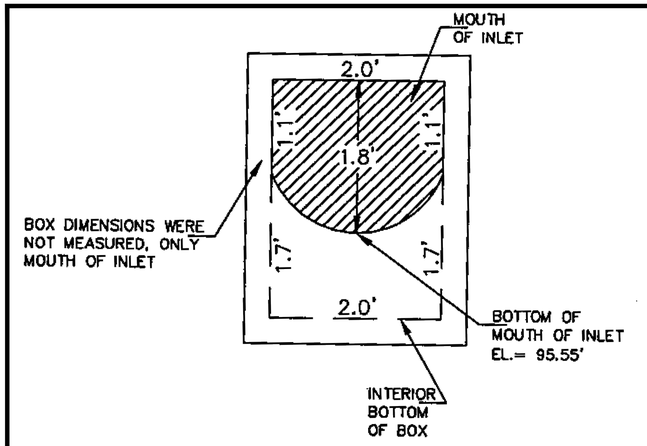
NO.	REVISIONS	BY	DATE

PROJECT TITLE:
RONNYS CARWASH OF CHIPLEY
941 MAIN STREET
CHIPLEY, FLORIDA
WASHINGTON COUNTY

SHEET TITLE:
SITE PLAN

DATE: 02-14-25
SCALE: 1"=20'
SHEET NUMBER:
C2.0
SHEET 3 OF 15

GREGORY ALLEN CAMPBELL LICENSE No.38572 STATE OF FLORIDA PROFESSIONAL ENGINEER



DETAIL OF MOUTH OF DROP INLET

NOT TO SCALE

STORM STRUCTURE DATA TABLE

① PRECAST FDOT "TYPE C" DITCH BOTTOM INLET
U.S.F. NO. 6611 STEEL TRAFFIC RATED GRATE
GRATE TOP EL.= 97.50
12" ADS N-12 PE PIPE INVERT ELEV (OUT-N) = 94.91

② PRECAST FDOT TYPE "C" DITCH BOTTOM INLET
U.S.F. NO. 6611 STEEL TRAFFIC RATED GRATE
LID TOP EL.= 97.70
12" ADS N-12 PE PIPE INVERT ELEV (OUT-WEST) = 94.70

③ PRECAST FDOT TYPE "C" DITCH BOTTOM INLET
U.S.F. NO. 6611 STEEL TRAFFIC RATED GRATE
GRATE TOP EL.= 97.56
12" ADS N-12 PE PIPE INVERT ELEV (IN-E) = 94.70
12" ADS N-12 PE PIPE INVERT ELEV (OUT-W) = 94.60

④ PRECAST FDOT TYPE "C" DITCH BOTTOM INLET
U.S.F. SOLID LID
GRATE TOP EL.= 98.87
12" ADS N-12 PE PIPE INVERT ELEV (IN-S) = 95.29
12" ADS N-12 PE PIPE INVERT ELEV (OUT-W) = 95.19

⑤ PRECAST FDOT TYPE "C" DITCH BOTTOM INLET
U.S.F. NO. 6611 STEEL TRAFFIC RATED GRATE
GRATE TOP EL.= 97.90
12" ADS N-12 PE PIPE INVERT ELEV (OUT-N) = 95.50

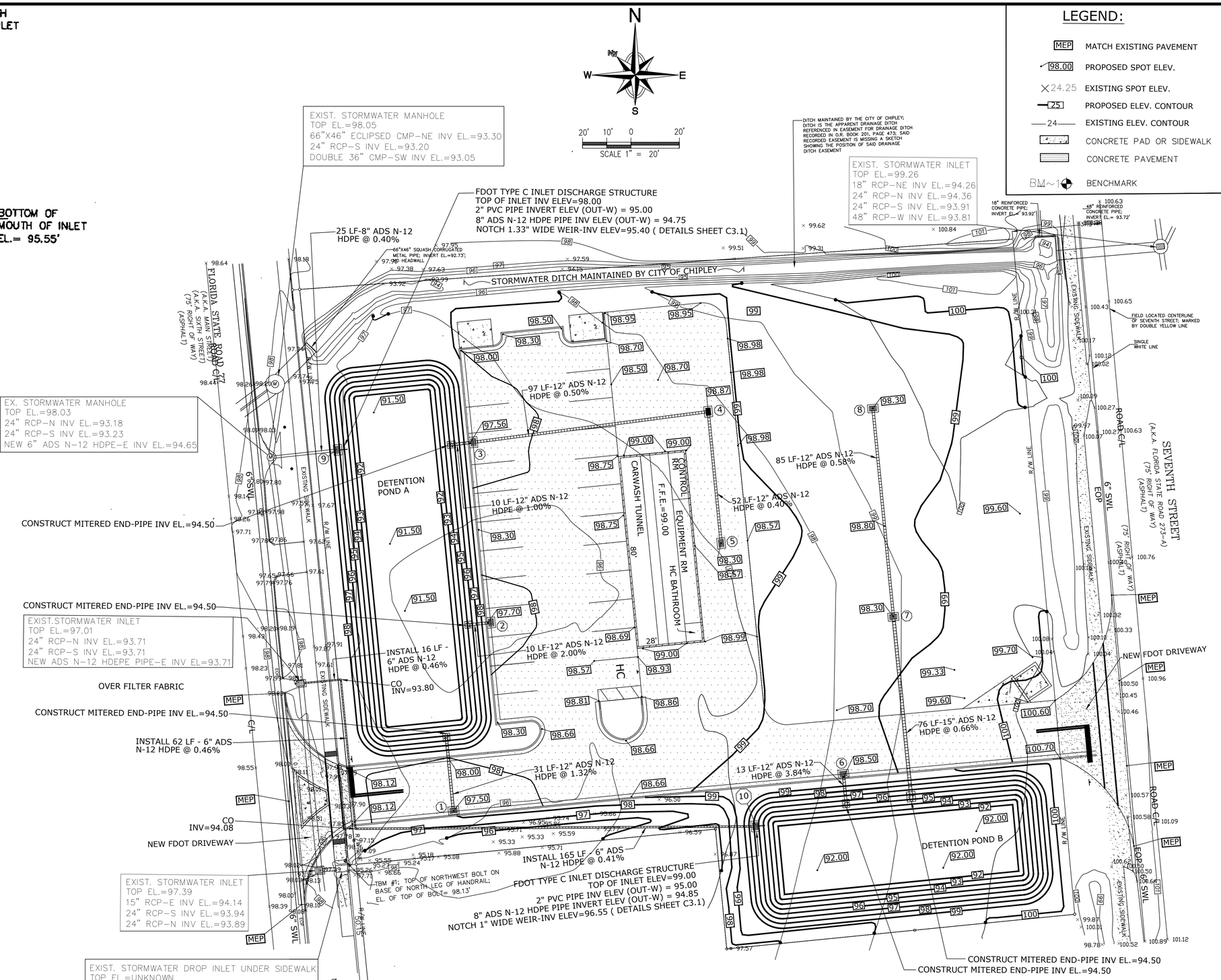
⑥ PRECAST FDOT TYPE "C" DITCH BOTTOM INLET
U.S.F. NO. 6611 STEEL TRAFFIC RATED GRATE
GRATE TOP EL.= 98.50
12" ADS N-12 PE PIPE INVERT ELEV (OUT-S) = 95.00

⑦ PRECAST FDOT TYPE "C" DITCH BOTTOM INLET
U.S.F. NO. 6611 STEEL TRAFFIC RATED GRATE
GRATE TOP EL.= 98.30
12" ADS N-12 PE PIPE INVERT ELEV (IN-N) = 95.00
15" ADS N-12 PE PIPE INVERT ELEV (OUT-S) = 95.00

⑧ PRECAST FDOT TYPE "C" DITCH BOTTOM INLET
U.S.F. NO. 6611 STEEL TRAFFIC RATED GRATE
GRATE TOP EL.= 98.30
12" ADS N-12 PE PIPE INVERT ELEV (OUT-S) = 95.50

⑨ PRECAST FDOT TYPE "C" DITCH BOTTOM INLET
U.S.F. NO. 6611 STEEL TRAFFIC RATED GRATE
GRATE TOP EL.= 98.00 BOTTOM EL-93.50
8" ADS N-12 PE PIPE INVERT ELEV (OUT-W) = 94.75
2" PVC PIPE INVERT ELEV (OUT-E) = 95.00

⑩ PRECAST FDOT TYPE "C" DITCH BOTTOM INLET
U.S.F. NO. 6611 STEEL TRAFFIC RATED GRATE
GRATE TOP EL.= 98.30 BOTTOM EL=93.75
8" ADS N-12 PE PIPE INVERT ELEV (OUT-W) = 94.75
2" PVC PIPE INVERT ELEV (OUT-E) = 95.00



GRADING NOTES:

1. SPOT ELEVATIONS SHOWN ADJACENT TO CURB & GUTTER ARE BOTTOM OF CURB ELEVATION NOT TOP (ADD 0.50' TO SPOT ELEVATION TO GET TOP OF CURB ELEVATION)

HANDICAP SIDEWALK, PARKING AND RAMP NOTES

1. RAMPS SHALL NOT EXCEED 1:12 (8.33%) SLOPE.
2. SIDEWALK CROSS SLOPE, HC LANDINGS, PARKING SPACES/AISLES SHALL NOT EXCEED 2% SLOPE.
3. LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE) SHALL NOT EXCEED 5% SLOPE.

LEGEND:

- MEP — MATCH EXISTING PAVEMENT
- 98.00 — PROPOSED SPOT ELEV.
- ×24.25 — EXISTING SPOT ELEV.
- 25 — PROPOSED ELEV. CONTOUR
- 24 — EXISTING ELEV. CONTOUR
- CONCRETE PAD OR SIDEWALK
- CONCRETE PAVEMENT
- BM~1 — BENCHMARK

NO.	REVISIONS	BY	DATE

ENVIRONMENTAL ENGINEERING SERVICES
FIRM REGISTRATION #: RY6515
2120 MARIA CIRCLE
PENSACOLA, FLORIDA 32514
850-982-8606 (OFC)
850-477-1176 (FAX)
GREGORY ALLEN CAMPBELL, P.E.
FL PE LICENSE #: 38572

PROJECT TITLE:
RONNYS CARWASH OF CHIPLEY
941 MAIN STREET
CHIPLEY, FLORIDA
WASHINGTON COUNTY

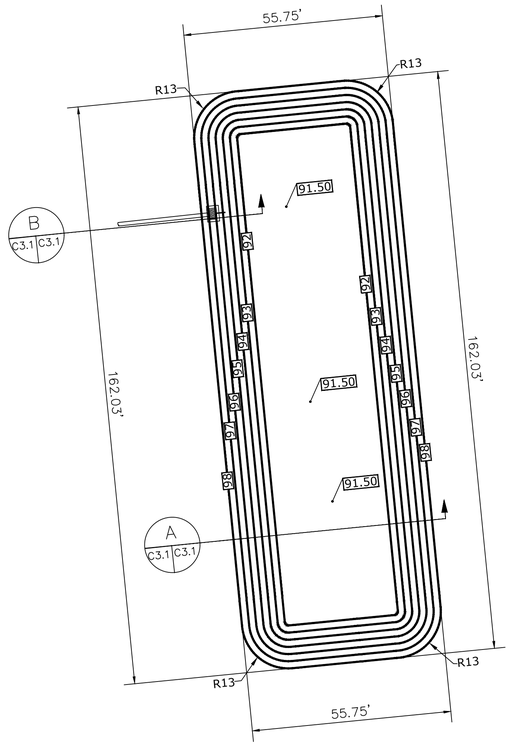
SHEET TITLE:
GRADING & DRAINAGE PLAN

DATE: 02-14-25

SCALE: 1"=20'

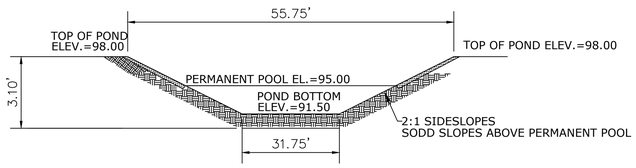
SHEET NUMBER:
C3.0
SHEET 4 OF 15

GREGORY ALLEN CAMPBELL LICENSE No.38572 STATE OF FLORIDA PROFESSIONAL ENGINEER



PLAN VIEW - DETENTION POND A

SCALE: 1"=20'



A C3.1 C3.1 DETENTION POND A - CROSS SECTION

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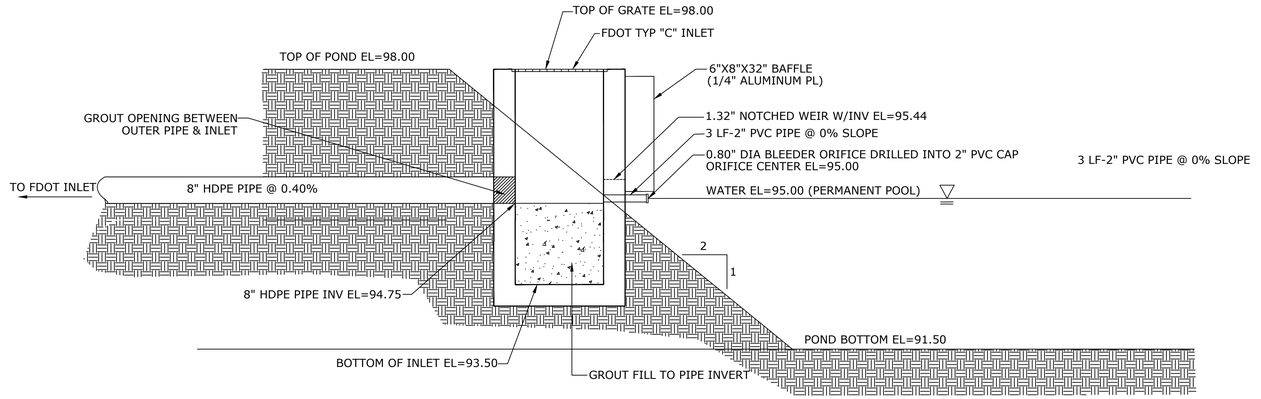
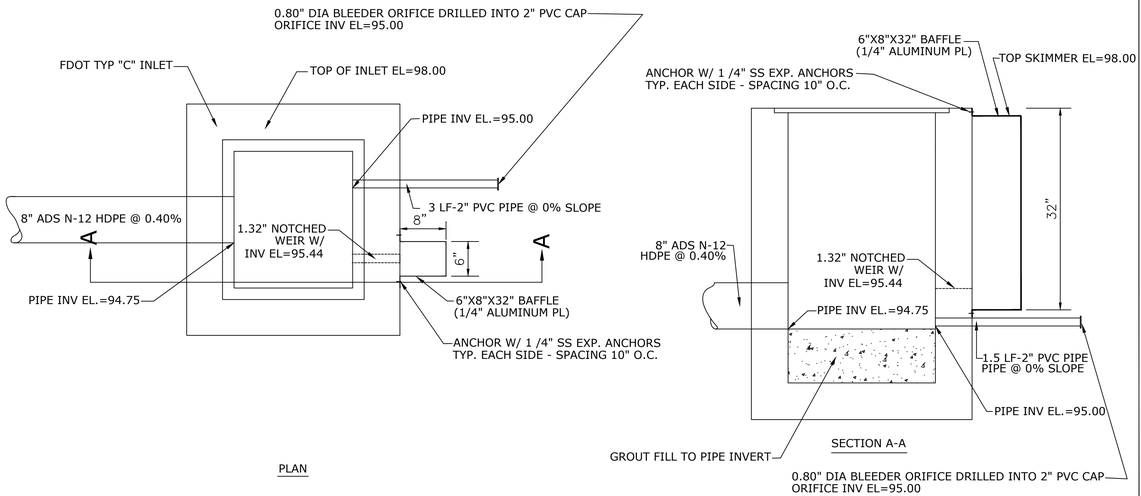


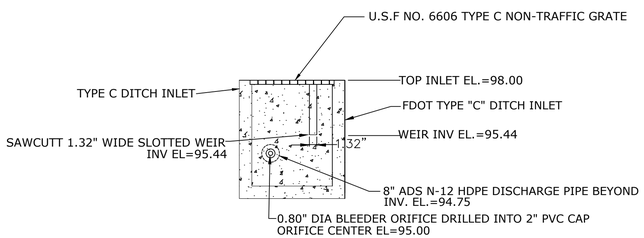
B C3.1 C3.1 DETENTION POND A - SIDE VIEW

N.T.S.



FDOT TYPE "C" OUTLET STRUCTURE & BAFFLE

NTS



POND A DISCHARGE STRUCTURE
EAST ELEVATION VIEW

NTS

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FIRM REGISTRATION #: RY6515
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850-982-8606 (OFC)
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GREGORY ALLEN CAMPBELL, P.E.
FL PE LICENSE #: 38572

PROJECT TITLE:
RONNYS CARWASH OF CHIPLEY
941 MAIN STREET
CHIPLEY, FLORIDA
WASHINGTON COUNTY

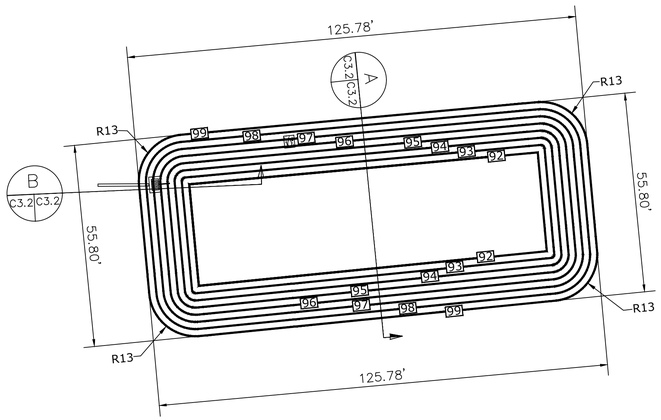
SHEET TITLE:
DETENTION POND A
DETAILS

DATE: 01-18-25

SCALE: 1"=20'

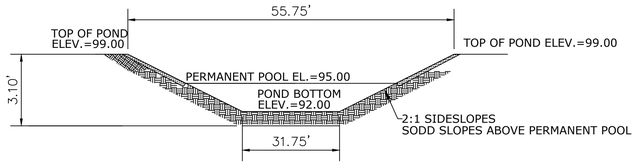
SHEET NUMBER:
C3.1
SHEET 5 OF 15

GREGORY ALLEN CAMPBELL LICENSE No.38572 STATE OF FLORIDA PROFESSIONAL ENGINEER



PLAN VIEW - DETENTION POND B

SCALE: 1"=20'



A C3.2 C3.2 DETENTION POND B-CROSS SECTION

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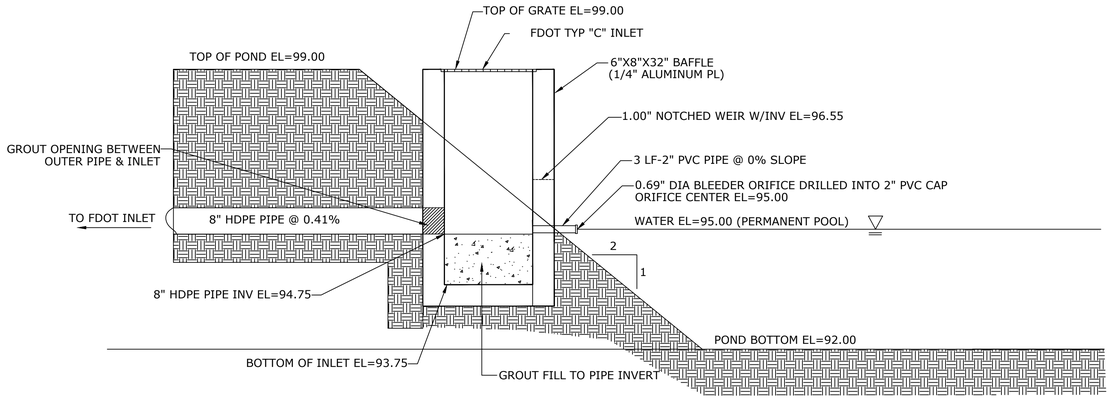
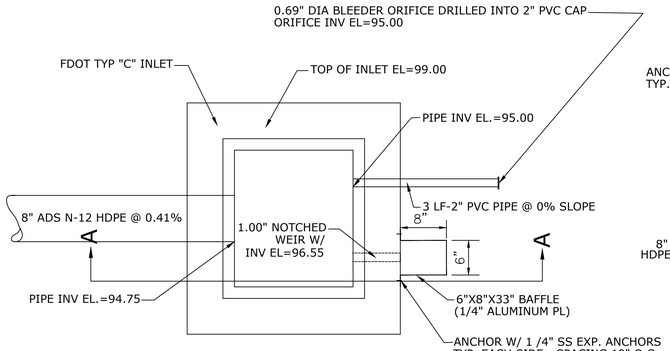
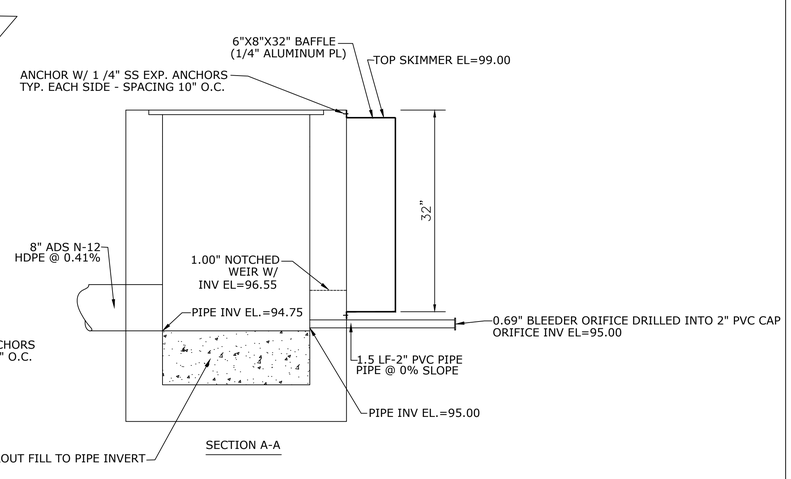


B C3.2 C3.2 DETENTION POND A - SIDE VIEW

N.T.S.



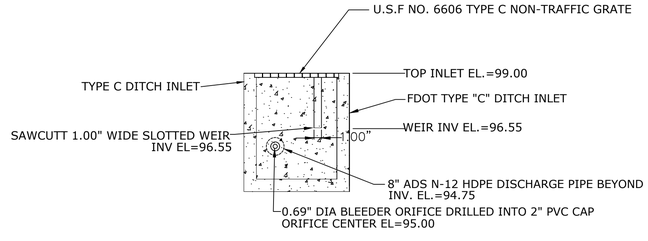
PLAN



SECTION A-A

FDOT TYPE "C" OUTLET STRUCTURE & BAFFLE

NTS



POND A DISCHARGE STRUCTURE
EAST ELEVATION VIEW

NTS

POND A DISCHARGE STRUCTURE
EAST ELEVATION VIEW

NTS

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ENVIRONMENTAL ENGINEERING SERVICES
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GREGORY ALLEN CAMPBELL, P.E.
FL PE LICENSE #: 38572

PROJECT TITLE:
RONNYS CARWASH OF CHIPLEY
941 MAIN STREET
CHIPLEY, FLORIDA
WASHINGTON COUNTY

SHEET TITLE:
DETENTION POND A
DETAILS

DATE: 01-18-25

SCALE: 1"=20'

SHEET NUMBER:
C3.2
SHEET 6 OF 15

GREGORY ALLEN CAMPBELL
LICENSE
No.38572
STATE OF FLORIDA
PROFESSIONAL ENGINEER

LEGEND:

- PROPOSED CONCRETE PAVEMENT
- R/W INE
- GCO — GROUND LEVEL CLEAN OUT
- M — WATER METER
- BF — BACKFLOW PREVENTER
- OHE — EXISTING OVERHEAD UTILITY LINES
- BFO, BFO, BFO, BFO, BFO — EXISTING BURIED FIBER OPTIC LINE
- W, W, W, W, W — EXISTING WATER LINE
- GAS, GAS, GAS, GAS, GAS — EXISTING BURIED NATURAL GAS LINE
- SS, SS, SS, SS, SS — EXISTING ECUA SEWER FORCE MAIN

N
W
E
S

20' 10' 0 20'
SCALE 1" = 20'

DITCH MAINTAINED BY THE CITY OF CHIPLEY; DITCH IS THE APPARENT DRAINAGE DITCH REFERENCED IN EASEMENT FOR DRAINAGE DITCH RECORDED IN O.R. BOOK 201, PAGE 473; SAID RECORDED EASEMENT IS MISSING A SKETCH SHOWING THE POSITION OF SAID DRAINAGE DITCH EASEMENT

EXISTING 2" PVC WATER MAIN OWNED & OPERATED BY CITY OF CHIPLEY

STORMWATER DITCH MAINTAINED BY CITY OF CHIPLEY

EXISTING 8" PVC WATER MAIN OWNED & OPERATED BY CITY OF CHIPLEY

FLORIDA STATE ROAD 77 (A.K.A. MAIN STREET) (A.K.A. STATE ROAD 273-A) (75' RIGHT OF WAY) (ASPHALT)

BSL

R/W LINE

INV. EL.=95.50

DETENTION POND A

CARWASH TUNNEL

CONTROL RM

EQUIPMENT RM

F.F.E.=99.00

HC BATHROOM

TANK 1

TANK 2

TANK 3

28'

40'

EXISTING SIDEWALK

6" SWL

EOP

C/L

37.3'

FIELD LOCATED CENTERLINE OF SEVENTH STREET; MARKED BY DOUBLE YELLOW LINE

SINGLE WHITE LINE

SEVENTH STREET (A.K.A. FLORIDA STATE ROAD 273-A) (75' RIGHT OF WAY) (ASPHALT)

ROAD C/L

INSTALL 16 L.F.-4" PVC PIPE @1.04% MIN FROM TRENCH TO TANK 1

INSTALL TRAFFIC RATED GCO INV. EL.=95.33

SURVEYOR UNABLE TO GET GOOD ELEVATION AND INVERTS DUE TO HEAVY TRAFFIC

EXISTING FIRE HYDRANT LOCATED 254' FROM THE FURTHEREST POINT OF THE BUILDING AS THE HOSE LAYS

3 - 1,500 GALLONRECYLE TANKS SEWER @ 1.04% MIN

W/BACKWATER VALVE

INSTALL 34 LF-4" PVC SANITARY SEWER FROM RECYCLE TANK @1.04% MIN.

CONNECT 2" WATER SERVICE LINE TO EXISTING 2" WATER MAIN W/ 2"X2" SADDLE X 2" PVC TEE

(2) - 2" SCH 80 PVC SUCTION PIPES FROM RECLAIM TANK#3 TO RECLAIM TANK IN EQUIPMENT ROOM

INSTALL 4" PVC SEWER LATERAL W/GCO @1.04% INV EL=95.27

INSTALL 36 LF-4" PVC SANITARY SEWER @1.04% MIN.

GCO INV EL=94.94

INSTALL 67 LF-4" PVC SANITARY SEWER @1.04% MIN.

INSTALL 109 L.F. - 2" PVC F.M. (ASTM D2241, SDR21, 200 PSI, GREEN)

VALVE BOX W/2" GATE & CHECK VALVE TO BE PROVIDED BY CITY OF CHIPLEY FOR CARWASH FORCE MAIN CONNECTION

FM FM FM FM FM FM FM FM

AROUND POND PERIMETER

2" RPZ BACKFLOW PREVENTER (ON PRIVATE PROP./TO BE INSULATED)

2" METER PER CITY OF CHIPLEY WATER UTILITIES DEPARTMENT (ON PROPERTY)

INSTALL 260 LF-2" PVC WATER SERVICE LINE TO BUILDING

EAST 150' (REC.)
N 83°51' E 150.00' (REC.1)
N 84°24'08" E 149.87'

EXISTING 2" PVC WATER MAIN OWNED & OPERATED BY CITY OF CHIPLEY

DETENTION POND B

36" DIA. L.S. WETWELL
TOP EL. = 98.90
BOTTOM EL. = 90.00
4" PIPE (IN-W) = 94.24
2" F.M. (OUT-E) = 97.25
PRIVATE DUPLEX GRINDER PUMP L.S. TO BE INSTALLED, OPERATED & BY PROPERTY OWNER/DEVELOPER

N 05°25'
N 05°4
N 05°37

NO.	REVISIONS	BY	DATE

ENVIRONMENTAL ENGINEERING SERVICES
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GREGORY ALLEN CAMPBELL, P.E.
FL PE LICENSE #: 38572

PROJECT TITLE:
RONNYS CARWASH OF CHIPLEY

941 MAIN STREET
CHIPLEY, FLORIDA
WASHINGTON COUNTY

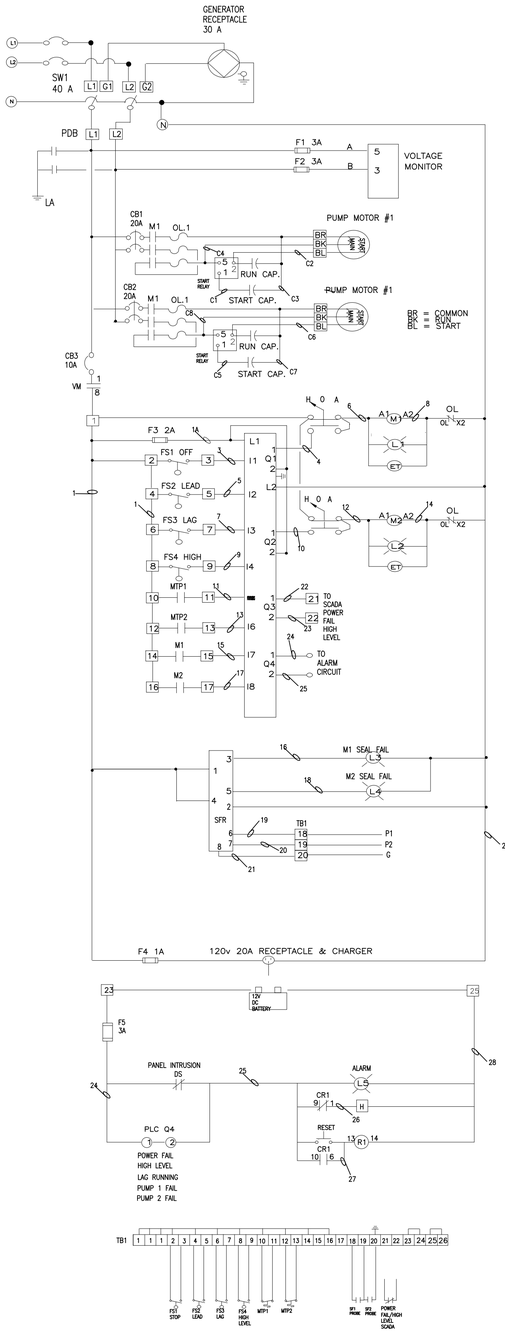
SHEET TITLE:
UTILITY PLAN

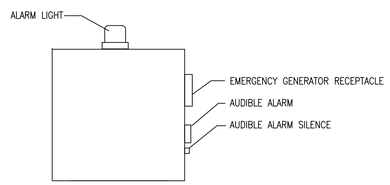
DATE: 02-14-25

SCALE: 1"=20'

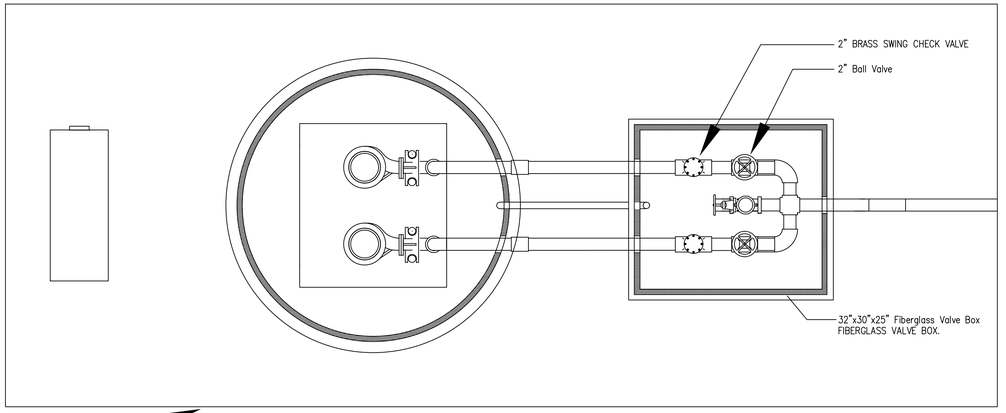
SHEET NUMBER:
C4.0
SHEET 7 OF 15

GREGORY ALLEN CAMPBELL LICENSE No.38572 STATE OF FLORIDA PROFESSIONAL ENGINEER





CONTROLLER DETAIL



LIFT STATION PLAN

LIFT STATION SPECIFICATIONS

SUBMERSIBLE GRINDER PUMP. THE PUMPS SHALL HAVE THE FOLLOWING FEATURES:
- CAST IRON MOTOR HOUSING AND VOLUTE
- HARDENED STAINLESS STEEL GRINDER COMPONENTS
- 416 SERIES STAINLESS STEEL SHAFT
- MECHANICAL SEALS – SILICON CARBIDE VS SILICON CARBIDE

UPPER AND LOWER BALL BEARINGS

FASTENERS OF AISI 316 STAINLESS STEEL
NITRILE RUBBER ELECTRIC CABLES AND "O" RINGS

1.15 MOTOR SERVICE FACTOR

GUIDE RAIL SYSTEMSHALL CONSIST OF:
ASTM A48, CLASS 40B CAST IRON BASE ELBOWS WITH FLANGED OUTLET
ASTM A48, CLASS 40B CAST IRON PUMP SEALING FLANGE WITH BUNA GASKET. THE SEALING FLANGE SHALL CONNECT TO THE BASE BY A ROTATIONAL MOVEMENT THAT WILL COMPRESS THE GASKET BETWEEN THE TWO. METAL TO METAL SYSTEMS, OR SYSTEMS USING ONLY A LINEAR DOWNWARD MOTION TO SEAL WILL NOT BE ACCEPTABLE.
1" STAINLESS STEEL PIPE GUIDE RAILS
STAINLESS STEEL UPPER GUIDE RAIL BRACKETS
STAINLESS STEEL LIFTING CHAINS WITH STAINLESS STEEL SCREW PIN SHACKLES

MERCURY FLOAT SWITCHES SHALL BE THE SUSPENDED TYPE
FLOAT AND PUMP ELECTRICAL CABLES SHALL EXTEND TO CONTROLLER TERMINALS

FIBERGLASS BASIN SHALL BE BUILT BY A MANUFACTURER REGULARLY ENGAGED IN THE BUSINESS FOR A PERIOD OF NOT LESS THAN 5 YEARS. CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH ASTM D3753-99 AND SHALL INCLUDE AN ANTI-FLOTATION FLANGE AT THE BOTTOM. CONTRACTOR SHALL APPLY CONCRETE AROUND THE TOP OF THE FLANGE WITH A WEIGHT EQUAL TO THE BUOYANCY OF THE BASIN.
THE STATION SHALL BE ASSEMBLED BY THE PUMP MANUFACTURER OR THEIR AUTHORIZED DISTRIBUTOR. THE COMPANY ASSEMBLING THE STATION SHALL HAVE A MINIMUM OF 5 YEARS EXPERIENCE BUILDING THIS TYPE OF SYSTEM. THE PUMPS SHALL HAVE ALL GUIDE RAIL COMPONENTS, INCLUDING LIFTING CHAINS MOUNTED ON THEM AND SHIPPED LOOSE FOR FIELD INSTALLATION. THE CONTROLLER FLOAT SWITCHES AND SEALING ADAPTERS FOR THE ELECTRICAL AND INCOMING PIPE SHALL BE FIELD MOUNTED. THE REMAINING PORTION OF THE WET WELL AND VALVE BOX SHALL BE DELIVERED TO THE JOB SITE ASSEMBLED, REQUIRING ONLY THE DISCHARGE PIPES AND DRAIN TO BE COUPLED TOGETHER.

