

**City of Chipley  
Development Order**

File No. 653

Fees Paid \$ 100.00

Name of Owner: PANCRE OF FLORIDA

Phone #: (850) 769-1551

Address: 402 E 11TH ST. PANAMA CITY FL, 32401

Name of Developer/Contractor: ALLSTATE CONSTRUCTION

Address: 5718 TOWER RD TALLAHASSEE, FL 32303

Phone #: (850) 514-1004

Type of Development: COMMERCIAL

Parcel Size: 1.268 ACRES

Location of Development: 1440 MAIN ST. CHIPLEY, FL 32428

Land Use Designation: COMMERCIAL

Sq. Ft. of Building 5,348

Site Plan Required? Yes ☒ No

Stormwater Permit Required? Yes No ☒

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

Attachments to Order:

1. Civil plans

2. Land use

3. COA

4. miscellaneous

Date of Planning & Zoning Commission Approval: August 1, 2024 6:30 pm

Date of City Council Approval: August 13, 2024 5 pm

Contingencies/Conditions of Approval: Signage same or similar to

pictures provided.

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: Pan Care/Nono/Allstate Construction



Print  
Receipt

Void  
Receipt

Close  
Receipt

UBS

STS

FMS

Money Received

Add Money To Receipt

	Amount	Type	Payment Info
	100.00	PP	MASTERCARD: 6456 / AUTH: 159026681

Provider Fees Paid: \$3.00

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: CD3008988

Receipt Date: 07/11/24

☐ Voided

Distributions: 100.00

Money: 100.00

Change Due: 0.00

From: PLANNING & ZONING FEES

Email Address:

Destination Phone:

All state (pancare)



# City of Chipley

## Land Use Compliance Certificate

Fee Amount \$ 00 7/11/24



Verification provided for (Owner's Name): PANCRE OF FLORIDA

Project Site Address: 1440 MAIN ST. CHIPLEY FL 32428

Phone Number: (850) 769-1591

Contractor Name/Address ALLSTATE CONSTRUCTION 5918 TOWER RD. TALLAHASSEE FL 32303

Contractor Phone #: (850) 514-1004 Parcel I.D. Number: 00000000-00-2218-0032

### City of Chipley Future Land Use Designation

Low Density Residential	<input type="radio"/>	Neighborhood Commercial	<input type="radio"/>
Medium Density Residential	<input type="radio"/>	Historic Commercial	<input type="radio"/>
High Density Residential	<input type="radio"/>	Industrial	<input type="radio"/>
Historic	<input type="radio"/>	Recreational	<input type="radio"/>
Commercial	<input checked="" type="radio"/>	Public/Semi Public/Educational	<input type="radio"/>

Flood Zone: ☐ Yes ☒ No Zone Type X

Scope of work (Please provide details of all work): THE SCOPE OF WORK FOR THE CURRENT PLANS IS A FULL RENOVATION OF THE EXISTING BUILDING (TINDALL FEDERAL CREDIT UNION) INTO A PANCRE PHARMACY, CLINIC AND DENTAL OFFICE MULTI USE SPACE. ALONG WITH THE RENOVATION TO THE EXISTING BUILDING WE WILL BE ADDING ADDITIONAL BUILDING SPACE WHERE THE CURRENT DRIVE THROUGH IS LOCATED.

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.

ALLSTATE CONSTRUCTION  
Applicant

07/09/2024  
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.

Name: PANCARE OF FLORIDA

Address: 403 E 11<sup>th</sup> St. PANAMA CITY,

Phone #: (850) 514-1004

FL 92401

Address of property to be improved: 1440 MAIN ST. CHIPLEY FL, 32428

List of improvements including materials to be used, paint colors, and other details which will alter the current appearance of the structure or property.

NEW CONSTRUCTION WILL MATCH COLORS OF EXISTING BUILDING

**Note: Include a site plan showing location of proposed construction if the improvement is not on the existing structure.**

I (name of applicant) Taron Lawton certify that the information submitted truly reflects all improvements which will be made on the property. Should any changes be desired, I will notify the City of Chipley. I acknowledge that penalties can be the result of varying from the plans or description submitted and approved.

