

# CITY OF CHIPLEY

## STAFF REPORT

**SUBJECT:** Request for a Variance – 966 Lera Lane – WJH FL, LLC

### MEETING DATE

Thursday, January 29, 2026,

### PREPARED BY

Tamara Donjuan, Planning & Zoning Officer

### SUMMARY

WJH FL LLC is requesting a variance for the property located at 966 Lera Lane, Parcel ID: 00-2258-0140, .288 acres. The proposed variance will allow the current setbacks to the residence and allow the ability to transfer ownership of the residence.

A variance is needed for the front setback only. The front setback is currently 20 feet 4 inches. All other yard setbacks have been met.

City of Chipley's Code of Ordinances reviewed are listed below.

### ARTICLE VI. - DISTRICT REGULATIONS

#### Sec. 44-150. - Residential land use districts.

Yard setback:

- (i) Front: 30 feet.
- (ii) Side: Ten feet.
- (iii) Rear: 20 feet, principal building.

### ARTICLE XI. - VARIANCES

#### Sec. 44-293. - Hearing on petition.

- (b) In considering variances to the land development code, the city council shall, before making a decision in a specific case, first determine:
  - (1) That the proposed variation does not constitute a change in the districts shown on the zoning map;
  - (2) That the proposed variation will not significantly increase congestion in the public streets nor impair the public safety;
  - (3) That the proposed variation will not impair the established values of property in the surrounding area;
  - (4) That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;
  - (5) That the special conditions and circumstances do not result from the actions of the applicant;
  - (6) That granting the variance requested will not confer on the applicant any special privilege that is denied by the Code to other lands, buildings or structures in the same zoning district;

- (7) That literal interpretation of the provisions of the Code would deprive the applicant of rights commonly enjoyed by others in the same zoning district under the terms of the Code and would work unnecessary and undue hardship on the applicant;
- (8) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
- (9) That the grant of the variance will be in harmony with the general intent and purpose of the Code and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Mailing for the notice of hearing was mailed on January 8, 2026, by certified mail to 20 (twenty) owners that live within 300 feet of the property requesting the variance, 966 Lera Lane, Parcel ID: 00000000-00-2258-0140, .288 acreage. Total of 15 (fifteen) owners have signed the certified mail.

According to FEMA National Flood Hazard Layer 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 February 10, 2026, at 5:00 p.m. to review the recommendation.

## **RECOMMENDATION**

City Staff recommends approval of the proposed variance for the yard setbacks to allow transfer of ownership.

## **ATTACHMENTS**

1. Variance Request Packet



# City of Chipley

1442 Jackson Avenue  
Post Office Box 1007  
Chipley, Florida 32428  
Phone: (850) 638-6350



## Variance Application Review – 966 Lera Lane

We performed a review of the request for variance for an exception to setback requirements. The property is located at 966 Lera Lane, Chipley, Florida. The purpose of the review is to identify whether the proposed setbacks are consistent with Article XI – Variances of the City of Chipley Code of Ordinances.

### *Variance Application Requirements*

#### Article XI – Variances

Pursuant to Sec. 44-289 the applicant submitted a variance application on January 8, 2026. This was reviewed against the requirements listed in Sec. 44-290. All application requirements have been met by the applicant and the City.

Pursuant to Sec. 44-290, the petition for a variance to the land development code shall be evaluated based on the below determinations:

(1) That the proposed variation does not constitute a change in the districts shown on the zoning map;

*No zoning district will be changed with this variance.*

(2) That the proposed variation will not significantly increase congestion in the public streets nor impair the public safety;

*There will be no increased congestion or public safety concerns with this variance.*

(3) That the proposed variation will not impair the established values of property in the surrounding area;

*Property values will not be impaired by this variance.*

(4) That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

*The special condition of the building of the subject development is that the front yard setback is less than thirty (30) feet. The City of Chipley Land Development Code does not provide requirements for or exceptions to the code as it relates to yard setbacks. There*