PUMP CONTROLLER, TO MEET LOCAL BUILDING CODES, D.E.P. STANDARDS AND BE UL LISTED:
DUPLEX CONTROLLER SHALL BE IN A NEMA 4X FIBERGLASS ENCLOSURE WITH DEAD FRONT. CONTROLLER SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING COMPONENTS:
1 – MAIN POWER BREAKER
2 – POWER CIRCUIT BREAKERS
1 – CONTROL CIRCUIT BREAKER
2 – MAGNETIC STARTERS WITH OL PROTECTION
2 – HOA SELECTOR SWITCHES*
1 – LIGHTING ARRESTER
1 – VOLTAGE MONITOR
2 – PUMP RUN LIGHTS*
2 – ELAPSED TIME METERS*
1 – FLASHING HIGH WATER ALARM LIGHT**
1 – ALARM HORN/BUZZER**
1 – SILENCE BUTTON**
1 – ALARM TEST SWITCH*
1 – 115v GFI convenience receptacle
1 – GENERATOR RECEPTACLE FOR AUXILIARY POWER
1 – EMERGENCY TRANSFER SWITCH TO MOVE FROM UTILITY POWER TO STANDBY GENERATOR POWER*
1 – 12 VOLT BATTERY BACKUP SYSTEM WITH CHARGER.
1 – POWER FAILURE ALARM AND UNAUTHORIZED ENTRY ALARM

* – MOUNTED ON OR THROUGH INNER DOOR
**– MOUNTED ON OUTSIDE OF ENCLOSURE

PANEL LOGIC – FOUR FLOAT SWITCH OPERATION

CONTROLLER SHALL AUTOMATICALLY START LEAD PUMP WHEN LIQUID LEVEL RISES TO THE SWITCH FS2. UNDER NORMAL OPERATION, THE LEAD PUMP WILL PUMP THE LIQUID DOWN TO FS1 WHICH WILL SHUT THE PUMP OFF. THE CONTROLLER WILL THEN ALTERNATE THE PUMPS SO THE LAG PUMP WILL BECOME THE LEAD PUMP ON THE NEXT SEQUENCE.
SHOULD THE LIQUID LEVEL CONTINUE TO RISE TO FS3, THE LAG PUMP CIRCUIT WILL BE ENERGIZED. AT THIS POINT BOTH PUMPS WILL RUN UNTIL THE LIQUID LEVEL DROPS TO FS1 WHERE BOTH PUMPS WILL STOP. SHOULD THE LEVEL CONTINUE TO RISE TO FS4 THE HIGH WATER ALARMS WILL BE ACTIVATED.

LIFT STATION SECTION

PUMP DATA	
NUMBER	2
MANUFACTURER	HCP
MODEL	32GF22.2
TYPE	Grinder
HP	3
RPM	3450
VOLTAGE PHASE	3–Phase, 460
GPM (PER EA)	25
TOTAL HEAD	20'

NO.	REVISIONS	BY	DATE

ENVIRONMENTAL ENGINEERING SERVICES
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RONNYS CARWASH OF CHIPLEY

941 MAIN STREET
CHIPLEY, FLORIDA
WASHINGTON COUNTY

SHEET TITLE:
LIFT STATION

DATE: 02-14-25

SCALE: NTS

SHEET NUMBER:
C4.1
SHEET 8 OF 15

GREGORY ALLEN CAMPBELL
LICENSE
No.38572
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PROPOSED NEW LANDSCAPE PLANTING SCHEDULE				
PLANT DESIGNATION	PLANT SPECIES	TREE DIAMETER (MIN.-INCHES)	TREE HEIGHT (MIN.-FEET)	REQUIREMENT FOR PLANTING
TBD	LIVE OAK	2"	8'	20' WIDE TYPE "C" LANDSCAPE BUFFER ALONG SOUTH P/L
TDB	WHITE OAK	2"	8'	20' WIDE TYPE "C" LANDSCAPE BUFFER ALONG SOUTH P/L
TDB	BILOXI CRAPE MRYTLE	1"	4'	20' WIDE TYPE "C" LANDSCAPE BUFFER ALONG SOUTH P/L
T16	LIVE OAK	2"	8'	PARKING LOT LANDSCAPING
S1 THRU S20	BUFORD HOLLY	N/A	1' HT MIN	20' WIDE TYPE "C" LANDSCAPE BUFFER ALONG SOUTH P/L
S21 THRU S40	GARDENIA	N/A	1' HT MIN	20' WIDE TYPE "C" LANDSCAPE BUFFER ALONG SOUTH P/L
T17 THRU T20	CRAPE MYRTLE	1"	4'	10' ROAD BUFFER TO BE PLANTED AT SOUTH P/L DUE TO OVERHEAD LINES

NOTE: CANOPY AND UNDERSTORY TREES IN 20' TYPE C LANDSCAPE BUFFER TO BE DETERMINED. SEE LANDSCAPE NOTE #10.

NOTE: OWNER MAY PLANT DIFFERENT PLANT SPECIES THAN THOSE LISTED ABOVE AS LONG AS PLANT SPECIES IS LISTED ON SANTA ROSA COUNTY LIST OF APPROVED PLANTS AND NO SINGLE SPECIES IS MORE THAN 50% OF

LANDSCAPE NOTES:

1. All landscape material shall be installed in a sound workmanlike manner and in accordance with the tree and shrub planting detail of this landscape plan.

2. Newly planted canopy trees shall have a minimum caliper of 2-inches at 4.5 feet above grade and be a minimum of 8 feet in height. Newly planted understory trees shall have a minimum caliper of 1-inch at 6 inches above grade and be a minimum of 4 feet in height. All plant material shall have a warranty of 2 years. All shrubs shall have a minimum height of 1 foot.

3. Owner shall maintain all landscape areas at all times. Maintenance shall include the prompt replacement of all dead or damaged landscaped material.

6. Landscaper shall refer to the City of Chipley Tree Replant list of recommended native and non-invasive plant materials for selection of appropriate shrubs, understory and canopy trees. Developer may select any tree and shrub listed on City of Chipley Tree Replant List of recommended native and non-invasive plant material in lieu of those designated in Proposed Tree Table.

7. All exposed soil/dirt shall be stabilized with Bahia sod. Any land disturbances in FDOT or County right-of-way and easements shall be regraded and sodded with Bahia sod.

8. Location of proposed trees or shrubs as illustrated on plan may be altered as long as the quantities calculated for buffers remain as found on this plan and all trees are planted within the buffers boundaries.

9. The contractor is to be aware of underground utilities throughout landscaped areas that may not be illustrated on this plan. Contractor shall verify location and protect all utilities during excavation and/or finish grading activities.

10. A variance application has been submitted to City of Chipley to exclude 10' landscape buffer required by code along northwest property line since there is an existing City drainage ditch in the 10' buffer area. A 10' buffer south of the southern edge of the drainage ditch would not be feasible since this area will be needed by City maintenance workers to access the drainage ditch for maintenance purposes. However a 6' high wooden privacy fence is proposed to screen the RV/boat storage lot from adjacent North property owner's view.

11. Developer shall install sodded grass or seed/much grass in all non-paved areas except City drainage ditch and bottom of stormwater detention ponds.

SITE PLAN AREA TABLE

TYPE AREA	PROPOSED	EXISTING
BUILDING AREA (S.F.)	2,240	0
IMPERVIOUS PAVEMENT(S.F.)	27,896	0
PERVIOUS AREA (S.F.)	42,949	73,085
CITY OF CHIPLEY DRAINAGE EASEMENT AREA (S.F.)	3,995	3,995
TOTAL AREA (S.F.)	77,080	77,080

%IMPERVIOUS AREA = 30,136 S.F. /77,080 S.F. X 100
%IMPERVIOUS AREA PROPOSED = 39.10%

LANDSCAPE CALCULATIONS:

A. SOUTH ADJACENT PROPERTY LANDSCAPE BUFFER (335.03 L.F. along south property line) since all adjacent south property is currently used as a residential home. Type A landscape buffer required in this area.

Planting requirements for this Landscape Buffer are as follows:

Canopy trees required = 2.4 canopy trees/100' x 335.03' = 8.04 tree or 9 trees (Canopy trees designated as T1 thru T9 on landscape plan)

Understory Trees Required = 0.80 trees/100' x 335.03' = 2.68 trees or 3 trees (Understory trees designated as T10 thru T12 as shown on landscape plan).

Shrubs Required - 8 shrubs/100' x 335.03' = 26.8 shrubs or 27 shurbs (Shrubs designated as S1 thru S27 are shown on landscape plan)

B. NORTHWEST ADJACENT PROPERTY LANDSCAPE BUFFER (L=120')

No landscape buffer planted in this location due to City drainage ditch located in buffer and additional area needed to access ditch for maintenance . Variance application has been submitted to eliminate requirement (See Landscape Note #10).

LANDSCAPE CALCULATIONS (CONTINUED)

C. Perimeter Landscape Strip-Main Street (L=239.96'-24' (driveway)-10' (south landscape buffer)=205.96')

Planting requirements = 205.96' x 1 tree/50' = 4.12 or 5 trees (Understory trees designated as T13 thru T17 are shown on landscape plan)

D. Perimeter Landscape Strip-7th Street (L=281.61' - 10' (south landscape buffer) = 271.61')

Planting requirements = 271.61' x 1 tree/50' = 5.43 or 6 trees (Understory trees designated as T18 thru T23 are shown on landscape plan)

E. Interior Planting Areas (Interior Landscape area required =45,011 s.f. (gross area) x 0.10 = 4,501 s.f.)+

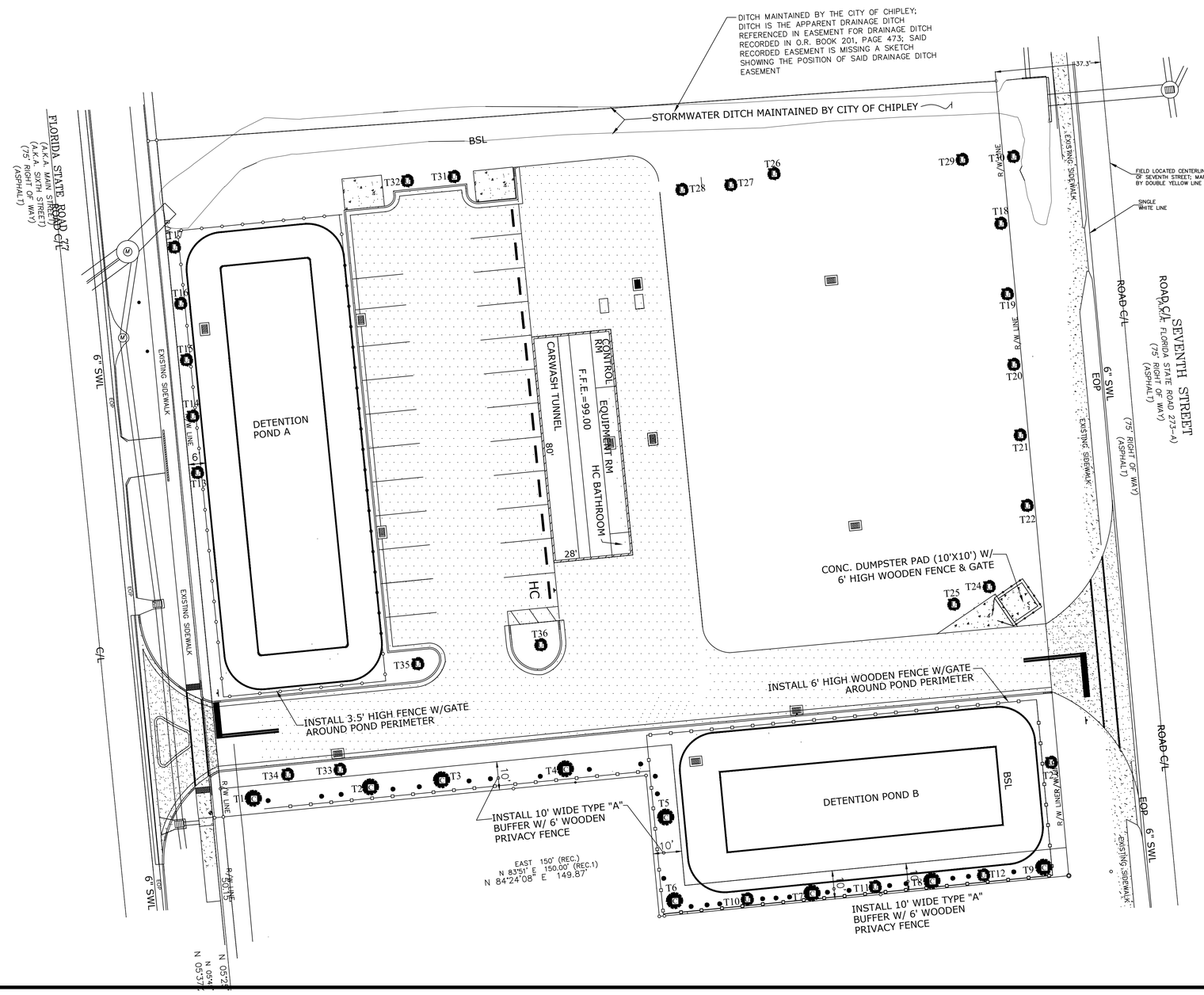
Interior Planting provided = 11,515 s.f. >4,501 s.f. ok.
Interior shade trees required = 45,011 s.f./3,500 s.f. = 12.86 or 13 trees (shade trees designated as T24 thru T36 are shown on landscape plan)

N
NW NE
W E
SW SE
S

20' 10' 0 20'
SCALE 1" = 20'

SCALE: 1" = 20'

RESIDENTIAL HOME NORTH ADJACENT PROPERTY (120')
(SEE LANDSCAPE NOTE #10)



LEGEND:

- T33 — PROPOSED CANOPY TREE
- T23 — PROPOSED UNDERSTORY TREE
- S63 — PROPOSED SHRUBS
- NEW ONSITE CONCRETE PAVEMENT
- EXISTING FDOT DRIVEWAY & SIDEWALK
- NEW FDOT CONCRETE
- R/W — RW LINE
- 6' HIGH WOODEN PRIVACY FENCE
- 4' HIGH WOODEN, CHAIN LINK, VINYL OR METAL FENCE

NO.	REVISIONS	BY	DATE

ENVIRONMENTAL ENGINEERING SERVICES
FIRM REGISTRATION #: RY6516
2120 MARIA CIRCLE
PENSACOLA, FLORIDA 32514
850-982-8606 (OFC)
850-477-1176 (FAX)
GREGORY ALLEN CAMPBELL, P.E.
FL PE LICENSE #: 38572

PROJECT TITLE:
RONNYS CARWASH OF CHIPLEY
941 MAIN STREET
CHIPLEY, FLORIDA
WASHINGTON COUNTY

SHEET TITLE:
LANDSCAPE PLAN

DATE: 02-14-25
SCALE: 1"=20'

SHEET NUMBER:
C5.0
SHEET 9 OF 15

GREGORY ALLEN CAMPBELL LICENSE No.38572 STATE OF FLORIDA PROFESSIONAL ENGINEER

Site Description

The proposed project is located AT 941 Main Street, Chipley, Florida. The 1.77 acre property is currently vacant and cleared with grass and no trees. The project will only construct an automated carwash with vacuum stalls.

The property generally slopes in an east to west direction with mild slopes. Stormwater management system consists of two detention ponds each with a FDOT Type "C" discharge structure that discharges to SR77 stormwater inlets. Stormwater is conveyed to the ponds via a series of inlets and piping.

Erosion and Sedimentation Controls

Erosion and sedimentation from the construction site shall be controlled at all times using Best Management Practices(BPMs) Perimeter controls shall be installed prior to clearing activities or any construction activity that disturbs soils. Installation of those controls may be staged to correspond with the clearing and construction schedule. Immediate after clearing activities appropriate controls shall be installed to limit and minimize the velocity of stormwater runoff over unprotected soils. Temporary BPMs shall be used as necessary inside the perimeter controls as the construction progresses. Perimeter controls shall be actively maintained until final stabilization of those portions of the site uphill of the perimeter controls. Temporary controls shall be removed when stabilization is achieved or when necessary for the next stage of construction. Controls shall be consistent with the performance standards for erosion and sedimentation control as set forth in Section 62-40.432 F.A.C.

Stabilization and Structural Practices

Stabilization practices may include, but not limited to, temporary seeding, mulching, geotextiles, permanent sod and preservation of existing vegetation. Preservation of the existing vegetation should always be the first choice BMP. Where disturbed soils are to remain for extended periods, temporary seeding should be considered prior to final sod stabilization. A record shall be maintained of the dates when major grading activities occur, when construction activities temporarily or permanently cease on a portion of the site and when stabilization measures are initiated. Stabilization measures shall be initiated as soon as practicable, but in no case more than 14 days, in those areas of the site where construction activities have temporarily or permanently ceased including after final grading. At all times during and after development, cleared areas shall be stabilized. Final stabilization methods shall be in place within 14 days of final grading.

Structural practices shall divert flows from exposed soils, store flows, retain sediment on-site, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Such practices may include, but not limited to, silt fence, earth dikes, diversion swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems and temporary or permanent sediment basins.

Stormwater Management

A single row of silt fence as shown on sheet C6.1 shall be installed around the construction site prior to land disturbance activities to prevent sediment from leaving the site during regrading and sodding of the uplands area.

The property generally slopes in an east to west direction with mild slopes. Stormwater management system consists of two detention ponds each with a FDOT Type "C" discharge structure that discharges to SR77 stormwater inlets. Stormwater is conveyed to the ponds via a series of inlets and piping.

Haybales shall be installed in addition to silt fences, if necessary. Erosion control facilities shall be actively maintained throughout the course of construction until the site is graded and stabilized with grass.

Stockpile of Soil Onsite

All stockpiles of soil and debris shall be protected against dust and erosion at all times. Dust control can be accomplished by watering dry exposed areas on a regular basis. Spraying of petroleum based or toxic liquids for this purpose is prohibited.

Stockpiles of soil shall be placed as shown on sheet C6 and silt fence installed around perimeter as necessary to prevent soil runoff.

Controls for Other Potential Pollutants

A materials management area shall be designated on-site for protected storage of chemicals, solvents, fertilizers and other potentially toxic materials. Storage areas can become a major source of risk due to possible mishandling of materials and accidental spills. An inventory should be compiled and maintained of the storage area and the site. Special care should be taken to identify any materials that have the potential to come into contact with stormwater.

Petroleum products such as oil gasoline, lubricants and asphaltic substances should be handled carefully to minimize their exposure to stormwater. These management practices should be used to reduce the risks of using petroleum products:

- Have equipment available to contain and clean up petroleum spills in fuel storage areas or on board maintenance and fueling vehicles.
- Where possible, store petroleum products and fuel vehicles in covered areas and construct dikes to contain any spills.
- Contain and clean up petroleum spills immediately.
- Perform preventative maintenance for on-site equipment to prevent leakage.
- Apply asphaltic substances properly according to the manufacturer's instructions.

Hazardous products including, but not limited to, paints, acids for cleaning masonry surfaces, cleaning solvents, chemical additives used for soil stabilization, and concrete curing compounds should be properly handled. These practices will help avoid pollution of stormwater by these materials:

- Keep equipment to contain and clean up spills of hazardous materials in the areas where the materials are stored.
- Contain and clean up spills immediately after they occur.
- Keep materials in a dry, covered area.
- Store materials in the original manufacturer's containers whenever possible, because special handling instructions usually are printed on the containers.

Pesticides include insecticides, rodenticides, and herbicides that are commonly used on construction sites. These management practices will reduce the amounts of pesticides that could contact stormwater:

- Handle pesticides as infrequently as possible.
- Store materials in the original manufacturer's containers whenever possible, because special handling instructions usually are printed on the containers.
- Observe all applicable federal, state and local regulations when using, handling, or disposing of pesticides.
- Store pesticides in a dry, covered area.
- Provide curbs or dikes to contain spills.
- Have measures on site to contain and clean up spills.
- Strictly follow recommended application rates and methods.

Fertilizer and detergents usually contain nutrients that can be a major source of pollution in stormwater. These practices should be used to reduce the risks of nutrient pollution:

- Limit the application of fertilizers to the minimun area and the minimum recommended amounts.
- Reduce exposure of nutrients to stormwater runoff by working the fertilizer into the soil to a depth of 4 to 6 inches.
- Apply fertilizer more frequently, but at lower application rates.
- Limit hydroseeding in which lime and fertilizers are applied to the ground surface in one application.
- Implement good erosion and sediment control to help reduce the amount of fertilizer lost as a result of erosion.
- Limit the use of detergents on the site. Wash water containing detergents should not be discharged to the stormwater management systen.
- Apply fertilizer and use detergents only in the recommended manner and amounts.

Proper management and disposal of building materials and other construction site wastes are an essential part of pollution prevention. Construction wastes include surplus or refuse building materials as well as hazardous wastes. Management practices for these wastes include trash disposal, recycling, material handling, and spill prevention and clean up. These practices should provide for proper disposal of construction wastes:

- Designate a waste disposal area on the site.
- Provide an adequate number of containers with lids or covers that can be placed over the container prior to rainfall.
- Locate containers in covered areas, where possible.
- Arrange for scheduled waste pick up. Adjust waste collection schedule as necessary to prevent overflow of the containers.
- Ensure that construction waste is collected, removed, and disposed of only at authorized disposal areas in compliance with applicable State and/or local waste disposal regulations.

Offsite vehicle tracking of sediments and the geration of dust shall be minimized. Existing onsite access driveway shall be utilized to reduce off-site until new access driveway is consrtucted. Off-site sediment removal should be conducted at a frequency necessary to minimize impacts. Vehicle wash area should be considered if off-site tracking becomes excessive.

The construction site must have temporary sanitary sewer facilities for on-site personnel. Portable facilities may be utilized throughout the site. Licensed domestic waste haulers must be contracted to regularly remove the sanitary wastes and to maintain the facilities in good working order. The temporary construction trailer may have sanitary sewer facilities with a holding tank. A licensed domestic waste hauler shall also service this facility. An on-site septic system for the construction trailer in not allowed. Temporary sanitary sewer facilities shall be permitted by the local building department in accordance with applicable State and local regulations.

Maintenance and Inspection Controls

Controls of pollutants shall be maintained throughout construction period and until stabilization is achieved. Qualified personnel shall inspect all points of discharge and all disturbed areas of the construction site that have not been finally stabilized areas used for storage of materials that are exposed to precipitation, structural controls, and locations where vehicles enter or exit the site at least once every seven calendar days and within 24 hours of the end of every storm event that produces at least 0.50 inches of rainfall determined by onsite rain gage. Contractor shall utilized the Stormwater Pollution Prevention Plan Inspection Report form on this sheet to document inspections and shall keep the inspection form onsite for regular review if required. Maintenance and inspection shall include the following:

- Stabilization Measures - Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of or the potential for, pollutants leaving the site. The inspection should reveal whether the area was stabilized correctly, whether there has been damage to the area since it was stabilized, and what should be done to correct any problems.
- Structural Controls - Silt fences, hay bales and other erosion control measures shall be inspected regularly for proper positioning, anchoring, and effectiveness in trapping sediments. The inspection should reveal whether the control was installed correctly, whether there has been damage to the control since installation, and what should be done to correct any problems. Sediment should be removed from the uphill side of the silt fence and the fence should be reconstructed as necessary. Hay bales shall be added or replaced as necessary to provide effective control.
- Discharge Points - Discharge points shall be inspected to determine whether erosion control measures are effective in preventing significant amounts of pollutants fron leaving the site. Silt fences and hay bales shall be maintained or replaced as necessary. The inspection should reveal whether the on-site BMPs are effective, and what should be done to increase the effectiveness.
- Construction Entrances - Locations where vehicles enter or exit the site shall be inspected for evidence of off-site sediment tracking. The inspection should reveal whether installation of a construction entrance is warranted, If warranted a construction entrance shall be installed per specifications on Sheet C8.
- Areas Used for Storage of exposed Materials - These are locations where construction materials (including excavated soils) are stored. The inspection should reveal the potential for excessive erosion and sedimentation, and what actions should be implemented to reduce the risks of pollution.

Contractor Certification

Based on the result of the inspection, all maintenance operations needed to assure proper function of all controls, BMPs, practices or measure identified in this Plan shall be done in a timely manner, but in no case later than 7 calendar days following the inspection

A Report summarizing the scope of each inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations related to the implementation of the stormwater pollution prevention plan, and modifications to the stormwater pollution prevention plan shall be prepared and retained as part of the stormwater pollution prevention plan for at least three years from the date that the site is finally stabilized. Such report shall identify any incidence of non-compliance.

This Stormwater Pollution Prevention Plan must clearly identify, for each measure identified within the Stormwater Pollution Prevention Plan, the contractor(s) or subcontractor(s) that will implement each measure. All contractor(s) and subcontractor(s) identified in the Stormwater Pollution Prevention Plan must sign the following certification:

"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder."

Name	Title	Company Name, Address & Phone Number	Date

Contractor Requirements

The contractor must have technical expertise in erosion prevention and sediment control. The contractor must at all time maintain erosion control methods that prevent any violation of the NPDES program. It is the contractors responsibility to manage all sediment and erosion control measures as required by regulatory agencies.

Contractor must request coverage under the Florida Dept of Environmental Protection (FDEP) Generic Permit for Construction Activities in order to use the Generic Permit for site which disturbs 1 or more acres. A Notice of INtent (NOI) form must be completed and mailed to FDEP (at least 48 hours prior to any earth disturbing activities). The General Contractor (and all subcontractors involved with any construction activity related to earthwork, possible pollutants as defined in The Florida NPDES Generic Permit) must be familiar with the contents of this Stormwater Pollution Prevention Plan (SWPPP) as well as all the requirements set forth in the the Florida NPDES Generic Permit.

Faulty Installation and/or Poor Maintenance

Most noncompliance occurs because measures were not installed correctly or maintained properly, or both. Determining the reason why the measures are failing requires technical knowledge about the devices and how to construct them properly. Contractors failure to control erosion, sedimentation or turbidity both onsite and offsite is not acceptable. Failure to do so may result in possible fines and/or termination from the site without payment for construction progress.

Compliance

Remember that the goal of the program is to prevent accelerated erosion and off-site sedimentation. As the contractor, you are the first person to determine if the performance standards and intent of the rule are being met. You are the key person in ensuring that the construction site is evaluated fairly and consistently and that you keep the site in compliance.

The erosion and sediment control rules are performance oriented. That is, the measures used at a construction site must be effective in controlling erosion and preventing off-site sedimentation for the site to be in compliance. Following an approved plan and installing the control measures may not be enough for a site to be in compliance with the rules. If erosion and off-site sedimentation occur, the contractor will be responsible for installing additional measures to correct any problem associated with compliance of the NPDES permit or any other permit required for the site construction. The contractor will also be completely responsible for any fines levied by any governing agency on the project during construction.

The rules are also flexible, allowing the contractor to decide the most economical and effective means of erosion control. This encourages the use of innovative techniques and specifically designed erosion control systems. The contractor is the key individual in making this kind of performance based rule work because the contractor is the first person to recognize performance failures and remedy the problems.

The contractor's job is to:

1. Determine that an erosion and sediment control plan for the site has been approved.
2. Determine that all specified practices have been installed and are being maintained according to the plan.
3. Determine that both on-site and off-site sedimentation, erosion or turbidity is being prevented. If the contractor finds deficiencies, appropriate action must be taken to attain compliance.

Control of non-stormwater discharges

It is expected that the following non-stormwater discharges may occur from the site during construction period; water from water line flushing, pavement wash water (where no spills or leaks of toxic or hazardous materials have occurred), and uncontaminated groundwater (from dewatering excavation). If said discharges do occur, they will be directed to the temporary sediment basin prior to discharge. Turbid water from the stormwater pond shall not be pumped directly into either of the receiving waters. Any pumped water from the stormwater pond shall be treated so as to not allow a discharge of polluted stormwater. Treatment can include silt fences, settling ponds, the proper use of flocculating agents or other appropriate means.

Responsible Authority

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Project Name and location information:	Project Contact & Responsible Authority Information
NFM NW CORNER OF HWY 87 & SEGURA STREET NAVARRE, FLORIDA	TRACY TUCKER 7681 NORTH SHORES DRIVE NAVARRE, FLORIDA 32566 850-292-4530

Signature (Operator and/or Responsible Authority) Date

EROSION CONTROL SEQUENCE

CONSTRUCTION BEST MANAGEMENT PRACTICES PLAN
The construction process is planned to have approximately seven phases including, but not limited to, 1. Installation of temporary construction entrance, silt fences and inlet protection for existing structures 2. Stripping and stockpiling of topsoil, 3. Placement of fill material and grading, 4. Drainage system construction, 5. Final grading, 6. Construction of driveway turnouts & parking (includes paving and curbs) and 7. Final site stabilization.

PHASE 1 -INITIAL SEDIMENTATION & EROSION CONTROL MEASURES.

Phase 1 removal of vegetation will be limited to only areas where clearing is required. Native vegetation will be protected where construction is not required. The following lists the sediment control measures that will take place in this Phase:

- Placement of pertinent sediment & erosion control devices.
- Sedimentation barriers and silt fences shall be placed around the perimeter of the site as shown on plan
- Disturbed areas that will not require construction for any extended periods will be temporarily stabilized with mulching and seeding.

PHASE 2 - STRIPPING AND STOCKPILING OF TOPSOIL.

Phase 2 includes the removal of any topsoil in required construction areas and stockpiling of the removed topsoil that it may be used at a later time. The following lists the sediment control measures that will take place in this phase:

- Sediment control measures continue to apply
- Sediment fence shall be placed around the stockpiles topsoil to prevent loss from washing

PHASE 3 - PLACEMENT OF FILL MATERIAL AND GRADING.

In Phase 3 grading and placement of fill material will occur to achieve the appropriate elevations at the site. Fill material may be used from grading of the site and/or it may be necessary to bring fill into necessary areas. The following lists the sediment control measures that will take place in this phase:

- Phase 1 and 2 sediment control measures continue to apply
- Disturbed slopes will be protected by diversions and/or berms to prevent erosion
- Mulching and seeding will be utilized to stabilize any unutilized slopes

PHASE 4 - DRAINAGE SYSTEM CONSTRUCTION

Phase 4 will include the construction of any permanent stormwater collection structures such as catch basins, storm drains, manholes, and outlets. The following lists the sediment control measures that will take place in this phase:

- Phase 1, 2 and 3 sediment control measures continue to apply. Any areas requiring additions of the above measures will be utilized.
- Inlet protection will be utilized to prevent sediment from leaving the site

PHASE 5 - FINAL GRADING

In Phase 5 grading will occur for parking lot construction, to correct any deficiencies with the previously adjusted grades, and to grade any area disturbed by construction. The following lists the sediment control measures that will take place in this phase:

- Phase 1, 2, 3, and 4 sediment control measures continue to apply and any areas requiring additions of the above measures will be utilized.
- 2-inch of topsoil will be applied to areas that will not require roadway or structural development to facilitate vegetation growth.
- Permanent vegetative measures should begin to be placed while unnecessary measures are removed.

PHASE 6 - CONSTRUCTION OF DRIVEWAY TURNOUTS & PARKING LOT.

Phase 6 will include preparation for lying of curb & gutter, concrete driveways, concrete pavement. The following lists the sediment control measures that will take place in this phase:

- Phase 1, 2, 3, 4, and 5 sediment control measures continue to apply.

PHASE 7 - FINAL SITE STABILIZATION

Phase 7 includes the final measures to permanently stabilize any soil that was disturbed during construction. The following lists the sediment control measures that will take place in the phase:

- At this point the last unnecessary temporary sediment erosion measures should have been removed and permanent measures should be utilized.
- Mulch and seed will be utilized until permanent vegetation reaches a state of effectiveness.
- sod or ground covers will be used where shown on plan.
- Trees will be planted to aide in soil stabilization and to inprove aesthetics

Stormwater Pollution Prevention Plan Inspection Report Form

Inspections must occur at least once a week and within 24 hours of the end of a storm event that is 0.50 inches or greater.

Project Name:_____ FDEP NPDES Stormwater Identification Number: FLR10_____

Location	Rain data	Type of control (see below)	Date installed / modified	Current Condition (see below)	Corrective Action / Other Remarks

Condition Code:
G = Good M = Marginal, needs maintenance or replacement soon P = Poor, needs immediate maintenance or replacement
C = Needs to be cleaned O = Other

Control Type Codes

1. Silt Fence	10. Storm drain inlet protection	19. Reinforced soil retaining system	28. Tree protection
2. Earth dikes	11. Vegetative buffer strip	20. Gabion	29. Detention pond
3. Structural diversion	12. Vegetative preservation area	21. Sediment Basin	30. Retention pond
4. Swale	13. Retention Pond	22. Temporary seed / sod	31. Waste disposal / housekeeping
5. Sediment Trap	14. Construction entrance stabilization	23. Permanent seed / sod	32. Dam
6. Check dam	15. Perimeter ditch	24. Mulch	33. Sand Bag
7. Subsurface drain	16. Curb and gutter	25. Hay Bales	34. Other
8. Pipe slope drain	17. Paved road surface	26. Geotextile	
9. Level spreaders	18. Rock outlet protection	27. Rip-rap	

Inspector Information:

Name Qualification Date

The above signature also shall certify that this facility is in compliance with the Stormwater Pollution Prevention Plan and the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities if there are not any incidents of non-compliance identified above.

* * * * * *

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Name (Responsible Authority) Date

NO.	REVISIONS	BY	DATE
1	SANTA ROSA CO COMMENTS	GAC	02-21-25

ENVIRONMENTAL ENGINEERING SERVICES
FIRM REGISTRATION #: RY6515
2120 MARIA CIRCLE
PENSACOLA, FLORIDA 32514
850-982-8606 (OFC)
850-477-1176 (FAX)
GREGORY ALLEN CAMPBELL, P.E.
FL PE LICENSE #: 38572

PROJECT TITLE:
RONNYS CARWASH OF CHIPLEY
941 MAIN STREET
CHIPLEY, FLORIDA
WASHINGTON COUNTY

SHEET TITLE:
SWPPP BMP

DATE: 02-14-25

SCALE: N.T.S.