Signed: John Miller Date: 7/10/2024

\*\*\*\*\*

**Action:**      Approved                                      Not Approved

Comments:

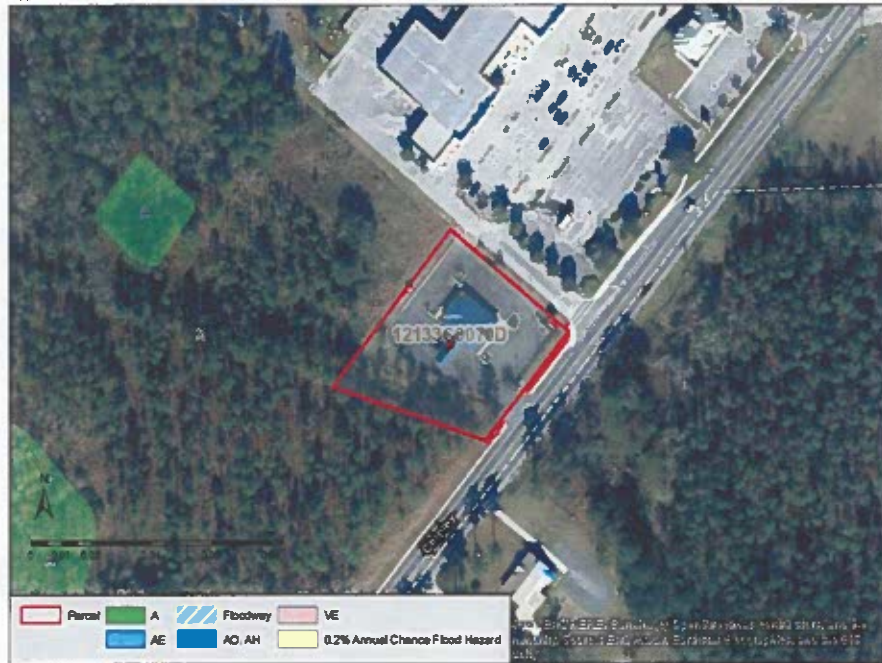
Signature/Title/Authority

# NWFWMD Report

## Geographical Information

Latitude/Longitude: 30.76027,-85.54669  
 Address: Tyndall Fcu, 1440 Main St, Chipley, FL, 32428, USA  
 Parcel ID: 00000000-00-2218-0032  
 Firm Panel (Preliminary): N/A  
 Firm Panel (Effective): 12133C0070D

Effective SFHA Flood Map (Effective Issue Date: 7/4/2011)



## Flood Information

### Flood Zone Information

#### Preliminary Flood Zone

Location of Interest: N/A  
 Parcel: N/A  
 Base Flood Information\*: N/A

#### Effective Flood Zone

Location of Interest: X  
 Parcel: X:100%;  
 Base Flood Information\*: N/A

\*The computed elevation to which floodwater is anticipated to rise during the base flood (100 Year Flood). Base Flood Elevations (BFEs) are shown on Flood Insurance Rate Maps (FIRMs) and on the flood profiles. The BFE is the regulatory requirement for the elevation or floodproofing of structures. The relationship between the BFE and a structure's elevation determines the flood insurance premium. Datum of measurement is NAVD1988.