*have been at least five variances for the yard setbacks in this subdivision.*

(5) That the special conditions and circumstances do not result from the actions of the applicant;

*Applicants' initial plans requested were approval on May 6, 2025, and then on June 3, 2025, they requested revisions to the plans and were approved. The yard setback on both plans met the City of Chipley requirements. Current plans received on January 8, 2026, from the applicant were not approved through the City of Chipley. The new County Building Inspector as of January 26, 2026, is aware of the City of Chipley's yard setbacks requirements.*

(6) That granting the variance requested will not confer on the applicant any special privilege that is denied by the Code to other lands, buildings, or structures in the same zoning district;

*No special privileges will be granted to this applicant. There are at least five residences within the subdivision that do not meet yard setbacks.*

(7) That literal interpretation of the provisions of the Code would deprive the applicant of rights commonly enjoyed by others in the same zoning district under the terms of the Code and would work unnecessary and undue hardship on the applicant;

*The Code for low density residential yard setback for the front is thirty (30) feet. There are at least five residences within the subdivision that do not meet yard setbacks.*

(8) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

*This variance for the yard setbacks will allow the newly constructed residential structure ability to transfer ownership of the property.*

(9) That the grant of the variance will be in harmony with the general intent and purpose of the Code and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

*Granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

ZONING CHANGE OR VARIANCE REQUEST

FEE: \$ 150<sup>00</sup>

Any applicant requesting a particular service specified herein shall make formal application to the City and shall pay the appropriate fee. No portion of the appropriate fee shall be refunded whether the request is withdrawn by the applicant or denied or granted by the City of Chipley.

Date 12/22/25 Applicant's Name: Cory Morgan - WJH FL LLC

Phone 337-573-9780 Address: 1000 E 23rd. St, Suite A-4, Panama City 32405

Parcel ID: 00000000-00-2258-0140

Present Zoning Category of Property:

Requested Zoning of Property:

Property is: Developed x Undeveloped

ADDRESS OR DESCRIPTION OF PROPERTY TO BE CONSIDERED:

966 LERA LN

TYPE OF REQUEST: Zoning Change ( ) Variance (x)

REASON FOR REQUEST: To modify the front setback so the new home is not enroaching.

SUPPORTING DOCUMENT(S): Plot Plan, Permit, CO, Final Survey, Land Use Compliance

Signature of Applicant

12/22/25 Date

\*\*\*\*\*

CITY STAFF USE ONLY

Is the proposed zoning change consistent with the Comprehensive Plan? (x) Yes ( ) No

Are proposed development plans consistent with the Comprehensive Plan? (x) Yes ( ) No

Are proposed development plans compatible with the surrounding community? (x) Yes ( ) No

Certified copy of property deed attached? (x) Yes ( ) No

Legal Advertisement for public hearing scheduled for: 1/29/26

Map prepared:

Site Visit Performed:

Staff Summary Prepared: T Donsauer

APPLICATION REVIEWED BY: [Signature]

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Map prepared:

Site Visit Performed:

Staff Summary Prepared: T Donsauer

APPLICATION REVIEWED BY: [Signature]

# 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 00000000-00-2258-0140  
 Location Address 966 LERA LN  
 CHIPLEY 32428  
 Brief Tax Description 10 4 13.28 LOT 40 MARTIN'S WO ODS S/D AS RECORDED IN PB 4 P 32, ORB 1340 P 856.  
 (Note: Not to be used on legal documents.)  
 Property Use Code VACANT (0000)  
 Sec/Twp/Rng 10-4-13  
 Tax District Chipley (2)  
 Millage Rate 20.8507  
 Acreage 0.288  
 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  
[WJHFL LLC DBA](#)  
[WJH LLC](#)  
 2325 LAKEVIEW PKWY  
 STE 600  
 ALPHARETTA, GA 30009

