City of Chipley
Planning & Zoning Commission Meeting
June 18, 2026 at 3:00 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 Planning & Zoning Commission. 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 Planning & Zoning Commission, 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. PRESENTATION AND APPROVAL OF MINUTES

1. Planning & Zoning Commission Meeting - May 7, 2026 (Form 8b Voting Conflict attached)

F. AGENDA ITEMS

1. **Request for a Land Use Change and Development Order** – John and Leigh Whittington - 1370 Jackson Avenue

G. OTHER BUSINESS

H. ADJOURN

I. 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.

PLANNING & ZONING COMMISSION MEETING

May 7, 2026 **3:00 p.m.**

Members Present:

Mr. Tom Lancaster, Chairman
Mr. Jim Morris, Vice-Chairman
Mrs. Wanda Owens, Board Member
Mr. Holland Kent, Board Member
Mr. David Ridley, Board Member

Others Present:

Mr. Guy Lane, Asst. City Admin./Public Works Dir.
Ms. Sherry Snell, City Clerk
Mrs. Tamara Donjuan, Code Enf/Planning Officer
Ms. Cheryl McCall, Council Liaison

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 manner 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. Mr. Lancaster called the meeting to order at 3:00 p.m.

B. Prayer and Pledge. Prayer was given by Mr. Kent. Mrs. Owens led the pledge to the American Flag.

C. Approval of Agenda.

A motion was made by Mr. Morris and seconded by Mrs. Owens to approve the agenda as presented. The motion passed unanimously.

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 Planning & Zoning Commission. 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 Planning & Zoning Commission 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.

There were no comments.

E. Presentation and Approval of Minutes

1. Planning & Zoning Commission Meeting – April 7, 2026

A motion was made by Mr. Morris and seconded by Mrs. Owens to approve the minutes as presented. The motion passed unanimously.

F. Agenda Item.

1. Request for a Development Order – Jack's Family Restaurant – 1331 Main Street.

Mrs. Donjuan stated the property is zoned Commercial and is within the Corridor Development District (CDD) overlay, which requires review and approval by the Planning and Zoning Commission and the City Council. The property is located at 1331 Main Street, Parcel # 00-2218-0004 with 2.7 acres. The proposed development has been reviewed by the City's planning firm Kimley-Horn and has met all the city's requirements.

Mr. Morris asked if construction would begin within 90 days. Mr. Ross Binkley, Binkley Engineering, stated they hope to be under construction by August and are working with FDOT on permitting. Ms. McCall asked what permitting issues they were having. Mr. Binkley stated there were no issues, just going through the process. He asked if there was a requirement to start construction within 90 days. Mr. Morris stated it's not in the paperwork right now, but hopefully in the future it will be required to start within 90 days or you have to come back and tell us why. Mr. Lancaster stated some developments have gone over a year without turning dirt. Mr. Kent stated some projects start, but never finish. Mr. Binkley stated he has never seen a Jack's start and not finish. Mr. Lancaster asked Mr. Binkley to confirm the timeline and report to Mrs. Donjuan. Mr. Kent asked about truck parking. Mr. Binkley stated it would be a gravel area. Mr. Kent stated he was concerned about dust. Discussion ensued.

A motion was made by Mr. Morris and seconded by Mr. Ridley to approve the Development Order – Jack's Family Restaurant – 1331 Main Street. The motion passed with four (4) ayes and zero (0) nayes. Wanda Owens abstained due to the property owner being a client.

2. Request for a Variance – John Duncan – 5th Street.

Mrs. Donjuan stated this request is for the purpose of increasing the size of the rear yard which would require a reduction in the required front yard setback. Approval of the request would permit an adjusted front setback, thereby shifting the proposed residence forward on the lot and creating a larger backyard area. The right-of-way is seventy-five (75) feet on 5th Street. The applicant is requesting twenty (20) feet front setback from the right-of-way, leaving approximately seventeen (17) feet of green space between the property line and the curb of the road. The new construction would be approximately thirty-seven (37) feet from the curb of the road. A variance is needed for the front setback only. All other yard setbacks will be met.

Mr. Lancaster asked if this was just for a larger backyard. Mrs. Donjuan stated yes, it's a fairly small lot.

A motion was made by Mrs. Owens and seconded by Mr. Morris to approve the Request for a Variance – John Duncan – 5th Street. The motion passed unanimously.

3. Request for a Certificate of Appropriateness – JCorb LLC - 747 3rd Street.

Mrs. Donjuan stated this is for a proposed development order for property located at 747 3rd Street which is located in the Historical District, which requires Planning and Zoning approval for the Certificate of Appropriateness. This will be a new residential home construction and has met all standards and is consistent with the general intent of the comprehensive plan and land development pertaining to the historical residential district.

Mr. Chuck Hayes, 755 3rd Street, asked about the small size of the home and how it will affect the other homes values on that street.

Mr. Michael Hansen, 745 3rd Street, stated this was the first time he has seen the home and asked about the carport and the setbacks. He also stated the home appears to be smaller than others in the area and was concerned that it could turn into a rental in the future.

Mrs. Donjuan stated the home meets the required setbacks.

Mr. Jeffery Platt, 748 3rd Street, stated he was in favor of the new home.

Mr. Morris asked who owns the home. Mrs. Jennifer Corbitt, JCorb LLC, was the contractor and it was being built for a very well known family to keep long term. The designs were pulled from a 1920's historic book to be period correct and to fit the neighborhood. It is 1500 square feet which includes the carport.

Mr. Kent thanked Mrs. Corbitt for improving the way the city looks.

Mr. Morris stated in the future we need to take a strong look at homes in the historical area. Mrs. Corbitt asked if he was referring to the size of the home. Mr. Morris stated he was referring to the look of the home, to make sure it fits the neighborhood.

A motion was made by Mrs. Owens and seconded by Mr. Ridley to approve the Request for a Certificate of Appropriateness - JCorb LLC - 747 3rd Street. The motion passed unanimously.