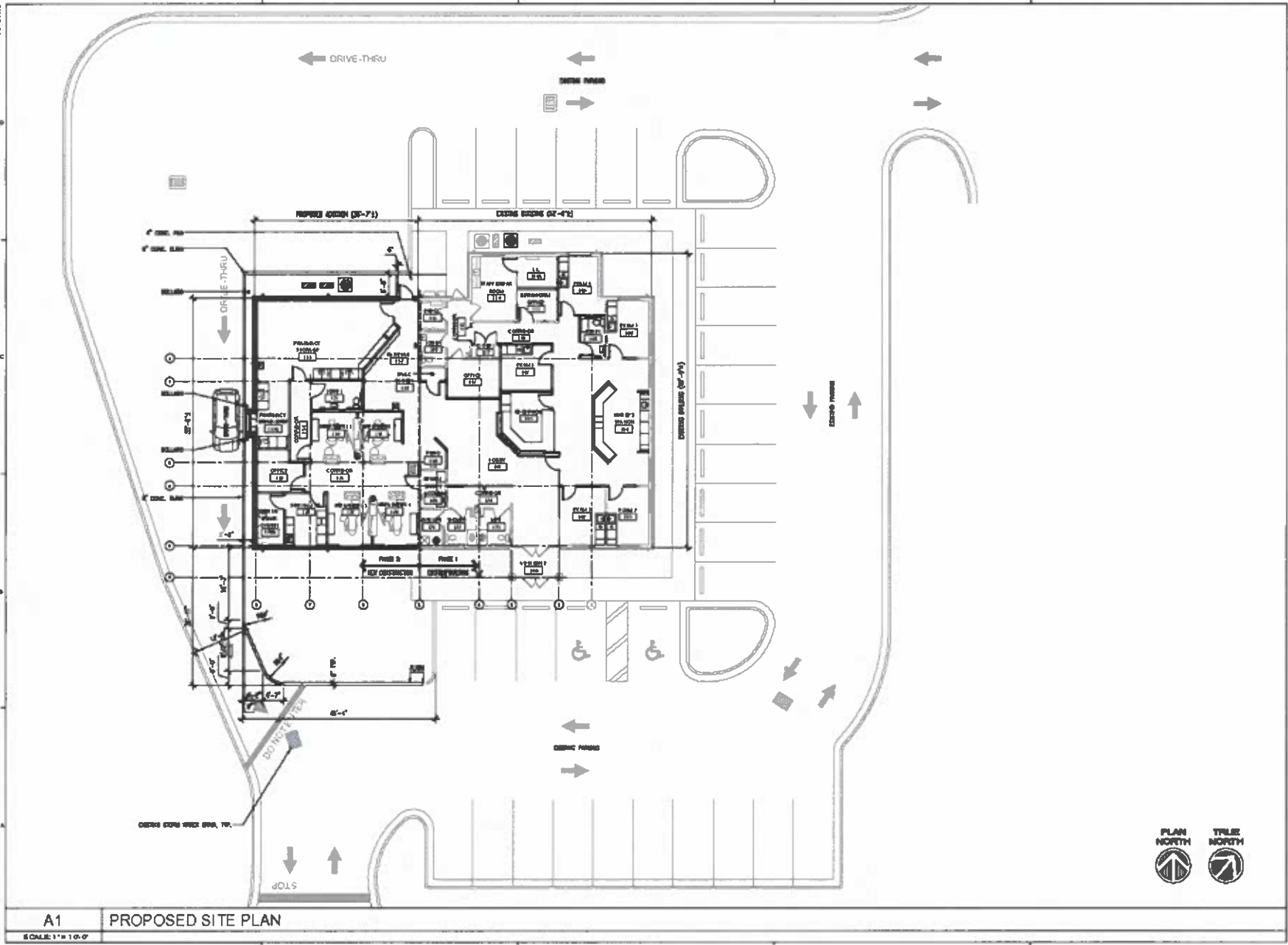
**Zone VE:** A coastal area inundated by 100-year flooding and subject to a velocity hazard (wave action) where BFEs have been determined. **Zone AE:** An area inundated by 100-year flooding, for which BFEs have been determined. **Zone AO/AH:** An area inundated by 100-year flooding; (AO) Sheet flow, ponding, or shallow flooding where Base Flood Depths are provided; (AH) Shallow flooding base floodplain where BFE's have been determined. **Zone A:** An area inundated by 100-year flooding, for which no BFEs have been determined. **Zone 0.2PCT (0.2 PCT ANNUAL CHANCE FLOOD HAZARD/X500):** An area inundated by 500-year flooding an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile or an area protected by levees from 100-year flooding. **Zone X:** An area of minimal flood hazard.

#### Disclaimer:

Although derived directly from a variety of sources, including the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Maps (FIRMs), the District's digital elevation model, the counties' digital parcel maps and data from other governmental sources, the data provided through this portal is for informational purposes only. The user is advised to be aware that for flood insurance or regulatory determinations, or for supporting an application for a Letter of Map Change (LOMC), only the official and latest FEMA FIRM and Flood Insurance Study (FIS) report should be consulted. Also, all elevation data submitted in support of a LOMC application must be certified by a licensed land surveyor, engineer, or architect. The NWFWMD, FEMA, its agents, and partners shall not be held responsible for the misuse or misinterpretation of the information presented in this portal.