### Valuation

	2025 Final Values
Building Value	\$0
Extra Features Value	\$0
Land Value	\$22,000
Land Agricultural Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$22,000
Assessed Value	\$22,000
Exempt Value	\$0
Taxable Value	\$22,000
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
006247 - MARTIN'S WOODS	1	LT	0	0

### Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Vacant/Improved	Grantor	Grantee
Y	6/25/2025	\$228,000	WD	<a href="#">1340/856</a>	Vacant	O NEILL INVESTMENTS LLC	WJHFL LLC DBA
Y	2/7/2025	\$150,000	WD	<a href="#">1327/801</a>	Vacant	HARRELL SHARON RENA	O NEILL INVESTMENTS LLC
N	8/12/2022	\$100	PR	<a href="#">1250/760</a>	Improved	HARRELL DONALD R ESTATE	HARRELL SHARON RENA

### Tax Collector Site

[Click here to view the Tax Collector website.](#)

### Generate Owner List by Radius

Distance:

Use Address From:

 Owner  Property

Select export file format:

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

 Show All Owners  
 Show Parcel ID on Label

Skip Labels

### Map



No data available for the following modules: Building Information, Extra Features, Sketches.

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: 1/15/2026, 10:15:27 AM

[Contact Us](#)

Developed by  
**SCHNEIDER**  
GEOSPATIAL

# National Flood Hazard Layer FIRMette



53°13'39"W 30°45'49"N



85°31'2"W 30°45'16"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, An area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- 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 X*

**OTHER AREAS**

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

**GENERAL STRUCTURES**

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

**OTHER FEATURES**

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.8 Coastal Transect
- 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

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

This map complies with FEMA's standards for the use of digital flood maps if it is not valid 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 1/16/2026 at 9:31 PM 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 zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

## NOTICE OF PUBLIC HEARING

The Planning & Zoning Commission of the City of Chipley, FL will conduct a public hearing at the City Hall Council Chambers located at 1442 Jackson Ave, Chipley, FL and via Zoom, on Thursday, January 29, 2026, at 3:00 p.m. CST. The purpose of this hearing is to review and consider the following request:

1. Request for Development Order to include a Variance – Serene Life Beer Garden. The property is located at the corner of Watts Avenue & 7<sup>th</sup> Street, Parcel ID: 00000000-00-1328-0001.
2. Request for a Variance – WJHFLL, LLC - 966 Lera Lane. Parcel ID: 00000000-00-2258-0140.

You are invited to a Zoom webinar!

**When: January 29, 2026 03:00 PM Central Time (US and Canada)**

**Topic: Planning & Zoning Commission Meeting**

Join from PC, Mac, iPad, or Android: <https://us02web.zoom.us/j/85241464711>

Phone one-tap:

+16469313860,,85241464711# US +13017158592,,85241464711# US (Washington DC)

Join via audio:

+1 646 931 3860 US +1 301 715 8592 US (Washington DC) +1 305 224 1968 US +1 309 205 3325 US +1 312 626 6799 US (Chicago) +1 646 558 8656 US (New York) +1 386 347 5053 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

Webinar ID: 852 4146 4711

All citizens and interested parties are encouraged to attend the public hearing in person or via zoom. Any inquiries regarding the public hearings or any person requiring special accommodation due to disability or physical impairment, including speech or hearing impairments, should contact the City Hall at 850-638-6350 at least five (5) business days prior to the hearing.