G. Other Business.

Mr. Lancaster asked about the following projects:

- The sign by Kings Discount Drugs. Mrs. Donjuan stated they are not moving forward with it.
- The building by H & R Block. Mrs. Donjuan stated she has been in contact with them, and they should be starting soon.
- Will Hardee's be remodeling? Mrs. Donjuan stated they were trying to reopen by June 1st.

Mr. Morris asked about Nolin Granite's progress. Mrs. Donjuan stated that construction is in progress.

H. Adjourn. The meeting was adjourned at 3:32 p.m.

Presented by: _____ _____

Sherry Snell
City Clerk

Mr. Thomas Lancaster
Chairman

DRAFT

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
Owens, Wanda	Planning & Zoning Commission
MAILING ADDRESS 1334 Deerpath Rd	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☑ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY: Chipley — COUNTY: Washington	NAME OF POLITICAL SUBDIVISION: City of Chipley
DATE ON WHICH VOTE OCCURRED May 7, 2026	MY POSITION IS: ☐ ELECTIVE ☑ APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * * * * * * * * * * * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * * * * * * * * * * * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Wanda Owens, hereby disclose that on May 7, 20 26 :

(a) A measure came or will come before my agency which (check one or more)

___ inured to my special private gain or loss;

✓ inured to the special gain or loss of my business associate, Jack's Family Restaurant ;

___ inured to the special gain or loss of my relative, _____ ;

___ inured to the special gain or loss of _____, by whom I am retained; or

___ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Request for a Development Order - Jack's Family Restaurant.

A motion was made by Mr. Morris and seconded by Mr. Ridley to approve the Development Order for Jack's Family Restaurant. The motion passed with (4) ayes and (0) nayes. Board member Wanda Owens abstained from voting due to the property owner being a client.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

5/7/26
Date Filed

Wanda Owens
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED $10,000.

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Request for a Land Use Change and Development Order – John and Leigh Whittington – 1370 Jackson Avenue

MEETING DATE	PREPARED BY
Thursday, June 18, 2026	Tamara Donjuan, Planning & Zoning Officer

SUMMARY

John and Leigh Whittington are requesting a land use change and development order for the proposed Harvest Homeschool Hub, LLC. This property is zoned Commercial and is within the Corridor Development District (CDD) overlay, which requires review and approval by the Planning and Zoning Commission and the City Council. The property is located at 1370 Jackson Avenue (Parcel ID:00000000-00-2218-0004), consisting of approximately 2.7 acres.

The development has met 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 (CDD). 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.

The property was formerly used as a residential home, and the applicant is requesting a land use change to commercial use to be able to operate the proposed development as a homeschool for 15 to 20 students in grades K through 8. The project will also involve several site improvements, including renovations to the existing building, installation of a fire protection system, additional parking, and new signage.

Chief Aycock has reviewed and approved the fire protection plans, including fire flow requirements.

Stormwater will not be added. A signed and sealed letter has been provided for an exemption under Chipley's City Code of Ordinance Chapter 14 – Environment and Natural Resources, Article VIII - Stormwater Management, Section 14-188 – Exemptions. (6) Any new development, alteration, or improvement of existing structures that does not increase the peak discharge rate or the volume of runoff, or deposit additional pollution materials beyond the boundaries of the development.

The proposed development for a new homeschool will benefit the local community by reducing educational isolation, alleviating public school overcrowding, and fostering localized economic growth.

According to Fema's National Flood Hazard Layer (NFHL) data maps approximately 100% of the property is in Flood Zone "X", which is an area of minimal flood hazard.

The City Council will meet on Tuesday, July 14, 2026, at 5:00 p.m. to review the recommendation.

RECOMMENDATION

City Staff recommends approval for the land use change, development order for redevelopment including signage.

ATTACHMENTS

1. Development Packet

City of Chipley
Development Order

File No._____ Fees Paid $_____

Name of Owner: John and Leigh Whittington Phone #: 850-557-0006

Address: 1148 Whittington Rd, Chipley FL

Name of Developer/Contractor: Owner

Address:_____ Phone #: _____

Type of Development: Commercial Parcel Size: 2.22 (3 parcels)

Location of Development: 1370 Jackson Ave

Land Use Designation: Commercial Sq. Ft. of Building 4,074

2,518 Heated and Cooled

Site Plan Required? Yes ✓ No Stormwater Permit Required? Yes No ✓

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

Attachments to Order: 1. Site Plan 2. Stormwater Memo

3. Fema Flood Map 4. Wetland Map

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 (Name): John and Leigh Whittington

Street Address: 1148 Whittington Rd, Chipley FL

Phone Number: 850-557-0006

Project Site Address: 1370 Jackson Ave

Parcel I.D. Number: 00000000-00-1628-0002, 00000000-00-1628-0001, 00000000-00-1628-0000

City of Chipley Future Land Use Designation		**Proposed Use of Land**	
Low Density Residential		Low Density Residential	
Medium Density Residential		Medium Density Residential	
High Density Residential		High Density Residential	
Historic		Historic	
Commercial	•	Commercial	•
Neighborhood Commercial		Neighborhood Commercial	
Historic Commercial		Historic Commercial	
Industrial		Industrial	
Recreational		Recreational	
Public/Semi Public/Educational		Public/Semi Public/Educational	

Reason for permit: Change of use from Residential to Commercial.

The Future Land Use is currently Commercial, but the property has been previously used as residential.

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

_____ _____

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.

City of Chipley

Planning Department

1442 Jackson Avenue

Chipley, Florida 32428

Re: 1370 Jackson Avenue Development Order

1370 Jackson Ave in Chipley was previously used as a residential home and we are proposing to use it as a commercial facility. This property is located on Highway 90 and is surrounded by primarily commercial and government buildings. It was purchased with the express intent of expanding the capabilities of Harvest Homeschool Hub, LLC. The business will be governed by the Department of Children and Families and have to meet all of the requirements of a child care facility.