21 OF 31  
PERMIT DRAWINGS  
07/18/2023

© 2023 PANCRE OF FLORIDA, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM PANCRE OF FLORIDA, INC. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF PANCRE OF FLORIDA, INC. AND SHALL NOT BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF PANCRE OF FLORIDA, INC.



A1 PROPOSED SITE PLAN

SCALE: 1" = 100'



400 Main Street, Suite 100  
Palm Beach, FL 33480  
Tel: 561.833.1111  
Fax: 561.833.1112  
www.dagarchitects.com

PERMIT DRAWINGS



Digitally signed  
by Owen Eric  
Gipsen  
Date:  
2023.07.18  
07:30:17-05'00'

PANCRE OF FLORIDA, INC.  
**RENOVATIONS &  
NEW CONSTRUCTION  
FOR PANCRE CHIPLEY**  
1440 MAIN ST., CHIPLEY, FL 32428



REV	DESCRIPTION	DATE

SITE PLAN

PROJECT NUMBER: 23071  
DATE: 06/18/23

A100





**ARCHITECTS**

646 Avenida de los Arroyos  
 410 Madison Ave Suite 1 Palmetto City, FL 33411  
 813.981.1111  
 www.davidson.com

PERMIT DRAWINGS



Digitally signed  
by Owen Eric  
Gipson  
Date:  
2024.07.02  
07:32:27 -05'00'

PANCARE OF FLORIDA, INC.

**RENOVATIONS &  
NEW CONSTRUCTION  
FOR PANCARE CHIPLEY**

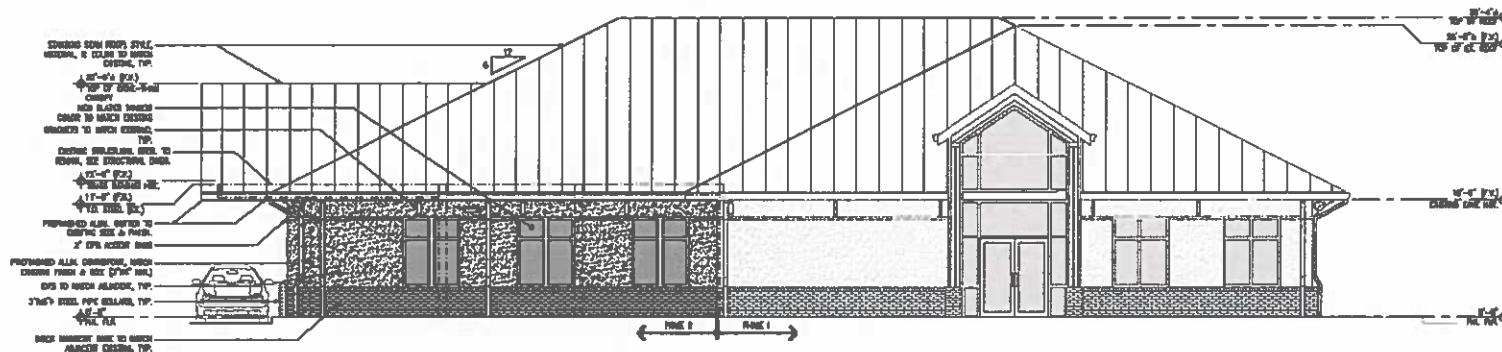
1440 MAIN ST. CHIPLEY, FL 32428

[illegible]