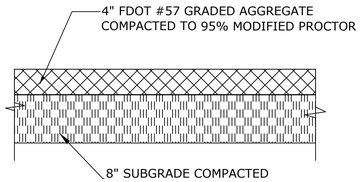
SHEET NUMBER:
C6.0

SHEET 10 OF 15

GREGORY ALLEN CAMPBELL LICENSE No.38572 STATE OF FLORIDA PROFESSIONAL ENGINEER

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL FOLLOW THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) ON SHEET C6.0 WHICH MEETS REQUIREMENTS OF THE FDEP NPDES GENERIC PERMIT FOR CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST COMPLETE A FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) NOTICE ON INTENT (NOI) FORM AND MAIL TO FDEP 48 HOURS PRIOR TO ANY EARTH DISTURBING ACTIVITIES THAT ARE 1 ACRE OR GREATER.
2. THE CONTRACTOR SHALL ADHERE TO THE SEQUENCE OF OPERATIONS FOR EROSION CONTROL FOUND IN THE SWPPP, SHEET C6.0.

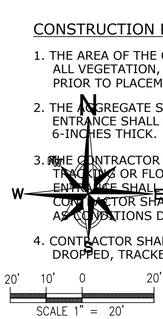


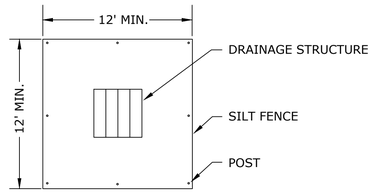
GRAVEL ENTRANCE DETAIL

N.T.S.

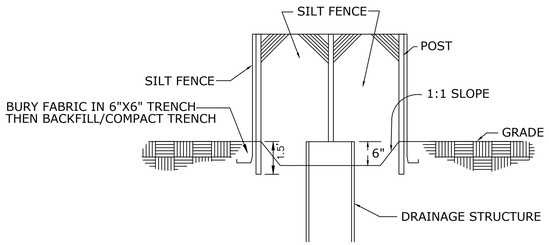
CONSTRUCTION ENTRANCE NOTES:

1. THE AREA OF THE CONSTRUCTION ENTRANCE SHALL BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL PRIOR TO PLACEMENT OF GRAVEL.
2. THE AGGREGATE SIZE OF THE GRAVEL UTILIZED FOR CONSTRUCTION ENTRANCE SHALL BE 2" TO 3" COARSE GRAVEL AND SHALL BE 6-INCHES THICK.
3. THE CONTRACTOR SHALL MAINTAIN CONSTRUCTION ENTRANCE TO PREVENT TRACKING OR FLOWING ONTO RIGHT-OF-WAY. SLOPE OF CONSTRUCTION ENTRANCE SHALL BE AWAY FROM THE ROADWAY OR TOWARD THE NORTH. CONTRACTOR SHALL DRESS WITH 2-INCH THICK LAYER OF GRAVEL AS CONDITIONS DEMAND.
4. CONTRACTOR SHALL IMMEDIATELY REMOVE ALL MATERIALS SPILLED, DROPPED, TRACKED OR WASHED FROM VEHICLES ONTO ROADWAY.

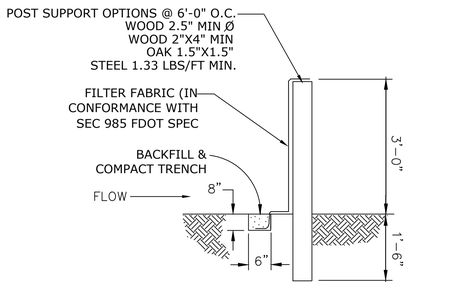




INLET PROTECTION PLAN



INLET PROTECTION DETAIL SECTION



FDOT TYPE III SILT FENCE DETAIL

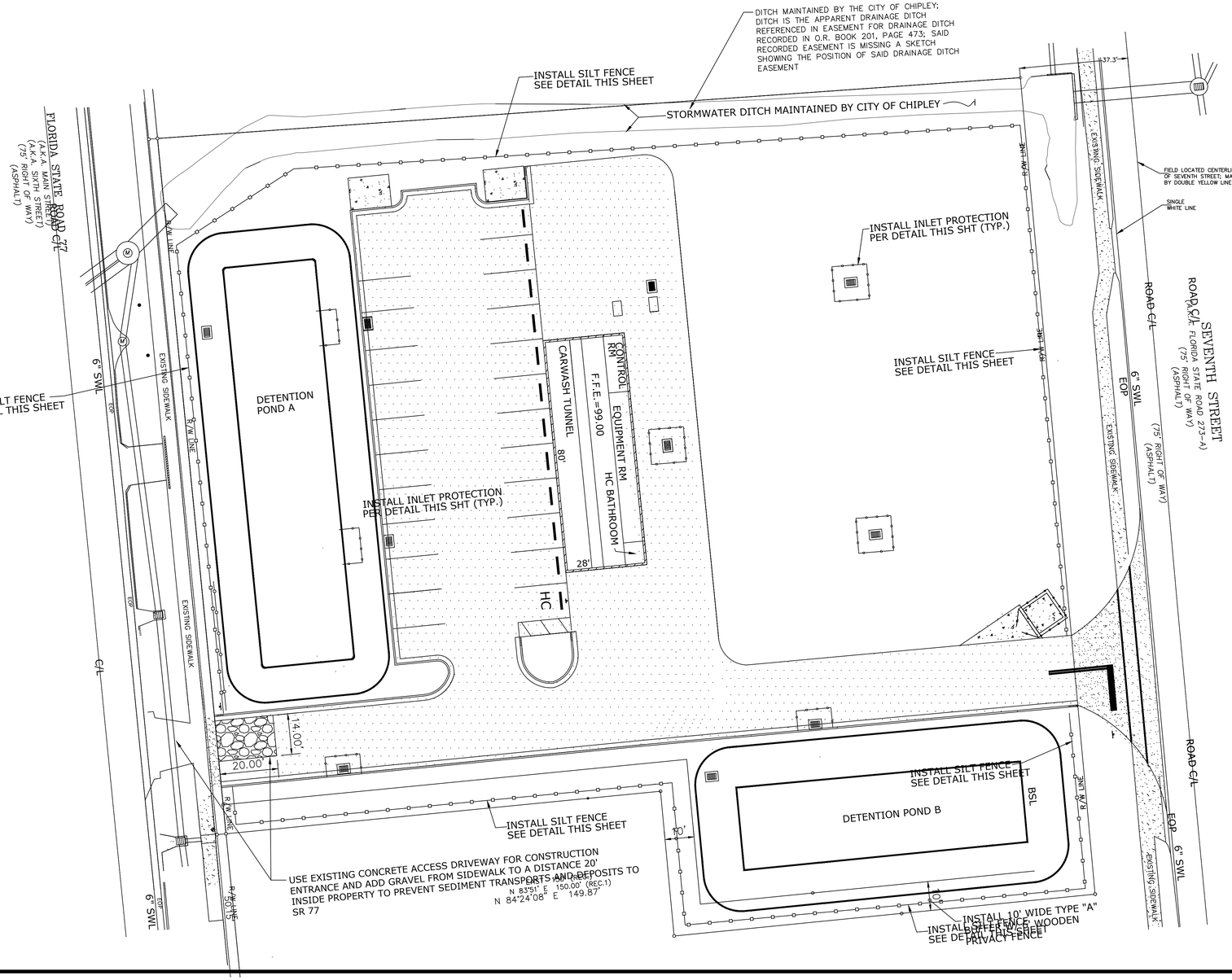
N.T.S.

SILT FENCE NOTES

1. SILT FENCE SHALL BE ERECTED AND MAINTAINED AROUND ALL DRAINAGE STRUCTURES UNTIL DRAINAGE AREAS ARE PAVED OR STABILIZED TO PREVENT EROSION. SILT FENCE SHALL BE IN ACCORDANCE WITH DETAILS, AS SHOWN THIS SHEET.
2. FABRIC MAY BE ATTACHED TO POSTS BY STAPLES, NAILS, WIRE, CORD OR POCKETS. MINIMUM NUMBER OF FASTENERS SHALL BE 5, EQUALLY SPACED. NAILS SHALL BE 14 GAUGE, 1" LONG, 3/4" BUTTON HEADS. STAPLES SHALL BE 17 GAUGE, 3/4" WIDE, 1/2" LONG LEGS.
3. EROSION CONTROL IS TO BE CONSTRUCTED BEFORE ANY CONSTRUCTION IS TO BEGIN.

LEGEND:

DENOTES SILT FENCE



NO.	REVISIONS	BY	DATE

ENVIRONMENTAL ENGINEERING SERVICES
FIRM REGISTRATION #: RY6515
2120 MARIA CIRCLE
PENSACOLA, FLORIDA 32514
850-982-8606 (OFC)
850-477-1176 (FAX)
GREGORY ALLEN CAMPBELL, P.E.
FL PE LICENSE #: 38572

PROJECT TITLE:
RONNYS CARWASH OF CHIPLEY
941 MAIN STREET
CHIPLEY, FLORIDA
WASHINGTON COUNTY

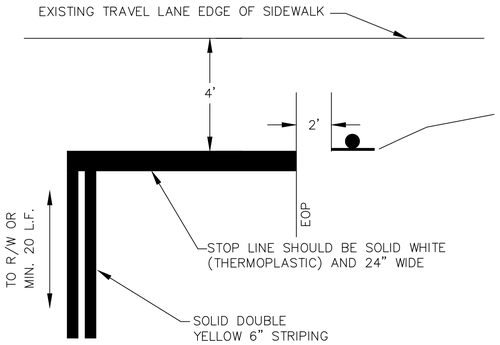
SHEET TITLE:
EROSION CONTROL PLAN

DATE: 02-14-25

SCALE: 1"=20'

SHEET NUMBER:
C6.1
SHEET 11 OF 15

GREGORY ALLEN CAMPBELL LICENSE No.38572 STATE OF FLORIDA PROFESSIONAL ENGINEER



TYPICAL INGRESS/EGRESS

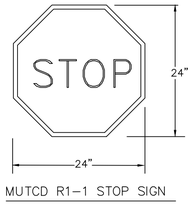
N.T.S.

NOTE: ALL ACCESS STRIPING AND LANE STRIPING IN FDOT RIGHT-OF-WAY SHALL BE THERMOPLASTIC NO PREMANUFACTURED STRIPING (TAPE) WILL BE ALLOWED.

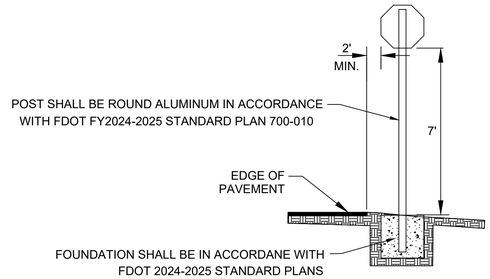
NOTE:

ALUMINUM MATERIALS SHALL MEET THE REQUIREMENTS OF ALUMINUM ASSOCIATION ALLOY 6061-T6 (ASTM B209, B221 OR B308)

U-BOLTS, NUTS & LOCKWASHERS SHALL MEET THE REQUIREMENTS OF ASTM A307, GRADE A AND SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153.

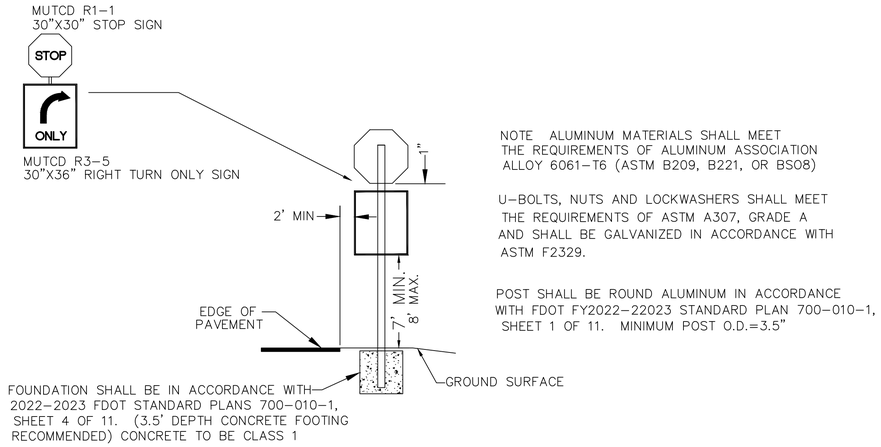


MUTCD R1-1 STOP SIGN



STOP SIGN MOUNTING DETAIL

N.T.S.



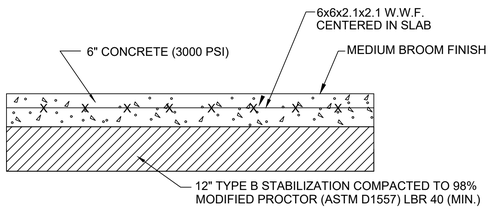
NOTE ALUMINUM MATERIALS SHALL MEET THE REQUIREMENTS OF ALUMINUM ASSOCIATION ALLOY 6061-T6 (ASTM B209, B221, OR BS08)

U-BOLTS, NUTS AND LOCKWASHERS SHALL MEET THE REQUIREMENTS OF ASTM A307, GRADE A AND SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM F2329.

POST SHALL BE ROUND ALUMINUM IN ACCORDANCE WITH FDOT FY2022-22023 STANDARD PLAN 700-010-1, SHEET 1 OF 11. MINIMUM POST O.D.=3.5"

CO-MOUNTED "STOP" & "RIGHT TURN ONLY" SIGN DETAIL

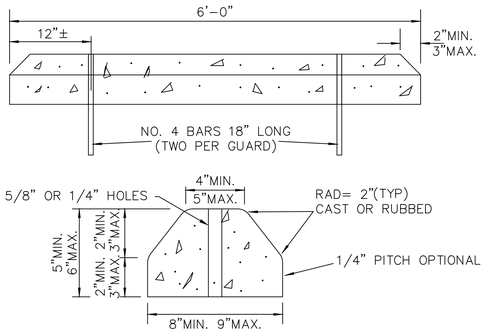
N.T.S.



ONSITE PAVING CONCRETE SECTION

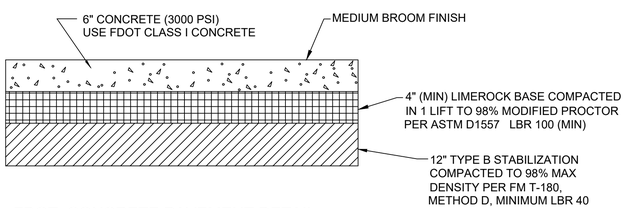
N.T.S.

NOTE: 6" CONCRETE MAY BE 3,000 PSI FIBERMESH CONCRETE IN LIEU OF USING W.W.F. IF DEVELOPER DESIRES.



PARKING SPACE BUMPER GUARD

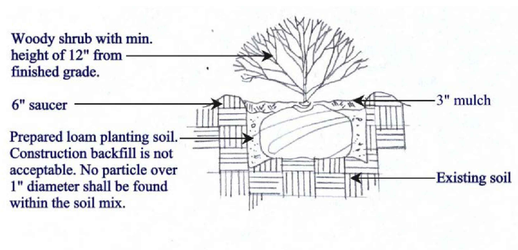
N.T.S.



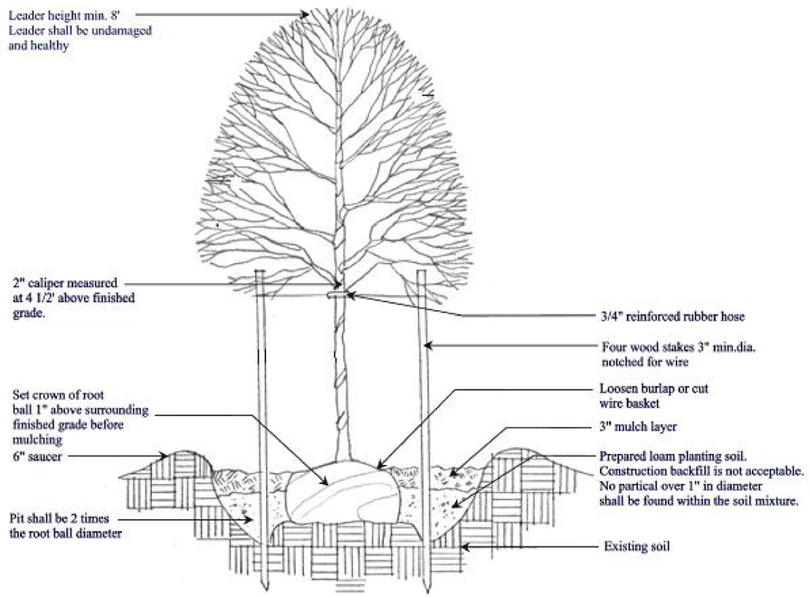
FDOT CONCRETE PAVEMENT DETAIL

N.T.S.

NOTE: CONTRACTOR SHALL USE THIS CONCRETE PAVEMENT DETAIL FOR ALL CONCRETE IN FDOT R/W



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

NO.	REVISIONS	BY	DATE

ENVIRONMENTAL ENGINEERING SERVICES
FIRM REGISTRATION #: RY6515
2120 MARIA CIRCLE
PENSACOLA, FLORIDA 32514
850-982-8606 (OFC)
850-477-1176 (FAX)
GREGORY ALLEN CAMPBELL, P.E.
FL PE LICENSE #: 38572

PROJECT TITLE:
RONNYS CARWASH OF CHIPLEY

941 MAIN STREET
CHIPLEY, FLORIDA
WASHINGTON COUNTY

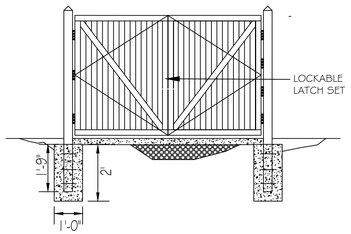
SHEET TITLE:
CONSTRUCTION DETAILS

DATE: 02-14-25

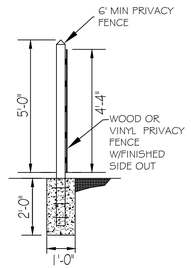
SCALE: 1"=20'

SHEET NUMBER:
C7.0
SHEET 12 OF 15

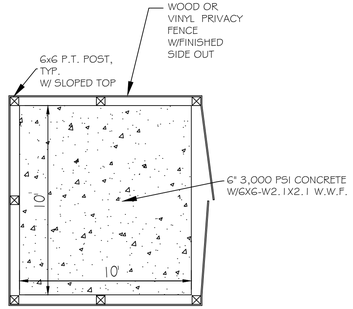
GREGORY ALLEN CAMPBELL LICENSE No.38572 STATE OF FLORIDA PROFESSIONAL ENGINEER



GATE ELEVATION
NTS



FENCE SECTION
NTS



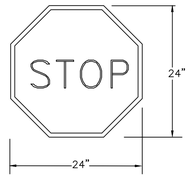
CONC. PAD DETAIL
NTS

DUMPSTER ENCLOSURE DETAIL
NTS

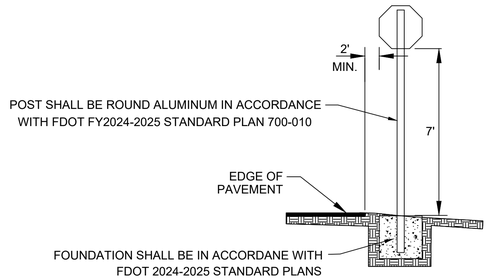
NOTE:

ALUMINUM MATERIALS SHALL MEET THE REQUIREMENTS OF ALUMINUM ASSOCIATION ALLOY 6061-T6 (ASTM B209, B221 OR B308)

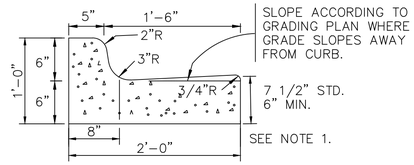
U-BOLTS, NUTS & LOCKWASHERS SHALL MEET THE REQUIREMENTS OF ASTM A307, GRADE A AND SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153.



MUTCD R1-1 STOP SIGN



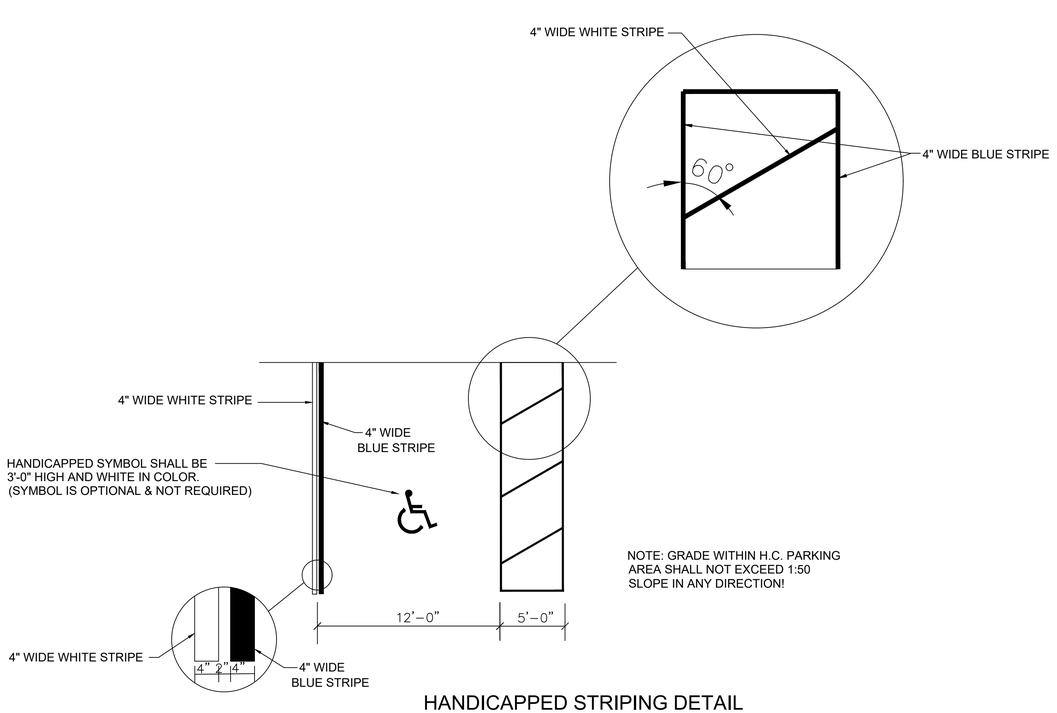
STOP SIGN MOUNTING DETAIL
N.T.S.



NOTE 1:

WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" UNLESS OTHERWISE SHOWN ON PLANS.

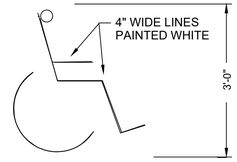
FDOT "F" TYPE CURB & GUTTER
N.T.S.



NOTE: GRADE WITHIN H.C. PARKING AREA SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION!

HANDICAPPED STRIPING DETAIL
NTS

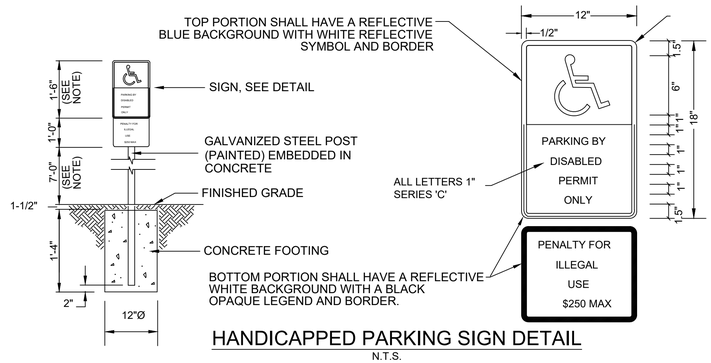
NOTE: HANDICAP PARKING SPACE TO BE CONSTRUCTED ACCORDANCE WITH FDOT 2022-2023 STANDARD PLAN INDEX 711-001, SHT 11 OF 13.



USE OF PAVEMENT SYMBOL IN H.C. SPACES IS OPTIONAL. SEE F.D.O.T. TRAFFIC DESIGN STANDARDS, INDEX #17346, SHEET 9 OF 9.

HANDICAPPED PARKING SYMBOL
N.T.S.

SYMBOL SHALL COMPLY WITH LOCAL CODES!



HANDICAPPED PARKING SIGN DETAIL
N.T.S.

NOTE: CONTRACTOR MUST COMPLY WITH LOCAL CODES CONCERNING HEIGHT OF SIGN ABOVE GRADE!

NO.	REVISIONS	BY	DATE

ENVIRONMENTAL ENGINEERING SERVICES
FIRM REGISTRATION #: RY6515
2120 MARIA CIRCLE
PENSACOLA, FLORIDA 32514
850-982-8606 (OFC)
850-477-1176 (FAX)
GREGORY ALLEN CAMPBELL, P.E.
FL PE LICENSE #: 38572

PROJECT TITLE:
RONNYS CARWASH OF CHIPLEY
941 MAIN STREET
CHIPLEY, FLORIDA
WASHINGTON COUNTY

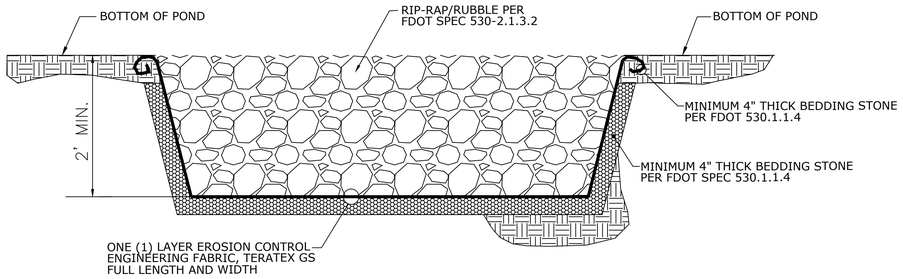
SHEET TITLE:
CONSTRUCTION DETAILS

DATE: 02-14-25

SCALE: 1"=20'

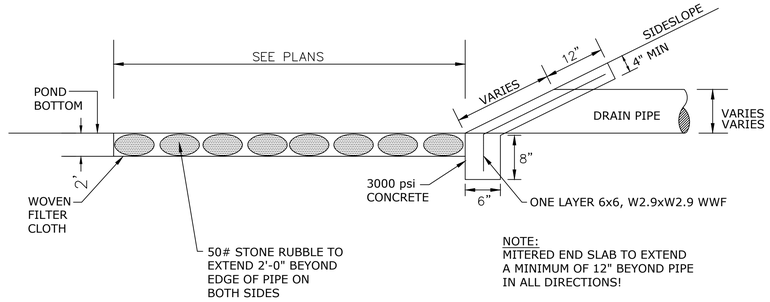
SHEET NUMBER:
C7.1
SHEET 13 OF 15

GREGORY ALLEN CAMPBELL
LICENSE
No.38572
STATE OF FLORIDA
PROFESSIONAL ENGINEER



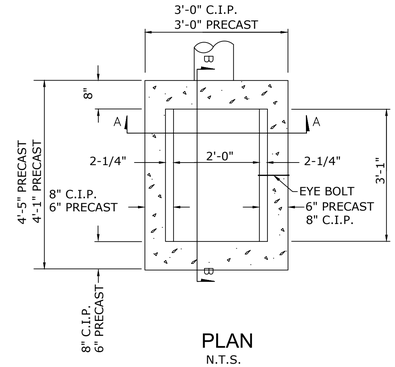
NOTES:
1. RIP-RAP SHALL NOT BE BROKEN CONCRETE, BROKEN STONE SHALL BE ROUGHLY ANGULAR AND FREE FROM THIN OR ELONGATED PIECES.
2. TOP OF RIP-RAP SHALL BE FLUSH WITH FINISHED GRADES.
3. CONSTRUCTION/PLACEMENT SHALL ADERE TO FDOT SPECIFICATION 530.

RIP-RAP INSTALLATION
N.T.S.

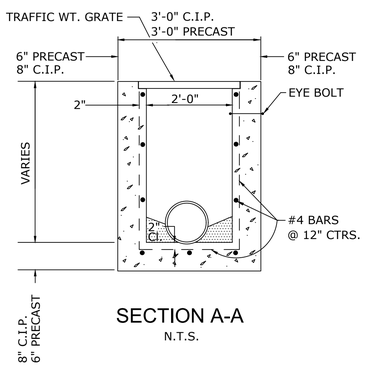


NOTE:
MITERED END SLAB TO EXTEND A MINIMUM OF 12" BEYOND PIPE IN ALL DIRECTIONS!

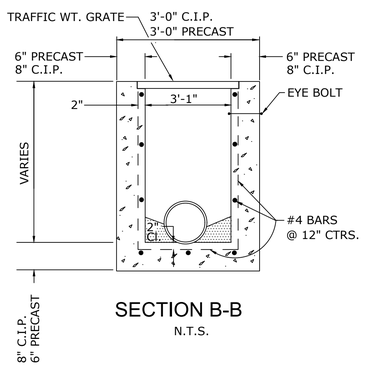
MITERED END SECTION
N.T.S.



PLAN
N.T.S.



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.

TYPE C DITCH INLET
N.T.S.

NO.	REVISIONS	BY	DATE

ENVIRONMENTAL ENGINEERING SERVICES
FIRM REGISTRATION #: RY6515
2120 MARIA CIRCLE
PENSACOLA, FLORIDA 32514
850-982-8606 (OFC)
850-477-1176 (FAX)
GREGORY ALLEN CAMPBELL, P.E.
FL PE LICENSE #: 38572

PROJECT TITLE:
RONNYS CARWASH OF CHIPLEY
941 MAIN STREET
CHIPLEY, FLORIDA
WASHINGTON COUNTY

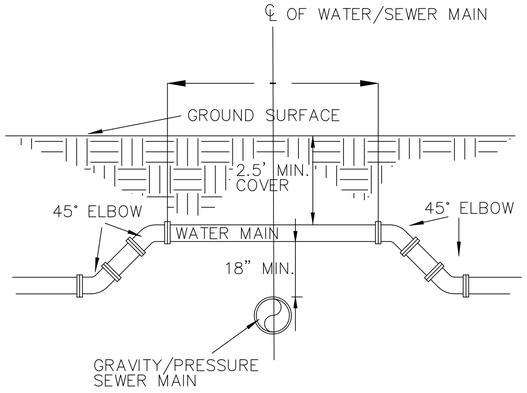
SHEET TITLE:
DRAINAGE DETAILS

DATE: 02-14-25

SCALE: 1"=20'

SHEET NUMBER:
C7.2
SHEET 14 OF 15

GREGORY ALLEN CAMPBELL LICENSE No.38572 STATE OF FLORIDA PROFESSIONAL ENGINEER



ALL 45° FITTINGS TO BE DUCTILE IRON

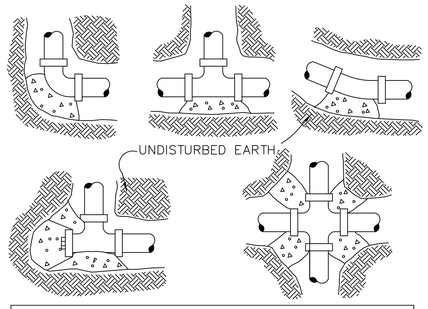
WATER/SEWER CONFLICT DETAIL

NOT TO SCALE

NOTES:

CENTERING A 20' SECTION OF SANITARY SEWER/ WATER MAIN PIPE AT CROSSING MAY BE USED IN LIEU OF ENCASEMENT.

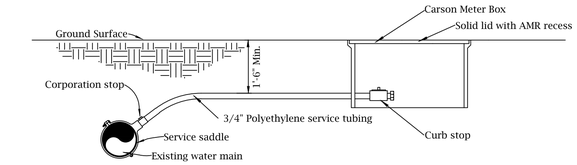
POTABLE WATER
IS TO BE ROUTED ABOVE SANITARY SEWER COLLECTION MAIN IF MINIMUM COVERAGE SPECIFIED CAN BE OBTAINED. IF SAID MINIMUM COVERAGE IS NOT POSSIBLE, POTABLE WATER IS TO BE ROUTED BELOW SANITARY SEWER LINE.



BEARING AREAS				
	TEE OR CAP	90° BEND	45° BEND	22.5° BEND
1.5"	1.0 S.F.	1.0 S.F.	1.0 S.F.	1.0 S.F.
2"	1.0 S.F.	1.0 S.F.	1.0 S.F.	1.0 S.F.
3"	1.3 S.F.	1.8 S.F.	1.0 S.F.	1.0 S.F.
4"	2.7 S.F.	3.7 S.F.	1.9 S.F.	1.0 S.F.
6"	4.9 S.F.	6.9 S.F.	3.7 S.F.	1.9 S.F.
8"	8.1 S.F.	11.3 S.F.	6.2 S.F.	3.2 S.F.
10"	11.7 S.F.	16.4 S.F.	8.9 S.F.	4.6 S.F.

NOTE: MINIMUM THICKNESS OF THRUST BLOCKS TO BE 12 INCHES WITH AREA AS ABOVE.

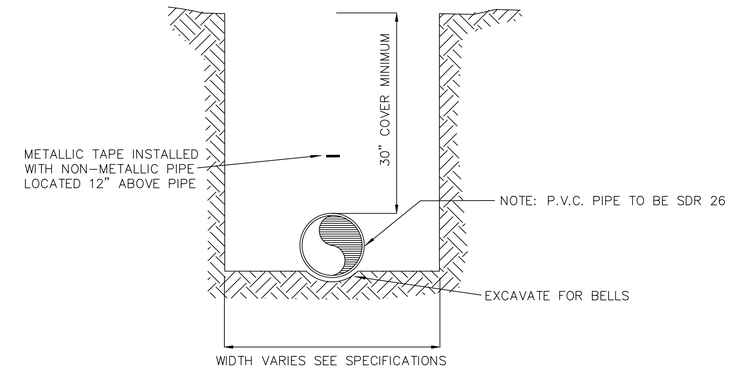
N.T.S. THRUST BLOCK DETAILS



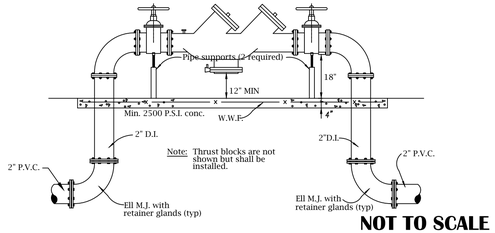
NOTES
1. Acceptable above ground backflow prevention device shall be installed on the property owner side of all commercial connections and all residential connections with secondary water source.
2. All commercial taps will be made by contractor with Midway Water System inspector present. Contractor to furnish all materials except meter (5/8" to 1" by Midway Water System).
3. Contractor to mark location of services with a treated 2"x4" stake 6' above the ground and painted blue.
4. Service line connections across roadway shall be bored under roadway. Casing to extend 3' beyond edge of pavement.
5. Contractor shall include all services in the pressure test of the proposed water main.

Water Service Detail

NOT TO SCALE



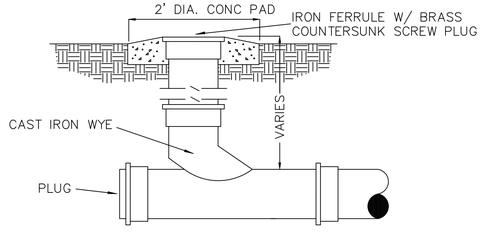
TYPICAL PIPE INSTALLATION DETAIL
N.T.S.