Harvest Homeschool Hub, LLC is an educational services business established to meet a significant and currently unaddressed need within the Chipley community. Washington County has a growing population of homeschooling families who, at present, have no dedicated local resource for support, guidance, or structured educational services. The proposed commercial use of this property will allow Harvest Homeschool Hub to serve that population in a meaningful and professional capacity.

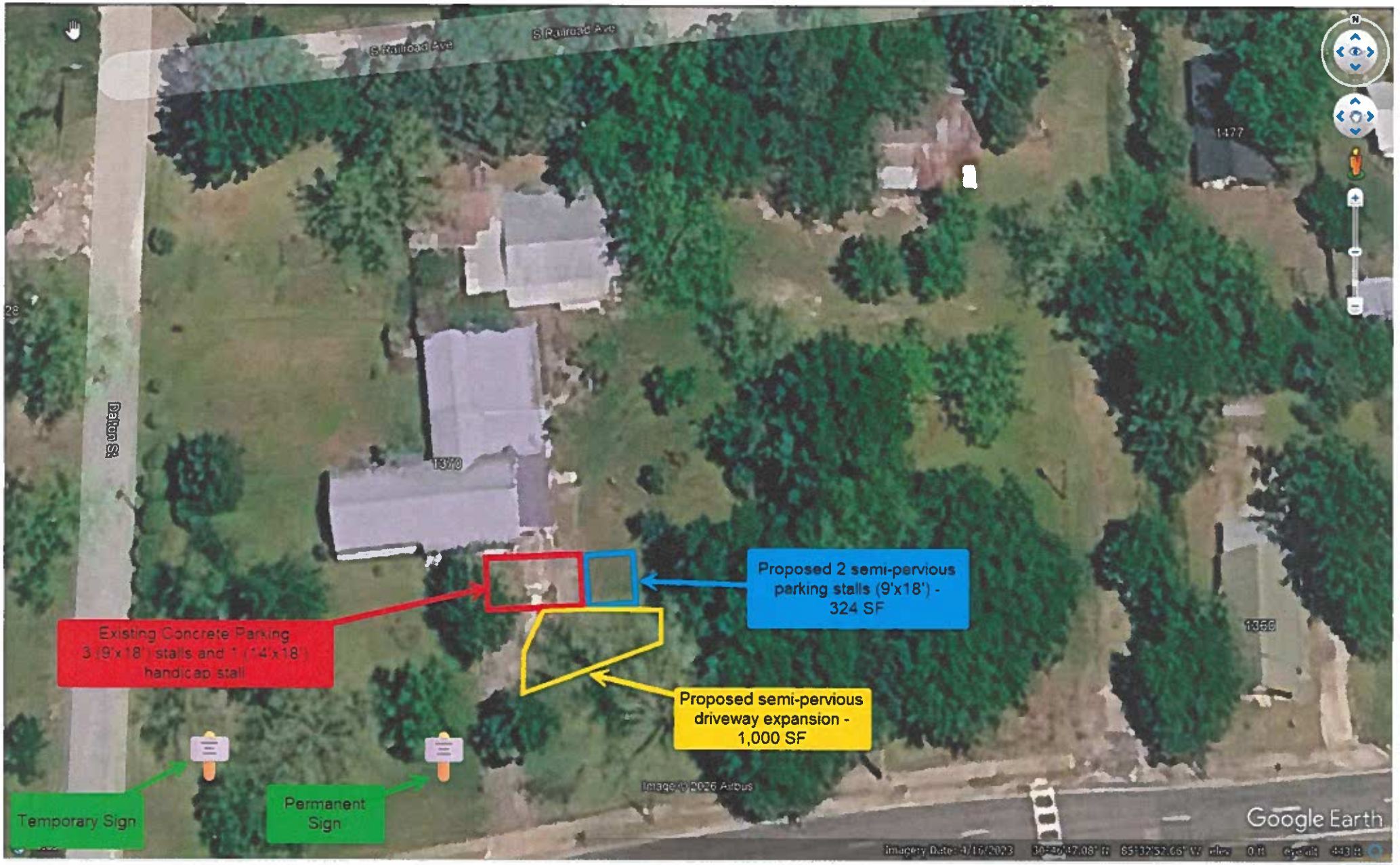
Harvest Homeschool Hub provides full- and part-time academic instruction and supervised care for homeschooled students in grades K through 8. Students receive structured, Florida BEST standards-aligned instruction in a small-group setting led by a certified teacher. This gives working parents a reliable, high-quality educational option that does not currently exist anywhere in Washington County. The business currently serves 5 students and plans to expand to 15 to 20 students following the transition to a dedicated facility.

We are really excited about expanding the business and being able to offer these services to the citizens of Chipley and Washington County. We look forward to working with you to make this a success for the community.

Thanks,

Jessica Glawson

Harvest Homeschool Hub, Director/Owner


S Railroad Ave
Dalton St
1379
1477
1358
Proposed 2 semi-pervious parking stalls (9'x18') - 324 SF
Existing Concrete Parking 3 (9'x18') stalls and 1 (14'x18') handicap stall
Proposed semi-pervious driveway expansion - 1,000 SF
Temporary Sign
Permanent Sign
Image © 2026 Airbus
Google Earth

U.S. Fish and Wildlife Service

National Wetlands Inventory

1370 Jackson Ave



May 12, 2026

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

City of Chipley
Planning Department
1442 Jackson Avenue
Chipley, Florida 32428

May 15, 2026

Subject: Stormwater Management Certification – No Adverse Impact

To Whom It May Concern,

I, John Whittington, a Professional Engineer licensed in the State of Florida (License No. 88751), hereby certify that I have reviewed the proposed development concept plan for the project located at 1370 Jackson Ave. within the City of Chipley, Florida.

Based upon my review of the proposed improvements and onsite drainage patterns, it is my professional opinion that the proposed improvements meet the exemption in Sec.14-188(6) of the City of Chipley Land Development Code. The existing 2.22 acre site has approximately 13,100 SF of impervious area. The proposed parking additions only increase this area by an additional 1,324 SF of impervious/semi-impervious area. To further reassure that there will be no adverse impacts, there is a large depression near the center of the site that retains stormwater after large rain events.