### ELEVATIONS

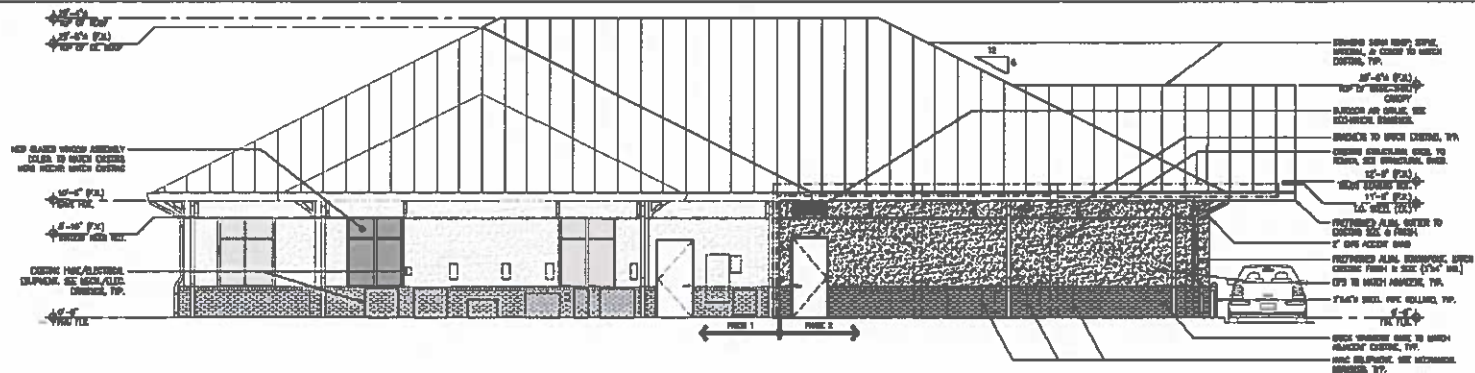
PROD-CHAMBER	23071
DATE	08102083

A201



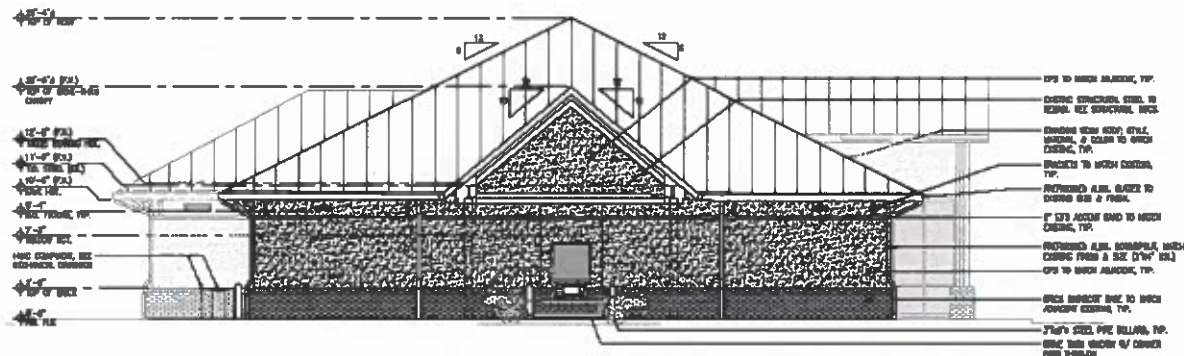
C1	SOUTH ELEVATION
----	-----------------

SCALE: 3/16" = 1'-0"



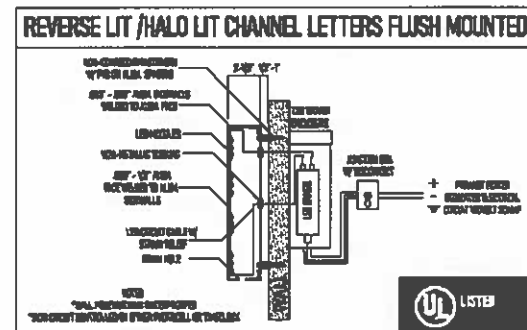
B1	NORTH ELEVATION
----	-----------------

2014年11月14日



A1	WEST ELEVATION
----	----------------

SCALE: 210° = 150'



**ID** Sign Type 1 / Reverse Lit Channel Letters  
Single Sided - Qty 1



**SOUTH ELEVATION (15th STREET)**

**Sales Rep: Braden Heermann**

**Designer:**

Artwork contained within this proof is the property of Sightline Creative Inc. DBA Advanced Sign Solutions and cannot be shared, distributed or used without the express written consent of Sightline Creative Inc. Any use in design or production, without consent of Sightline Creative Inc. constitutes agreement to pay a minimum design fee of \$250.