NOT TO SCALE

2" RPZ BFP

Notes:
1. Above ground piping, valves, and backflow preventer to be insulated.
2. Locate the BFP on the developer side of the meter box.
3. BFP to be tested after installation and prior to service being turned on.
4. See Specifications for Approved Manufacturer's.



CLEAN-OUT DETAIL

N.T.S.

NO.	REVISIONS	BY	DATE

ENVIRONMENTAL ENGINEERING SERVICES
FIRM REGISTRATION #: RY6515
2120 MARIA CIRCLE
PENSACOLA, FLORIDA 32514
850-982-8606 (OFC)
850-477-1176 (FAX)
GREGORY ALLEN CAMPBELL, P.E.
FL PE LICENSE #: 38572

PROJECT TITLE:
RONNYS CARWASH OF CHIPLEY
941 MAIN STREET
CHIPLEY, FLORIDA
WASHINGTON COUNTY

SHEET TITLE:
UTILITY DETAILS

DATE: 02-14-25

SCALE: 1"=20'

SHEET NUMBER:
C7.3
SHEET 15 OF 15

GREGORY ALLEN CAMPBELL LICENSE No.38572 STATE OF FLORIDA PROFESSIONAL ENGINEER

ENVIRONMENTAL ENGINEERING SERVICES
FIRM REGISTRATION #: RY6515
2120 Maria Circle
Pensacola, Fl 32514
850-982-8606(ofc) 850-477-1176 (fax)

Subject: RONNYS CARWASH CHIPLEY

Computation: FIRE FLOW CALCULATION No. ____

Computed by: GREG CAMPBELL Checked by: ____ Date: 5-9-25

PER INFORMATION FROM CITY PLANNING THE FIRE HYDRANT LOCATED ON SR77 ACROSS FROM CARWASH HAS A PRESSURE OF 35 PSI AND THE DIAMETER OF HOSE TO FIGHT A FIRE IS 2.5".

FIRE FLOW RATE = $(C)(D)^2(\sqrt{P})(29.83)$ => $P = 35$ psi, $D = 2.5$ in, $C = 0.95$

FIRE FLOW RATE = $(0.95)(2.5)^2\sqrt{35}(29.83)$

FIRE FLOW RATE = 1047.83 GALLONS PER MINUTE (GPM)

STORMWATER MANAGEMENT PLAN

FOR

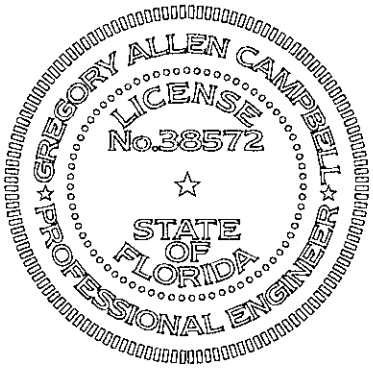
RONNYS CARWASH AND RV/BOAT STORAGE
941 MAIN STREET
CHIPLEY, FLORIDA

MAY 24, 2025
REVISION 1: JUNE 29, 2025

PREPARED BY

GREGORY ALLEN CAMPBELL, PE
2120 MARIA CIRCLE
PENSACOLA, FLORIDA
850-982-8606

This item has been electronically signed and sealed by Gregory A Campbell, PE on 06-29-25 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



ENVIRONMENTAL ENGINEERING SERVICES
2120 MARIA CIRCLE
PENSACOLA, FL 32514
(850) 982-8606

STORMWATER NARRATIVE:

The proposed project is located at 941 Main Street, Chipley, Florida. The parcel is 1.77 acres. The project consists of the construction of a 2,240 s.f. building for automated carwash with 25 vacuum stalls. Detention pond A was designed for the carwash development. Detention Pond A is designed for the carwash development. The area east of the carwash development will not be developed at this time. Detention pond B was designed for a section of the onsite proposed driveway connecting SR77 and SR273-A and for an additional 17,294 s.f. of future impervious area if the owner decides to develop the eastern portion of the lot. The area east of the carwash will not be developed at this time however this drainage area will be conveyed to Detention pond B via inlets and piping. The impervious area for future development aforementioned above was included in the design of Detention Pond B.

The pre-development drainage areas are shown in Appendix A. The pre-development or allowable discharge to SR77 was calculated as shown in Appendix A. A corrected allowable discharge rate (i.e. pre-dev rate calculated in Appendix A minus post-dev area discharging directly to SR77 in Appendix B) is found in Appendix B along with the depicted post-development drainage areas for the project. The maximum allowable discharge to FDOT inlets from combined discharge flow of Detention Ponds A and B was limited to the 5-year storm frequency which was calculated at 1.17 cfs. The summation of the combined post-development discharge rates from Detention Ponds A and B did not exceed the 1.17 cfs (See subsequent Table 3).

The onsite inlet drainage areas are shown in Appendix C. There is offsite drainage from adjacent east SR77 R/W to Detention Pond A. A portion of the south adjacent offsite drainage is currently conveyed to SR77 via swale and drop inlet at south property line. This offsite drainage area will also be conveyed to swale and drop inlet in the post-development conditions. The site also contains a City of Chipley drainage easement along north property line which consists of an existing drainage ditch connected to SR77 drainage system. The NOAA Atlas 14 PDS based precipitation frequency data was utilized for storm routing as required by FDOT and is found in Appendix D.

Due to restrictive soils at the site (See enclosed Geotechnical Report), both Detention Ponds A and B were designed as wet detention ponds. The ponds have has been designed with overflow discharge structures that discharge to SR77 drainage inlets.

The weir inverts at each discharge structure were set to meet the FDEP and City treatment volume requirements for wet ponds as shown in subsequent calculations.

The stormwater ponds were evaluated using ModRet 7.0 Stormwater Program, using the modified rational method. The 3-year, 5-year, 10-year, 25-year, 50-year, 100-year storm frequency intervals along with their respective 1-hr, 2-hr, 4-hr, 8-hr, 24-hr and 72-hr durations were routed through the ponds and discharge structures. A summary of the results is found in subsequent Tables 1 and 2. Additional calculations for both ponds are shown on subsequent pages. The MODRET 7.0 computer results for each pond are shown in Appendix F.

The maximum stage for Detention pond A was found to be 97.00′ with top of pond elevation of 98.00′ during a 100-yr, 8-hr storm event thus providing 1.00′ of freeboard. The maximum stage for Detention pond B was found to be 97.95′ with top of pond elevation of 99.00′ during a 100-yr, 8-hr storm event thus providing 1.05′ of freeboard. The summation of the combined post-development discharge flowrates from Detention Ponds A and B for each storm event determined the maximum post-development discharge rate to be 1.17 cfs which was equal to the maximum allowable flowrate of 1.17 cfs determined for a 5 year storm frequency.

POND A - SUMMARY OF RESULTS

FREQUENCY (YEAR)	DURATION (HOUR)	RAINFALL (INCHES)	MAXIMUM STAGE (FT)	POST-DEV RATE (CFS)	PRE-DEV RATE (CFS)
3	1	2.21	95.89	0.13	1.11
3	2	2.77	96.06	0.20	1.11
3	4	3.10	96.10	0.22	1.11
3	8	3.91	96.17	0.25	1.11
3	24	5.05	95.97	0.16	1.11
3	72	6.35	95.72	0.07	1.11
5	1	2.51	96.01	0.18	1.17
5	2	3.16	96.18	0.25	1.17
5	4	3.79	96.28	0.30	1.17
5	8	4.53	96.27	0.29	1.17
5	24	5.81	96.03	0.19	1.17
5	72	7.35	95.75	0.08	1.17
10	1	2.89	96.14	0.23	1.17
10	2	3.66	96.34	0.33	1.17
10	4	4.45	96.45	0.39	1.17
10	8	5.33	96.43	0.38	1.17
10	24	6.92	96.12	0.22	1.17
10	72	11.20	95.88	0.12	1.17

POND A-SUMMARY OF RESULTS

FREQUENCY (YEAR)	DURATION (HOUR)	RAINFALL (INCHES)	MAXIMUM STAGE (FT)	POST-DEV RATE (CFS)	PRE-DEV RATE (CFS)
25	1	3.40	96.31	0.32	1.17
25	2	4.37	96.55	0.45	1.17
25	4	5.42	96.69	0.53	1.17
25	8	6.59	96.64	0.50	1.17
25	24	8.69	96.24	0.28	1.17
25	72	11.10	95.88	0.12	1.17
50	1	3.8	96.44	0.39	1.17
50	2	4.92	96.71	0.55	1.17
50	4	6.23	96.88	0.65	1.17
50	8	7.67	96.80	0.60	1.17
50	24	10.20	96.34	0.33	1.17
50	72	13.10	95.93	0.14	1.17
100	1	4.21	96.58	0.46	1.17
100	2	5.50	96.88	0.65	1.17
100	4	7.08	96.98	0.69	1.17
100	8	8.84	97.00	0.71	1.17
100	24	12.00	96.45	0.39	1.17
100	72	15.30	95.90	0.13	1.17

POND B - SUMMARY OF RESULTS

FREQUENCY (YEAR)	DURATION (HOUR)	RAINFALL (INCHES)	MAXIMUM STAGE (FT)	POST-DEV RATE (CFS)	PRE-DEV RATE (CFS)
3	1	2.21	96.07	0.01	1.11
3	2	2.77	96.30	0.02	1.11
3	4	3.10	96.42	0.02	1.11
3	8	3.91	96..43	0.04	1.11
3	24	5.05	96.93	0.08	1.11
3	72	6.35	96.80	0.05	1.11
5	1	2.51	96.20	0.02	1.17
5	2	3.16	96.47	0.03	1.17
5	4	3.79	96.71	0.04	1.17
5	8	4.53	96.72	0.08	1.17
5	24	5.81	97.06	0.12	1.17
5	72	7.35	96.84	0.06	1.17
10	1	2.89	96.37	0.02	1.17
10	2	3.66	96.68	0.03	1.17
10	4	4.45	96.98	0.09	1.17
10	8	5.33	97.18	0.15	1.17
10	24	6.92	97.19	0.16	1.17
10	72	11.20	97.00	0.10	1.17

POND B-SUMMARY OF RESULTS

FREQUENCY (YEAR)	DURATION (HOUR)	RAINFALL (INCHES)	MAXIMUM STAGE (FT)	POST-DEV RATE (CFS)	PRE-DEV RATE (CFS)
25	1	3.40	96.59	0.03	1.17
25	2	4.37	96.98	0.09	1.17
25	4	5.42	97.29	0.19	1.17
25	8	6.59	97.50	0.27	1.17
25	24	8.69	97.36	0.21	1.17
25	72	11.10	97.00	0.10	1.17
50	1	3.8	96.77	0.05	1.17
50	2	4.92	97.18	0.16	1.17
50	4	6.23	97.55	0.29	1.17
50	8	7.67	97.73	0.36	1.17
50	24	10.20	97.48	0.26	1.17
50	72	13.10	97.05	0.12	1.17
100	1	4.21	96.95	0.22	1.17
100	2	5.50	97.01	0.27	1.17
100	4	7.08	97.78	0.39	1.17
100	8	8.84	97.95	0.46	1.17
100	24	12.00	97.60	0.30	1.17
100	72	15.30	97.12	0.14	1.17

PRE VS POST FLOWRATES TO SR77 FROM COMBINED FLOWRATES OF PONDS A & B

FREQUENCY (YEAR)	DURATION (HOUR)	POST-DEV RATE FROM DISCHARGE STRUCTURES PONDS A & B COMBINED	PRE-DEV OR ALLOWABLE RATE TO SR77
3	1	0.14	1.11
3	2	0.22	1.11
3	4	0.24	1.11
3	8	0.29	1.11
3	24	0.24	1.11
3	72	0.12	1.11
5	1	0.20	1.17
5	2	0.28	1.17
5	4	0.34	1.17
5	8	0.37	1.17
5	24	0.31	1.17
5	72	0.14	1.17
10	1	0.25	1.17
10	2	0.36	1.17
10	4	0.48	1.17
10	8	0.53	1.17
10	24	0.38	1.17
10	72	0.22	1.17

PRE VS POST FLOWRATES TO SR77 FROM COMBINED FLOWRATES OF PONDS A & B

FREQUENCY (YEAR)	DURATION (HOUR)	POST-DEV RATE FROM DISCHARGE STRUCTURES PONDS A & B COMBINED	PRE-DEV OR ALLOWABLE RATE TO SR77
25	1	0.35	1.17
25	2	0.54	1.17
25	4	0.72	1.17
25	8	0.77	1.17
25	24	0.54	1.17
25	72	0.22	1.17
50	1	0.44	1.17
50	2	0.71	1.17
50	4	0.94	1.17
50	8	0.96	1.17
50	24	0.59	1.17
50	72	0.26	1.17
100	1	0.68	1.17
100	2	0.92	1.17
100	4	1.08	1.17
100	8	1.17	1.17
100	24	0.69	1.17
100	72	0.27	1.17

ENVIRONMENTAL ENGINEERING SERVICES
FIRM REGISTRATION #: RY6515
2120 Maria Circle
Pensacola, Fl 32514
850-982-8606(ofc) 850-477-1176 (fax)

Subject: RONNYS CARWASH OF CHIPLEY

Computation: DETENTION POND A No. _____

Computed by: GREG CAMPBELL Checked by: _____ Date: 6-11-25

CONTROL ELEV (PERMANENT POOL) = 95.00

DA = 0.92 AC
Tc = 10 MIN
C POST = 0.85
] SEE APPENDIX B

R = 22.70 IN (CHIPLEY)

WS = 122 DAYS
RT = 14 DAYS
1ST 1" VOLUME = $(40{,}154\ ft^2)(1\ in)\left(\frac{ft}{12\ in}\right)(0.85) = 2844.3\ ft^3 = 0.06529\ AC\text{-}FT$

POND ELEV @ 1" VOLUME = $(98-95)\left(\frac{2844.3\ ft^3}{41{,}478.4\ ft^3 - 18{,}412.6\ ft^3}\right)+95 = 95.37$

WEIR SET AT ELEV = 95.44' > 95.37' O.K.

TOTAL STORAGE VOLUME FROM CONTROL ELEV TO TOP OF POND (98.00) =
23,065.9 ft^3 = 0.5295 AC-FT

PERMANENT POOL VOLUME

$$PPV_{MIN} = \frac{(DA)(C)(R)(RT)}{(WS)(CF)}$$

DA = 0.92 AC
C = 0.85
R = 22.70 IN
RT = 14 DAYS
WS = 122 DAYS
CF = 12 IN/FT

$$PPV_{MIN} = \frac{(0.92\ AC)(0.85)(22.70\ in)(14\ DAYS)}{(122\ DAYS)(12\ in/FT)} = 0.1698\ AC\text{-}FT$$

PROVIDED VOLUME = 18,412.6 ft^3 = 0.4227 AC-FT > 0.1698 AC-FT. O.K.
(EL 91.5-95.00)

NOTE: NO LITTORAL ZONE PROVIDED SINCE OVER 50% PERMANENT POOL VOLUME WAS PROVIDED

ENVIRONMENTAL ENGINEERING SERVICES
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2120 Maria Circle
Pensacola, Fl 32514
850-982-8606(ofc) 850-477-1176 (fax)

Subject: RONNYS CARWASH OF CHIPLEY

Computation: DETENTION POND A No. _____

Computed by: GREG CAMPBELL Checked by: _____ Date: 6-11-25

RESIDENCE TIME PROVIDED

$RT = PPV / FR$

$FR = (DA)(C)(R)/(WS)(CF) = (0.92AC)(0.85)(22.70IN)/(122DAY)(12IN/FT)$

$FR = 0.01212 \text{ AC-FT/DAY}$

$RT = \frac{0.4227 \text{ AC-FT}}{0.01212 \text{ AC-FT/DAY}} = 34.87 \text{ DAYS} > 14 \text{ DAYS}$ O.K.

MEAN POND DEPTH

$MD = PPV_{\substack{EL\,95.00 \\ PROVIDED}} / A_{EL\,95.00} = \frac{0.4227 \text{ AC-FT}}{0.150 \text{ AC}} = 2.82' \therefore$ O.K.

POND L/W = 2.91 > 2.0 O.K.

SIZE ORIFICE TO RECOVER 1/2 VOLUME WITHIN 48 HR

h_1 = TREATMENT VOLUME DEPTH = 95.37' - 95.00' = 0.37'

STAGE @ 1/2 TREATMENT VOLUME = $\frac{(2844.3 \text{ ft}^3)(0.5)}{(41,478.4 \text{ ft}^3 - 18,412.6 \text{ ft}^3)} \times (98.00 - 95.00) + 95$

$= 95.19'$

$h_2 = 95.19' - 95.00' = 0.19'$

$h = \frac{h_1 + h_2}{2} = \frac{0.37 + 0.19'}{2} = 0.28'$

$Q = \frac{TV}{2tCF} = \left(\frac{2844.3 \text{ ft}^3}{2}\right) \times \frac{1}{48HR} \times \frac{1 HR}{3600SEC} = 0.00823 \text{ ft}^3/\text{SEC}$

$A = \frac{Q}{C\sqrt{2gh}} = \frac{0.00823 \text{ ft}^3/\text{SEC}}{0.6\sqrt{2(32.2 \text{ ft/SEC}^2)(0.28)}} = 0.0032 \text{ ft}^2$

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Pensacola, Fl 32514
850-982-8606(ofc) 850-477-1176 (fax)

Subject: RONNYS CARWASH OF CHIPLEY

Computation: DETENTION POND A No. _____

Computed by: GREG CAMPBELL Checked by: _____ Date: 6-11-25

$$D = \sqrt{\frac{4(A)}{\pi}} = \sqrt{\frac{4(0.0032)}{\pi}} = 0.06385' = 0.766''$$

$$\text{FLOW LINE EL} = 95' + \frac{0.06385'}{2} = 95.032'$$

$$h_1 = 95.37' - 95.032' = 0.338'$$

$$h_2 = 95.19' - 95.032' = 0.158'$$

$$h = \frac{0.338' + 0.158'}{2} = 0.248'$$

$$A = \frac{0.00823\ ft^3/sec}{0.6\sqrt{(2(32.2\ ft/sec^2)(0.24)}} = 0.00349\ ft^2$$

$$D = \sqrt{\frac{4(0.00349)}{\pi}} = 0.06667' = 0.80'' > 0.766''$$ NOT GOOD TRY AGAIN

$$\text{FLOW LINE EL} = 95 + \frac{0.0667'}{2} = 95.033'$$

$$h_1 = 95.37' - 95.033' = 0.337'$$

$$h_2 = 95.19' - 95.033' = 0.157'$$

$$h = \frac{0.337 + 0.157}{2} = 0.247'$$

$$A = \frac{0.00823\ ft^3/sec}{0.6\sqrt{(2(32.2\ ft/sec^2)(0.247')}} = 0.00344\ ft^2$$

$$D = \sqrt{\frac{4(0.0344)}{\pi}} = 0.06619' = 0.794'' \approx 0.80''$$

USE 0.8" DIA ORIFICE

MODRET 7.0

ROUTING MODULE

PROJECT NAME : DETENTION POND A
STAGE-STORAGE INPUT DATA

TOTAL POND STAGE-VOLUME TABLE

ELEVATION (ft)	AREA (Ac)	POND VOLUME (ft^3)
91.50	0.093	0.0
92.00	0.101	2,107.2
93.00	0.116	6,833.0
94.00	0.133	12,259.8
95.00	0.150	18,412.6
96.00	0.167	25,316.5
97.00	0.185	32,996.7
98.00	0.204	41,478.4

Zero-Infiltration option is OFF

MODRET 7.0

ROUTING MODULE

PROJECT NAME : WET DETENTION POND A
STAGE-STORAGE INPUT DATA

STAGE-VOLUME FROM CONTROL STAGE TO TOP OF POND ELEV

ELEVATION (ft)	AREA (Ac)	POND VOLUME (ft^3)
95.00	0.150	0.0
96.00	0.167	6,903.9
97.00	0.185	14,584.2
98.00	0.204	23,065.9

Zero-Infiltration option is OFF

ENVIRONMENTAL ENGINEERING SERVICES
FIRM REGISTRATION #: RY6515
2120 Maria Circle
Pensacola, Fl 32514
850-982-8606(ofc) 850-477-1176 (fax)

Subject: RONNY'S CARWASH OF CHIPLEY

Computation: DETENTION POND B No. _____

Computed by: GREG CAMPBELL Checked by: _____ Date: 6-11-25

WET DETENTION POND - CONTROL ELEV = 95.00'

DA = 0.78 = 34,619 S.F.
Tc = 10 MIN
C_{POST} = 0.81

SEE APPENDIX B

R = 22.70 IN (CHIPLEY)
WS = 122 DAYS
CF = 12 IN/FT
RT = 14 DAYS

$$PPV_{MIN} = \frac{(DA)(C)(R)(RT)}{(WS)(CF)} = \frac{(0.78_{AC})(0.81)(22.70_{IN})(14_{DAY})}{(122_{DAY})(12_{IN/FT})} = 0.1372 \text{ AC-FT}$$

PROVIDED VOLUME = 44,962 ft^2 = 1.0321 AC-FT > 0.1372 AC-FT O.K.
(I.E. BELOW CONTROL EL)

RESIDENCE TIME PROVIDED

RT = PPV/FR

FR = (DA)(C)(R)/(WS)(CF) = $(0.78_{AC})(0.81)(22.70_{IN})/(122_{DAY})(12_{IN/FT})$

FR = 0.0098 AC-FT

$$RT = \frac{1.0321 \text{ AC-FT}}{0.0098 \text{ AC-FT}} = 105 \text{ DAY} > 14 \text{ DAY} \quad \text{O.K.}$$

MEAN POND DEPTH

$$MD = PPV / A_{@ EL\ 95} = \frac{1.0321 \text{ AC-FT}}{0.1006 \text{ AC}} = 10.25 \text{ ft} \quad \text{O.K.}$$

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850-982-8606(ofc) 850-477-1176 (fax)

Subject: RONNYS CARWASH OF CHIPLEY

Computation: DETENTION POND B No. _____

Computed by: GREG CAMPBELL Checked by: _____ Date: 6-11-25

SIZE ORIFICE TO RECOVER 1/2 VOLUME WITHIN 48 HR

TREATMENT VOLUME = $(34,019\ ft^2)(1\ in)(0.81)\left(\frac{ft}{12\ in}\right) = 2,296.29\ ft^3$
$= 0.0527.5\ AC\text{-}FT$

POND STAGE @ 1ST INCH VOLUME $= (99-95)\left(\frac{2,296.29}{67,428.1 - 44,962.0}\right) + 95 = 95.41'$

WEIR SET @ ELEV = $96.51' > 95.41'$ O.K.

h_1 = TREATMENT VOLUME DEPTH = $95.41' - 95.00' = 0.41'$

STAGE @ 1/2 TREATMENT VOLUME = $\frac{(2,296.29\ ft^3)(0.5)}{(67,428.1\ ft^3 - 44,962\ ft^3)}(99-95) + 95 = 95.21$

$h_2 = 95.21 - 95.00 = 0.21$

$h = \frac{0.41' + 0.21'}{2} = 0.31$

$Q = \left(\frac{2,296.29\ ft^3}{2}\right)\left(\frac{1}{48\ HR}\right)\left(\frac{1}{3600\ SEC}\right) = 0.006644\ ft^3/SEC$

$A = \frac{Q}{C\sqrt{2(g)(h)}} = \frac{0.006644\ ft^3/SEC}{0.6\sqrt{2(32.2\ ft/SEC^2)(0.31)}} = 0.002478\ ft^2$

$D = \sqrt{\frac{4A}{\pi}} = \sqrt{\frac{4(0.002478\ ft^2)}{\pi}} = 0.05618\ ft = 0.6742\ IN = 0.68\ IN$

FLOW LINE ELEV = $95 + \frac{0.05618}{2} = 95.028'$

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Subject: RONNYS CARWASH OF CHIPLEY

Computation: DETENTION POND B No. ____

Computed by: GREG CAMPBELL Checked by: ____ Date: 6-11-25

$h_1 = 95.41 - 95.028 = 0.382'$

$h_2 = 95.21 - 95.028 = 0.182'$

$h = \frac{0.382' + 0.182'}{2} = 0.282'$

$A = \frac{0.006644\ ft^3}{0.6\sqrt{(2)(32.2\ ft/sec)(0.282)}} = 0.0026\ ft^2$

$D = \sqrt{\frac{4(0.0026\ ft^2)}{\pi}} = 0.05755' = 0.69'' \approx 0.69''$ (0.01" DIFF. O.K.)

POND L/W = 2.24 > 2.00 O.K.

NO LITTORAL ZONE PROVIDED SINCE OVER 50% PERMANENT POOL ZONE WAS PROVIDED

MODRET 7.0

ROUTING MODULE

PROJECT NAME : detention pond B
STAGE-STORAGE INPUT DATA

TOTAL POND B STAGE-VOLUME TABLE

ELEVATION (ft)	AREA (Ac)	POND VOLUME (ft^3)
92.00	0.063	0.0
93.00	0.075	3,008.8
94.00	0.875	23,706.9
95.00	0.101	44,962.0
96.00	0.114	49,642.5
97.00	0.128	54,930.7
98.00	0.143	60,850.5
99.00	0.159	67,428.1

Zero-Infiltration option is OFF

MODRET 7.0

ROUTING MODULE

PROJECT NAME : WET DETENTION POND B
STAGE-STORAGE INPUT DATA

POND B - STAGE + VOLUME TABLE FROM CONTROL ELEV TO TOP OF POND

ELEVATION (ft)	AREA (Ac)	POND VOLUME (ft^3)
95.00	0.101	0.0
96.00	0.114	4,680.5
97.00	0.128	9,968.7
98.00	0.143	15,888.5
99.00	0.159	22,466.1

Zero-Infiltration option is OFF

ENVIRONMENTAL ENGINEERING SERVICES
FIRM REGISTRATION #: RY6515
2120 Maria Circle
Pensacola, Fl 32514
850-982-8606(ofc) 850-477-1176 (fax)

Subject: RONNYS CARWASH + RV/BOAT STORAGE

Computation: SIZE INLETS & INLET CAPACITY **No.** _____

Computed by: GREG CAMPBELL **Checked by:** _____ **Date:** 3-16-25

(4) FOOT TYPE "C" INLET CAPACITY

$Q_{INLET\ CAPACITY} = C_W P d^{1.5} \Rightarrow C_W = 3$

$P = 10$

$d = 0.2$

$Q_{INLET\ CAPACITY} = (3)(10)(0.2)^{1.5} = 2.68\ CFS$

NOTE: ALL INLETS ARE FOOT TYPE "C" AND FLOWRATES TO ALL INLETS ARE LESS THAN 2.68 CFS O.K.
SEE APPENDIX C FOR INLET DRAINAGE AREAS

(5) SIZE INLET #1 PIPE

$S = 1.32\% = 0.0132$

$A = 4,201 = 0.0964$

$I_{100yr}\ (T_C = 10 min) = 9.5\ IN/HR$

$C = 0.90$

$Q_1 = CIA = (0.9)(9.5)(0.0964) = 0.83\ CFS$

$$D_1 = \left[\frac{2.159\,(0.83)(0.012)}{\sqrt{0.0132}}\right]^{3/8} = 0.53' = 6.36'' \Rightarrow \text{USE } 12''\ \phi\ \text{ADS N-12 PIPE}$$

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Subject: RONNYS CARWASH & RV/BOAT STORAGE

Computation: SIZE INLET PIPING No. _____

Computed by: GREG CAMPBELL Checked by: _____ Date: 3-16-25

(6) SIZE PIPE FROM INLET #5 TO #4

$S = 0.4\% = 0.004$

$A = 3842\ ft^2 = 0.0882\ AC$

$I = 9.5\ IN/HR$

$C = 0.9$

$Q_5 = CIA = (0.9)(9.5)(0.0882) = 0.76\ CFS$

$$D_{5-4} = \left[\frac{2.159\,(0.76)(0.012)}{\sqrt{0.004}}\right]^{3/8} = 0.65' = 7.8''$$ USE 12" Φ AOS N-12 HPDE PIPE

(7) SIZE PIPE FROM INLET #4 TO #3

SAME AS #5 TO #4 (I.E. SOLID LID)

USE 12" Φ AOS N-12 HDPE PIPE

(8) SIZE PIPE FROM INLET #3 TO POND

$S = 1.00\% = 0.01$

$A_3 = 8,948\ ft^2 = 0.205\ AC$

$I = 9.5\ IN/HR$

$C = 0.9$

$Q_3 = CIA = (0.9)(9.5)(0.205) = 1.75\ CFS$

TOTAL $Q = Q_{5-4} + Q_3 = 0.76 + 1.75 = 2.51\ CFS$

$$D_3 = \left[\frac{2.159\,(2.51)(0.012)}{\sqrt{0.010}}\right]^{3/8} = 0.85' = 10.21''$$ USE 12" Φ AOS N-12 HDPE PIPE

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Subject: RONNYS CARWASH & RV/BOAT STORAGE

Computation: SIZE INLET PIPING No. _____

Computed by: GREG CAMPBELL Checked by: _____ Date: 3-16-25

(9) SIZE PIPE FROM INLET #2

$S = 2.00\% = 0.02$

$A = 9,771\ ft^2 = 0.225\ AC$

$I_{10yr} = 9.5\ IN/HR$

$C = 0.9$

$Q_2 = CIA = (0.9)(9.5)(0.225) = 1.93\ CFS$

$$D_2 = \left[\frac{2.159\,(1.93)(0.012)}{\sqrt{0.020}}\right]^{3/8} = 0.67' = 8.04'' \Rightarrow$$ USE 12" Ø ADS N-12 HDPE PIPE

(10) SIZE PIPE FROM INLET #8

$S = 0.3\% = 0.003$

$A = 10,688\ ft^2 = 0.246\ AC$

$C = 0.9$

$I = 9.5$

$Q_8 = CIA = (0.9)(9.5)(0.246) = 2.10\ CFS$

$$D_8 = \left[\frac{2.159\,(2.1)(0.012)}{\sqrt{0.003}}\right]^{3/8} = 0.99' = 11.88''$$ USE 12" Ø ADS N-12 HDPE PIPE

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Subject: RONNYS CARWASH & RV/BOAT STORAGE

Computation: SIZE INLET PIPING No. _____

Computed by: GREG CAMPBELL Checked by: _____ Date: 3-16-25

(11) SIZE PIPING FROM INLET #7 TO POND B

$A = 7,542\ ft^2 = 0.173\ AC$

$I = 9.5$

$C = 0.9$

$S = 0.66\%$

$Q_7 = CIA = (0.9)(9.5)(0.173) = 1.48\ CFS$

TOTAL FLOW = $Q_8 + Q_7 = 2.1 + 1.48 = 3.58\ CFS$

$$D = \frac{2.159\,(3.58)(0.012)}{\sqrt{0.00\,66}} = 1.05' = 12.61''$$ USE 15" Φ AOS N-12 HOPE PIPE

(12) SIZE PIPING FROM INLET #6 TO POND

$A = 3,892\ ft^2 = 0.0893\ AC$

$I = 9.5$

$C = 0.9$

$S = 3.84\% = 0.0384$

$Q = CIA = (0.9)(9.5)(0.0893) = 0.77\ CFS$

$$D = \left[\frac{2.159\,(0.77)(0.012)}{\sqrt{0.0384}}\right]^{3/8} = 0.43' = 5.1''$$ USE 12" Φ AOS N-12 HOPE PIPE

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Pensacola, Fl 32514
850-982-8606(ofc) 850-477-1176 (fax)

Subject: RONNYS CARWASH OF CHIPLEY

Computation: SIZE POND DISCHARGE PIPES No. _____

Computed by: GREG CAMPBELL Checked by: _____ Date: 6-11-25

SIZE POND A DISCHARGE STRUCTURE OUTFALL PIPE (INLET #9)

$Q_{MAX} = 0.72$ CFS (FROM POND ROUTING - Q_{max})

I_{100} (@ $T_c = 10$ min) = 9.5 IN/HR

$S = 0.04\%$

$$D = \left[\frac{(2.159)(0.72)(0.012)}{\sqrt{0.004}}\right]^{3/8} = 0.63' = 7.59''$$ USE 8" Φ HDPE PIPE

SIZE POND B DISCHARGE STRUCTURE OUT FALL PIPE (INLET #10)

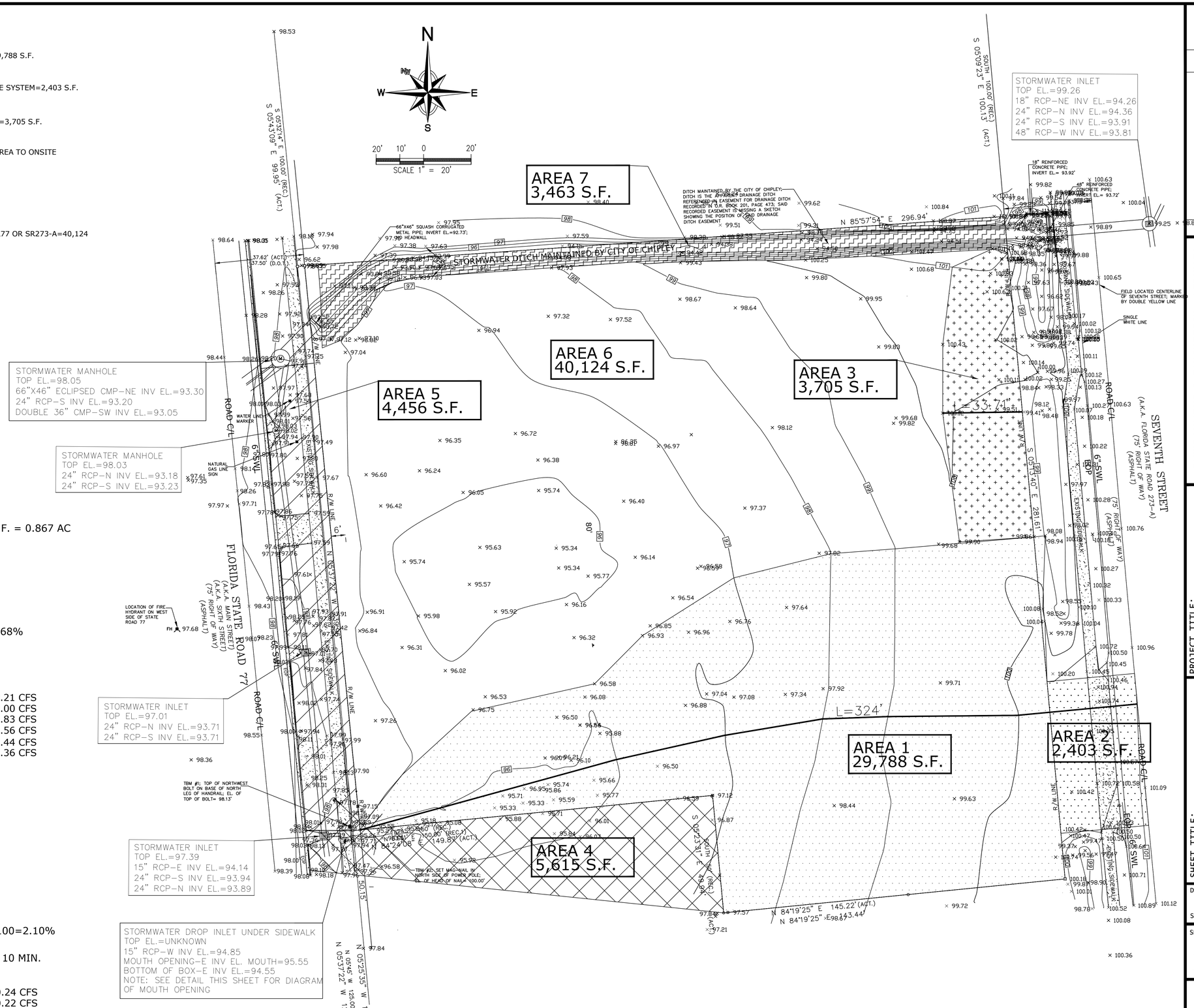
$Q_{MAX} = 0.47$ CFS

$S = 0.141\%$

$$D = \left[\frac{(2.159)(0.47)(0.012)}{\sqrt{0.0041}}\right]^{3/8} = 0.537' = 6.44''$$ USE 8" Φ HDPE PIPE

PRE-DEV FLOW DRAINAGE AREA - POND A

- AREA 1-DENOTES ONSITE PRE-DEV AREA TO SR77 DRAINAGE SYSTEM=29,788 S.F.
- AREA 2-DENOTES OFFSITE PRE-DEV DRAINAGE AREAS TO SR77 DRAINAGE SYSTEM=2,403 S.F.
- AREA 3-DENOTES ONSITE PRE-DEV AREA TO SR273-A DRAINAGE SYSTEM=3,705 S.F.
- AREA 4-DENOTES ADJACENT SOUTH OFFSITE PRE-DEV AREA DRAINAGE AREA TO ONSITE & THEN DIRECTLY TO SR77DRAINAGE SYSTEM=5,615 S.F.
- AREA 5-DENOTES SR77 OFFSITE PRE-DEV DRAINAGE AREA TO ONSITE DRAINAGE SYSTEM=4,456 S.F.
- AREA 6-DENOTES ONSITE PRE-DEV DRAINAGE AREA NOT FLOWING TO SR77 OR SR273-A=40,124
- AREA 7-CITY OF CHIPLEY DRAINAGE DITCH=3,463 S.F.