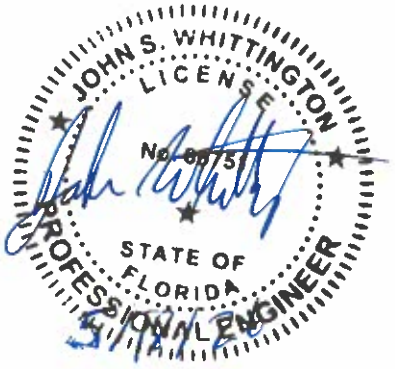
Specifically, I certify the following:

1. All stormwater generated on-site by the proposed semi-impervious drive area and parking stalls will not increase the peak discharge rate, volume of runoff, or contribute to additional pollution outside of the boundary of this development.
2. The design ensures no adverse impact to adjacent properties, public infrastructure, or downstream systems.
3. The proposed development will not result in negative impacts to the surrounding environment, including surface waters, wetlands, or natural drainage patterns.

This certification is based on currently available design information and standard engineering practices. Any substantial modifications to the design, grading, or drainage may require reevaluation of this certification.

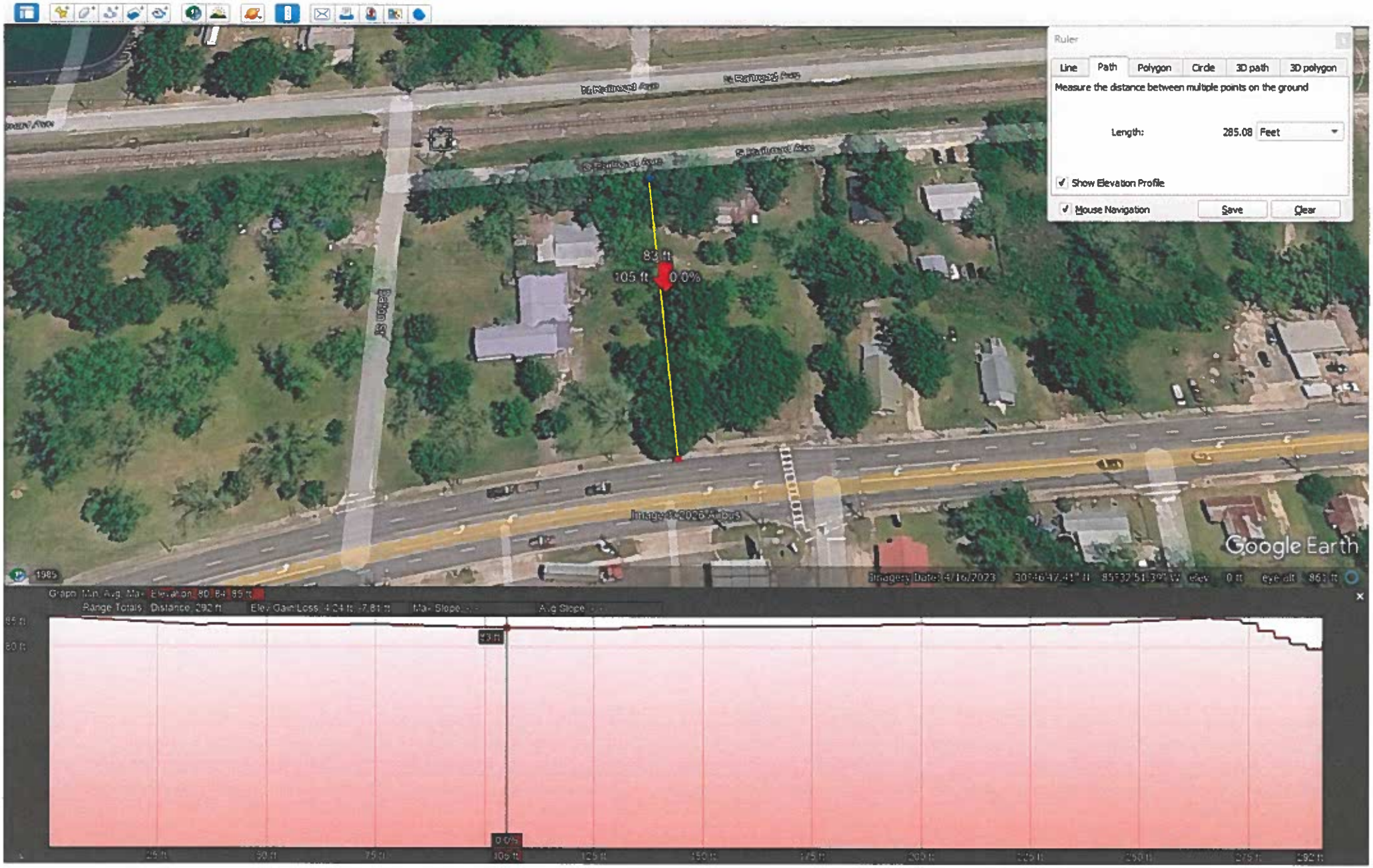
Should you have any questions or require additional information, please feel free to contact me at 850-557-0006 or johnwhit2011@yahoo.com.

Sincerely,



John Whittinton, P.E.