Patrice Tanner  
City Administrator



# City of Chipley



1442 Jackson Avenue  
P.O. Box 1007  
Chipley, Florida 32428  
(850) 638-6350

## NOTICE OF PUBLIC HEARING

January 8, 2026

Dear Citizen:

The City of Chipley Planning & Zoning Commission will conduct a public hearing on January 29, 2026 at 3:00 p.m., City Hall Council Chambers. The purpose of this hearing is to review and consider the following request:

**WJH FL, LLC is requesting approval of a variance for setbacks that are not in compliance with current requirements.**

Property Location: 966 Lera Lane  
Parcel ID #: 00-2258-0140

City Code Chapter 44 – Zoning  
Section 44-150 – Residential Land Use Districts

- a. Yard setback:
  - (i). Front; 30 feet.
  - (ii) Side; Ten feet.
  - (iii) Rear; 20 feet, principal building

In accordance with City Code of Ordinances Chapter 44, Article XI, property owners located within 300 feet of said location are to be notified.

The City Council will review the development order and variance at their meeting to be held on February 13, 2026 at 5:00 p.m., City Hall Council Chambers.

If you have any questions or need additional information regarding this request, please contact City Hall prior to the public hearing at (850) 638-6350.

Sincerely,

Patrice A. Tanner  
City Administrator

**CITY OF CHIPLEY  
AFFIDAVIT OF MAILING**

January 15, 2026

Re: Notice of Public Hearing for the Planning and Zoning Commission, on January 29, 2026, at 3:00 pm., and Notice of Public Hearing for City Council on February 13, 2026, at 5:00 pm both located at 1442 Jackson Avenue, Chipley, FL 32428, in the city's chambers,

I, Sherry Snell, designated and employed by the City of Chipley, Florida, did mail the notice of a public hearing to the following:

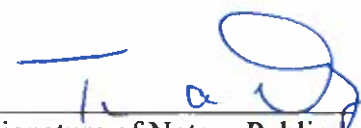
See Exhibit A, on January 8, 2026.

  
\_\_\_\_\_  
Employee Signature

1-15-26  
\_\_\_\_\_  
Date

---

Sworn to and subscribed before me this 15 day of January, 2026, by Sherry Snell, who is personally known by me.