PRE-DEV FLOWRATE TO SR77 R/W (AREAS 1, 2, & 4)

TOTAL AREA = 29,788 S.F. + 2,403 S.F. + 5,615 S.F.=37,796 S.F. = 0.867 AC
IMPERVIOUS AREA = 2,403 S.F.
PERVIOUS ONSITE AREA = 35,393 S.F.

Cpre=(2,403)(0.90) + (0.30)(35,393)/37,796=0.34

D=324' ELEV DIFF=101'-95.55'=5.45' S=5.45'/324' X100=1.68%

$$Tc = \frac{1.8(1.1-.34)(324)^{0.5}}{(1.68)^{0.33}} = 20.75 \text{ MINUTES}$$

I (100YR)@Tc=20.75 MIN=7.50 IN/HR Q=(0.34)(7.50)(0.867)=2.21 CFS
I (50YR)@Tc=20.75 MIN=6.80 IN/HR Q=(0.34)(6.80)(0.867)=2.00 CFS
I (25YR)@Tc=20.75 MIN=6.20 IN/HR Q=(0.34)(6.20)(0.867)=1.83 CFS
I (10YR)@Tc=20.75 MIN=5.30 IN/HR Q=(0.34)(5.30)(0.867)=1.56 CFS
I (5YR)@Tc=20.75 MIN=4.90 IN/HR Q=(0.34)(4.90)(0.867)=1.44 CFS
I (3YR)@Tc=20.75 MIN=4.60 IN/HR Q=(0.34)(4.60)(0.867)=1.36 CFS

PRE-DEV FLOWRATE TO SR273-A R/W (AREA 3)

TOTAL AREA = 3,705 S.F. = 0.085 AC
IMPERVIOUS AREA = 0 S.F.
PERVIOUS ONSITE AREA = 3,705 S.F.

Cpre=0.30

D=33.71' ELEV DIFF=100.12'-99.41'=0.71' S=0.71'/33.71' X100=2.10%

$$Tc = \frac{1.8(1.1-.30)(33.71)^{0.5}}{(2.10)^{0.33}} = 6.54 \text{ MIN. USE FDOT MINIMUM OF 10 MIN.}$$

I (100YR)@Tc=10 MIN=9.50 IN/HR Q=(0.30)(9.50)(0.085)=0.24 CFS
I (50YR)@Tc=10 MIN=8.60 IN/HR Q=(0.30)(8.60)(0.085)=0.22 CFS
I (25YR)@Tc=10 MIN=8.00 IN/HR Q=(0.30)(8.00)(0.085)=0.20 CFS
I (10YR)@Tc=10 MIN=7.00 IN/HR Q=(0.30)(7.00)(0.085)=0.18 CFS
I (5YR)@Tc=10 MIN=6.60 IN/HR Q=(0.30)(6.60)(0.085)=0.17 CFS
I (3YR)@Tc=10 MIN=6.20 IN/HR Q=(0.30)(6.20)(0.085)=0.16 CFS

NOTE: DISCHARGE TO SR273-A EVENTUALLY DISCHARGES TO DRAINAGE SYSTEM ON SR77.

NO.	REVISIONS	BY	DATE

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FIRM REGISTRATION #: RY6515
2120 MARIA CIRCLE
PENSACOLA, FLORIDA 32514
850-982-8606 (OFC)
850-477-1176 (FAX)
GREGORY ALLEN CAMPBELL, P.E.
FL PE LICENSE #: 38572

PROJECT TITLE:
RONNYS CARWASH OF CHIPLEY
941 MAIN STREET
CHIPLEY, FLORIDA
WASHINGTON COUNTY

SHEET TITLE:
PRE-DEV DRAINAGE AREA & CALCULATIONS

DATE: 05-15-25
SCALE: 1"=20'

SHEET NUMBER:
APPENDIX A
SHEET 1 OF 1

POST-DEV FLOW DRAINAGE AREA - POND A

AREA 1 - DENOTES ONSITE POST-DEV DRAINAGE AREA TO POND A=37,026 S.F.

AREA 2-DENOTES OFFSITE POST-DEV DRAINAGE AREA FROM SR77 TO POND A=3,094

AREA 3-DENOTES ADJACENT SOUTH OFFSITE POST-DEV DRAINAGE AREA TO ONSITE AREA THAT DIRECTLY FLOWS TO SR77 =5,615 S.F.

AREA 4-DENOTES ONSITE POST-DEV DRAINAGE AREA THAT DIRECTLY FLOWS TO SR77=2,572 S.F.

AREA 5-DENOTES ONSITE POST-DEV DRAINAGE AREA TO POND B=34,019 S.F.

AREA 6-DENOTES CITY OF CHIPLEY DRAINAGE DITCH=3,463 S.F.

DRAINAGE DIRECTLY TO SR77 DRAINAGE SYSTEM (AREAS 3 & 4)

TOTAL AREA = PERVIOUS AREA=8,187 S.F. = 0.188 AC
Cpre=0.30

D=165' ELEV DIFF=97.57'-95.55'=2.02' S=2.02'/165' X100=1.22%

$$Tc = \frac{1.8(1.1-.30)(165)^{0.5}}{(1.22)^{0.33}} = 22.54 \text{ MINUTES}$$

CALCULATE DIRECT FLOW FROM AREAS 3 & 4 TO SR77 AND SUBSTRACT FROM PRE-DEV OR ALLOWABLE FLOW CALCULATED IN APPENDIX A TO GET CORRECTED ALLOWABLE FLOW FROM PONDS A & B DISCHARGE STRUCTURES

I (100YR)@Tc=22.54 MIN=7.40 IN/HR Q=(0.30)(7.40)(0.188)=0.42 CFS
I (50YR)@Tc=22.54 MIN=6.70 IN/HR Q=(0.30)(6.70)(0.188)=0.38 CFS
I (25YR)@Tc=22.54 MIN=6.10 IN/HR Q=(0.30)(6.10)(0.188)=0.34 CFS
I (10YR)@Tc=22.54 MIN=5.1 IN/HR Q=(0.30)(5.10)(0.188)=0.29 CFS
I (5YR)@Tc=22.54 MIN=4.80 IN/HR Q=(0.30)(4.80)(0.188)=0.27 CFS
I (3YR)@Tc=22.54 MIN=4.40 IN/HR Q=(0.30)(4.40)(0.188)=0.25 CFS

CORRECTED PRE-DEV ALLOWED (PRE-DEV FLOW-FLOW AREAS 3 & 4)

Q=2.21 CFS - 0.42 CFS=1.79 CFS (100YR)
Q=2.00 CFS - 0.38 CFS=1.62 CFS (50YR)
Q=1.83 CFS - 0.34 CFS=1.49 CFS (25YR)
Q=1.56 CFS - 0.29 CFS=1.27 CFS (10YR)
Q=1.44 CFS - 0.27 CFS=1.17 CFS (5YR)
Q=1.36 CFS - 0.25 CFS=1.11 CFS (3YR)

POST DEV- POND A DRAINAGE AREA (AREAS 1&2)

(A) ONSITE AREA (AREA 1)

PERVIOUS AREA = 2,472 S.F.
IMPERVIOUS AREA=26,514 S.F. (NOTE: 980 S.F. EXTRA PAVEMENT ADDED TO DRAINAGE AREA FOR FUTURE PAVEMENT THAT WILL FLOW TO POND A)

POND AREA=8,074 S.F.
TOTAL AREA = 37,060 S.F.=0.85 AC

(A) OFFSITE AREAS

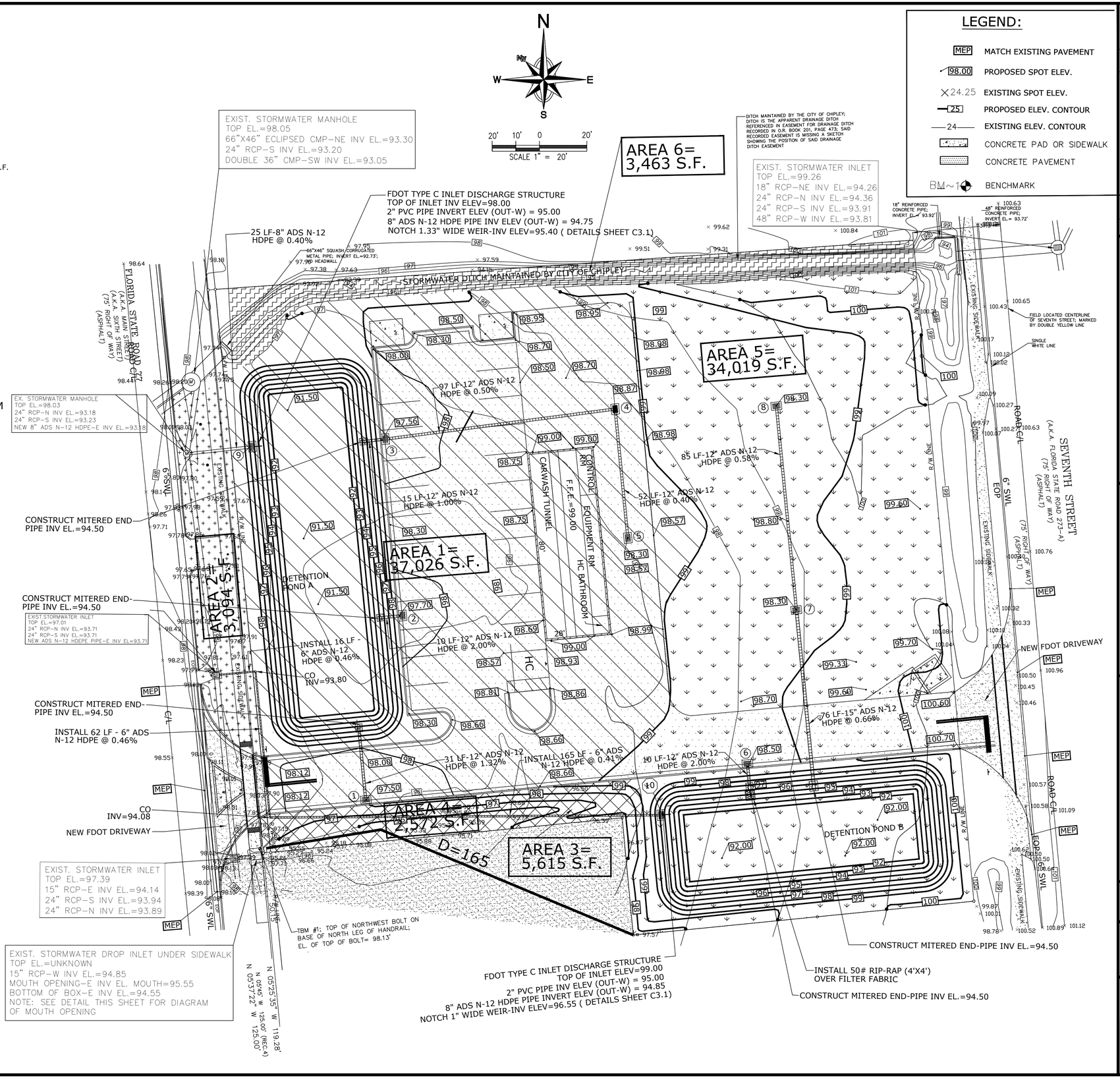
PERVIOUS AREA = 2,332 S.F.
IMPERVIOUS AREA=762 S.F.
TOTAL AREA = 3,094 S.F.

Cpost=(2,472+2,332)(0.30)+(26,514+762)(0.90)+(8,074)(1)/40,154=0.85

Tc=10 MIN
A=40,154 S.F.=0.92 AC

POST DEV - POND B DRAINAGE AREA

PERVIOUS AREA = 6,464 S.F.
IMPERVIOUS AREA=20,642 S.F. (PROPOSED=3,348 S.F.; 17,294 EXTRA PAVEMENT ADDED TO DRAINAGE AREA FOR FUTURE DEVELOPMENT OF LOT)
POND AREA=6,913 S.F.
TOTAL AREA = 34,019 S.F. = 0.78 AC
Cpost= (6,464)(0.30)+(6,913)(1)+(20,642)(0.9)/34,019=0.81
Tc=10 MINUTES



NO.	REVISIONS	BY	DATE

ENVIRONMENTAL ENGINEERING SERVICES
FIRM REGISTRATION #: RY6515
2120 MARIA CIRCLE
PENSACOLA, FLORIDA 32514
850-982-8606 (OFC)
850-477-1176 (FAX)
GREGORY ALLEN CAMPBELL, P.E.
FL PE LICENSE #: 38572

PROJECT TITLE:
RONNY'S CARWASH & RV/BOAT STORAGE OF CHIPLEY
941 MAIN STREET
CHIPLEY, FLORIDA
WASHINGTON COUNTY

SHEET TITLE:
POND A DRAINAGE AREAS

DATE: 02-14-25

SCALE: 1"=20'

SHEET NUMBER:
APPENDIX B
SHEET 1 OF 1

GREGORY ALLEN CAMPBELL LICENSE No.38572 STATE OF FLORIDA PROFESSIONAL ENGINEER

APPENDIX C-INLET DRAINAGE AREAS

LEGEND:

- MEP — MATCH EXISTING PAVEMENT
- 98.00 — PROPOSED SPOT ELEV.
- ×24.25 — EXISTING SPOT ELEV.
- 25 — PROPOSED ELEV. CONTOUR
- 24 — EXISTING ELEV. CONTOUR
- CONCRETE PAD OR SIDEWALK
- CONCRETE PAVEMENT
- BM~1 — BENCHMARK

STORM STRUCTURE DATA TABLE

① PRECAST FDOT "TYPE C" DITCH BOTTOM INLET
U.S.F. NO. 6611 STEEL TRAFFIC RATED GRATE
GRATE TOP EL.= 97.41
12" ADS N-12 PE PIPE INVERT ELEV (OUT-N) = 94.91

② PRECAST FDOT TYPE "C" DITCH BOTTOM INLET
U.S.F. NO. 6611 STEEL TRAFFIC RATED GRATE
LID TOP EL.= 97.30
12" ADS N-12 PE PIPE INVERT ELEV (OUT-WEST) = 94.70

③ PRECAST FDOT TYPE "C" DITCH BOTTOM INLET
U.S.F. NO. 6611 STEEL TRAFFIC RATED GRATE
GRATE TOP EL.= 97.16
12" ADS N-12 PE PIPE INVERT ELEV (IN-E) = 94.70
12" ADS N-12 PE PIPE INVERT ELEV (OUT-W) = 94.70

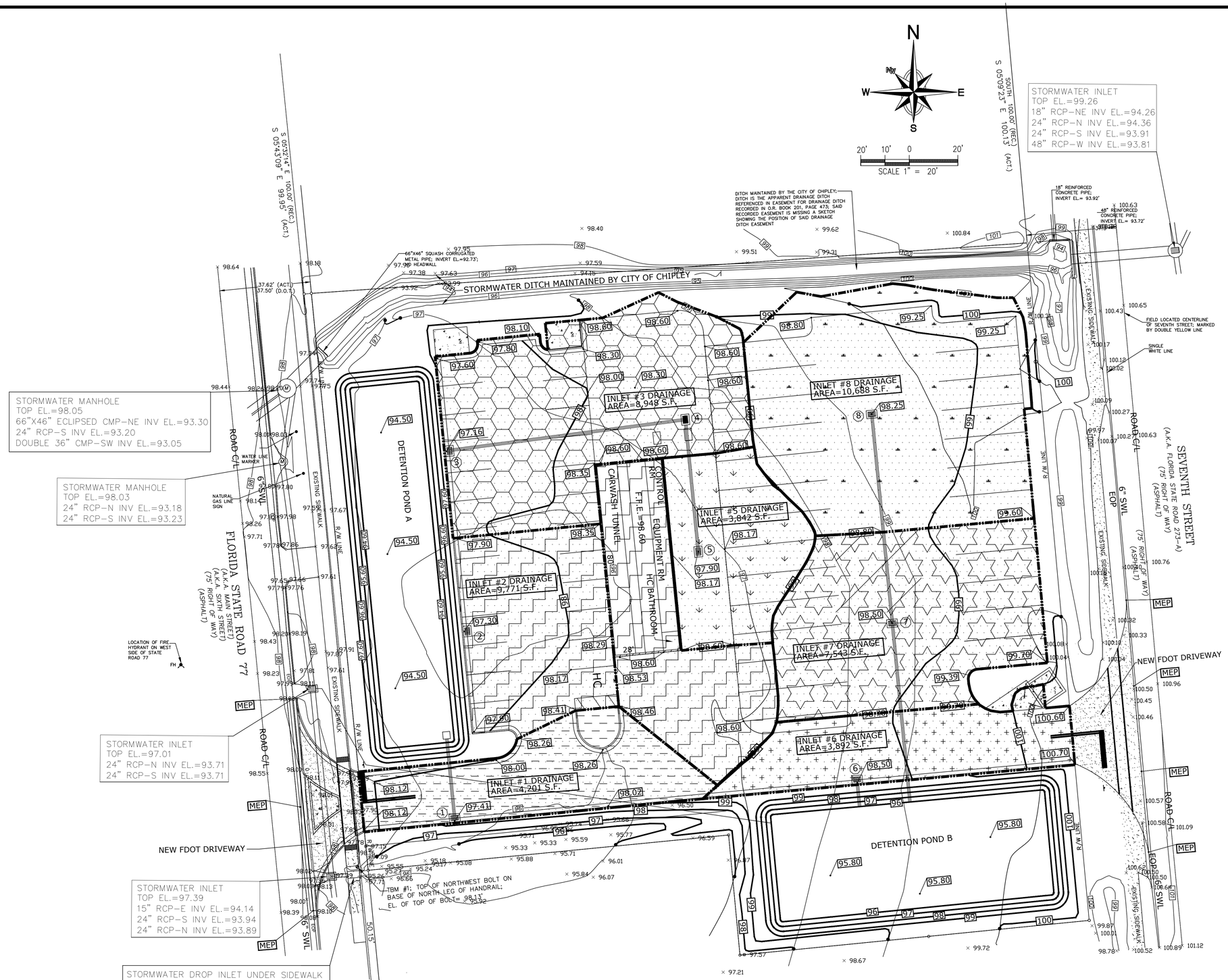
④ PRECAST FDOT TYPE "C" DITCH BOTTOM INLET
U.S.F. SOLID LID
GRATE TOP EL.= 98.47
12" ADS N-12 PE PIPE INVERT ELEV (IN-S) = 95.19
12" ADS N-12 PE PIPE INVERT ELEV (OUT-W) = 95.09

⑤ PRECAST FDOT TYPE "C" DITCH BOTTOM INLET
U.S.F. NO. 6611 STEEL TRAFFIC RATED GRATE
GRATE TOP EL.= 97.90
12" ADS N-12 PE PIPE INVERT ELEV (OUT-N) = 95.40

⑥ PRECAST FDOT TYPE "C" DITCH BOTTOM INLET
U.S.F. NO. 6611 STEEL TRAFFIC RATED GRATE
GRATE TOP EL.= 98.50
12" ADS N-12 PE PIPE INVERT ELEV (OUT-S) = 96.00

⑦ PRECAST FDOT TYPE "C" DITCH BOTTOM INLET
U.S.F. NO. 6611 STEEL TRAFFIC RATED GRATE
GRATE TOP EL.= 98.30
12" ADS N-12 PE PIPE INVERT ELEV (IN-N) = 96.16
15" ADS N-12 PE PIPE INVERT ELEV (OUT-S) = 96.16

⑧ PRECAST FDOT TYPE "C" DITCH BOTTOM INLET
U.S.F. NO. 6611 STEEL TRAFFIC RATED GRATE
GRATE TOP EL.= 98.30
12" ADS N-12 PE PIPE INVERT ELEV (OUT-S) = 96.41



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GREGORY ALLEN CAMPBELL, P.E.
FL PE LICENSE #: 38572

NO.	REVISIONS	BY	DATE

PROJECT TITLE:
RONNYS CARWASH & RV/BOAT STORAGE OF CHIPLEY
941 MAIN STREET
CHIPLEY, FLORIDA
WASHINGTON COUNTY

SHEET TITLE:
INLET DRAINAGE AREAS

DATE: 02-14-25

SCALE: 1"=20'

SHEET NUMBER:
APPENDIX C
SHEET 1 OF 1

GREGORY ALLEN CAMPBELL LICENSE No.38572 STATE OF FLORIDA PROFESSIONAL ENGINEER

APPENDIX D
NOAA PRECIPITATION FREQUENCY ESTIMATES FOR PROJECT AREA

NOAA Atlas 14, Volume 9, Version 2
Location name: Chipley, Florida, USA*
Latitude: 30.7755°, Longitude: -85.5373°
Elevation: 97 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.503 (0.409-0.613)	0.572 (0.465-0.697)	0.682 (0.552-0.834)	0.771 (0.621-0.946)	0.889 (0.690-1.12)	0.978 (0.742-1.25)	1.06 (0.781-1.40)	1.15 (0.809-1.56)	1.26 (0.851-1.75)	1.34 (0.884-1.90)
10-min	0.737 (0.599-0.897)	0.837 (0.680-1.02)	0.998 (0.808-1.22)	1.13 (0.909-1.39)	1.30 (1.01-1.64)	1.43 (1.09-1.84)	1.56 (1.14-2.05)	1.68 (1.18-2.28)	1.84 (1.25-2.57)	1.96 (1.29-2.78)
15-min	0.898 (0.731-1.09)	1.02 (0.830-1.24)	1.22 (0.986-1.49)	1.38 (1.11-1.69)	1.59 (1.23-2.00)	1.75 (1.33-2.24)	1.90 (1.39-2.50)	2.05 (1.44-2.78)	2.25 (1.52-3.13)	2.39 (1.58-3.40)
30-min	1.36 (1.10-1.65)	1.55 (1.26-1.89)	1.86 (1.51-2.27)	2.11 (1.70-2.59)	2.44 (1.89-3.07)	2.68 (2.04-3.44)	2.92 (2.14-3.84)	3.15 (2.22-4.26)	3.44 (2.33-4.79)	3.65 (2.41-5.20)
60-min	1.79 (1.46-2.18)	2.06 (1.68-2.52)	2.51 (2.04-3.07)	2.89 (2.32-3.54)	3.40 (2.65-4.31)	3.80 (2.89-4.90)	4.21 (3.09-5.55)	4.62 (3.26-6.27)	5.16 (3.50-7.22)	5.58 (3.69-7.94)
2-hr	2.23 (1.82-2.70)	2.58 (2.11-3.12)	3.16 (2.58-3.84)	3.66 (2.97-4.47)	4.37 (3.43-5.52)	4.92 (3.78-6.31)	5.50 (4.07-7.22)	6.08 (4.32-8.23)	6.88 (4.70-9.58)	7.50 (4.99-10.6)
3-hr	2.48 (2.04-2.99)	2.88 (2.36-3.47)	3.56 (2.92-4.31)	4.16 (3.39-5.06)	5.04 (3.98-6.38)	5.75 (4.44-7.37)	6.49 (4.84-8.54)	7.28 (5.20-9.85)	8.38 (5.76-11.7)	9.25 (6.18-13.0)
6-hr	2.96 (2.45-3.54)	3.42 (2.83-4.10)	4.26 (3.52-5.12)	5.03 (4.13-6.08)	6.20 (4.97-7.87)	7.19 (5.61-9.22)	8.26 (6.22-10.9)	9.42 (6.80-12.7)	11.1 (7.68-15.4)	12.4 (8.34-17.4)
12-hr	3.50 (2.92-4.17)	4.02 (3.35-4.79)	5.00 (4.15-5.97)	5.93 (4.90-7.11)	7.38 (5.99-9.36)	8.65 (6.81-11.1)	10.0 (7.63-13.2)	11.6 (8.42-15.6)	13.8 (9.64-19.1)	15.6 (10.6-21.7)
24-hr	4.07 (3.43-4.82)	4.67 (3.92-5.52)	5.81 (4.87-6.90)	6.92 (5.76-8.25)	8.69 (7.12-11.0)	10.2 (8.14-13.1)	12.0 (9.16-15.6)	13.9 (10.2-18.6)	16.6 (11.7-22.9)	18.9 (12.9-26.2)
2-day	4.66 (3.95-5.47)	5.38 (4.55-6.32)	6.75 (5.69-7.95)	8.08 (6.78-9.57)	10.2 (8.41-12.8)	12.1 (9.64-15.3)	14.1 (10.9-18.3)	16.4 (12.1-21.8)	19.7 (14.0-26.9)	22.5 (15.4-30.8)
3-day	5.09 (4.33-5.96)	5.86 (4.99-6.86)	7.35 (6.23-8.63)	8.79 (7.40-10.4)	11.1 (9.18-13.9)	13.1 (10.5-16.5)	15.3 (11.9-19.8)	17.8 (13.2-23.6)	21.4 (15.2-29.1)	24.4 (16.8-33.3)
4-day	5.47 (4.67-6.38)	6.26 (5.34-7.31)	7.79 (6.62-9.12)	9.28 (7.84-10.9)	11.6 (9.68-14.5)	13.7 (11.1-17.3)	16.0 (12.5-20.7)	18.6 (13.8-24.6)	22.4 (16.0-30.4)	25.5 (17.6-34.7)
7-day	6.46 (5.55-7.50)	7.25 (6.22-8.42)	8.78 (7.51-10.2)	10.3 (8.74-12.0)	12.7 (10.6-15.7)	14.8 (12.0-18.5)	17.1 (13.4-21.9)	19.8 (14.8-26.0)	23.6 (16.9-31.8)	26.8 (18.6-36.3)
10-day	7.32 (6.31-8.46)	8.14 (7.01-9.41)	9.71 (8.33-11.3)	11.2 (9.58-13.1)	13.6 (11.4-16.8)	15.7 (12.8-19.5)	18.1 (14.2-23.0)	20.6 (15.5-27.0)	24.4 (17.6-32.8)	27.5 (19.1-37.1)
20-day	9.71 (8.44-11.2)	10.8 (9.38-12.4)	12.7 (11.0-14.7)	14.5 (12.4-16.8)	17.0 (14.3-20.6)	19.2 (15.6-23.4)	21.4 (16.9-26.9)	23.9 (18.0-30.8)	27.3 (19.7-36.2)	30.0 (21.1-40.3)
30-day	11.8 (10.3-13.5)	13.2 (11.5-15.1)	15.4 (13.4-17.7)	17.4 (15.0-20.0)	20.1 (16.8-24.0)	22.3 (18.2-27.0)	24.5 (19.3-30.4)	26.8 (20.2-34.3)	30.0 (21.7-39.4)	32.4 (22.8-43.3)
45-day	14.6 (12.8-16.7)	16.3 (14.3-18.6)	19.0 (16.6-21.7)	21.1 (18.3-24.3)	24.1 (20.1-28.4)	26.3 (21.5-31.5)	28.5 (22.4-35.0)	30.6 (23.1-38.8)	33.4 (24.2-43.5)	35.5 (25.0-47.2)
60-day	17.1 (15.1-19.5)	19.0 (16.7-21.6)	22.0 (19.3-25.1)	24.4 (21.2-27.9)	27.4 (23.0-32.1)	29.7 (24.3-35.4)	31.8 (25.1-38.9)	33.8 (25.6-42.6)	36.3 (26.4-47.1)	38.1 (27.0-50.6)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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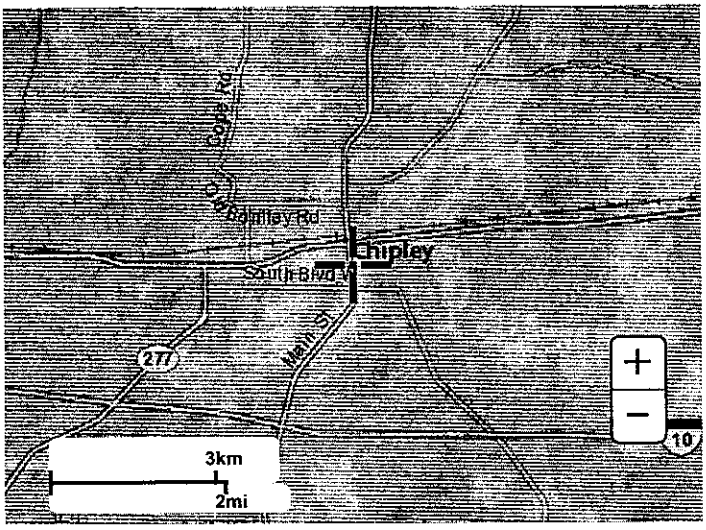
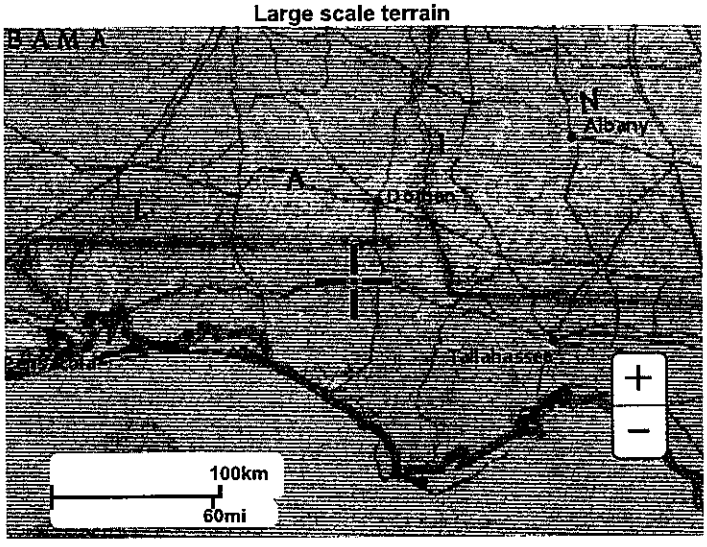
PF graphical

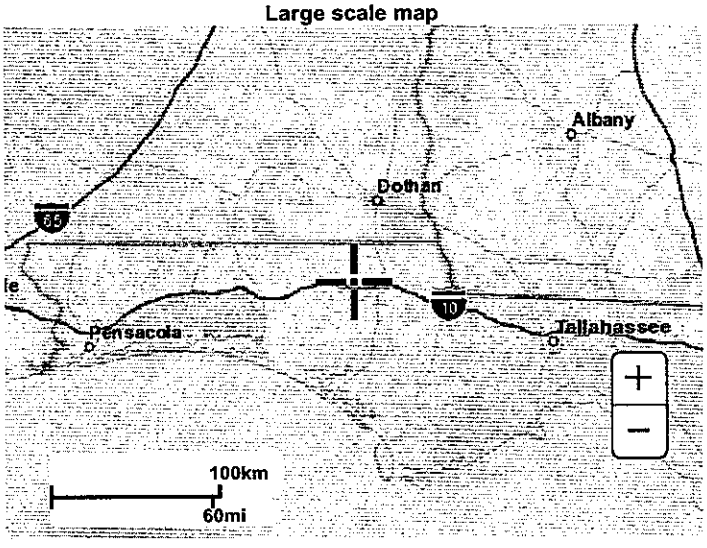
APPENDIX C



Large scale terrain



Large scale map



Large scale aerial

PDS-based depth-duration-frequency (DDF) curves
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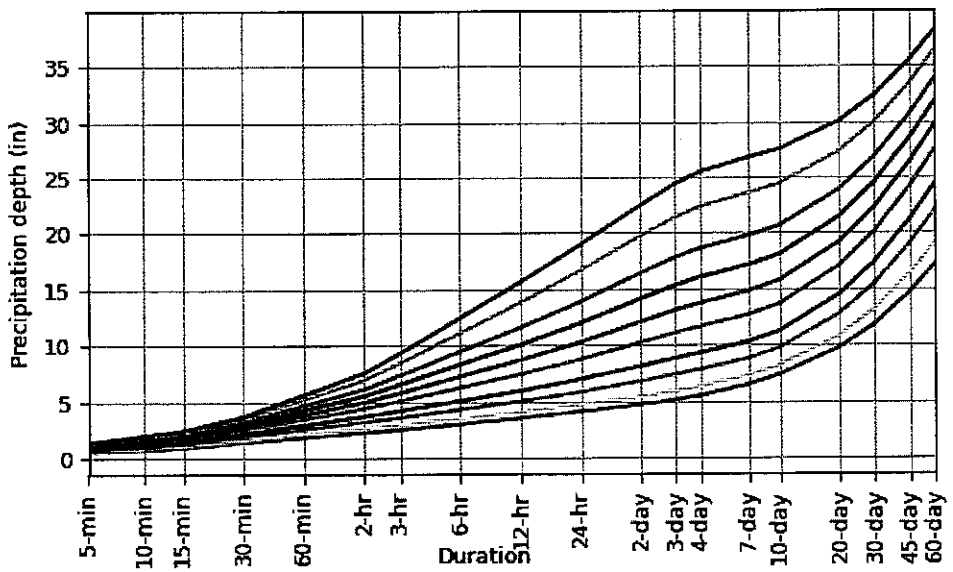

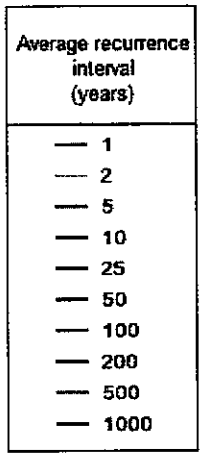

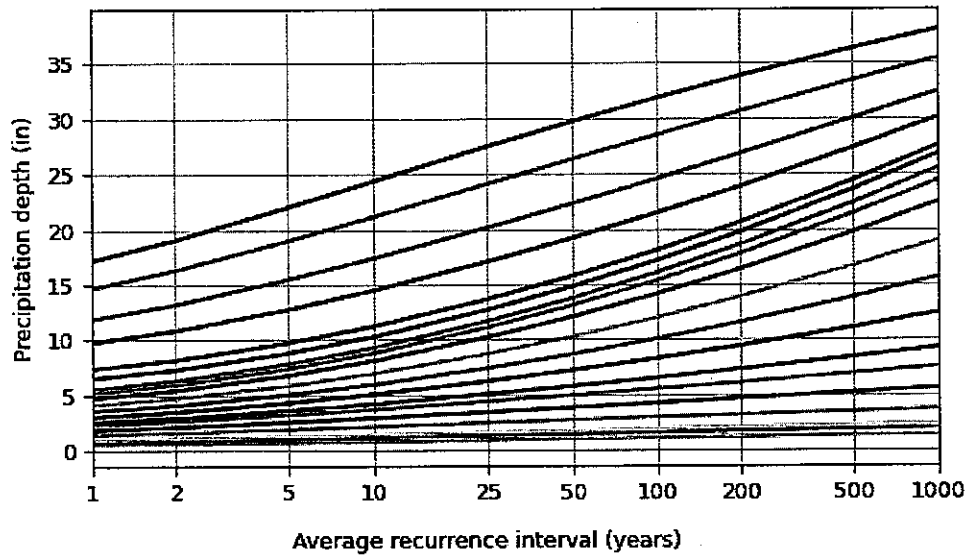

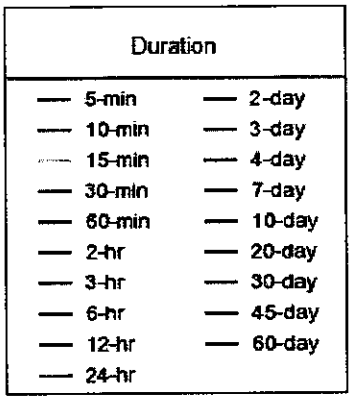

NOAA Atlas 14, Volume 9, Version 2

Created (GMT): Sun Feb 23 22:40:22 2025

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Maps & aerials

Small scale terrain

APPENDIX E
STORMWATER MGMT SYSTEM MAINTENANCE PLAN LETTER TO OWNER

ENVIRONMENTAL ENGINEERING SERVICES
2120 Maria Circle
Pensacola, Florida
Ofc: 982-8606 Fax: 477-1176

March 17, 2025

Mr. Ronnie Douglas
Ronnys Carwash of Cantonment
14455 Perdido Key Drive, Unit 501
Pensacola, Florida 32507

Re: STORMWATER DETENTION POND MAINTENANCE INSTRUCTIONS
RONNYS CARWASH
941 MAIN STREET, CHIPLEY, FLORIDA

Dear Mr. Douglas:

The Northwest Florida Water Management District and City of Chipley requires that me as Engineer of Record, notify you of the required maintenance to the drainage system for the above referenced project. The following items should be performed:

1. The detention ponds should be fertilized and mowed when other landscaped areas are maintained and not less that three (3) times per year.