Elevation View



Chipley
1430 Jackson AVE
Chipley, FL 32428
850-638-6301

PROPERTY INFORMATION

Property / Occupancy ID 297

Property Name Harvest Homeschool Hub

Location 1370 Jackson Ave, Chipley, Florida, 32428

Risk Type High

Contacts (1)

Contact Type	First Name	Last Name
Building Owner	John	Whittington

Cell Phone # (850) 557-0006

INSPECTION DETAIL

Inspection ID 1

Status Completed

Inspector Name 201 Aycock, Hunter

Current Business / Property Name Harvest Homeschool Hub

Inspection / Reinspection Inspection

Date/Time Scheduled 05/14/2026 09:00

Date/Time Arrived 05/14/2026 09:00

Inspection Type Plan Review - Fire Alarm

Date/Time Completed 05/14/2026 09:22

Inspection Result Pass

Total Violations 0

Total Inspection Fines 0

REINSPECTION

Inspector 201 Aycock, Hunter

Inspection Checklist (1)

PLANS REVIEW

SIGNATURES

Inspector Signature



Date of Inspector Signature	05/14/2026

NOTES

Inspection Notes	Plans review approved as is on plans

National Flood Hazard Layer FIRMette

FEMA

85°33'9"W 30°47'1"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile Zone
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/12/2026 at 11:06 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zo legend, scale bar, map creation date, community ide FIRM panel number, and FIRM effective date. Map in unmapped and unmodernized areas cannot be used for regulatory purposes.

City of Chipley
Sign Application & Permit

Date: 5/15/2026 Permit #: _____

Applicant's Name: John and Leigh Whittington

Business Name: The Homeschool Hub Phone #: 850-557-0006

Address of Sign: 1370 Jackson Ave

Name & Address of Sign Contractor: John and Leigh Whittington - Owner

Permit Fee: _____ 1148 Whittington Rd

Chipley, FL 32428

Please provide the following information:

1. **Type of Sign(s):** (◉) Ground Sign ( ) 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:** NA
4. **Land Use Designation:** Commercial
5. **Number of Existing Signs on Property:** 1 Temporary Sign (to be removed)

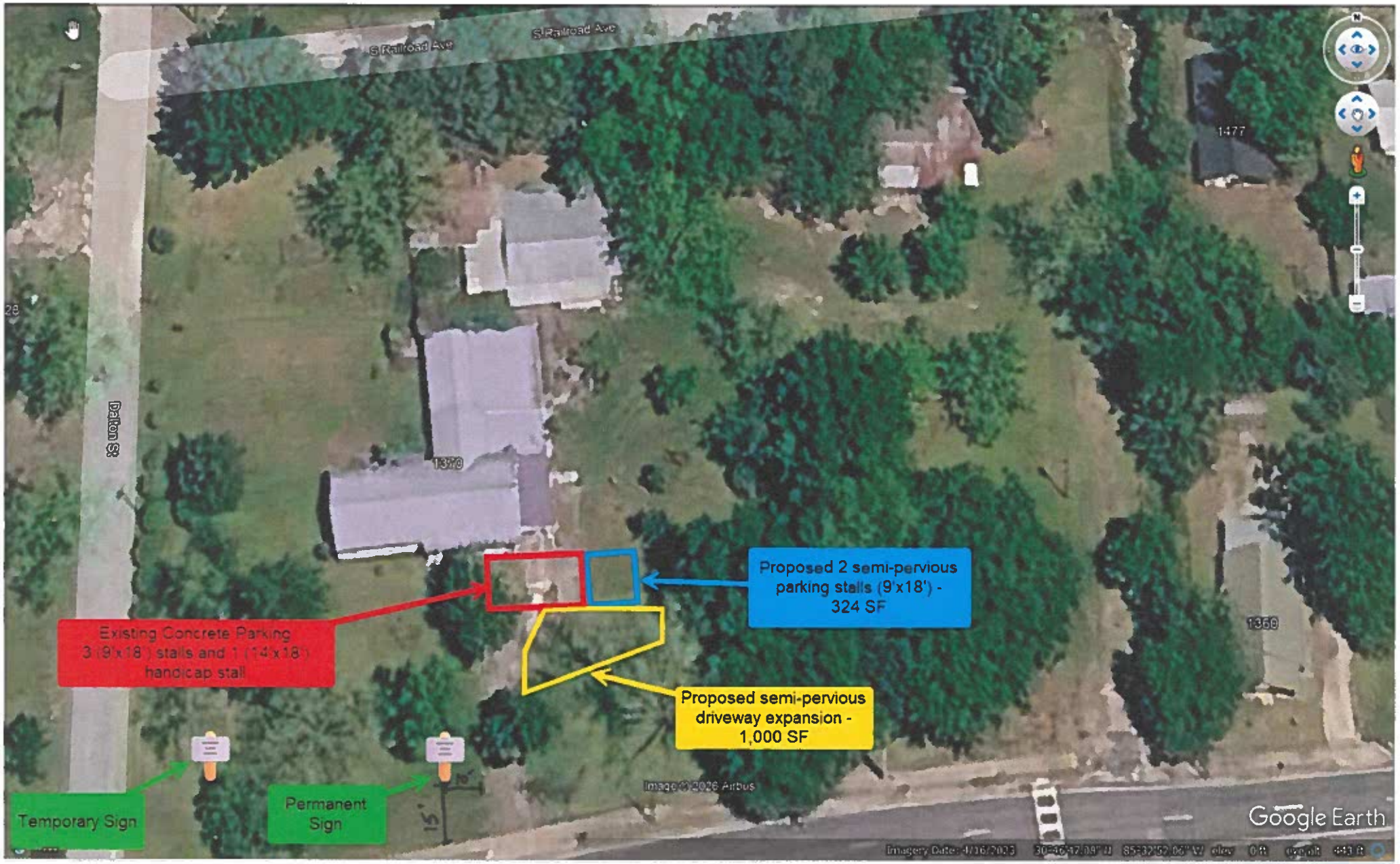
The City of Chipley hereby authorizes placement of the above referenced signage. Any deviation to construction or location which are not reflected in this document will result in revocation of permit.

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

_____ / _____
Signature: Owner/Contractor — Date



Sign will be mounted using 4"x4" Wooden posts


S Railroad Ave
S Railroad Ave
1477
Dalton St
1379
1369
Existing Concrete Parking
3 (9'x18') stalls and 1 (14'x18')
handicap stall
Proposed 2 semi-pervious
parking stalls (9'x18') -
324 SF
Proposed semi-pervious
driveway expansion -
1,000 SF
Temporary Sign
Permanent
Sign
15'
10'
Image © 2026 Airbus
Google Earth

Washington County, FL

IMPORTANT NOTICE

The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change. This website is NOT TO BE USED AS AN OFFICIAL RECORD OR FOR FINANCING PURPOSES, INSURANCE PURPOSES, PROPERTY OWNERSHIP (Deeds are the official record of title), ELIGIBILITY FOR ANY PROGRAM, AND/OR ADDRESS VERIFICATION. If you need address verification, please contact the E-911 Addressing Coordinator at (850) 638-6325.