  
\_\_\_\_\_  
Signature of Notary Public

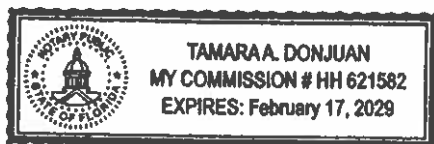


Exhibit A

BAILEY GLENDA B  
953 HAYWOOD DR  
CHIPLEY, FL 32428

CAUVEL THOMAS J, CAUVEL NANCY L  
959 HAYWOOD DR  
CHIPLEY, FL 32428

CITY OF CHIPLEY  
PO BOX 1007  
CHIPLEY, FL 32428

CORBUS JUDITH L  
955 HAYWOOD DR  
CHIPLEY, FL 32428

DAVIS BENJAMIN C, DAVIS SOMER R  
1060 CRICKET CT  
CHIPLEY, FL 32428

DUDLEY TERRY J, DUDLEY AARON R  
961 LERA LN  
CHIPLEY, FL 32428

FINCH ROBERT A, FINCH BETTY L  
968 HAYWOOD DR  
CHIPLEY, FL 32428

GILBERT JOHNNIE L CO-TRUSTEE, GILI  
960 LERA LN  
CHIPLEY, FL 32428

HARWELL LATHAN, HARWELL DANIEL  
965 LERA LN  
CHIPLEY, FL 32428

HILL RAMONA, HILL LARRY D  
1000 ORANGE HILL RD  
CHIPLEY, FL 32428

HOWELL WILLIAM E, HOWELL LOANVA  
PO BOX 613  
CHIPLEY, FL 32428

JOHNSON RUTH MILLER  
972 HAYWOOD DR  
CHIPLEY, FL 32428

MACHADO TANIA  
964 LERA LN  
CHIPLEY, FL 32428

MILLER JAMES, MILLER BRENDA  
106 LOOKOUT DR  
COLUMBIA, TN 38401

NELLUMS JESSICA T, NELLUMS JAME  
990 HAYWOOD DR  
CHIPLEY, FL 32428

ORR MICHAEL JAMES, ORR STEPHANIE  
1003 ORANGE HILL RD  
CHIPLEY, FL 32428

PARKER CHARLES H  
980 HAYWOOD DR  
CHIPLEY, FL 32428

TUCKER RICHARD E  
974 HAYWOOD DR  
CHIPLEY, FL 32428

WHITE GARFREY, WHITE JIRANDA  
1059 CRICKET CT  
CHIPLEY, FL 32428

WJHFL LLC DBA, WJH LLC  
2325 LAKEVIEW PKWY  
STE 600  
ALPHARETTA, GA 30009

WOODHAM MURNICE ETAL, KNERR D  
970 HAYWOOD DR  
CHIPLEY, FL 32428



# City of Chipley

1442 Jackson Avenue  
P.O. Box 1007  
Chipley, Florida 32428  
(850) 638-6350



## NOTICE OF PUBLIC HEARING (Updated City Council Meeting Date)

January 20, 2026

Dear Citizen:

The City of Chipley Planning & Zoning Commission will conduct a public hearing on January 29, 2026 at 3:00 p.m., City Hall Council Chambers. The purpose of this hearing is to review and consider the following request:

**WJH FL, LLC is requesting approval of a variance for setbacks that are not in compliance with current requirements.**

Property Location: 966 Lera Lane  
Parcel ID #: 00-2258-0140

City Code Chapter 44 – Zoning  
Section 44-150 – Residential Land Use Districts

- a. Yard setback:
  - (i). Front; 30 feet.
  - (ii). Side; Ten feet.
  - (iii). Rear; 20 feet, principal building

In accordance with City Code of Ordinances Chapter 44, Article XI, property owners located within 300 feet of said location are to be notified.

The City Council will review the variance at their meeting to be held on February 10, 2026, at 5:00 p.m., City Hall Council Chambers.

If you have any questions or need additional information regarding this request, please contact City Hall prior to the public hearing at (850) 638-6350.

Sincerely,

Patrice A. Tanner  
City Administrator

**CITY OF CHIPLEY  
AFFIDAVIT OF MAILING**

January 20, 2026

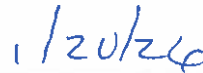
Re: Notice of Public Hearing for the Planning and Zoning Commission, on January 29, 2026, at 3:00 pm., and Notice of Public Hearing for City Council on February 10, 2026, at 5:00 pm both located at 1442 Jackson Avenue, Chipley, FL 32428, in the city's chambers,

I, Tamara Donjuan, designated and employed by the City of Chipley, Florida, did mail the notice of public hearings to the following:

See Exhibit A,



Employee Signature



Date



Sworn to and subscribed before me this 20<sup>th</sup> day of Jan, 2026 by Tamara Donjuan, who is personally known by me.



Signature of Notary Public

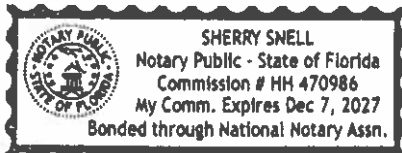


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2325 LAKEVIEW PKWY  
STE 600  
ALPHARETTA, GA 30009

WOODHAM MURNICE ETAL, KNERR D  
970 HAYWOOD DR  
CHIPLEY, FL 32428

**CENTURY COMPLETE**  
**PLAN NAME: ESSEX**  
**ELEVATION: B**  
**GARAGE: LEEI**

**LEGEND**  
 CR = 1/2" CAPPED REBAR IRON FOUND (3532)  
 RBR = 1/2" REBAR IRON FOUND  
 IS = 1/2" CAPPED REBAR IRON SET (6913)  
 CMT = CONCRETE MONUMENT  
 TM = TYPICAL MARKER  
 EP = ELECTRIC PEGESTAL  
 LP = LIGHT POLE  
 WM = WATER METER  
 FM = FOOT MARKER  
 PP = POWER POLE  
 GWA = GUY WIRE  
 SMH = SEWER MANHOLE  
 ---X--- = FENCE LINE  
 ---X--- = RECORD  
 (R) = RECORD  
 (A) = ACTUAL