2. Any bare spots greater than three (3) square feet should be re-sodded.

3. Percolation performance of detention ponds should be evaluated on an annual basis with the pond. In the event of inadequate percolation, detention pond bottom area maintenance should be performed as follows:

    a. Remove 4 to 6 inches of the detention area bottom material and/or sand chimney and scarify excavated bottom.
    b. Replace excavated bottom material with clean sand material to design grade.

4. Periodically inspect detention pond bottom areas for silt accumulation and trash and remove if found to exist.

5. Periodically inspect stormwater inlets and piping for litter or debris obstructing flow. Any litter or debris found in the inlets or piping should be immediately removed upon discovery.

Should you have any questions, please call me at 982-8606.

Sincerely,

Greg Campbell, P.E.

APPENDIX F
POND A AND B COMPUTER ANALYSIS PRINTOUTS

MODRET 7.0

SUMMARY OF MODRET INPUT PARAMETERS

PROJECT NAME : WET DETENTION POND A
UNSATURATED ANALYSIS EXCLUDED

Average Pond Area	7,688.62 ft²
Pond Volume between Bottom & DHWL	23,065.87 ft³
Pond Length to Width Ratio (L/W)	2.91
Elevation of Effective Aquifer Base	84.00 ft
Elevation of Seasonal High Groundwater Table	95.00 ft
Elevation of Starting Water Level	95.00 ft
Elevation of Pond Bottom	95.00 ft
Is there overflow ?	Y
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.00
Unsaturated Vertical Hydraulic Conductivity	0.01 ft/d
Factor of Safety	2.00
Saturated Horizontal Hydraulic Conductivity	0.01 ft/d
Avg. Effective Storage Coefficient of Soil for Saturated Analysis	0.01
Avg. Effective Storage Coefficient of Pond/Exfiltration Trench	1.00

Hydraulic Control Features:

	Top	Bottom	Left	Right
Groundwater Control Features - Y/N	N	N	N	N
Distance to Edge of Pond	0.00	0.00	0.00	0.00
Elevation of Water Level	0.00	0.00	0.00	0.00
Impervious Barrier - Y/N	N	N	N	N
Elevation of Barrier Bottom	0.00	0.00	0.00	0.00

Analysis Date: 6/29/2025

MODRET 7.0

ELEVATION VS OVERFLOW RELATIONSHIP

PROJECT NAME : WET DETENTION POND A
ORIFICE STRUCTURE TYPE

Centerline Elevation of Orifice	95.00 ft
Area of Orifice	0.50 in
Coefficient of Discharge	4.80
Orifice Flow Exponent	0.50
Number of Identical Orifices	1.00
Design High Water Level Elevation	98.00 ft

Analysis Date: 6/29/2025

MODRET 7.0

ELEVATION VS OVERFLOW RELATIONSHIP

PROJECT NAME : WET DETENTION POND A
Structure Type: BROAD CRESTED

Crest Elevation	95.44 ft
Crest Length	0.11 ft
Coefficient of Discharge	3.31
Weir Flow Exponent	1.50
Number of Contractions	0.00
Design High Water Level Elevation	98.00 ft

Analysis Date: 6/29/2025

MODRET 7.0

ROUTING MODULE

PROJECT NAME : WET DETENTION POND A
STAGE-STORAGE INPUT DATA

ELEVATION (ft)	AREA (Ac)	POND VOLUME (ft^3)
95.00	0.150	0.0
96.00	0.167	6,903.9
97.00	0.185	14,584.2
98.00	0.204	23,065.9

Zero-Infiltration option is OFF

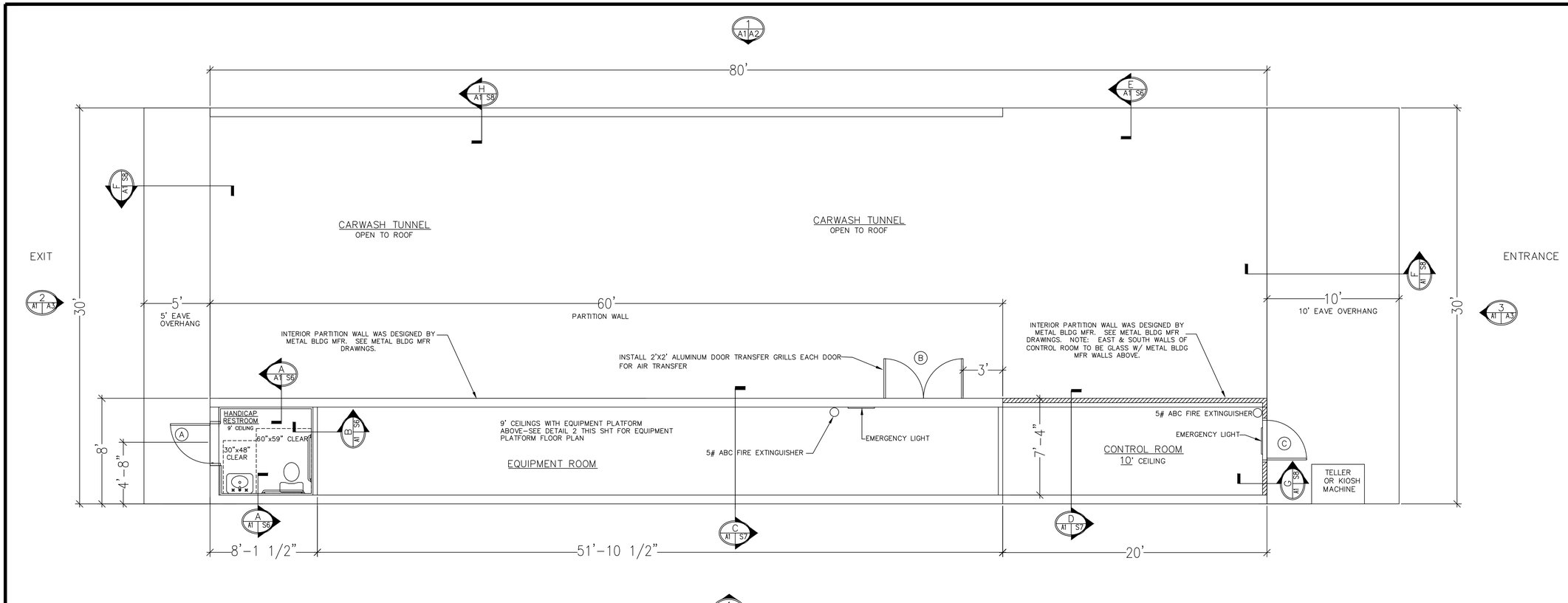
MODRET 7.0

HYDROGRAPH DATA INPUT - RATIONAL HYDROGRAPH METHOD

Project Name : 3YR-1HR

Contributing Basin Area	0.92 ac.
Runoff Coefficient C	0.85
Time of Concentration	10.00 min.
Rainfall Depth	2.21 in.
Storm Duration	1.00 hrs

Analysis Date: 6/29/2025

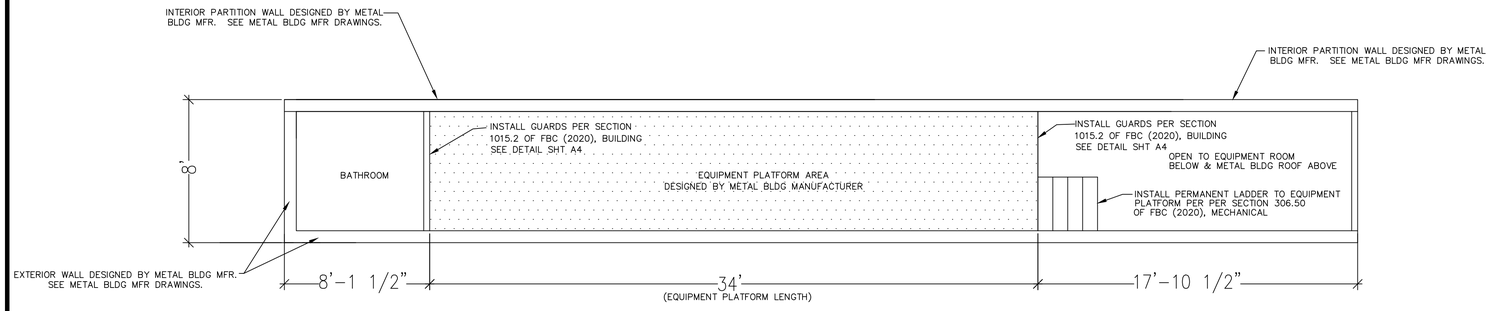


FLOOR PLAN
SCALE: 1"=1/4"

LEGEND

INTERIOR PARTION WALL TO BE DESIGNED BY METAL BLDG MFR. SEE METAL BLDG MFR DRAWINGS..

INTERIOR OFFICE WALL PER DETAIL SHEET S6



FLOOR PLAN–EQUIPMENT PLATFORM
SCALE: 1"=1/4"

LEGEND

EQUIPMENT PLATFORM AREA TO BE DESIGNED BY PRE-ENGINEERED BUILDING MANUFACTURER INCLUDING ANY COLUMNS, FLOOR JOISTS, BEAMS, STEEL GRATES AND THEIR RESPECTIVE CONNECTIONS

CODE REVIEW

2023 FLORIDA BUILDING CODE–EIGHTH EDITION

CHAPTER 3 – OCCUPANCY (B) CARWASHCHAPTER 5 & 6 – TYPE OF CONSTRUCTION VB, NOT SPRINKLED. HEIGHT ABOVE GRADE <40ft., STORIES <2, AREA <9,000 S.F. AS REQUIRED PER TABLES 504.3, 504.4 AND 506.2. PER TABLE 601 ALL BUILDING ELEMENTS FIRE RESISTANCE RATING = 0 HRS. PER TABLE 602 EXTERIOR WALLS FIRE RESISTANCE RATING = 0 HRS., FIRE SEPARATION DISTANCE GREATER THAN OR EQUAL TO 10ft. AND LESS THAN 30ft. EQUIPMENT PLATFORM AREA < 2/3 OF EQUIPMENT ROOM AREA PER SECTION 505.30.

CHAPTER 7 – NO OCCUPANCY SEPARATION REQUIRED.

CHAPTER 8 – ALL FINISHES ARE REQUIRED TO BE A MIN. CLASS (C) FINISH.

CHAPTER 9 – NO SPRINKLER SYSTEM IS REQUIRED. NO STANDPIPES REQUIRED. NO FIRE ALARM SYSTEM REQUIRED.

CHAPTER 10 – TABLE 1004.5 OCCUPANT LOAD FOR THE OFFICE/TOILET AREAS IS 276 S.F. DIVIDED BY 100 SF/PERSON = 2.76 PEOPLE, EQUIPMENT ROOM IS 335 S.F. DIVIDED BY 300 SF/PERSON = 1.17 PEOPLE, CARWASH TUNNEL IS 2,389 S.F. DIVIDED BY 300 SF/PERSON = 7.96 PEOPLE, TOTAL OCCUPANT LOAD = 11.89 OR 12 PEOPLE.

BASED ON SECTION 1006.1 TWO EXIT ACCESS DOORS IS NOT REQUIRED FOR SINCE EGRESS TRAVEL DISTANCE IS NOT GREATER THAN 75 FEET FOR AS SPECIFIED IN TABLE 1006.2.1. THE ENTRANCE AND EXIT SIDE OF THE CARWASH TUNNEL ARE COMPLETELY OPEN WITH NO DOORS ALLOWING 2 EXIT ACCESS OPENINGS DURING BUSINESS AND NON-BUSINESS HOURS. IN ADDITION A 25' SECTION OF THE BUILDING IS OPEN ON THE EAST AND WEST WALL TOWARD THE ENTRANCE THUS PROVIDING ADDITIONAL EXIT ACCESS DOOR OPENINGS. WHEN THE BUILDING IS CLOSED FOR BUSINESS THE OCCUPANT LOAD IS LESS THAN 10 PEOPLE IN THE OFFICE AREA AND TWO DOORS ARE PROVIDED FOR OFFICE EXIT INTO TUNNEL WHICH HAS 4 EXIT ACCESS DOORS OR PATHWAYS (I.E. OPEN ENTRANCE AND EXIT SIDES OF THE BUILDING IN ADDITION TO 25' SECTION OPENING ON THE EAST AND WEST WALLS AT TOWARD THE ENTRANCE SIDE OF TUNNEL).

CHAPTER 11 – THE OFFICE/TOILET ROOMS ARE HANDICAP ACCESSIBLE. THE EQUIPMENT ROOM AND WASH TUNNEL AREAS ARE DESIGNED FOR ABLE BODIED EMPLOYEES ONLY. HANDICAP PARKING SPACE IS PROVIDED FOR CUSTOMERS WISHING TO EXIT THEIR VEHICLES FOR SELF SERVE VACUUMING OF THEIR VEHICLES.

DESIGNED TO COMPLY WITH THE CURRENT FLORIDA FIRE PROTECTION CODE.

BUILDING DATA

DESIGNED PER FLORIDA FIRE PREVENTION CODE & FBC 2020
OCCUPANCY-BUSINESS GROUP B
CONSTRUCTION TYPE VB, UNSPRINKLED
ONE STORY BUILDING 3,000 SF
MAXIMUM BLDG HEIGHT=28.33'

OCCUPANCY LOAD

OFFICE & BATHROOMS:	2.76
EQUIPMENT ROOM:	1.17
CARWASH TUNNEL:	7.96
TOTAL	11.89 OR 12

DOOR/WINDOW SCHEDULE

SYM.	DESCRIPTION
A	3070 – EXTERIOR METAL DOOR WITH METAL FRAME (FL APPROVAL #: FL22211.5)
B	DOUBLE 3070 – EXTERIOR METAL DOOR WITH METAL FRAME (FL APPROVAL #: FL22211.3) INSTALL 2'X2' ALUMINUM DOOR TRANFER GRILLS EACH DOOR
C	3070– GLASS DOOR (FL APPROVAL #: FL10468.1)

NOTES:

1. COORDINATE ALL DOOR STYLES, PANELING, AND HARDWARE W/ OWNER OR BUILDER.
2. REFER TO FLOOR PLANS FOR LOCATION AND HANDING OF DOORS.
3. DIMENSIONS SHOWN ARE NOMINAL.
4. REFER TO MANUFACTURER SPECIFICATIONS FOR ROUGH OPENING REQUIREMENTS.
5. EXTERNAL OPENING PRESSURES ARE LESS THAN +/– 36 PSF. ALL EXTERIOR GLAZING SHALL BE IMPACT RESISTANT

NO.	REVISIONS	BY	DATE

ENVIRONMENTAL ENGINEERING SERVICES
FIRM REGISTRATION #: RY6515
2120 MARIA CIRCLE
PENSACOLA, FLORIDA 32514
850-982-8606 (OFC)
850-477-1176 (FAX)
GREGORY ALLEN CAMPBELL, P.E.
FL PE LICENSE #: 38572

PROJECT TITLE:
RONNYS CARWASH OF CHIPLEY

941 MAIN STREET
CHIPLEY, FLORIDA
WASHINGTON COUNTY

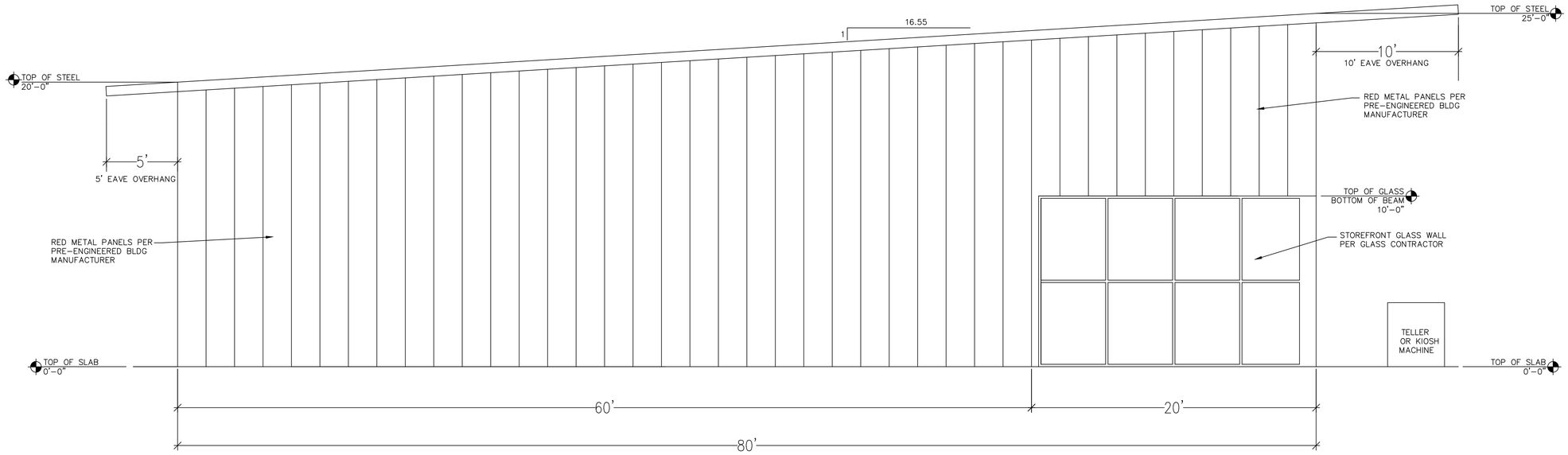
SHEET TITLE:
FLOOR PLAN

DATE: 05-29-25

SCALE: 1/4"=1'

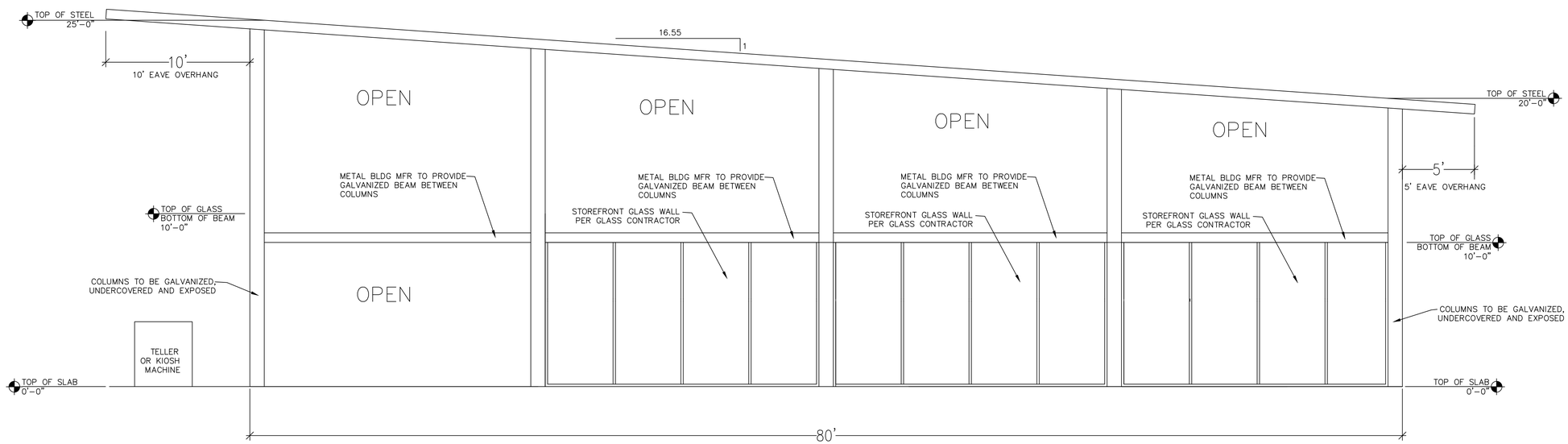
SHEET NUMBER:
A1

SHEET A1 OF A3



4 A1 A2 WEST ELEVATION VIEW

SCALE: 1"=1/4"



1 A1 A2 EAST ELEVATION VIEW

SCALE: 1"=1/4"

NO.	REVISIONS	BY	DATE

ENVIRONMENTAL ENGINEERING SERVICES
FIRM REGISTRATION #: R16515
2120 MARIA CIRCLE
PENSACOLA, FLORIDA 32514
850-982-8666 (OFC)
850-477-1176 (FAX)
GREGORY ALLEN CAMPBELL, P.E.
FL PE LICENSE #: 38572

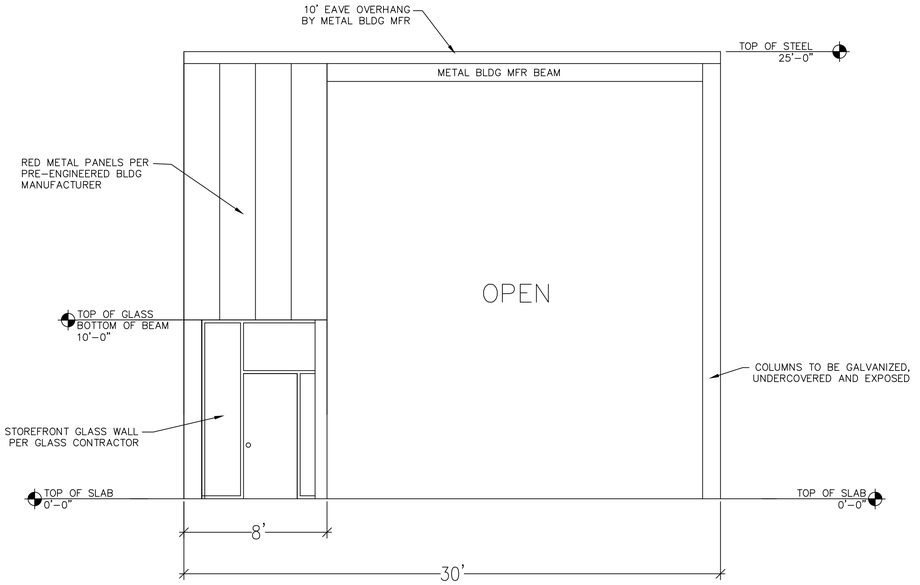
PROJECT TITLE:
RONNYS CARWASH OF CHIPLEY
941 MAIN STREET
CHIPLEY, FLORIDA
WASHINGTON COUNTY

SHEET TITLE:
ELEVATIONS

DATE: 05-29-25

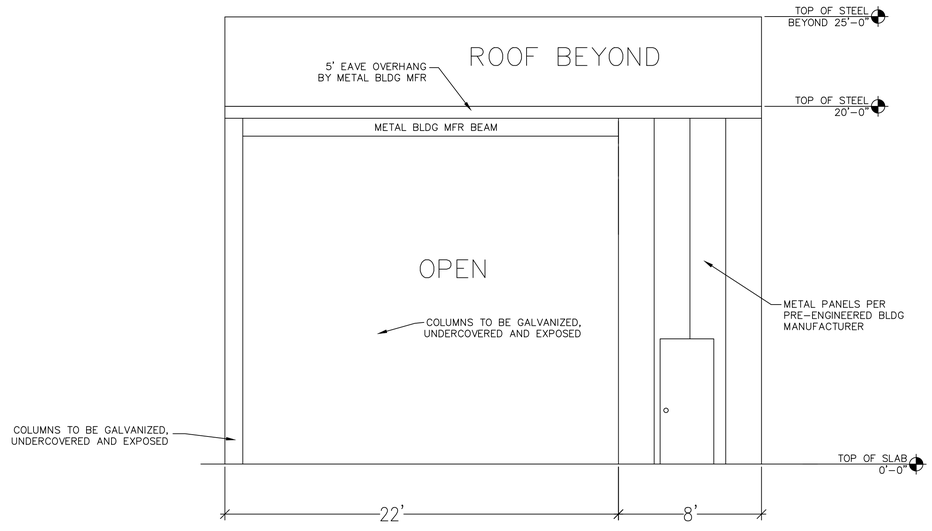
SCALE: 1/4"=1'

SHEET NUMBER:
A2
SHEET A2 OF A3



3 / A1|A2 SOUTH ELEVATION VIEW

SCALE: 1"=1/4"



2 / A1|A2 NORTH ELEVATION VIEW

SCALE: 1"=1/4"

NO.	REVISIONS	BY	DATE

ENVIRONMENTAL ENGINEERING SERVICES
FIRM REGISTRATION #: RY6515
2120 MARIA CIRCLE
PENSACOLA, FLORIDA 32514
850-982-8606 (OFC)
850-477-1176 (FAX)
GREGORY ALLEN CAMPBELL, P.E.
FL PE LICENSE #: 38572

PROJECT TITLE:
RONNY'S CARWASH OF CHIPLEY

941 MAIN STREET
CHIPLEY, FLORIDA
WASHINGTON COUNTY

SHEET TITLE:
ELEVATIONS

DATE: 05-29-25

SCALE: 1/4"=1'

SHEET NUMBER:
A3

SHEET A3 OF A3

Traffic Study and Turn Lane Warrant Analysis

Ronny's Car Wash
941 Main Street (SR 77)
Chipley, FL

Prepared for:

Environmental Engineering Services

Prepared by:

Columbia Engineering & Services
1101 Gulf Breeze Pkwy
Gulf Breeze, FL 32561

Columbia Engineering
LAND PLANNERS • CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

DAVID J ANDERSON LICENSE No 38830 STATE OF FLORIDA PROFESSIONAL ENGINEER

David J Anderson
2025.06.09 13:17:27 -04'00'

June 9, 2025

This item has been digitally signed and sealed by David J Anderson on the date adjacent to the seal.

Printed copies of the document are not considered signed and sealed and the signature must be verified on any electronic copies.

Columbia Engineering
LAND PLANNERS · CIVIL ENGINEERS · LANDSCAPE ARCHITECTS · SURVEYORS

Traffic Study and Turn Lane Analysis
Ronny's Car Wash
941 Main Street (SR 77), Chipley, FL
June 9, 2025

Introduction

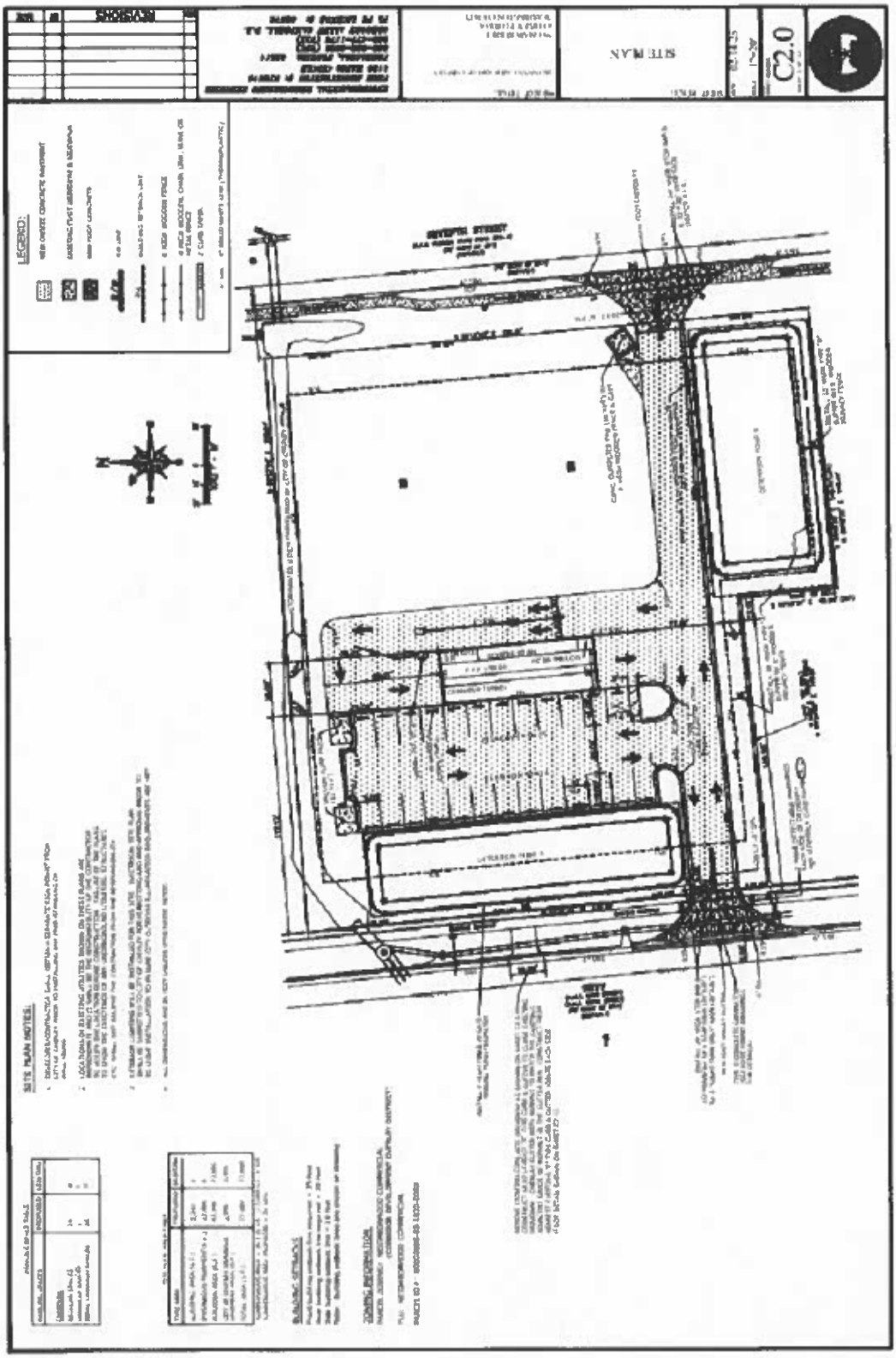
An automated car wash is proposed to be located on the east side of SR 77 (Main Street) approximately 0.3 miles south of SR 10 (US 90) in the City of Chipley as shown in **Exhibit 1**. The conceptual site plan is shown in **Exhibit 2**. The project will have 2240 sq ft of building area including a single car wash tunnel. Proposed access includes a right-in right-out driveway connecting to SR 77 and a full access driveway connecting to Seventh Street. The project is anticipated to be completed in 2026.

The analysis will include the following tasks:

- Conduct traffic counts on the directly accessed roadways
- Calculate AM and PM peak hour trip generation and distribution of project trips
- Conduct AM and PM peak hour Synchro analysis for the driveway intersections
- Conduct turn lane warrant analysis using the NCHRP Report 457 criteria to determine the need for a northbound right turn lane at the SR 77 driveway, and northbound left and/or southbound right turn lanes at the Seventh Street driveway

EXHIBIT 1 – Project Location

EXHIBIT 2 – Preliminary Site Plan



Existing and Projected Background Traffic Volumes

24-hour volume counts were conducted on SR 77 and on Seventh Street in the project vicinity to obtain background volumes. The existing raw count printouts for the two locations are presented in **Appendix A**. The existing AM and PM peak hour volumes are:

SR 77	Seventh Street
AM: 413 NB, 360 SB	AM: 24 NB, 47 SB
PM: 537 NB, 482 SB	PM: 49 NB, 46 SB

The volumes were projected to the 2026 buildout year by applying an annual growth rate of 1.87% as provided by City of Chipley staff. The projected volumes are:

SR 77	Seventh Street
AM: 421 NB, 367 SB	AM: 24 NB, 48 SB
PM: 547 NB, 491 SB	PM: 50 NB, 47 SB

Trip Generation

Trip Generation (ITE 11th edition) does not provide data for the AM peak hour for the Automated Car Wash use (Land Use Category 948). The AM peak hour trip rate was therefore estimated considering data from a related use, Car Wash and Detail Center (Land Use Category 949). For a Car Wash and Detail Center, the AM peak hour trip rate (8.60 per wash stall) is approximately 63% of the PM peak hour rate (13.60 per wash stall). If the same relationship is assumed for Automated Car Wash, the AM peak hour trip rate can be estimated at 9.0 per 1000 sq ft (63% of the PM peak hour rate of 14.2 per 1000 sq ft).