Maps have been compiled from the most authentic information available and is to be used for assessment purposes only. Washington County Property Appraiser's Office assumes NO responsibility for the errors and/or omission contained herein. THIS MAP IS NOT A SURVEY

Parcel Summary

Parcel ID	00000000-00-1628-0002
Location Address	1370 JACKSON AVE CHIPLEY 32428
Brief Tax Description	4 4 13 .5, ORB 1360 P 779, NORTH 1/2 OF WEST 1/2 OF BLK 13, AS DESC. IN ORB 1360 P 779. (Note: Not to be used on legal documents.)
Property Use Code	SINGLE FAMILY (0100)
Sec/Twp/Rng	4-4-13
Tax District	Chipley (2)
Millage Rate	20.8507
Acreage	0.562
Homestead	N

View Map

*The Property Use code is a Department of Revenue code. For zoning information please contact the Planning and Zoning department at 850-415-5093.

Owner Information

Primary Owner
WHITTINGTON JOHN S
WHITTINGTON LEIGH E
1148 WHITTINGTON RD
CHIPLEY, FL 32428

Valuation

	2025 Final Values
Building Value	$178,446
Extra Features Value	$8,643
Land Value	$10,850
Land Agricultural Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$197,939
Assessed Value	$197,939
Exempt Value	$0
Taxable Value	$197,939
Save Our Homes or AGL Amount	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000000 - RESIDENTIAL	175	FF	175	140

Building Information

Type	SFR	**Heat**	FORCED AIR DUCTED
Total Area	4,074	**Air Conditioning**	CENTRAL
Heated Area	2,518	**Bathrooms**	2
Exterior Walls	VINYL SIDG	**Bedrooms**	0
Roof Cover	COMP SHNGL	**Stories**	
Interior Walls	DRYWALL	**Actual Year Built**	1964
Frame Type			
Floor Cover	LAMINATE		

Extra Features

Code	Description	Length x Width	Units
1803	DU&DC	0 x 0 x	1,824
1803	DU&DC	30 x 26 x	780
1805	DU/DC/OS	20 x 12 x	240
1855	CONCRETE PAVING RES	0 x 0 x	756

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Vacant/Improved	Grantor	Grantee
Y	1/30/2026	$165,000	WD	1360/779	Improved	PETTIS ALTA LEAH & ETAL	WHITTINGTON JOHN S
N	3/13/2025	$0		1331/22	Improved	RUSSELL JIMMIE L ESTATE	PETTIS ALTA LEAH & ETAL
Y	2/17/2025	$0		1328/665	Improved	RUSSELL JIMMIE L ESTATE	PETTIS ALTA LEAH & ETAL

Tax Collector Site

Click here to view the Tax Collector website.

Generate Owner List by Radius

Distance:

100 Feet

Use Address From:

(•) Owner ( ) Property

Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

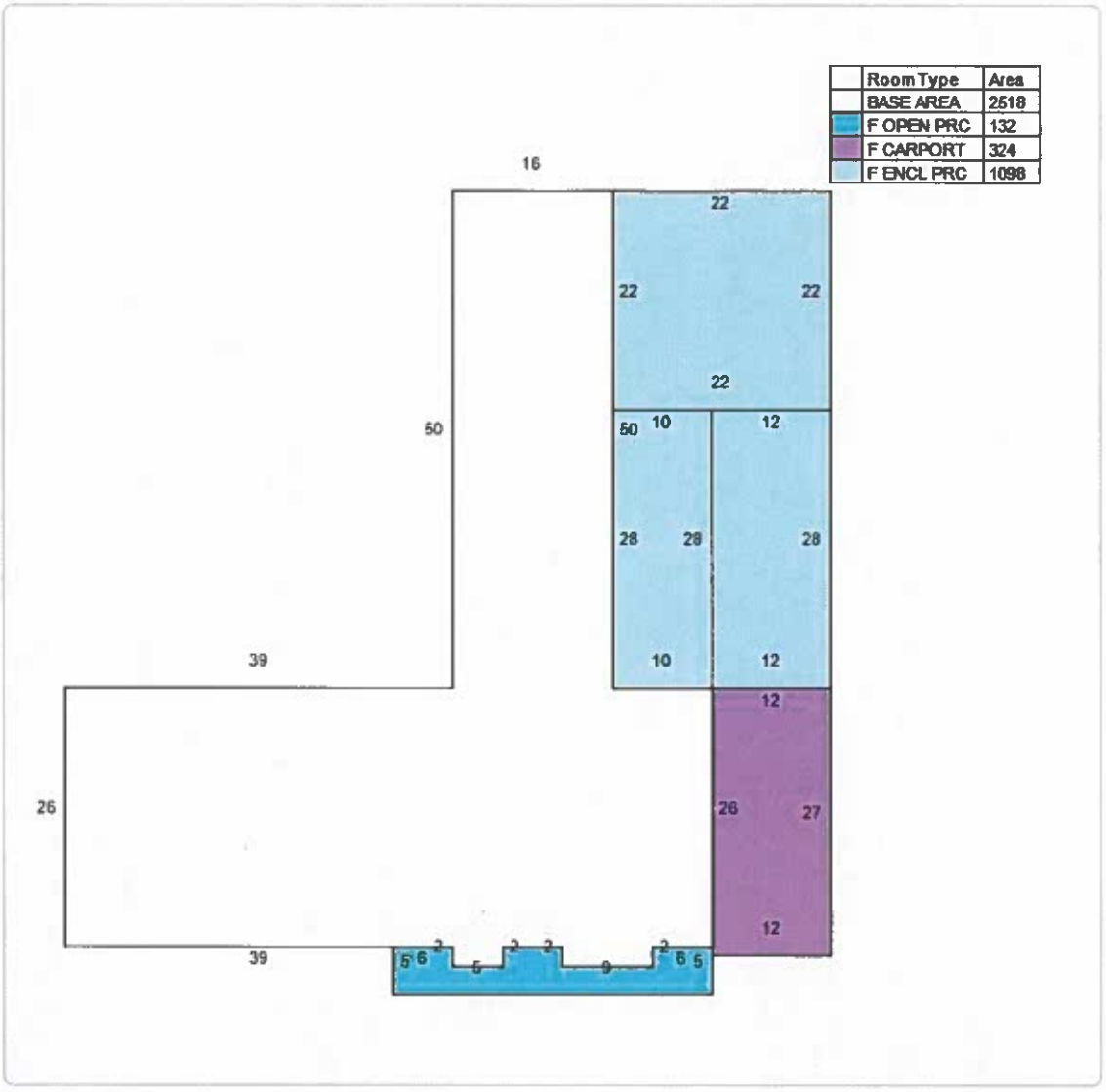
Download

[x] Show All Owners

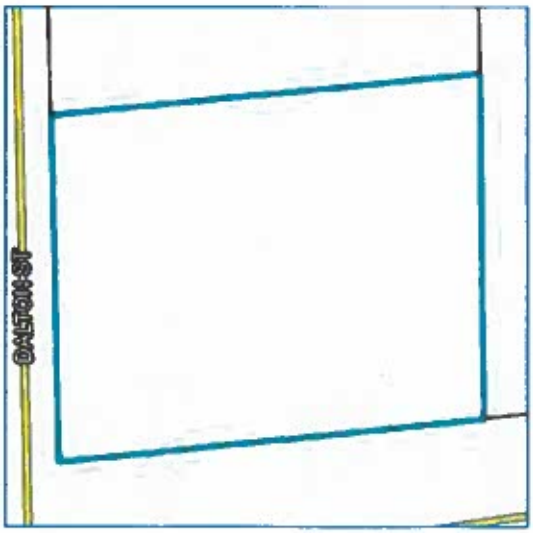
[ ] Show Parcel ID on Label

Skip Labels 0

Sketches



Map



Washington County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 5/20/2026, 3:05:40 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Inst. Number: 202667000768 Book: 1360 Page: 779 Page 1 of 5 Date: 2/3/2026 Time: 10:14 AM
Lora C. Bell Clerk of Courts, Washington County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 1,155.00

Prepared by Gail Pleasants, an employee of:
Florida Land Title & Trust Co.
P.O. Box 726, 2870 Madison Street
Marianna, Florida 32447
In Connection With Title Insurance
File Number: FLT96-39476

General Warranty Deed

Made this **January 29, 2026,** A.D. By **Alta Leah Pettis, and Donna Lynn Paine, and Connie B Redmon, and Carla L Elliott,,** hereinafter called the grantor, to **John Steven Whittington, and Leigh Ellen Whittington, husband and wife,** whose address is: **1148 Whittington Road, Chipley, Florida 32428,** hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Washington County, Florida, viz:

For legal description, see attached Exhibit "A" hereto and made a part hereof:

Said property is not the homestead of the Grantor(s), nor does it adjoin the homestead of the Grantor(s), under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2024.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Signature of First Witness

Richard K Kunde
Printed Name as to First Witness

2870 Madison St Marianna FL 32448
First Witness Address

Andrea Baldwin
Signature of Second Witness

Andrea Baldwin
Printed Name as to Second Witness

2870 Madison St Marianna FL 32448
Second Witness Address

Alta Leah Pettis (Seal)
Alta Leah Pettis
Address: 1440 Worley Road, Chipley, Florida 32428

Additional Signature(s) on separate page(s)

State of **Florida**
County of **Washington**

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this January 30, 2026, by **Alta Leah Pettis,** ( ) who is/are personally known to me or (✓) who has produced their driver's license as identification.

Notary Public
Print Name:_____
My Commission Expires:_____

RICHARD K. KUNDE
Notary Public
State of Florida
Comm# HH387472
Expires 7/11/2027

Prepared by Gail Pleasants, an employee of:
Florida Land Title & Trust Co.
P.O. Box 726, 2870 Madison Street
Marianna, Florida 32447
In Connection With Title Insurance
File Number: FLT96-39476

Signed, sealed and delivered in our presence:

Signature of First Witness

Richard K Kunde
Printed Name as to First Witness

2870 Madison St Marianna FL 32448
First Witness Address

Signature of Second Witness

Andrea Baldwin
Printed Name as to Second Witness

2870 Madison St Marianna FL 32448
Second Witness Address

Donna Lynn Paine (Seal)
Donna Lynn Paine
Address: 1089 Penny Road, Graceville, Florida 32440

Additional Signature(s) on separate page(s)

State of **Florida**
County of **Washington**

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this January 30, 2026, by **Donna Lynn Paine,** ( ) who is/are personally known to me or (✓) who has produced their driver's license as identification.

Notary Public
Print Name:
My Commission Expires:

RICHARD K. KUNDE
Notary Public
State of Florida
Comm# HH387472
Expires 7/11/2027

Prepared by Gail Pleasants, an employee of:
Florida Land Title & Trust Co.
P.O. Box 726, 2870 Madison Street
Marianna, Florida 32447
In Connection With Title Insurance
File Number: FLT96-39476

Signed, sealed and delivered in our presence:

Signature of First Witness

Richard K Kunde
Printed Name as to First Witness

2870 Madison St Marianna FL 32448
First Witness Address

Signature of Second Witness

Andrea Baldwin
Printed Name as to Second Witness

2870 Madison St, Marianna FL 32448
Second Witness Address

Connie B. Redmon (Seal)
Connie B. Redmon
Address: 1147 Penny Road, Graceville, Florida 32440

Additional Signature(s) on separate page(s)

State of **Florida**
County of **Washington**

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this January 30, 2026, by **Connie B Redmon,** ( ) who is/are personally known to me or (✓) who has produced their driver's license as identification.