WWW.ADV-SIGNS.COM  
7518 McEvey Rd.  
Panama City Beach, FL 32408  
TEL: 850-814-8826  
FAX: 800-368-8828

Contact Name: Nick Wilkinson

Contact Ph: 850-758-1253

Contact Email: NWILKINSON@ALLSTATECONSTRUCTION.COM

WO8316 - ALLSTATE CONSTRUCTION - PANCARE RX - BUILDING SIGN - OCT2023.fs

Ship/Install location: 403 E 11TH ST PANAMA CITY FL 32401

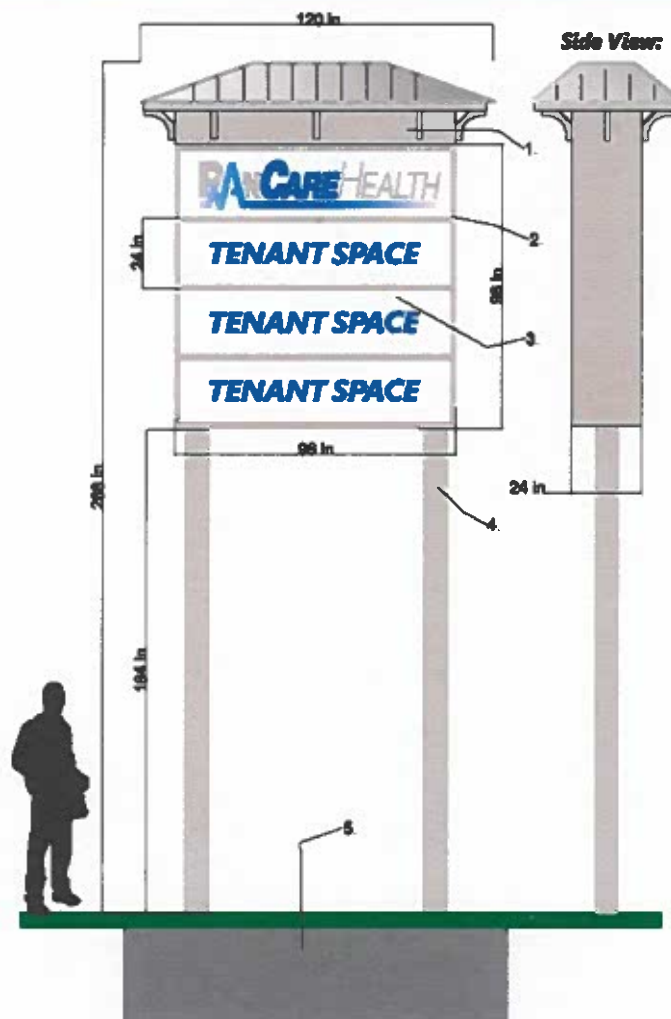
WO#8316

Job Type: true

Fonts:

\\ADV-NAS\Graphics\ART\ALLSTATE CONSTRUCTION\WO8316 - ALLSTATE CONSTRUCTION - PANCARE RX - BUILDING SIGN - OCT2023





## DESCRIPTION:

1. FABRICATED ALUMINUM ROOF STRUCTURE
2. FABRICATED ALUMINUM CABINET DOUBLE SIDED, INTERNALLY ILLUMINATED WITH LEDS
3. WHITE POLYCARBONATE FACES WITH TRANSLUCENT GRAPHICS
4. STEEL SUPPORT AS REQ'D BY ENGINEER
5. CONCRETE FOOTING AS REQ'D BY ENGINEER

ID

Sign Type 1 / Entrance Pylon

Double Sided - Qty 2

\*Mounted at each entrance

Sales Rep: Braden Heermann Designer: BH

Artwork contained within this proof is the property of Sightline Creative Inc. DBA Advanced Sign Solutions and cannot be shared, distributed or used without the express written consent of Sightline Creative Inc. Any use in design or production, without consent of Sightline Creative Inc, constitutes agreement to pay a minimum design fee of \$250.



WWW.ADV-SIGNS.COM  
7518 McElvey Rd.  
Panama City Beach, FL 32408  
TEL: 850-914-9826  
FAX: 800-368-9828

Contact Name: ASHLEY KELLEY

Contact Ph: 850-747-5599

WO#8013

Contact Email: AKELLEY@PANCAREFL.ORG

Due Date:

WO8013 - PANCARE HEALTH REGIONAL CENTER - EXTERIOR SIGNS - APR2023.fs

Z:\Graphics\Art\PANCARE HEALTH

Ship/install location: 2223 15th St

PANAMA CITY FL

32405

Fonts:

**CITY OF CHIPLEY**  
**APPLICATION FOR CONCURRENCY REVIEW**

Applicant: Pancare of Florida Date: \_\_\_\_\_  
Address: 408 E 11<sup>th</sup> ST Panama City Phone: 850 769-1551  
Project Name: Pancare of Florida Address: 1440 main st  
Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_

(Use additional sheets if necessary)

- attached -

1. Provide estimated water usage in gallons per person per day plus total usage per day, month, and annually.
2. Provide estimated sanitary sewer usage in gallons per person per day plus total usage per day, month, and year.
3. Provide estimated solid waste generation in pounds. Provide list of types of waste generated by establishment.
4. Provide storm water management plan.
  - a. Include all permits from applicable state and federal agencies.
5. Provide estimated traffic volume at peak hours.
  - a. Include a written statement indicating the nature and extent of proposed development.

**\*\*\*NOTE:** Certain types of development are exempt from some portions of the concurrency review; however, some may have greater requirements than those requested above. Call the planning department at city hall if you have any questions concerning your requirements.

---

Approved by: \_\_\_\_\_  
(City Official)

Date: \_\_\_\_\_

**Certificate of Concurrency" valid for only one year following submission of information.**

1. Water usage based on facility of similar size, scope and function would be estimated at 2,907 gallons per day, 65,000 gallons per month and 780,000 gallons per year.
2. Sewer usage based on facility of similar size, scope and function would be estimated at 2,907 gallons per day, 65,000 gallons per month and 780,000 gallons per year.
3. Solid waste usage based on facility of similar size, scope and function would be estimated at a maximum of 1,600 pounds per week (4 yard dumpster picked up twice a week). Regulated Medical waste, including dental, is and additional 7 pound/32 gallon BIO box once a month.
4. The existing Stormwater Management Plan has not been affected by the changes on site; site development resulted in a small decrease in impervious surface area (-1,064 SF). Please refer to attached PDFs.
5. Traffic volume based on facility of similar size, scope and function would be estimated at approx. 5500 patients a year, 30-40 patients a day, and 500-600 a month; 40% of the patients arrive between 8:00-10:00 am and 1:00-2:30 pm.  
The nature of this project is to remodel and expand the existing bank into clinical office space, relocating the Health clinic in the adjacent strip mall along with adding services for dental and pharmaceutical needs.

# City of Chipley

## Sign Application & Permit

Date: 07/31/2024

Permit #: \_\_\_\_\_

Applicant's Name: ALLSTATE CONSTRUCTION

Business Name: PANLARE HEALTH Phone #: (850) 408-3026

Address of Sign: 1440 MAIN ST. CHIPLEY FL, 32428

Name & Address of Sign Contractor: ADVANCED SIGN SOLUTIONS 7518 McELVEY RD. PANAMA CITY BEACH, FL 32408

Permit Fee: \_\_\_\_\_

.....  
**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: LED, GROUND LIT (GROUND SIGN IS GROUND LIT)
4. Land Use Designation: COMMERCIAL
5. Number of Existing Signs on Property: 1

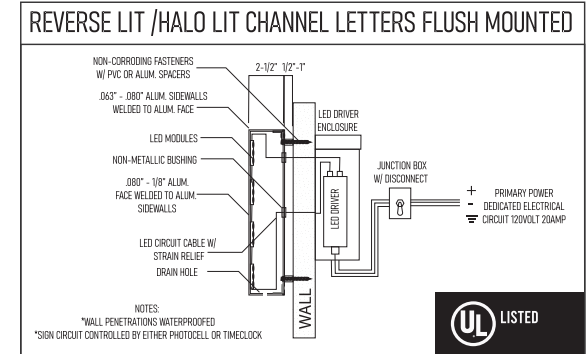
The City of Chipley hereby authorizes placement of the above referenced signage. Any deviation to construction or location which are not reflected in this document will result in revocation of permit.