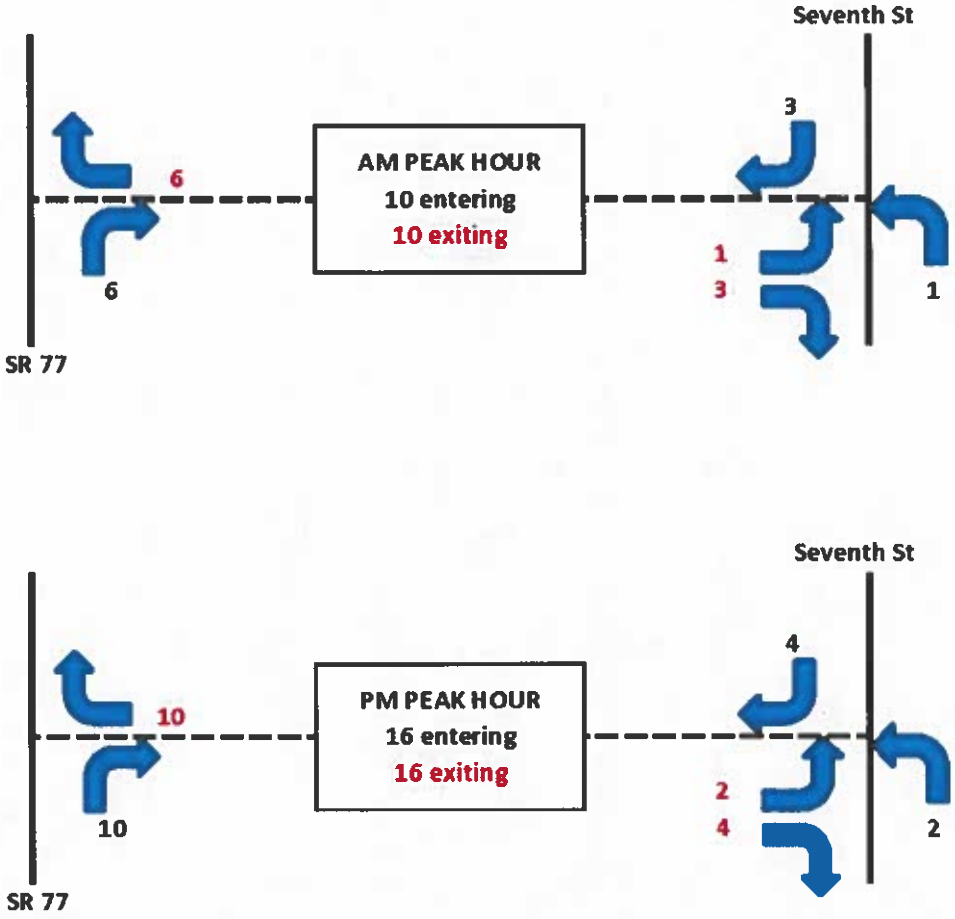
Automated Car Wash – Land Use Category 948
AM peak hour trip rate (estimated): 9.0 per 1000 sq ft
Total AM peak hour trips = 20
Entering (50%) = 10, Exiting (50%) = 10

PM peak hour trip rate: 14.2 per 1000 sq ft
Total PM peak hour trips = 32
Entering (50%) = 16, Exiting (50%) = 16

Trip Distribution

Figure 1 presents the estimated trip distribution at the project access points. Trips were distributed using professional judgment.

Figure 1
Distribution of Peak Hour Project Trips



Synchro Analysis

The SR 77 and Seventh Street intersections with the proposed project driveways were analyzed for the AM and PM peak hours using Synchro software. The projected 2026 background volumes plus the project trips were utilized in the analysis. Printouts of the Synchro analysis are presented in **Appendix B**. The analysis shows that the right turn movement exiting the SR 77 driveway will be LOS B in both the AM and PM peak periods. At the Seventh Street driveway, all movements will be LOS A in both the AM and PM peak periods.

Turn Lane Warrants

The Excel based template spreadsheet incorporating NCHRP Report 457 criteria was used to determine if a northbound right turn is warranted at the SR 77 driveway. A printout of the sheet is presented in **Appendix C**. The PM peak hour was analyzed since it represents the worst case. Based on the projected background and project volumes and the 25-mph posted speed, a right turn lane is not warranted.

The need for turn lanes was also analyzed for the southbound right and northbound left movements at the proposed Seventh Street driveway. Based on the projected background and project volumes and the 30-mph posted speed, no turn lanes are warranted. The warrant sheet printouts are also provided in **Appendix C**.

Conclusion

The project will have a minimal impact and will not trigger the need for any turn lanes. There will be minimal delay and no LOS issues at the proposed access points. It is recommended that the proposed driveway configuration be permitted.

APPENDIX A

Existing Traffic Counts

SR 77 at Project Site

Seventh St at Project Site

Description: SR 77 AT PROJECT SITE
Start Date: 06/03/2025
Start Time: 1100

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	10	7	7	0	24	5	8	9	2	24	48
0100	8	8	3	5	24	4	1	4	5	14	38
0200	3	6	6	2	17	11	4	7	0	22	39
0300	4	12	6	9	31	3	1	4	3	11	42
0400	15	15	23	23	76	7	9	9	6	31	107
0500	34	35	54	61	184	11	21	23	38	93	277
0600	63	70	78	83	294	32	50	57	53	192	486
0700	75	102	102	121	400	66	91	80	84	321	721
0800	92	102	98	96	388	90	84	102	83	359	747
0900	96	86	101	115	398	101	85	93	97	376	774
1000	97	119	127	133	476	87	99	97	107	390	866
1100	157	149	142	149	597	113	126	120	132	491	1088
1200	157	141	122	126	546	109	131	126	133	499	1045
1300	122	112	103	122	459	133	137	120	119	509	968
1400	127	141	137	120	525	111	125	105	116	457	982
1500	128	129	105	115	477	118	105	115	112	450	927
1600	143	133	148	113	537	112	114	117	139	482	1019
1700	126	111	89	88	414	116	117	107	88	428	842
1800	80	73	84	63	300	96	104	79	76	355	655
1900	57	55	95	80	287	60	61	61	45	227	514
2000	54	40	36	18	148	45	55	48	45	193	341
2100	31	31	20	21	103	34	38	29	32	133	236
2200	15	21	10	8	54	32	13	9	17	71	125
2300	10	8	9	7	34	25	19	13	9	66	100
24-Hour Totals:					6793					6194	12987

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	715	417	830	371	745	773
P.M.	1200	546	1230	529	1200	1045
Daily	1100	597	1230	529	1100	1088

Description: SEVENTH ST AT PROJECT SITE
Start Date: 06/03/2025
Start Time: 1100

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	2	0	1	0	3	2	0	0	0	2	5
0100	0	0	0	0	0	0	0	0	0	0	0
0200	0	0	0	1	1	0	0	0	0	0	1
0300	0	0	0	2	2	0	0	1	0	1	3
0400	0	0	1	0	1	1	0	0	1	2	3
0500	2	2	0	2	6	2	1	0	2	5	11
0600	5	2	7	4	18	6	2	8	5	21	39
0700	4	5	7	5	21	4	13	11	14	42	63
0800	7	6	8	8	29	9	11	11	11	42	71
0900	2	5	12	8	27	4	9	7	7	27	54
1000	7	9	6	8	30	11	3	9	9	32	62
1100	7	8	17	13	45	10	6	11	13	40	85
1200	15	16	16	11	58	12	13	18	16	59	117
1300	24	10	9	6	49	15	8	16	13	52	101
1400	11	11	10	14	46	8	11	7	6	32	78
1500	16	14	7	18	55	6	11	11	14	42	97
1600	12	15	9	13	49	12	13	11	10	46	95
1700	14	10	17	8	49	7	14	4	10	35	84
1800	7	6	2	2	17	11	4	4	2	21	38
1900	3	3	7	5	18	3	3	5	2	13	31
2000	5	4	6	4	19	1	2	1	3	7	26
2100	6	0	2	0	8	1	0	3	0	4	12
2200	2	1	0	1	4	5	0	0	0	5	9
2300	1	0	0	0	1	0	0	1	0	1	2
24-Hour Totals:					556					531	1087

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	800	29	715	47	715	71
P.M.	1215	67	1215	62	1215	129
Daily	1215	67	1215	62	1215	129

APPENDIX B

Synchro Printouts -- Post-Development

SR 77 at Project Driveway

Seventh St at Project Driveway

SR 77 at West Driveway - AM Peak.syn
3: SR 77 & West Driveway

06/05/2025

Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	6	421	6	0	367
Future Vol, veh/h	0	6	421	6	0	367
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	7	458	7	0	399

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	462	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.22	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.318	-	-	-	-
Pot Cap-1 Maneuver	0	600	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	600	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.1	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBT
Capacity (veh/h)	-	-	600	-
HCM Lane V/C Ratio	-	-	0.011	-
HCM Control Delay (s)	-	-	11.1	-
HCM Lane LOS	-	-	B	-
HCM 95th %tile Q(veh)	-	-	0	-

SR 77 at West Driveway - PM Peak.syn
3: SR 77 & West Driveway 06/05/2025

Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	10	547	10	0	491
Future Vol, veh/h	0	10	547	10	0	491
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	11	595	11	0	534

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	601	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.22	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.318	-	-	-	-
Pot Cap-1 Maneuver	0	500	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	500	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12.4	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBT
Capacity (veh/h)	-	-	500	-
HCM Lane V/C Ratio	-	-	0.022	-
HCM Control Delay (s)	-	-	12.4	-
HCM Lane LOS	-	-	B	-
HCM 95th %tile Q(veh)	-	-	0.1	-

7th Street at East Driveway - AM Peak.syn
4: 7th Street & East Driveway

06/05/2025

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	3	1	24	48	3
Future Vol, veh/h	1	3	1	24	48	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	3	1	26	52	3

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	82	54	55	0	-	0
Stage 1	54	-	-	-	-	-
Stage 2	28	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	920	1013	1550	-	-	-
Stage 1	969	-	-	-	-	-
Stage 2	995	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	919	1013	1550	-	-	-
Mov Cap-2 Maneuver	919	-	-	-	-	-
Stage 1	968	-	-	-	-	-
Stage 2	995	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.7	0.3	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1550	-	988	-	-
HCM Lane V/C Ratio	0.001	-	0.004	-	-
HCM Control Delay (s)	7.3	0	8.7	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

7th Street at East Driveway - PM Peak.syn
4: 7th Street & East Driveway

06/05/2025

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	2	4	2	50	47	4
Future Vol, veh/h	2	4	2	50	47	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	4	2	54	51	4

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	111	53	55	0	-	0
Stage 1	53	-	-	-	-	-
Stage 2	58	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	886	1014	1550	-	-	-
Stage 1	970	-	-	-	-	-
Stage 2	965	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	885	1014	1550	-	-	-
Mov Cap-2 Maneuver	885	-	-	-	-	-
Stage 1	969	-	-	-	-	-
Stage 2	965	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.7	0.3	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1550	-	967	-	-
HCM Lane V/C Ratio	0.001	-	0.007	-	-
HCM Control Delay (s)	7.3	0	8.7	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

APPENDIX C

Turn Lane Warrants

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	25
Major-road volume (one direction), veh/h:	557
Right-turn volume, veh/h:	10

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	871
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

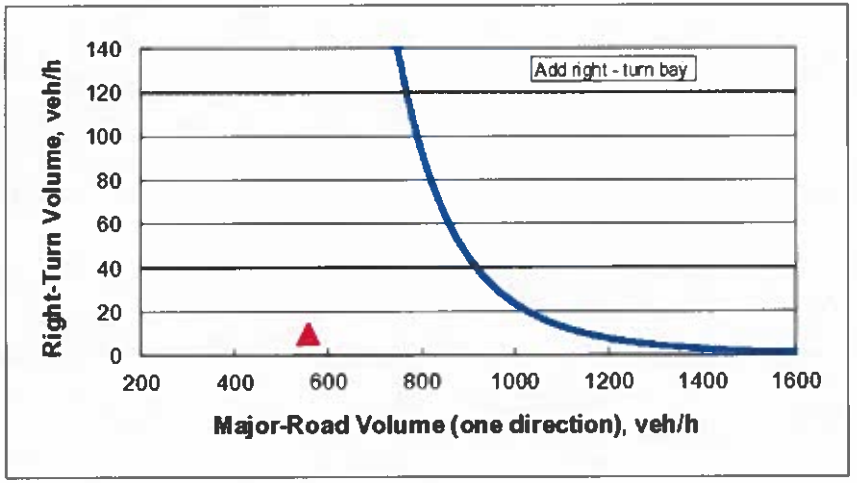


Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

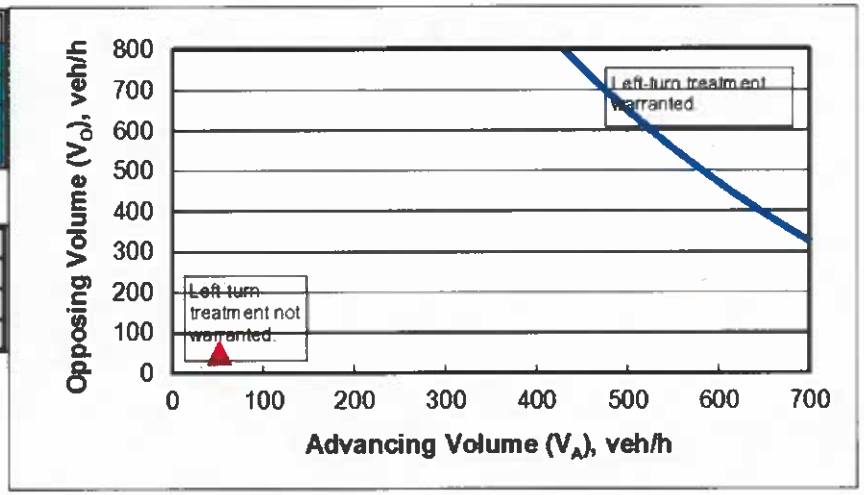
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	30
Percent of left-turns in advancing volume (V_A), %:	4%
Advancing volume (V_A), veh/h:	52
Opposing volume (V_O), veh/h:	51

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	956
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

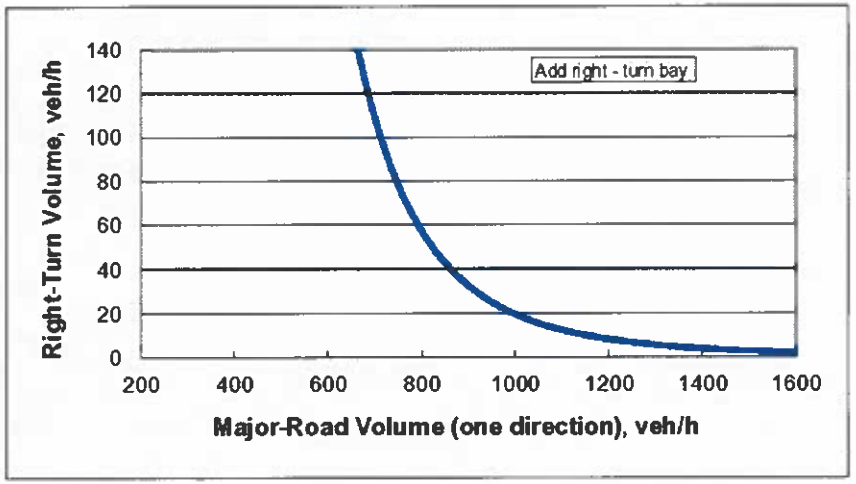
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

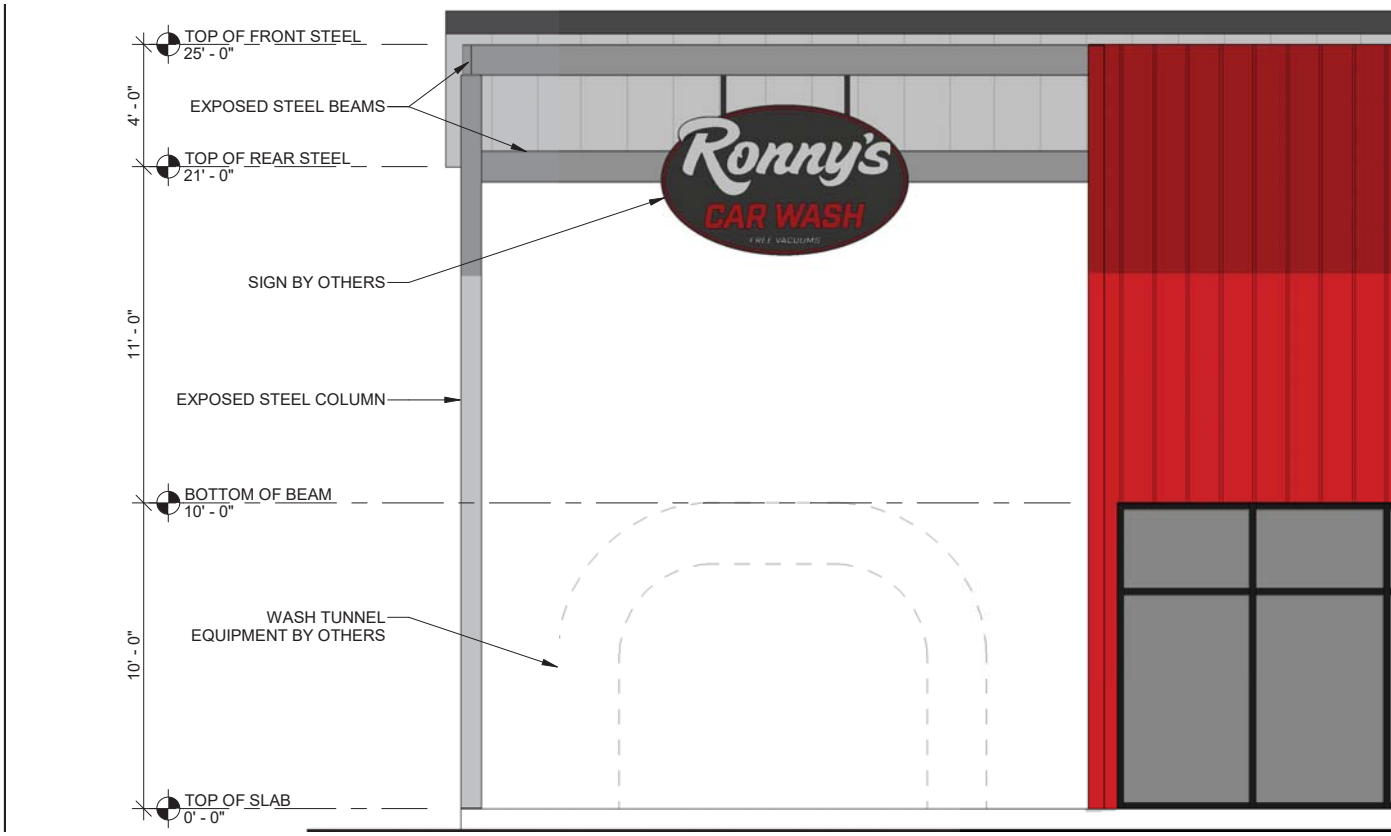
INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	30
Major-road volume (one direction), veh/h:	51
Right-turn volume, veh/h:	4

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	33048055
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	




TOP OF FRONT STEEL
25' - 0"
4' - 0"
EXPOSED STEEL BEAMS
TOP OF REAR STEEL
21' - 0"
SIGN BY OTHERS
11' - 0"
EXPOSED STEEL COLUMN
BOTTOM OF BEAM
10' - 0"
WASH TUNNEL
EQUIPMENT BY OTHERS
10' - 0"
TOP OF SLAB
0' - 0"
Ronny's
CAR WASH

LEGEND:

- NEW ONSITE CONCRETE PAVEMENT
- EXISTING FDOT DRIVEWAY & SIDEWALK
- NEW FDOT CONCRETE
- R/W — RW LINE
- BSL — BUILDING SETBACK LINE
- 6' HIGH WODDEN FENCE
- 4' HIGH WOODEN, CHAIN LINK, VINYL OR METAL FENCE
- CURB — 3' CURB TAPER
- 6" SWL — 6" SOLID WHITE LINE (THERMOPLASTIC)

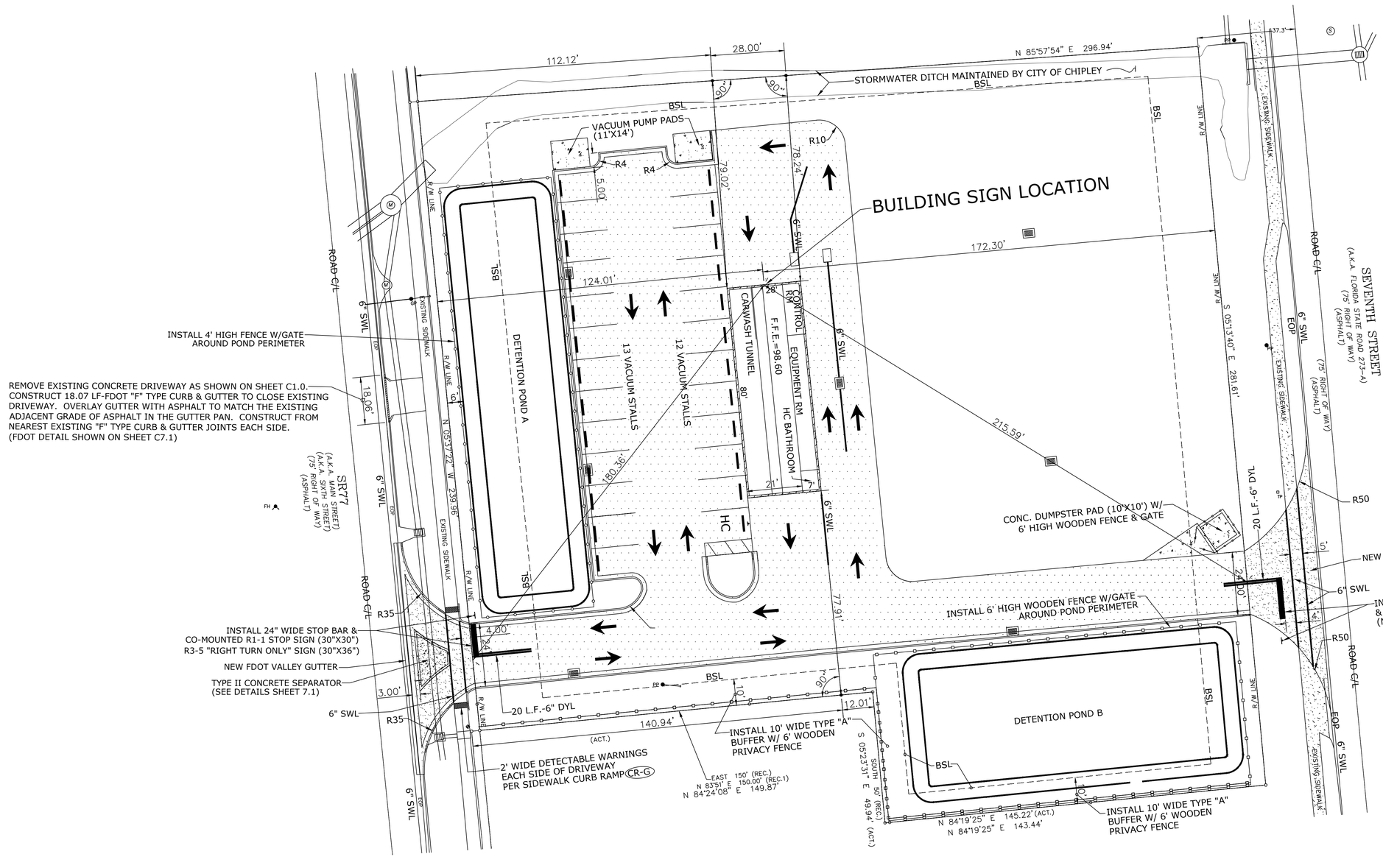
N

W E

S

20' 10' 0 20'

SCALE 1" = 20'


112.12'
28.00'
N 85°57'54" E 296.94'
STORMWATER DITCH MAINTAINED BY CITY OF CHIPLEY
BSL
VACUUM PUMP PADS (11'X14')
R4
R4
R10
78.24'
79.02'
5.00'
BUILDING SIGN LOCATION
172.30'
124.01'
6" SWL
6" SWL
6" SWL

Ronny's
CAR WASH
FREE VACUUMS
STOP
Ronny's
FIRST MONTH
$4.95
UNLIMITED
SIGN UP TODAY!

Ronny's
CAR WASH
FREE VACUUMS
STOP
Ronny's
FIRST MONTH
$4.95
UNLIMITED
SIGN UP TODAY!

Ronny's
CAR WASH
FREE VACUUMS

Ronny's
CAR WASH
STOP
Ronny's
CAR WASH
FIRST MONTH
ANY WASH PACKAGE
$4.95
UNLIMITED
ASK AN ATTENDANT
FOR MORE INFO!
SIGN UP TODAY!

Inst. Number: 202367005043 Book: 1278 Page: 175 Page 1 of 2 Date: 7/21/2023 Time: 8:50 AM
Lora C. Bell Clerk of Courts, Washington County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 1,260.00

Prepared by and return to:
Panhandle Land Title, LLC.
124 East Virginia Avenue
Bonifay, FL 32425
(850) 547-2025
File No 23-415

Parcel Identification No 00000000-00-1830-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **17th day of July, 2023** between **BWB Development LLC, a Florida Limited Liability Company**, whose post office address is **1240 South Boulevard, Chipley, FL 32428**, Grantor, to **Harding R. Douglas, and Billy R. Smith, Jr**, whose post office address is **107 Countri Lane, Cantonment, FL 32533,** Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Washington County, Florida, to-wit:

All of that portion of Block 2, lying between Sixth Street and Seventh Street in the SE 1/4 of Section 4, Township 4 North, Range 13 West, in the City of Chipley, according to the Mordt Plat recorded in the Public Records of Washington County, Florida, Less a parcel commencing 240 feet South of the Northwest Corner; thence run East 150 feet; thence run South 50 feet; thence run East to Seventh Street; thence run South along Seventh Street, to the Southern boundary line of said Block 2; thence run West along said Southern boundary line to Sixth Street; thence run North along said Sixth Street to the Point of Beginning.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS

Joani Carol Rogers
1st Witness Printed Name

WITNESS

Shana Sloan
2nd Witness Printed Name

BWB Development LLC, a Florida Limited Liability Company

By: _____
Travis French, Managing Member

STATE OF FLORIDA
COUNTY OF HOLMES

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 17th day of July, 2023 by Travis French, Managing Member of BWB Development LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Signature of Notary Public
Print, Type/Stamp Name of Notary

JOANI CAROL ROGERS
Notary Public - State of Florida
Commission # GG 913769
My Comm. Expires Jan 11, 2024
Bonded through National Notary Assn.

Personally known: _____
OR Produced Identification: ✓

Type of Identification Produced: DL

AFFADAVIT OF OWNERSHIP AND AGENT AUTHORIZATION (LIMITED POWER OF ATTORNEY) – RONNYS CARWASH
PROJECT - 941 MAIN STREET, CHIPLEY, FLORIDA (WASHINGTON COUNTY PARCEL NUMBER: 00000000-00-1830-0000)

As owner of property for the subject project, located at 941 Main Street, Chipley, Florida, I hereby authorize Gregory Allen Campbell, P.E. for the sole purpose of acting as my agent for submitting all documents and drawings for obtaining all Florida Department of Transportation (FDOT) permits, Florida Department of Environmental Protection (FDEP) permits, Northwest Florida Water Management District (NWFWMD) permits, and all pertinent City of Chipley permits/development orders for the subject project.

This Limited Power of Attorney is granted on 16 day of MARCH of the year 2025 and is effective until authorized agent has completed work in accordance with FDOT, NWFWMD, FDEP, and City of Chipley permits/development orders for the project. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the above agencies.

Signature of Owner 3/16/25 Date RONNIE DOUGLAS Printed Name of Owner

STATE of Florida
COUNTY of Santa Rosa

The forgoing instrument was acknowledged before me this 16th day of March, year of 2024 by Harding R. Douglas who (X) did ( ) did not take an oath. He/she is (X) personally known to me, ( ) produced current Florida/Other driver's license, and/or ( ) produced current _____ as identification.

Signature of Notary Public 3-16-25 Date Lauren Whitbey Printed Name of Notary

LAUREN WHITBEY
MY COMMISSION # HH 623505
EXPIRES: April 20, 2029

April 20, 2029 My Commission Expires

Commission No. with Notary Seal

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Amendment to Non-Residential Net Ground Lease – Wolf Pack Alliance LLC

MEETING DATE	PREPARED BY
Tuesday, August 12, 2025	Patrice Tanner, City Administrator

SUMMARY

This will approve the amendment for Wolf Pack Alliance at the Chipley Station to include a new legal description and survey.

RECOMMENDATION

City Staff recommend approval of Amendment to Non-Residential Net Ground Lease with Wolf Pack Alliance, LLC.

ATTACHMENTS

1. Amendment to Non -Residential Net Ground Lease
2. Survey

AMENDMENT TO NON-RESIDENTIAL NET GROUND LEASE

This Amendment to Non-Residential Net Ground Lease (the "Amendment") is made and entered into by and between the **City of Chipley**, whose address is 1442 W. Jackson Ave, Chipley FL 32428, hereinafter (jointly and severally) called Lessor, and **Wolf Pack Alliance**, **LLC**, whose address is 6420 NW Lambert Ln, Camas, WA 98607, hereinafter (jointly and severally) called Lessee. This Amendment modifies that certain Non-Residential Net Ground Lease dated as of May 14, 2024, by and between the Lessor and the Lessee (the "Original Lease"). The Original Lease, as amended by this Amendment, shall be referred to herein as the "Lease."

WHEREAS, the Lessor and the Lessee desire to amend the Lease to reflect certain agreed upon changes and modifications; and

NOW, THEREFORE, in consideration of the premises and the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree to amend the Lease as set forth in this Amendment.

Amendment to Lease Description

Pursuant to the terms of the Amendment, the legal description of the property subject to the Lease, as originally described in the Original Lease, is hereby amended and restated in its entirety as follows:

See Exhibit “A”

This amendment to the legal description of the leased property shall supersede any and all prior descriptions of the property contained within the Original Lease or any prior amendments thereto. The Lessor and the Lessee agree that the Lease, as amended hereby, shall continue in full force and effect according to its terms, subject to the amended legal description of the leased property as set forth herein.

Confirmation of Lease Terms

This Amendment confirms that, except as expressly modified or amended herein, all terms, conditions, and provisions of the Original Lease remain in full force and effect. The parties hereby acknowledge and agree that the Lease, as amended by this Amendment, constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior agreements and understandings, both written and oral, between the parties with respect to such subject matter.

Furthermore, the parties confirm that the New Legal Description provided in this Amendment accurately reflects the current and agreed-upon legal description of the property subject to the Lease. Any and all references to the property in the Lease shall hereafter be deemed to refer to the New Legal Description.

Miscellaneous

This Amendment constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior agreements and understandings, both written and oral, between the parties with respect to the subject matter of this Amendment. This Amendment may be amended, modified, or supplemented only by an agreement in writing signed by both parties. No waiver by any party of any of the provisions hereof shall be effective unless explicitly set forth in writing and signed by the party so waiving. The failure of any party to enforce any of the provisions of this Amendment shall not be construed as a waiver of such provisions or the right of such party thereafter to enforce each and every provision. In the event of any inconsistency between the provisions of the Original Lease and this Amendment, the provisions of this Amendment shall control.

This **Amendment** shall be governed by and construed in accordance with the laws of the State of Florida, without regard to its conflict of laws principles. Any legal suit, action, or proceeding arising out of or related to this **Amendment** or the **Lease** shall be instituted exclusively in the federal courts of the United States for the Northern District of Florida or the state courts located in Washington County, Florida. Each party irrevocably submits to the jurisdiction of such courts in any such suit, action, or proceeding.

ATTEST:

City of Chipley, Florida, as Lessor

_____ _____

Sherry Snell, City Clerk By: Tracy L. Andrews, Mayor

Wolf Pack Alliance, LLC, as Lessee

_____ _____(SEAL)

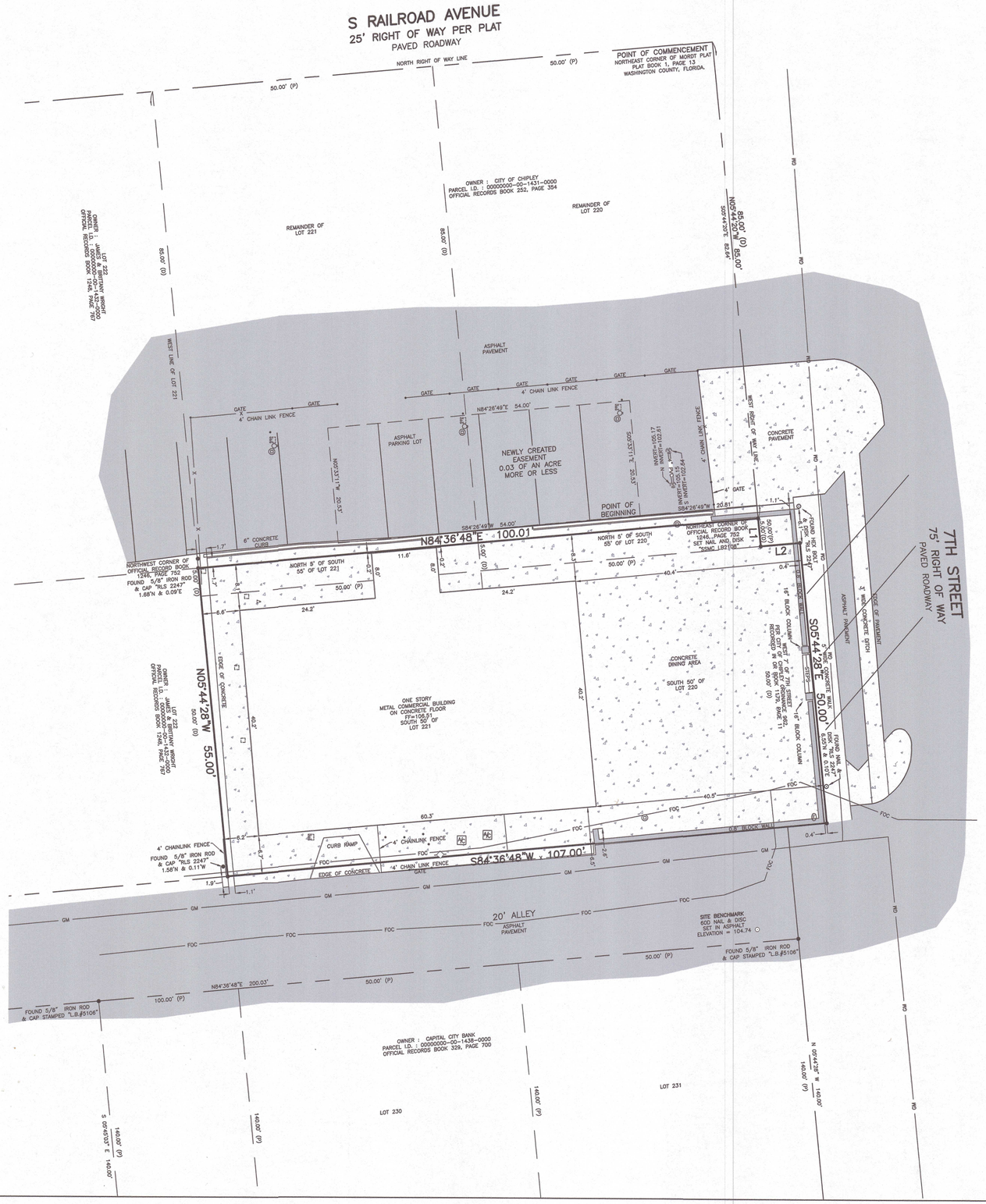
Witness-- By: _____

Print Name: _____

_____ _____(SEAL)

Witness-- By: _____

Print Name: _____



1" = 10'
GRAPHIC SCALE
0 5" 10" 20'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S05°41'25"E	5.00'
L2	N84°36'48"E	7.00'

LEGEND & ABBREVIATIONS:

–FOC–	= BURIED FIBER OPTIC LINE
–GM–	= BURIED GAS MAIN
AC	= AIR CONDITIONING UNIT
	= UTILITY POLE
E	= ELECTRICAL OUTLET
C	= CLEANOUT
EM	= ELECTRIC METER
•	= BOLLARD
(D)	= DEED DIMENSION
WM	= WATER METER
BFV	= BACKFLOW VALVE
(P)	= PLAT DIMENSION
(D)	= DEED DIMENSION
LB	= LICENSED BUSINESS
SSMC	= SOUTHEASTERN SURVEYING & MAPPING CORPORATION
●	= SET 5/8" IRON ROD & CAP "SSMC LB 2108" UNLESS OTHERWISE NOTED
—ɀ ɀ—	= LINE DRAWN TO A BROKEN SCALE

AS-BUILT SURVEY
"CHIPLEY STATION"
684 7th STREET, CHIPLEY, FLORIDA.