Notary Public
Print Name:_____
My Commission Expires:_____

RICHARD K. KUNDE
Notary Public
State of Florida
Comm# HH387472
Expires 7/11/2027

Prepared by Gail Pleasants, an employee of:
Florida Land Title & Trust Co.
P.O. Box 726, 2870 Madison Street
Marianna, Florida 32447
In Connection With Title Insurance
File Number: FLT96-39476

Signed, sealed and delivered in our presence:

Signature of First Witness

Richard K Kunde
Printed Name as to First Witness

2870 Madison St. Marianna FL 32448
First Witness Address

Andrea Baldwin
Signature of Second Witness

Andrea Baldwin
Printed Name as to Second Witness

2870 Madison St. Marianna FL 32448
Second Witness Address

Carla L. Elliott (Seal)
Carla L. Elliott
Address: 3071 US 90, Cottondale, Florida 32431

Additional Signature(s) on separate page(s)

State of **Florida**
County of **Washington**

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this January 30, 2026, by **Carla L Elliott,** ( ) who is/are personally known to me or (✓) who has produced their driver's license as identification.

Notary Public
Print Name:_____
My Commission Expires:_____

RICHARD K. KUNDE
Notary Public
State of Florida
Comm# HH387472
Expires 7/11/2027

Inst. Number: 202667000768 Book: 1360 Page: 783 Page 5 of 5 Date: 2/3/2026 Time: 10:14 AM
Lora C. Bell Clerk of Courts, Washington County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 1,155.00

FLT96-39476

Exhibit "A"

Commence at a 6 inch concrete monument (no cap), found, marking the Northwest corner of lands recorded in Official Records Book 1307, page 468, of the Public Records of Washington County, Florida, also lying on the South right of way line of L & N Railroad, and run thence South 83 degrees 54 minutes 23 seconds West 499.62 feet to a 5/8 inch iron bar and cap (6297), set, on the West right of way line of Sinclair St (being unopened and 60.00 feet wide), also marking the Northeast corner of Block 13 according to the L. W. Mordt Plat of the City of Chipley, Florida recorded in Plat Book 1, page 13 of said Public Records, said point also marking the Point of Beginning.

From said Point of Beginning, and leaving the South right of way of said L & N Railroad, run thence along the West right of way line of said Sinclair Street South 00 degrees 20 minutes 26 seconds East 276.70 feet to a 5/8 inch iron bar and cap (6297), set, on the North edge of a public sidewalk; Thence continue South 00 degrees 20 minutes 26 seconds East 6.02 feet to a 5/8 inch iron bar and cap (6297), set, on the North right of way of State Road No. 10 (also known as Jackson Avenue and having a variable width right of way), said point being on a curve to the left; Thence, leaving the West right of way line of said Sinclair Street, run along the North right of way of said State Road No. 10 and said curve being concaved to the South having a radius of 2327.01 feet, through a central angle of 00 degrees 40 minutes 49 seconds, having an arc length of 27.63 feet, having a chord bearing South 84 degrees 55 minutes 08 seconds West 27.63 feet to a 5/8 inch iron bar and cap (6297), set; Thence run North 05 degrees 25 minutes 16 seconds West 6.00 feet to a 5/8 inch iron bar and cap (6297), set, on the North right of way of said State Road No. 10, on the North edge of said public sidewalk and on a curve to the left; Thence run along said North right of way of said State Road No. 10 and said curve being concaved to the South having a radius of 2333.01 feet, through a central angle of 05 degrees 53 minutes 26 seconds, having an arc length of 239.86 feet, having a chord bearing South 81 degrees 38 minutes 00 seconds West 239.75 feet to a 5/8 inch iron bar and cap (6297), set; Thence run along the North right of way of said Jackson Avenue, South 86 degrees 40 minutes 41 seconds West 70.46 feet to a 5/8 inch iron bar and cap (6297), set, on the East right of way line of Dalton Street (being paved and having a variable width right of way); Thence, leaving the North right of way of said Jackson Avenue, run along the East right of way line of said Dalton Street North 00 degrees 59 minutes 56 seconds West 282.02 feet to a 5/8 inch iron bar and cap (6297), set, marking the Northwest corner of Block 13 of said W. L. Mordt Plat, also lying on the South right of way line of said L & N Railroad; Thence, leaving the East right of way line of said Dalton Street, run along the South right of way One of said L & N Rail road North 83 degrees 54 minutes 23 seconds East 340.80 feet to said Point of Beginning.

Add/Change/Void Cash Receipt CD1282006

Print Receipt | Void Receipt | Close Receipt | UBS | STS | FMS

Money Received

Add Money To Receipt

	Amount	Type	Payment Info
⊖	100.00	CK	1126

Distributions

Add Distribution

	Type	Amount	Apply To	Description	For	Discount Pen Forgive
⊖	FMSD	100.00	DIST CD: 2550	PLANNING & ZONING FEES		0.00

Operator Code: JANET

Receipt Code: CD1282006

Receipt Date: 05/21/26

☐ **Voided**

Distributions: 100.00

Money: 100.00

Change Due: 0.00

From: JLW INVESTMENTS LLC

Email Address:

Destination Phone:

You are invited to a Zoom webinar!
When: June 18, 2026 at 05:00 PM Central Time (US and Canada)
Topic: Regular Council Meeting

Join from PC, Mac, iPad, or Android:
https://us02web.zoom.us/j/85734624761

Phone one-tap:
+13052241968,,85734624761# US; +13092053325,,85734624761# US

Join via audio:
+1 305 224 1968 US +1 309 205 3325 US +1 312 626 6799 US (Chicago) +1 646 558 8656 US (New York) +1 646 931 3860 US +1 301 715 8592 US (Washington DC) +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 +1 507 473 4847 US

Webinar ID: 857 3462 4761