CL = 50.00'  
 L = 100.92'  
 $\Delta = 115.39.05"$   
 S 255.29° W  
 84.64' (CHORD)

**SURVEYOR'S NOTES**

1. TYPE OF SURVEY: SPECIFIC PURPOSE SURVEY
2. BEARING BASED ON RTK GPS DATUM
3. SETBACKS PROVIDED BY BUILDER
4. PROPERTY IS LOCATED IN FLOOD ZONE "X" AS SCALED FROM FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP 12133C PANEL NO. 0070 SUFFIX D, DATED JULY 4, 2011.

STATE OF FLORIDA  
 COUNTY OF WASHINGTON

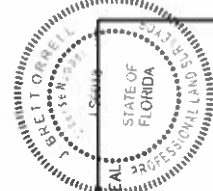
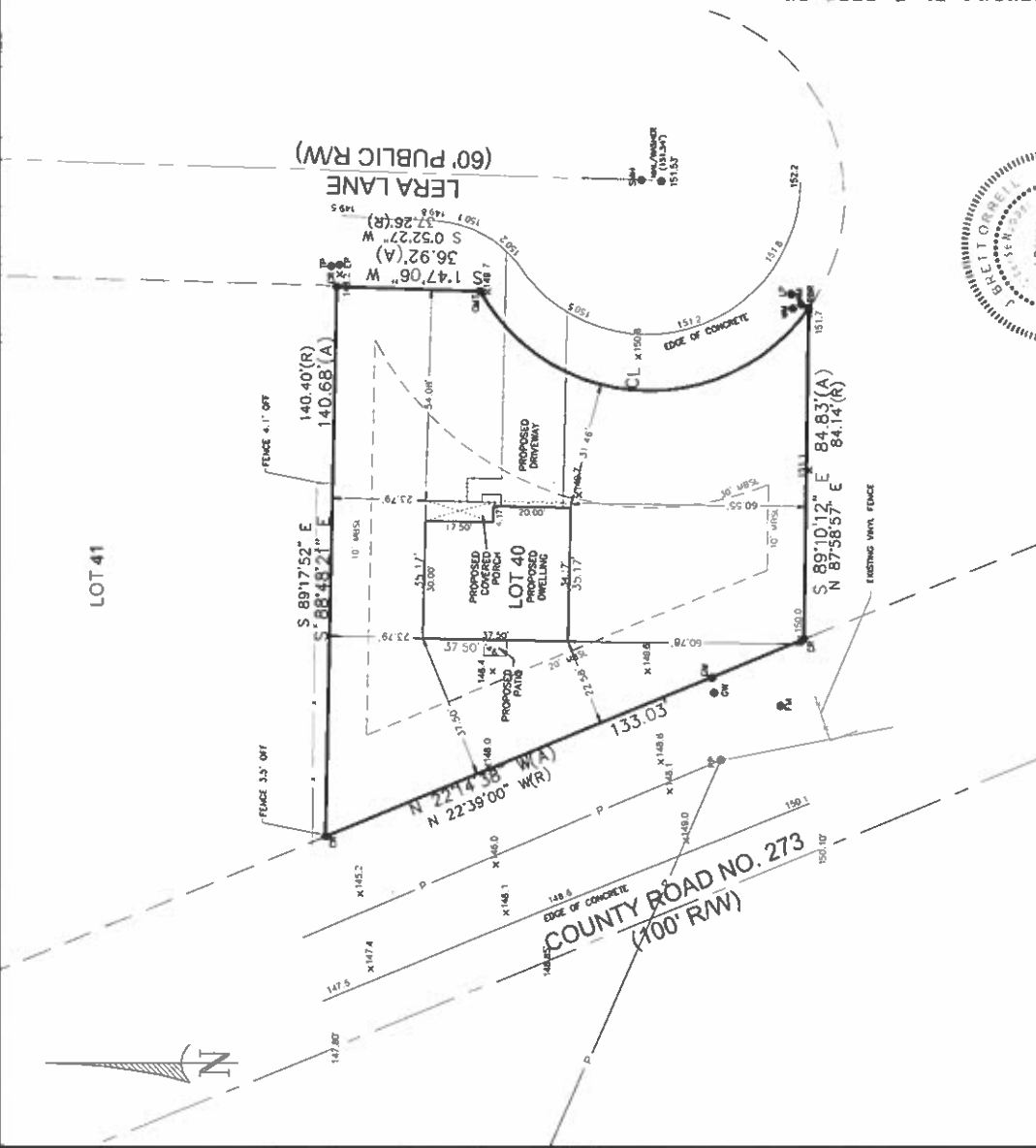
I, J. BRETT ORRELL, A REGISTERED LAND SURVEYOR IN THE STATE OF FLORIDA, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

LOT 40, MARTIN'S WOODS SUBDIVISION

AS RECORDED IN PLAT BOOK 4 PAGE 32 BY THE CLERK OF CIRCUIT COURT, WASHINGTON COUNTY, FLORIDA. I FURTHER STATE THAT THE BUILDINGS NOW ERECTED ON SAID LOT ARE WITHIN THE BOUNDARIES OF SAME. THERE ARE NO ENCROACHMENTS BY ADJOINING PROPERTY, EXCEPT AS SHOWN; THERE ARE NO RIGHTS OF WAY EASEMENTS OR JOINT DRIVEWAYS OVER OR ACROSS SAID LAND VISIBLE ON THE SURFACE, EXCEPT AS SHOWN; THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING WIRES WHICH SERVE THE PREMISES ONLY) OR STRUCTURES OR SUPPORTS THEREOF INCLUDING POLES, ANCHORS AND GUY WIRES ON OR OVER SAID LOT OR ADJOINING PROPERTY OR ACROSS SAID LAND VISIBLE ON THE SURFACE, EXCEPT AS RESEARCH OTHER THAN WHAT IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENTS FOR MY RESEARCH. THAT THE SCALE OF DRIVES, WALKS, FENCES AND ETC. ARE IN SOME INSTANCE EXAGGERATED FOR THE PURPOSE OF DETAIL.

ACCORDING TO MY SURVEY (MIS) THE 10TH DAY OF APRIL, 2025.

J. BRETT ORRELL, P.L.S. FL. LICENSE NO. 15-6913



<b>POLY SURVEYING</b>	<b>SERVING</b>	<b>CORPORATE OFFICE</b>	SCALE: 1" = 30'	S- (43)
	ALABAMA, FLORIDA & MISSISSIPPI	2500 JACKSON RD P. (251) 664-2010	FILE NAME: 2504-2558	SURVEY DATE: 4/18/2025
		WWW.POLYSURVEYING.COM	FIELD DATE: 4/15/2025	DRAWN BY: JKM
			CHECKED BY: JBO	



WASHINGTON COUNTY  
BUILDING DEPARTMENT

1331 SOUTH BOULEVARD SUITE 900 CHIPLEY FL 32428

PHONE: 850-638-6195

## CERTIFICATE OF OCCUPANCY

Nature of Occupancy: RESIDENTIAL GROUP R-3 SINGLE FAMILY DWELLING

Permit Number: 20251320 Date of Purchase: 05/21/2025

Name of Applicant: WJHFL LLC & O'NEILL INVESTMENTS, LLC

Property Address: 966 LERA LANE CHIPLEY, FL 32428

Name of Contractor: DOYLE, MOREY (WJHFL, LLC)

Inspection Type	Date of Inspection	Approved	Not Approved
FOUNDATION		<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING		<input type="checkbox"/>	<input type="checkbox"/>
SLAB		<input type="checkbox"/>	<input type="checkbox"/>
DRY-IN		<input type="checkbox"/>	<input type="checkbox"/>
FINAL ELECTRIC		<input type="checkbox"/>	<input type="checkbox"/>
FINAL PLUMBING		<input type="checkbox"/>	<input type="checkbox"/>
OVERALL FINAL	11/21/2025	<input checked="" type="checkbox"/>	<input type="checkbox"/>

CHARLES VANNATTER  
Building Official

**Washington County Building Department**  
1331 South Blvd, Suite 900  
Chipley, FL 32428  
Office (850) 638-6195

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**Building Permit**  
Permit Number: 20251320

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**Applicant** **Approval Date:** 05/21/2025  
**Name:** O'NEILL INVESTMENTS, LLC (GEORGE  
**Address:** WILSON, PRIVATE PROVIDER) **Phone Number:**  
966 LERA LN  
CHIPLEY, FL 32428

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**Parcel Number:** 00000000-00-2258-0140  
**Address:** 966 LERA LANE  
CHIPLEY, FL 32428

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**Contractor Type:** Cert General Contractor  
**Name:** DOYLE, MOREY (WJHFL, LLC)  
**Address:** 8390 E CRESENT PARKWAY, SUITE 650  
GREENWOOD VILLAGE CO 80111 **Phone:** 850-354-5574

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**Fees and Receipts:**

Number	Description	Amount
	Building Permit Fee	\$1,826.00
	Building Permit Fee - Discount	(\$730.40)
	Emergency Medical System Impact Fees	\$74.98
	Radon - Building	\$54.79
	Credit Card Recovery Fee	\$42.89
	<b>Total Fees:</b>	<b>1,268.26</b>
	<b>Total Payments</b>	<b>1,268.26</b>

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**Description**

**Structure Use:** Residential  
**Purpose:** Build/Dwelling  
**Construction Value:** 370604.00

**Floor Areas**

**Living Space:** 1774  
**Basement/Storage:**  
**Garage:** 409  
**Porches:** 54  
**Other:** 0  
**Total Area:** 2237.00

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**Other Fields:**

CC

F.S 553.791(20) The local government, the local building official, and their building code enforcement personnel shall be immune from liability to any person or party for any action or inaction by a fee owner of a building, or by a private provider or its duly authorized representative, in connection with building code inspection services as authorized in this act.  
Washington County Building Department.

Effective BFE:	N/A	Prelim BFE:	N/A
Effective Fld Zone:	X:100%	Prelim Fld Zone:	Not Available
Effective Fld Zone at Clicked Location :	X	Prelim Fld Zone at Clicked Location :	N/A
Effective FIRM Panel :	12133C0070D	Prelim FIRM Panel :	Not Available
Clicked Location (approximate):	30.75931, -85.52233	Parcel ID :	000000000022580140
Address (approximate):	1003 Orange Hill Rd, Chupley, FL, 32428, USA		

Print:

**\*\*This printed report opens in a new browser. You may need to enable popups on your browser.**

Effective Flood Map: 7/4/2011





Money Received

Amount	Type	Payment Info
150.00	PP	MASTERCARD: 0143 / AUTH: 189737774

Provider Fees Paid: \$3.00

Distributions

Type	Amount	Apply To	Description	For	Discount Pen Forgive
FMSD	150.00	DIST CD: 2550	PLANNING & ZONING FEES	966 LERA LANE	0.00

**Operator Code:** JANET  
**Receipt Code:** CD3013712  
**Receipt Date:** 01/08/26  
 Voided  
**Distributions:** 150.00  
**Money:** 150.00  
**Change Due:** 0.00  
 **From:** WJH FL LLC-DBA CENTURY COMPLETE  
**Email Address:**  
**Destination Phone:**