DESCRIPTION (OFFICIAL RECORD BOOK 1246, PAGE 752):

PARCEL 1:
THE SOUTH 50 FEET OF LOTS 220 AND 221, MAP OF CHIPLEY, FLORIDA. IN THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 13 WEST, WASHINGTON COUNTY, FLORIDA.

PARCEL 2:
THE NORTH 5.0 FEET OF THE SOUTH 55 FEET OF LOTS 220 AND 221, MORDT MAP OF CHIPLEY, FLORIDA, IN THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 13 WEST, WASHINGTON COUNTY, FLORIDA.

PARCEL 3:
THE WEST 7 FEET OF THAT PART OF 7TH STREET LYING EAST OF AND CONTIGUOUS WITH THE EAST LINE OF THE SOUTH 50 FEET OF LOT 220, MORDT MAP OF CHIPLEY, FLORIDA, IN THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 13 WEST, WASHINGTON COUNTY, FLORIDA.

DESCRIPTION (NEWLY CREATED):

A PORTION OF LOTS 220 AND 221 OF THE LW MORDT MAP OF CHIPLEY AS RECORDED IN PLAT BOOK 1 PAGE 13, OF THE PUBLIC RECORDS OF WASHINGTON COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 220 OF THE LW MORDT MAP OF CHIPLEY; THENCE S 05°44'20" E ALONG THE EAST LINE OF SAID LOT 220 AND THE WEST RIGHT OF WAY LINE OF 7TH STREET (75 FOOT RIGHT OF WAY) 82.64 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE S 84°26'49"W, 20.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 84°26'49"W, 54.00 FEET; THENCE N 05°33'11" W, 20.53 FEET; THENCE N 84°26'49" E, 54.00 FEET; THENCE S 05°33'11" E, 20.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.03 OF AN ACRE MORE OR LESS

SURVEYOR'S REPORT:

1. THIS IS AN AS–BUILT SURVEY WITH THE LOCATION OF ABOVEGROUND FIXED IMPROVEMENTS ONLY. THE BOUNDARIES WERE DETERMINED FROM A DESCRIPTION (FOUND IN THE PUBLIC RECORDS IN OFFICIAL RECORD BOOK 1246 PAGE 752.
2. THE LAST DAY OF FIELD WORK WAS PERFORMED ON 04–24–2025.
3. THE MINIMUM HORIZONTAL ACCURACY FOR THIS SURVEY IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J–17 REQUIREMENTS OF FLORIDA ADMINISTRATION CODE. THE MAP AND MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF.
4. BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION'S "FLORIDA PERMANENT REFERENCE NETWORK" GPS CONTINUALLY OPERATING REFERENCE STATION "BFAY". THE RELATIVE BEARING IS N05°44'28"W ALONG THE MONUMENTED WEST LINE OF 7TH STREET. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
5. RIGHT OF WAY INFORMATION SHOWN HEREON WAS DETERMINED BY FOUND MONUMENTATION, RECORDED PLATS, RECORDED RIGHT OF WAY MAPS, AND INFORMATION OBTAINED ON THE WASHINGTON COUNTY PROPERTY APPRAISERS WEB SITE.
13. UNLESS SHOWN, ONLY THOSE VISIBLE FEATURES FOUND WITHIN THE BOUNDARIES OF THIS SURVEY OR IN THE IMMEDIATE VICINITY OF THE SUBJECT PARCEL BOUNDARY HAVE BEEN LOCATED.
14. EASEMENTS OR OTHER RIGHTS OF WAY THAT APPEAR ON RECORDED PLANS OR THAT HAVE BEEN FURNISHED TO THE SURVEYOR BY OTHERS HAVE BEEN INCORPORATED INTO THIS DRAWING WITH APPROPRIATE NOTATION. OTHER EASEMENTS MAY BE DISCOVERED BY A SEARCH OF THE PUBLIC RECORDS.
15. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN.
16. THIS SURVEY DOES NOT DETERMINE THE OWNERSHIP OF THE LANDS SHOWN HEREON.
17. UNLESS OTHERWISE DENOTED ON THIS SURVEY, NO STATE OR FEDERAL JURISDICTIONAL BOUNDARIES WERE ESTABLISHED, RECOVERED, DEFINED, OR DELINEATED, IF THEY EXIST.
18. IN THE EVENT OF A DISPUTE OR DISAGREEMENT, THE CLIENT IS ADVISED TO SEEK LEGAL COUNCIL BEFORE CLEARING, CONSTRUCTING, OR REMOVING ANY FENCES OR OTHER PERMANENT STRUCTURES.
19. FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE. THESE AND OTHER FEATURES SUCH AS PERMANENT STRUCTURES, FENCE LINES, ADDITIONAL MONUMENTATION, ETC. FOUND NEAR THE SUBJECT BOUNDARY LINES, MAY BE SHOWN AT AN EXAGGERATED SCALE TO MORE CLEARLY REPRESENT THEIR LOCATION.
20. UTILITY LOCATIONS IF SHOWN HEREON ARE BASED ON FIELD LOCATION OF MARKINGS BY UTILITY COMPANY REPRESENTATIVES, SURFACE FEATURES AND/OR CONSTRUCTION PLANS FURNISHED TO THE SURVEYOR. ADDITIONAL SUB–SURFACE UTILITIES MAY EXIST THAT HAVE NOT BEEN FIELD LOCATED.
21. UNDERGROUND FOUNDATIONS, IF ANY, HAVE NOT BEEN LOCATED.
22. THE SURVEY MAP AND REPORT OR THE COPIES THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE OR THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
23. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
24. THE ABOVE–DESCRIBED PARCEL CONTAINS 0.13 OF AN ACRE, MORE OR LESS.

NOTICE OF LIABILITY:

THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

STATE OF FLORIDA
JOHN G. STEWART, JR.
LICENSED SURVEYOR & MAPPER
PSM NO. 5945

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
SSMC SUE • SURVEY • GIS
651 WEST 14TH STREET
PANAMA CITY, FLORIDA 32401
(850) 913–2127
e–mail: info@southeastsurveying.com
Certification Number LB2108

REVISION DATE	REVISION	BY

SHEET NUMBER 1 OF 1
NOT VALID WITHOUT SHEETS 1 THROUGH 1

AS–BUILT SURVEY
Project: 684 7TH STREET, CHIPLEY, FLOIRDA
Field Date: 05/09/2025 Drawn By: KRH/JS/SH Scale: 1" = 10'

Certified to: WOLFPACK ALLIANCE, LLC, A FLORIDA LIMITED LIABILITY COMPANY. ONE FLORIDA BANK. NORTHWEST TITLE GROUP, LLC. FIRST AMERICAN TITLE INSURANCE COMPANY.

DRAWING NUMBER
70605003
SHEET NUMBER
1 OF 1

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Bid No. 2025-03 – Chipley Mongoven Building – Phase 2 – Arris General Contractors, Inc. - Change Order #2

MEETING DATE	PREPARED BY
Tuesday, August 12, 2025	Patrice Tanner, City Administrator

SUMMARY

This will approve Change Order #2 for the Mongoven Building Phase II Project in the amount of $170,182.94 to complete and close out the final scope of work. This will include concrete and curb improvements, tree well installation, vault door restoration, column reinstallation, and contingency tasks necessary to finalize the project. This will use the balance of the funds available in this grant. The city will have to fund the balance of the work for the project to include tables, landscaping trees, striping of the parking area and shade structures. DHM will be present to discuss this with the Council.

RECOMMENDATION

City Staff recommend approval of Chipley Mongoven Building – Change Order #2 in the amount of $170,182.94

ATTACHMENTS

1. Change Order #2

C-941

CHANGE ORDER NO.:

Owner:	City of Chipley	Owner's Project No.:	M0041
Engineer:	David H. Melvin, Inc.	Engineer's Project No.:	CHI22HR
Contractor:	Arris General Contractors	Contractor's Project No.:	N/A
Project:	Mongoven Building – Phase 2		
Contract Name:	Mongoven Building – Phase 2		
Date Issued:		Effective Date of Change Order:	

The Contract is modified as follows upon execution of this Change Order:

Description:

This Change Order is for remaining $170,182.94 complete and close out the final scope of work for the Mongoven Building – Phase 2. Work includes concrete and curb improvements, tree well installation, vault door restoration, column reinstallation, and contingency tasks necessary to finalize the project. Refer to the attachment for details. A total of $10,197.59 is being added to the Contingency for a total of $25,197.49.

Attachments:

Detailed Cost Breakdown

Change in Contract Price	**Change in Contract Times**
Original Contract Price: $ 191,685.00	Original Contract Times: Substantial Completion: 120 Ready for final payment: 150
Contract Price increase from previously approved Change Orders No. 00 to No. 01 : $ 38,407.08	No Change from previously approved Change Orders No.0 to No. 01 : Substantial Completion: N/A Ready for final payment: N/A
Contract Price prior to this Change Order: $ 230,092.08	Contract Times prior to this Change Order: Substantial Completion: 120 Ready for final payment: 150
Increase this Change Order: $ 170,182.94	Increase this Change Order: Substantial Completion: 90 Ready for final payment: 90
Contract Price incorporating this Change Order: $ 400,275.02	Contract Times with all approved Change Orders: Substantial Completion: 210 Ready for final payment: 230

	Recommended by Engineer (if required)	Accepted by Contractor
By:		
Title:		
Date:		
	Authorized by Owner	Approved by Funding Agency (if applicable)
By:		
Title:		
Date:		

EJCDC® C-941, Change Order EJCDC® C-941, Change Order, Rev.1.
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Change Order #2

Detailed Cost Breakdown

Mogo

Pro

Item	Description	Qty.	Unit	Unit Price	Total
1	Construction Phase Fee	1	LS	$ 35,713.55	$ 35,713.55
2	General Conditions	1	LS	$ 15,000.00	$ 15,000.00
5	Concrete Pavement, Sidewalk, Curbs	1	LS	$ 41,430.80	$ 41,430.80
7	Prep and Skim Coat Concrete	1	LS	$ 22,873.00	$ 22,873.00
8	4" Cal. Holly Trees	3	EA	$ 1,680.00	$ 5,040.00
9	Wet Wells for Trees	3	EA	$ 1,080.00	$ 3,240.00
10	Header Curb at Tree Wells	3	EA	$ 2,166.00	$ 6,498.00
11	Demo Concrete for Tree Wells	3	EA	$ 350.00	$ 1,050.00
13	Reinstall Steel Column	1	LS	$ 1,500.00	$ 1,500.00
14	Power Blast, Rust Treat, Paint Vault Doors & Column	1	LS	$ 12,000.00	$ 12,000.00
16	Contigency	1	LS	$ 25,197.59	$ 10,197.59
				Subtotal	**$ 154,542.94**
17	Insurance	2%		$ 3,390.00	$ 3,390.00
				Subtotal	**$ 157,932.94**
18	OH & Fee	5%		$ 8,650.00	$ 8,650.00
19	Bond	2%		$ 3,600.00	$ 3,600.00

TOTAL **$ 170,182.94**

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Chipley Library Expansion Project Update – Renae Rountree. Library Director

MEETING DATE	PREPARED BY
Tuesday, August 12, 2025	Patrice Tanner, City Administrator

SUMMARY

The expansion looks to add three new sections to the library. On the west side, a large meeting room with kitchen that can be used for library programs & classes as well as community needs. The east side will eliminate the drive-thru window that seldom sees use and instead will transform into a much-needed children's area to promote early literacy. Finally, the north side will see additional staff offices and storage space to facilitate our continued growth.

RECOMMENDATION

Discussion

ATTACHMENTS

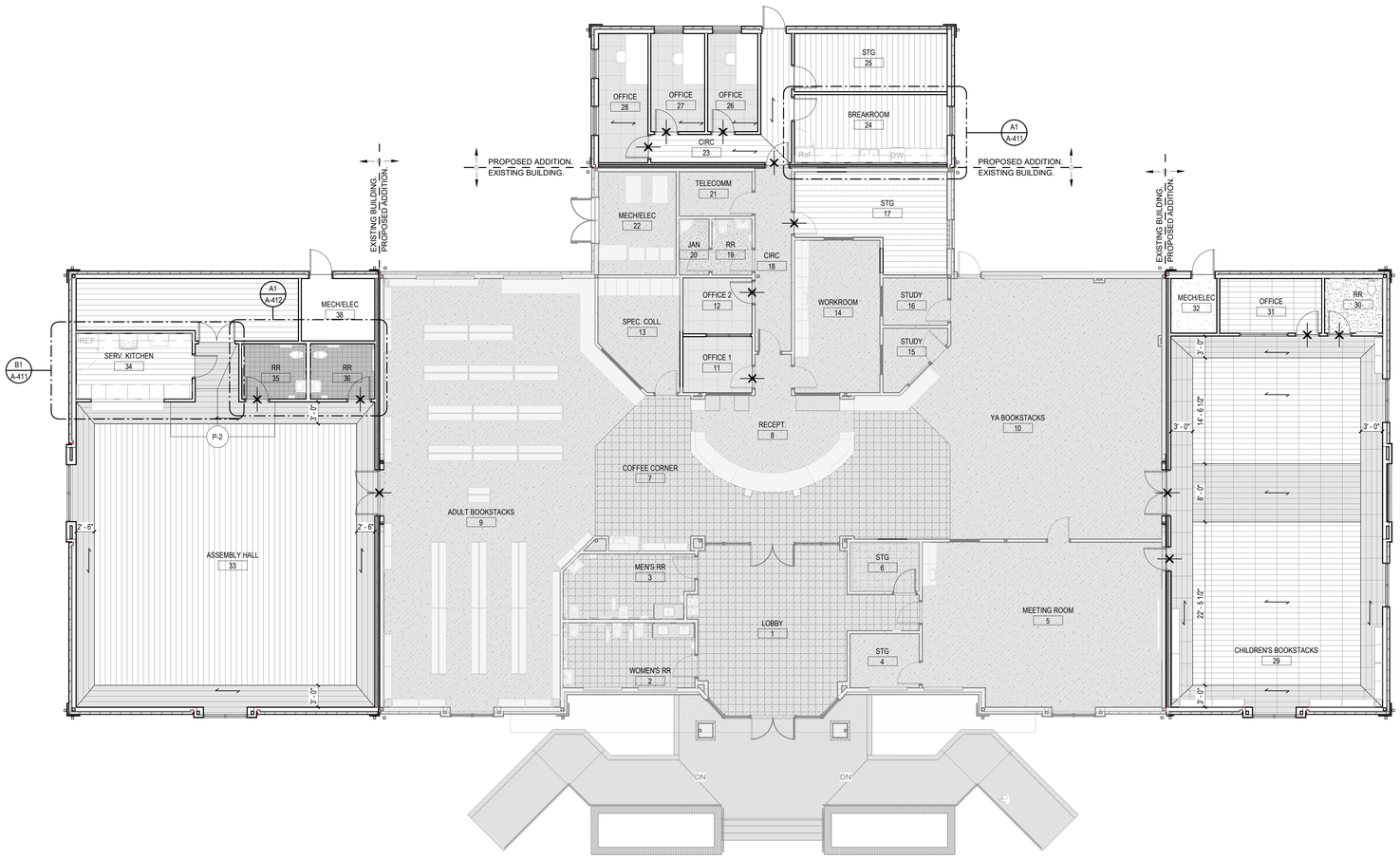
1. Material Presentations

MATERIAL SCHEDULE

KEY	ITEM TYPE	MANUFACTURER	PRODUCT NAME	PRODUCT NO.	COLOR / FINISH	COMMENTS	CATEGORY (HIDE WHEN DONE)
26							
GYP-1	5/8" TYPE X GYPSUM	-	-	-	-		
GYP-2	5/8" TYPE X MOISTURE RESISTANT GYPSUM	-	-	-	-		
1. FLOOR							
CPT-1	CARPET PLANK	PATCRAFT	COLORSYNC	I0688	00120 - CHAMPAGNE	CARPET PATTERN IS LAID STAGGERED	1. FLOOR
CPT-2	CARPET PLANK	PATCRAFT	COLORSYNC	I0688	00430 - AGAVE	CARPET PATTERN IS LAID STAGGERED	1. FLOOR
CPT-3	CARPET PLANK	PATCRAFT	COLOR YOUR WORLD 24" X 24"	I0110	00490 - TWILIGHT		1. FLOOR
EPXY	EPOXY	PATCRAFT	TRADITIONAL FLAKE	E001R	TBD	PRODUCT TO BE INSTALLED W/ A 6" INTEGRATED BASE	1. FLOOR
EXP-S	EXPOSED SLAB	-	-	-	-	-	1. FLOOR
LVP-1	LUXURY VINYL PLANK	PATCRAFT	POLYCHROME	I746V	00140 - STARBOARD - V2	20 MIL TREAD	1. FLOOR
LVP-2	LUXURY VINYL PLANK	PATCRAFT	POLYCHROME	I746V	00360 - SEASCAPE - V2	20 MIL TREAD	1. FLOOR
T-1	FLOOR TILE	TILE BAR	ART GEO MATTE PORCEILAIN 8" X 8"	-	TERRAZZO BLUE	TILE TO TRANSITION TO LVP-2 AT DOORWAYS VIA SCHLUTER SLOPED TRANSITION.	1. FLOOR
2. BASE							
EPXB	6" INTEGRATED EPOXY BASE	PATCRAFT	TRADITIONAL FLAKE	E001R	TBD		2. BASE
RB	RUBBER BASE	TARKETT	JOHNSONITE WALL BASE DURACOVE THERMOPLASTIC RUBBER	440146200	DC 92 BLUE LAGOON		2. BASE
TB	TILE BASE	TILE BAR	SANTA MONICA POLISHED CERAMIC 4" X 12"	-	WHITE	ONE 4" COURSE OF TILE AT BASE TO BE CAPPED BY SCHLUTER STRIPS INSTEAD OF BULL NOSE.	2. BASE
3. WALL							
P-1	PAINT	SHERWIN WILLIAMS	-	SW 7757	HIGH REFLECTIVE WHITE	MATCH TO EXIST PAINT. SEE OWNER FOR INFO.	3. WALL
P-2	PAINT	SHERWIN WILLIAMS	SHER-COLOR FORMULA	-	-	MATCH TO EXIST PAINT. SEE OWNER FOR INFO.	3. WALL
T-2	WALL TILE	TILE BAR	SANTA MONICA POLISHED CERAMIC 4" X 12"	-	WHITE		3. WALL
4. CEILING							
ACT	2 X 2 ACCOUSTIC CEILING TILE	-	-	-	-		4. CEILING
EXP-C	EXPOSED CEILING	-	-	-	-		4. CEILING
GYP-1	5/8" TYPE X GYPSUM	-	-	-	-		4. CEILING
P-1	PAINT	SHERWIN WILLIAMS	TBD	TBD	TBD		4. CEILING
5. CASE WORK							
CW-1	LAMINATE CASEWORK	WILSONART	STANDARD LAMINATE	D321-60	BRITTANY BLUE, MATTE FINISH	INTERIOR LAMINATE FOR CABINETS AND DRAWERS SHALL BE STANDARD WHITE FROM WILSONART.	5. CASE WORK
SS-1	SOLID SURFACE COUNTERTOP	CORIAN	SOLID SURFACE	-	GLACIER WHITE	COUNTERTOP TO HAVE 4" BACKSPLASH IN LOCATIONS WHERE IT CONTACTS THE WALL. GRID AND POLISH ALL EXPOSED EDGESNO SHARP EDGES	5. CASE WORK
6. ACCESSORIES							
1	SINK SEE PLUMBING DRAWINGS						6. ACCESSORIES
2	APPLIANCE SUPPLIED BY OWNER INSTALL BY GC						6. ACCESSORIES
3							6. ACCESSORIES

FINISH SCHEUDLE

NO.	NAME	FLOOR		NORTH		EAST		SOUTH		WEST		CEILING		COMMENTS
		FINISH	BASE	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	
1	LOBBY													
2	WOMEN'S RR													
3	MEN'S RR													
4	STG													
5	MEETING ROOM													
6	STG													
7	COFFEE CORNER													
8	RECEPT.													
9	ADULT BOOKSTACKS													
10	YA BOOKSTACKS													
11	OFFICE 1	CPT-3	RB	GYP-1	P-1	GYP-1	P-1	GYP-1	P-1	GYP-1	P-1	ACT	-	
12	OFFICE 2	CPT-3	RB	GYP-1	P-1	GYP-1	P-1	GYP-1	P-1	GYP-1	P-1	ACT	-	
13	SPEC. COLL.													
14	WORKROOM													
15	STUDY													
16	STUDY													
17	STG	LVP-1	RB	GYP-1	P-1	GYP-1	P-1	GYP-1	P-1	GYP-1	P-1	ACT	-	
18	CIRC													
19	RR													
20	JAN													
21	TELECOMM													
22	MECH/ELEC													
23	CIRC	LVP-1	RB	GYP-1	P-1	GYP-1	P-1	GYP-1	P-1	GYP-1	P-1	ACT	-	
24	BREAKROOM	LVP-1	RB	GYP-1	P-1	GYP-1	P-1	GYP-1	P-1	GYP-1	P-1			
25	STG	LVP-1	RB	GYP-1	P-1	GYP-1	P-1	GYP-1	P-1	GYP-1	P-1			
26	OFFICE	CPT-3	RB	GYP-1	P-1	GYP-1	P-1	GYP-1	P-1	GYP-1	P-1			
27	OFFICE	CPT-3	RB	GYP-1	P-1	GYP-1	P-1	GYP-1	P-1	GYP-1	P-1			
28	OFFICE	CPT-3	RB	GYP-1	P-1	GYP-1	P-1	GYP-1	P-1	GYP-1	P-1			
29	CHILDREN'S BOOKSTACKS	CPT-1/CPT-2	RB	GYP-1	P-2	GYP-1	P-1	GYP-1	P-1	GYP-1	P-1			REFER TO FINISH PLAN AND INTERIOR ELEVATION FOR SPECIFICS
30	RR	EPXY	EPXB	T-2/T-3	-	T-2/T-3	-	GYP-1	P-1	GYP-1	P-1			REFER TO INTERIOR ELEVATION FOR SPECIFICS
31	OFFICE	CPT-1	RB	GYP-1	P-1	GYP-1	P-1	GYP-1	P-1	GYP-1	P-1			
32	MECH/ELEC	EXP-S	-	GYP-1	P-1	GYP-1	P-1	GYP-1	P-1	GYP-1	P-1			
33	ASSEMBLY HALL	LVP-1/LVP-2	RB	GYP-1	P-2	GYP-1	P-1	GYP-1	P-1	GYP-1	P-1			REFER TO FINISH PLAN AND INTERIOR ELEVATION FOR SPECIFICS
34	SERV. KITCHEN	LVP-1	RB	GYP-1	P-1	GYP-1	P-1	GYP-1	P-1	GYP-1	P-1			
35	RR	T-1	TB	T-2/T-3	-	T-2/T-3	-	GYP-1	P-1	GYP-1	P-1			REFER TO INTERIOR ELEVATION FOR SPECIFICS
36	RR	T-1	TB	T-2/T-3	-	GYP-1	P-1	GYP-1	P-1	T-2/T-3	-			REFER TO INTERIOR ELEVATION FOR SPECIFICS
37	CHAIR/TABLE STG	LVP-1	RB	GYP-1	P-1	GYP-1	P-1	GYP-1	P-1	GYP-1	P-1			
38	MECH/ELEC	EXP-S	-	GYP-1	P-1	GYP-1	P-1	GYP-1	P-1	GYP-1	P-1			
39														
40														
41														



A1 LEVEL 1 FINISH PLAN
1/8" = 1'-0"

PROJECT NORTH | TRUE NORTH

GENERAL NOTES

FINISH FLOOR PLAN

1. ALL CONTRACTORS MUST FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PERFORMING NEW WORK.
2. ANY DISCREPANCIES, OMISSIONS, AMBIGUITIES, OR CONFLICTS ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH ANY WORK IN QUESTION.
3. GYPSUM WALLS TO BE PAINTED, SHOULD BE PREPPED TO A LEVEL 4 FINISH WITH ONE PRIME COAT AND AT LEAST TWO PAINT COATS, OR AS REQUIRED BY MANUFACTURER.
4. PAINT FINISH FOR WALLS SHOULD BE SATIN SHEEN, UNO.
5. PAINTED WINDOW AND DOOR FRAMES TO BE PAINTED THE SAME COLOR AS THE EXISTING FRAMES UNO. PAINT SHOULD BE SEMI-GLOSS SHEEN, UNO.
6. FOR CEILING FINISHES, REFER TO REFLECTED CEILING PLANS SHEET A-114. ALL PAINTED GYP CEILINGS TO RECEIVE FLAT SHEEN PAINT, UNO.
7. FOR ALL FINISHES INDICATED ON INTERIOR ELEVATIONS, REFER TO SHEETS IN THE A-410 SERIES.
8. REFER TO FINISH SCHEDULE(S) ON SHEET A-621 FOR FINISHES.
9. ALL WALL AND CEILING PAINT IN BATHROOMS TO BE EPOXY PAINT.
10. ALL FLOORING TRANSITIONS TO OCCUR AT THE CENTERLINE OF A DOOR OR OPENING, UNO.
11. ALL FLOORING MUST BE INSTALLED BEFORE INSTALLATION OF CABINETS AND OTHER CASEWORK. ALL FLOORING MUST EXTEND UNDER ALL MILLWORK, UNO.
12. ALL TRANSITIONS BETWEEN TILE AND TILE TO GYP SHOULD RECEIVE A METAL SCHLUTER TRANSITION PIECE.
13. ALL EXPOSED CONCRETE TO BE SEALED, UNO.

FINISH LEGEND

- P-1 / B-1 — WALL AND BASE FINISH; EXTENT OF FINISH
- PT-1 — WALL FINISH; EXTENT OF FINISH
- CPT-1 — FLOOR FINISH
- Multi — CEILING / MISC. FINISH
- CHANGE IN SPECIFIED FINISH- PROVIDE TRANSITION STRIP AS REQUIRED
- DIRECTION OF SPECIFIED FINISH

FLOORING LEGEND

- EXISTING SEALED CONCRETE - TO REMAIN
- EXISTING SHEET CARPET - TO REMAIN
- EXISTING FLOOR TILE - TO REMAIN
- LVP 1
- LVP 2
- CPT 1
- CPT 2
- CPT 3
- SEALED CONCRETE
- FLOOR TILE 1
- EPOXY

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100% DESIGN DEVELOPMENT

DHM MELVIN ENGINEERING

WASHINGTON COUNTY

WASHINGTON COUNTY LIBRARY

Washington County Public Library

1444 W JACKSON AVE.
CHIPLEY, FL 32428

REVISIONS

NO.	DESCRIPTION	DATE

Project Number	25014
Dated	06.27.2025

LEVEL 1 FINISH PLAN

A-113

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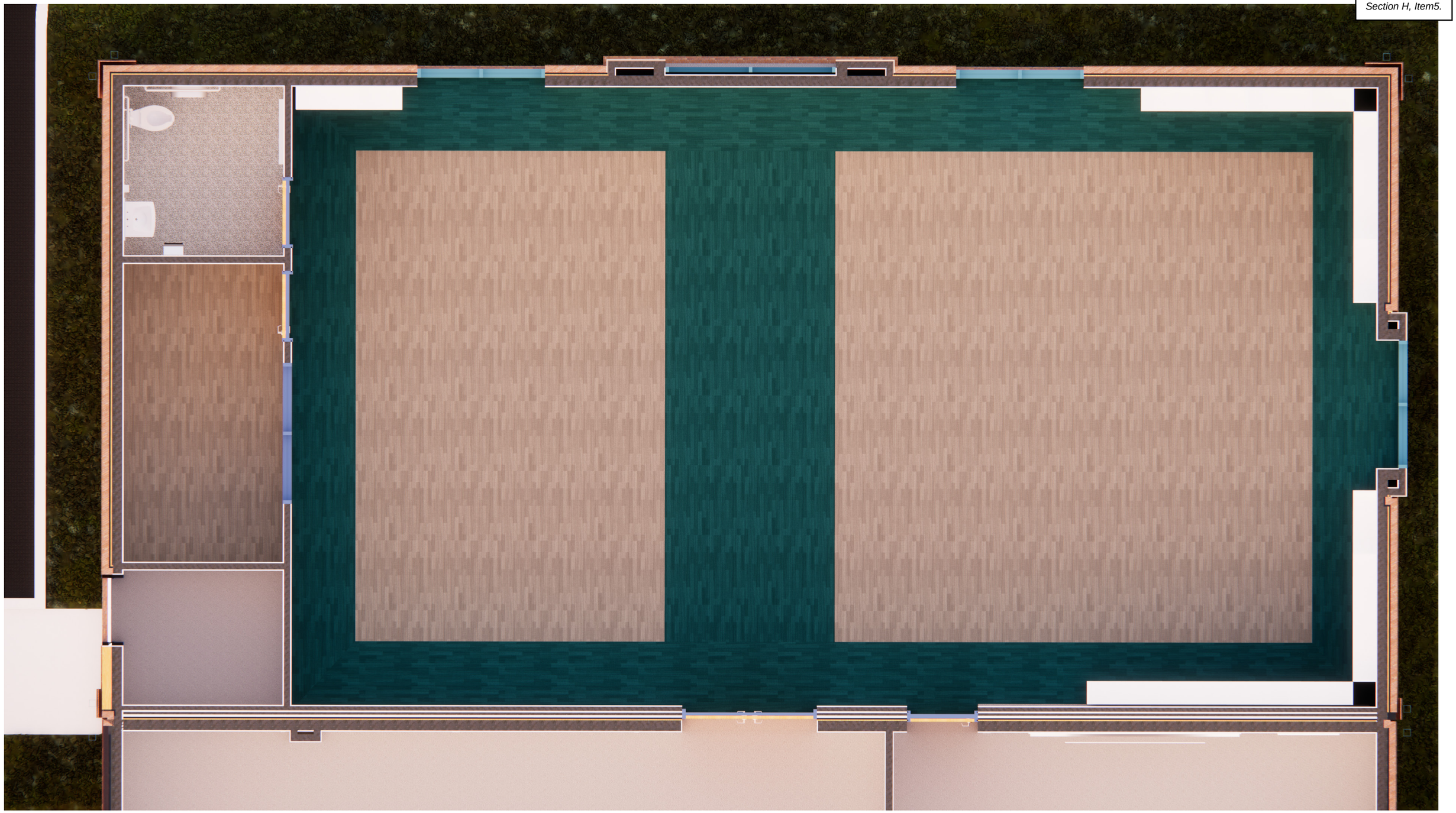

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CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Code Enforcement Fines – 1214 Johnson Avenue

MEETING DATE	PREPARED BY
Tuesday, August 12, 2025	Patrice Tanner, City Administrator

SUMMARY

The property at 1214 Johnson Avenue, Chipley, FL 32428 is owned by Truist Bank through foreclosure. They are requesting for the code fines on the property to be paused while they evict the tenant. It was conveyed to VA and they just reconveyed it back to Truist recently and now LOGS Legal Group has been retained to work on the eviction. They can't work on the code issue while it's occupied which is the issue in having it resolved.

RECOMMENDATION

This item is for Council discussion.

ATTACHMENTS

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Request Waiver of Fines - 777 West Boulevard

MEETING DATE	PREPARED BY
Tuesday, August 12, 2025	Patrice Tanner, City Administrator

SUMMARY

This property is under contract with over $40,000 in liens and $1,600 in attorney's fees/costs. The buyer is requiring the lien satisfaction at closing but the sellers cannot financially make that happen. Buyer would like to request a waiver of the fines prior to closing, but if the Council does not approve, then Attorney Jordan would propose a waiver if they can get the property cleaned up within 30 days of the closing date. Attorney Jordan spoke with both agents and if the Council will not consider waiving the fines prior to closing, she is comfortable offering a lien release in escrow where the title company would hold back the lien amount from the closing proceeds and would hold an executed release until Code Enforcement certifies to the title company that the property is in compliance. At that point, the lien release would be recorded by the title agent and the remaining proceeds released to the seller. Attorney Jordan also explained that the Council does not waive attorney's fees and costs so those will be paid at closing under this arrangement.

RECOMMENDATION

This item is for Council discussion.

ATTACHMENTS

You are invited to a Zoom webinar.
When: **August 12, 2025 5:00 PM** Central Time (US and Canada)
Topic: **Regular Council Meeting**

Join from PC, Mac, iPad, or Android:
https://us02web.zoom.us/j/81407692108

Phone one-tap:
+13092053325,,81407692108# US
+13126266799,,81407692108# US (Chicago)

Join via audio:
+1 309 205 3325 US
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+1 646 558 8656 US (New York)
+1 646 931 3860 US
+1 301 715 8592 US (Washington DC)
+1 305 224 1968 US
+1 507 473 4847 US
+1 564 217 2000 US
+1 669 444 9171 US
+1 669 900 9128 US (San Jose)
+1 689 278 1000 US
+1 719 359 4580 US
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 360 209 5623 US
+1 386 347 5053 US

Webinar ID: 814 0769 2108