\_\_\_\_\_  
Signature: City Administrator or  
Code Enforcement Officer

\_\_\_\_\_  
Date

Jim Smith  
Signature: Owner/Contractor

07/31/2024  
Date

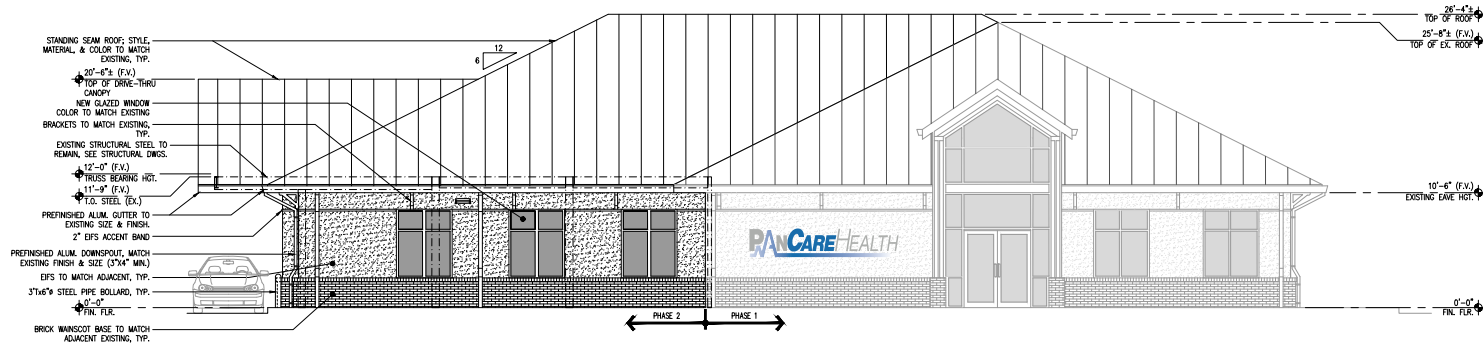


ID

Sign Type 1 / Reverse Lit Channel Letters

Single Sided - Qty 1

**\*\*MUST VERIFY ELECTRICAL ACCESS FOR THIS SIGN TYPE\*\***



C1 SOUTH ELEVATION

Sales Rep: Braden Heermann

Designer: BH

Artwork contained within this proof is the property of Sightline Creative Inc. DBA Advanced Sign Solutions and cannot be shared, distributed or used without the express written consent of Sightline Creative Inc. Any use in design or production, without consent of Sightline Creative Inc, constitutes agreement to pay a minimum design fee of \$250.



WWW.ADV-SIGNS.COM

7518 McElvey Rd.  
 Panama City Beach, FL 32408

TEL: 850-914-9925  
 FAX: 800-368-9928

Contact Name: Preston Phillips

Contact Ph: 850-933-4887

Contact Email: PPHILLIPS@ALLSTATECONSTRUCTION.COM

WO#9283

WO9238 - ALLSTATE - CHIPLEY PANCARE - JUL2024.fs

Job Type: true

Ship/install location: 1440 Main St. Chipley, FL 32428

Fonts:

\\ADV-NAS\Graphics\ART\ALLSTATE CONSTRUCTION\WO9238 - ALLSTATE - CHIPLEY PANCARE - JUL2024





**Illuminated Cabinet Face - Side View**

1.

2.

3.

1. EXISTING ALUMINUM PYLON DOUBLE SIDED.

2. STRETCH FACE RETAINER. CLIP SYSTEM MUST BE CONFIRMED

3. NEW TRANSLUCENT FLEX FACE (BOTH SIDES)

ID

Sign Type 2 / Flexible Translucent Face

Single Sided - Qty 2 (1 for each side)



Sales Rep: Braden Heermann

Designer: BH

Artwork contained within this proof is the property of Sightline Creative Inc. DBA Advanced Sign Solutions and cannot be shared, distributed or used without the express written consent of Sightline Creative Inc. Any use in design or production, without consent of Sightline Creative Inc, constitutes agreement to pay a minimum design fee of \$250.

A

ADVANCED

SIGN SOLUTIONS

WWW.ADV-SIGNS.COM

7518 McElvey Rd.

Panama City Beach, FL 32408

TEL: 850-914-9925

FAX: 800-368-9928

Contact Name: Preston Phillips

Contact Ph: 850-933-4887

Contact Email:PPHILLIPS@ALLSTATECONSTRUCTION.COM

WO9238 - ALLSTATE - CHIPLEY PANCARE - JUL2024.fs

Ship/install location: 1440 Main St. Chipley, FL 32428

WO#9283

Job Type: true

Fonts: