

1st Approval of Development Order No Variance

City of Chipley
Special Council Meeting
Minutes
January 23, 2024 at 5:00 p.m.

Attendees:

Ms. Tracy Andrews, Mayor
Mrs. Linda Cain, Council Member

Mr. Kevin Russell, Mayor Pro-Tem
Ms. Cheryl McCall, Council Member

Others Present Were

Mrs. Patrice Tanner, City Administrator
Mr. Scott Thompson, Police Chief
Mrs. Michelle Jordan, City Attorney (via Zoom)

Ms. Sherry Snell, City Clerk
Mrs. Tamara Donjuan, Planning/Code Enf. Officer

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

- A. Call to Order.** The meeting was called to order by Mayor Andrews at 5:00 p.m.
- B. Prayer and Pledge.** Prayer was given by Council Member Russell and Mayor Andrews led the pledge to the American Flag.
- C. Agenda Items.**
1. **Chipley Communications Tower Change Order – Sabre Industries.** Mr. Scott Thompson explained that in the process of planning there was a requirement from the FAA for two lights on top of the tower instead of one. He stated this will put us in compliance with the FAA. The original bid only asked for one light on top of the tower. No further discussion.

A motion was made by Council Member Russell and seconded by Council Member Cain to approve the Chipley Communications Tower Change Order for Sabre Industries in the amount of \$7,891.00. The motion passed unanimously.
 2. **Chipley Communications Tower Site Lease Agreement – Community South Credit Union.** Mr. Thompson explained the location for the tower on Community South Credit Union property had an easement in the past but due to the fact that it has been assigned its own address, the credit union requested a lease for property tax purposes. He stated the lease for the Chipley Communications Tower would be for a term of 99 years in the amount of \$1.00 for the entire term of the lease. No further discussion.

A motion was made by Council Member McCall and seconded by Council Member Russell to approve the Chipley Communications Tower Site Lease Agreement with Community South Credit Union for 99 years in the amount of \$1.00 for the entire term of the lease. The motion passed unanimously.
 3. **Request for Development Order & Certificate of Appropriateness – 684 7th Street – Wolfpack Alliance, LLC.** Mrs. Donjuan explained there are pictures in the packet along with plans and a materials list. Mayor Andrews asked if Planning and Zoning had reviewed

the request. Mrs. Donjuan stated they had met earlier today and approved it. Ms. McCall stated she had noticed no trees in the picnic area. Mr. Steven Storlie, Wolfpack Alliance, LLC, stated they were looking at sun sails possibly, but they wanted the sight lines open for a view of the park. He stated they would make it look nice and would have shade. Mr. Russell asked what the timeline was. Mr. Storlie stated they were ready to start now and hoping to be finished by the summer. He added they are trying to hire and buy local. Discussion ensued.

A motion was made by Council Member Russell and seconded by Council Member McCall to approve the Request for Development Order and Certificate of Appropriateness for Wolfpack Alliance, LLC located at 684 7th Street, Chipley, FL. The motion passed unanimously.

4. **Affirmation of City Clerk Position – Sherry Snell.** Mrs. Tanner explained City Code states the City Administrator shall nominate a City Clerk for confirmation by the City Council and she is requesting the confirmation of Sherry Snell for the position. No further discussion.

A motion was made by Council Member Cain and seconded by Council Member Russell to approve the Affirmation of the City Clerk Position as Ms. Sherry Snell. The motion passed unanimously.

Mayor Andrews adjourned the meeting at 5:08 p.m.

City of Chipley

Tracy L. Andrews, Mayor

Attest:

Patrice A. Tanner,
Assistant City Administrator/City Clerk

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Request for Development Order & Certificate of Appropriateness – 684 7th Street – Wolfpack Alliance, LLC

MEETING DATE

Tuesday, January 23, 2024

PREPARED BY

Tamara Donjuan, Planning & Zoning Officer

SUMMARY

This will approve a Development Order and Certificate of Appropriateness for Wolf Pack Alliance, LLC located at 684 7th Street, Parcel ID: 00-1430-0000. This is located inside the historical district and the corridor development district which both require Planning & Zoning as well as City Council approval. The City Council will meet January 23, 2024 at 5:00 p.m. to review this request.

The proposed development meets all standards for uses allowed, density and intensity for the corridor development district. The property will aesthetically blend with the area and enhance the character of the city. The materials and design of the building will keep the character and charm of downtown. The proposed new development will not be in a flood zone.

RECOMMENDATION

City Staff recommend approval of the Development Order and Certificate of Appropriateness for Wolf Pack Alliance, LLC.

ATTACHMENTS

1. Development Order
2. Land Use Compliance Certificate
3. Application for Certificate of Appropriateness
4. Flood Map and miscellaneous documents
5. Civil Plans
6. List of materials to be used with photos attached.
7. Photos of the design of the building.

**PLANNING & ZONING COMMISSION
MEETING**

January 23, 2024

3:00 p.m.

Members Present:

Mr. Tom Lancaster, Chairman
Mrs. Wanda Owens, Board Member
Mr. David Ridley, Board Member

Mr. Jim Morris, Vice-Chairman
Mr. Holland Kent, Board Member

Others Present:

Mrs. Tamara Donjuan, Code Enforcement/Planning Officer
Ms. Cheryl McCall, Council Liaison

Ms. Sherry Snell, Board Secretary

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- A. Call To Order.** The meeting was called to order by Mr. Lancaster at 3:00 p.m.
- B. Prayer and Pledge.** Prayer was given by Mr. Morris. Mrs. Owens led the pledge to the American Flag.
- C. Approval of Agenda.**
- A motion was made by Mr. Morris and seconded by Mr. Ridley to approve the agenda as presented. The motion passed unanimously.**
- D. Presentation and Approval of Minutes.**
1. November 7, 2023 Updated.
 2. December 5, 2023.
- A motion was made by Mr. Morris and seconded by Mr. Kent to approve the minutes as presented. The motion passed unanimously.**
- E. Agenda Item.**
- 1) **Request for Development Order and Certificate of Appropriateness – 684 7th Street – Wolfpack Alliance, LLC.**

Mrs. Donjuan stated this was for a development at 687 7th Street. Mr. Steven Storlie, Wolfpack Alliance, LLC, stated this would be a community center with food trucks, a tap house and an indoor/outdoor courtyard. Mr. Kent stated one concern was parking which is difficult now especially on SR 77. He added that we need to prepare for congestion and think about alternatives. Ms. Cheryl McCall stated one area near the Colonial Restaurant was going to become city parking, but people want to park in front of the business they are going to. Mr. Storlie stated that there are currently 180 parking spots in the downtown area and we think people will walk a few blocks. Mr. Kent stated maybe they could work with Capital City to use their parking lot after hours. Mr. Morris asked about the patio brick mason

block wall and the colors. He stated he wanted to make sure it was going to look like the pictures that were presented. Mr. Storlie stated it will be 98% like the picture. Mr. Morris said he did not want it to change and be something totally different. Mr. Storlie stated it will look just like the picture that you see. Ms. McCall asked if they had considered trees for the outdoor area. Mr. Storlie stated they are looking at possible sails and palm trees or other trees for the green space. Discussion ensued.

A motion was made by Mr. Morris and seconded by Mr. Kent to approve the Request for Development Order and Certificate of Appropriateness for Wolfpack Alliance, LLC. The motion passed with four (4) ayes and zero (0) nays. Mrs. Owens abstained from voting due to the property owner being a client.

F. Other Business.

Mr. Kent stated he would like FDOT to think about leaving the traffic light at SR 90 and 2nd Street due to the increase in traffic for the new Dollar General store. Ms. McCall stated it is only blinking now due to the paving not being completed but it will remain a traffic light due to the bus barn location.

G. Adjourn. The meeting was adjourned at 3:19 p.m.

Presented by: _____
Sherry Snell
Board Secretary

Mr. Thomas Lancaster
Chairman

CITY OF CHIPLEY

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The proposed development meets all standards for uses allowed, density and intensity for the corridor development district. The property will aesthetically blend with the area and enhance the character of the city. The materials and design of the building will keep the character and charm of downtown. The proposed new development will not be in a flood zone.

RECOMMENDATION

City Staff recommend approval of the Development Order and Certificate of Appropriateness for Wolf Pack Alliance, LLC.

ATTACHMENTS

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2. Land Use Compliance Certificate
3. Application for Certificate of Appropriateness
4. Flood Map and miscellaneous documents
5. Civil Plans
6. List of materials to be used with photos attached.
7. Photos of the design of the building.



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



City of Chipley Planning and Zoning Commission

Staff Report

Date: January 23, 2024

Board: Planning and Zoning — January 23, 2024

Presenter: Tamara Donjuan, Planning and Zoning Officer

Application: Development Order / Certificate of Appropriateness

Property Owner: Wolfpack Alliance LLC

Location: 684 7th Street, Chipley, Florida

Parcel Size: ± .0135 acres

Parcel Numbers: 00000000-00-1430-0000

Background Information:

Property owner Wolfpack Alliance LLC are requesting a development order and a certificate of appropriateness. Property is located inside the historical district and corridor development district both districts require approval thru the planning and zoning as well as the city council. The intent is to improve the downtown and promote growth within the district.

References Reviewed and Applied:

Chapter 44 – Zoning
Sec. 44-58. - Development Order.
Sec. 44-163. - Corridor Development District.

Attachments:

1. Development Order.
2. Land Use.
3. Application for Certificate of Appropriateness.
4. Flood Map and miscellaneous documents.
4. Civil Plans.
5. List of materials to be used with photos attached.
6. Photos of the design for the building.

Environmentally Sensitive Areas

According NFWMD data maps approximately 100% of the property is in Flood Zone "X"

Public Notice:

Publication of the hearing was done on January 10, 2024 with the local newspaper.

Planning and Zoning Commission Meeting:

The Planning and Zoning Commission will conduct a public hearing on January 23, 2024, at 3:00 pm. CST

City Council Meeting:

City Council will review the proposed request at the meeting of January 23, 2024, at 5:00 pm. CST

Findings:

1. The proposed development meets all standards for uses allowed, density and intensity, for the corridor development district.
2. Property will aesthetically blend with the area and enhance the character of the area.
3. Materials and the design of the building will keep the character and charm of downtown.
3. Proposed new development will not be in a flood zone.

Recommendation:

Staff recommends approval for development order and a certificate of appropriateness.

City of Chipley Development Order

File No. 484 Fees Paid \$ 500
Name of Owner: Wdr Park Alliance, LLC Phone #: (503) 515-2925
Address: 6420 NW LAMBERT LN CAMAS, WA 98607
Name of Developer/Contractor: ~~Robert B. Burt~~ ^{Unknown} (aka CONTRACTOR, LLC)
Address: 3085 ALPHEA DR NW BOULDER, FL Phone #: (503) 7686478
Type of Development: RESTAURANT/FOOD VENDOR SERVICES Parcel Size: .14 ACRES
Location of Development: 604 7TH ST. CHIPLEY, FL
Land Use Designation: COMMERCIAL Sq. Ft. of Building 2,400

Site Plan Required? Yes ☒ No ☐ Stormwater Permit Required? Yes ☐ No ☒

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

Attachments to Order: 1. LAND USE 2. FLOOD INFO
3. CDA 4. plans, material list, photos

Date of Planning & Zoning Commission Approval: JANUARY 23, 2024

Date of City Council Approval: JANUARY 23, 2024

Contingencies/Conditions of Approval: MUST BE SIMILAR TO PICTURES
IN PACKET FOR THE DOWNTOWN AREA.

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.

T. O. J. 1/24/24 Sherry Small 1/24/24
Signature - City Administrator Date Attest Date

[Signature]
Owner/Developer/Contractor

SEAL

Add/Change/Void Cash Receipt CD3007462

Print
Receipt

Void
Receipt

Close
Receipt

UBS

STS

FMS
Money Received

Add Money To Receipt

Amount	Type	Payment Info
500.00	PP	VISA: 5989 / AUTH: 148153211

Provider Fees Paid: \$6.00**Distributions**

Add Distribution

Type	Amount	Apply To	Description	For	Discount Pen Forgive
FMSD	500.00	DIST CD: 2550	PLANNING & ZONING FEES	KLB CONTRACTING	0.00

Operator Code: DEANNA

Receipt Code: CD3007462

Receipt Date: 12/20/23

☐ Voided

Distributions: 500.00

Money: 500.00

Change Due: 0.00

From: KLB CONTRACTING

Email Address:

Destination Phone:



City of Chipley

Land Use Compliance Certificate

Fee Amount \$ included PD



Verification provided for (Owner's Name): Wolf Pack Alliance LLC

Project Site Address: 684 7th St. Chipley, FL

Phone Number: _____

Contractor Name/Address Bobby Bauer (KLB Contracting, LLC)

Contractor Phone # (850) 768-6478 Parcel I.D. Number: 00-1430-0000

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 <u>Commercial</u>	<input checked="" type="radio"/>	Recreational	<input type="radio"/>
Commercial	<input 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): SITE BUILT STEEL BUILDING WITH INTERIOR BUILD OUT AS PER ISSUED PRELIM CONSTRUCTION DRAWINGS

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.

[Signature]
Applicant

12/18/23
Date

[Signature]
City Official Verifying Compliance

1/24/24
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.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name: Bobby Bowen

Address: 3085 NORTH DE LN.
BONIFAY, FL 32425

Phone #: _____

Address of property to be improved: 684 7TH ST. CHIPLEY, FL

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

ENGINEERED STEEL B-10.25 W/ METAL ROOF IN COLOR
W/ COLORED WALLS.

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

I (name of applicant) Bobby Bowen 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: [Signature] Date: 12/18/23

Action: Approved _____ Not Approved _____

Comments: _____

Signature/Title/Authority

Geographical Information

Effective SFHA Flood Map (Effective Issue Date: 7/4/2013)

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.

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 00000000-00-1430-0000
 Location Address 684 7TH ST
 CHIPLEY 32428
 Brief Tax Description 4 4 13 ORB ORB 1246 P 752 S 50' OF LOTS 220, 221 IN S1/2 OF NE1/4. (AND ORDINANCE #962 AS DESC IN ORB 1179 P 11)
 (Note: Not to be used on legal documents.)
 Property Use Code WAREHOUSE (4800)
 Sec/Twp/Rng 4-4-13
 Tax District Chipley (2)
 Millage Rate 20.6504
 Acreage 0.135
 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
 WOLFPACK ALLIANCE LLC
 6420 NW LAMBERT LN
 CAMAS, WA 98607

Valuation

	2023 Final Values
Building Value	\$7,001
Extra Features Value	\$0
Land Value	\$10,450
Land Agricultural Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$17,451
Assessed Value	\$17,451
Exempt Value	\$0
Taxable Value	\$17,451
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
001000 - COMMERCIAL	55	FF	55	107

Building Information

Type WAREHOUSE
 Total Area 5,063
 Heated Area 4,646
 Exterior Walls BRICK
 Roof Cover GALV SHT M
 Interior Walls MASONRY
 Frame Type MASONRY
 Floor Cover NONE

Heat NONE
 Air Conditioning NONE
 Bathrooms 0
 Bedrooms 0
 Stories 0
 Actual Year Built 1901

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Vacant/Improved	Grantor	Grantee
N	6/30/2022	\$70,000	WD	1266/752	Improved	TAYLOR MARK	WOLFRACK ALLIANCE LLC
N	7/16/2019	\$47,500	WD	1150/361	Improved	CLOUD MICHAEL LAWRENCE	TAYLOR MARK
N	9/26/2014	\$100	WD	1018/346	Improved	CLOUD LAWRENCE	CLOUD MICHAEL LAWRENCE

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

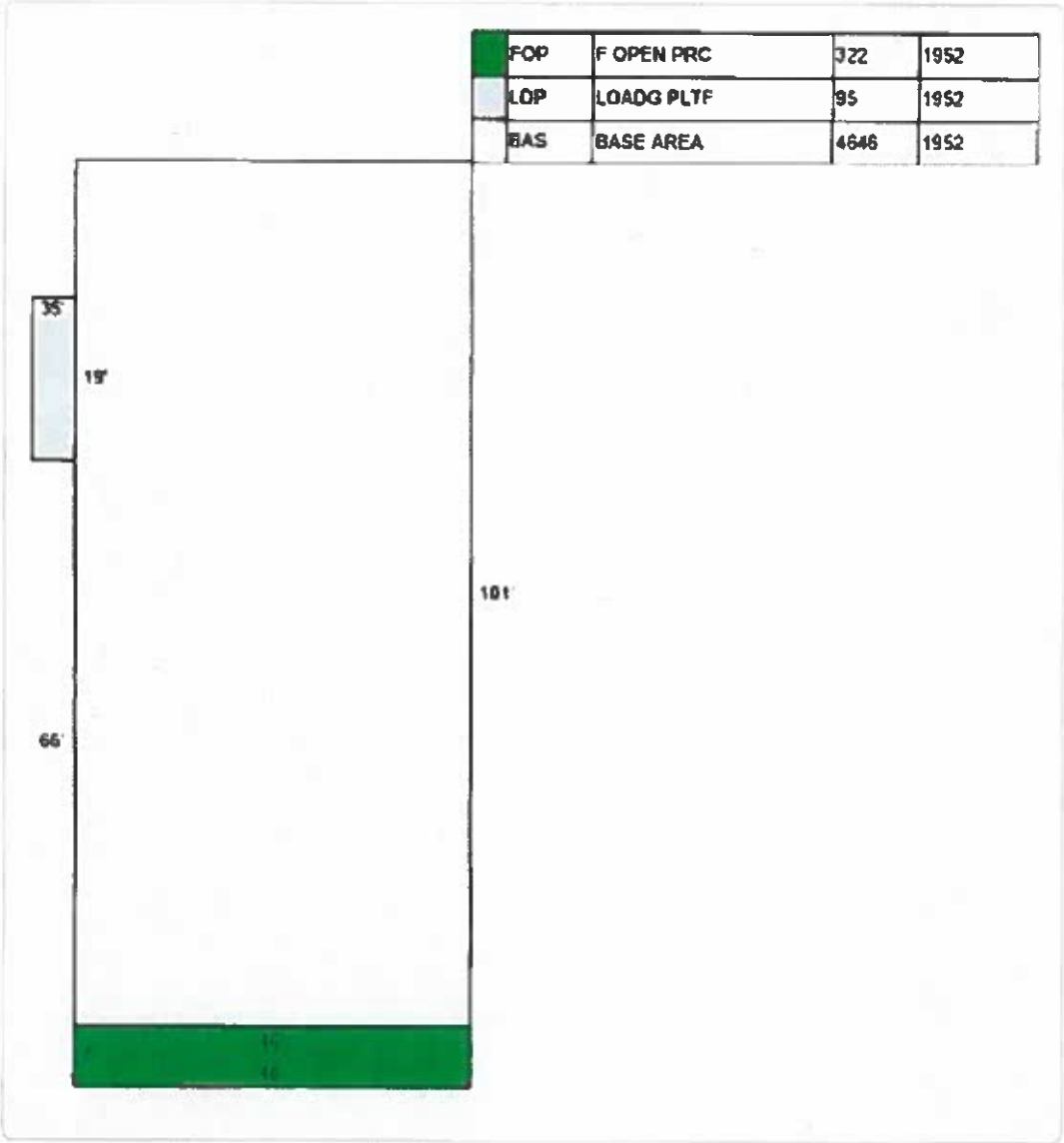
☒ Show All Owners

☐ Show Parcel ID on Label

Skip Labels 0

Download

Sketches



Map



No data available for the following modules: Extra Features.

CHIPLEY STATION

FOR:

WOLF PACK ALLIANCE LLC.

684 7th St CHIPLEY, FLORIDA



WOLF PACK ALLIANCE LLC
684 7th St
CHIPLEY, FLORIDA 32317

NO.	DATE	DESCRIPTION
1	01/15/2017	ISSUED FOR PERMIT
2	02/15/2017	REVISED PER PERMIT
3	03/15/2017	REVISED PER PERMIT
4	04/15/2017	REVISED PER PERMIT
5	05/15/2017	REVISED PER PERMIT
6	06/15/2017	REVISED PER PERMIT
7	07/15/2017	REVISED PER PERMIT
8	08/15/2017	REVISED PER PERMIT
9	09/15/2017	REVISED PER PERMIT
10	10/15/2017	REVISED PER PERMIT
11	11/15/2017	REVISED PER PERMIT
12	12/15/2017	REVISED PER PERMIT

CHIPLEY STATION
FOR
WOLF PACK ALLIANCE LLC
684 7th St CHIPLEY, FLORIDA

DATE: 01/15/2017
BY: [Signature]

PROJECT INFO
SHEET NO. 1 OF 1

C10

DRAWING INDEX

PROJECT INFO	C10
SITE DEVELOPMENT PLAN	X10
LIFE SAFETY PLAN	A10
FLOOR PLAN	L10
PARTIAL ENLARGED FLOOR PLAN NOTES	A10
ELEVATIONS	A11
FOUNDATIONS	A12
MEZZANINE FRAMING PLAN	A13
CONSTRUCTION SECTIONS DETAILS	A14
MECHANICAL PLAN	A15
ELECTRICAL PLAN	E10

REFERENCE LEGEND

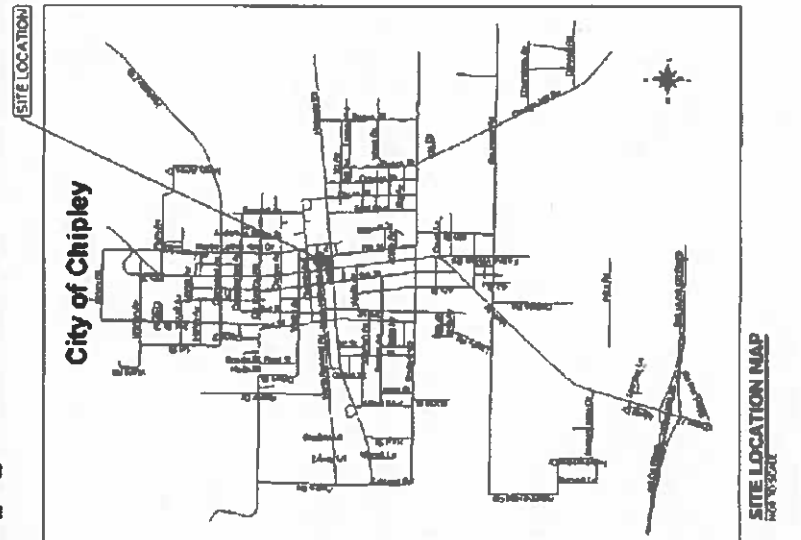
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	WINDOW REFERENCE		ELEVATION REFERENCE
	DETAIL REFERENCE		TITLE REFERENCE

LEGAL NOTES:

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8. THE AUTHOR ASSUMES NO LIABILITY FOR ANY VIOLATION OF ANTITRUST LAWS.
9. THE AUTHOR ASSUMES NO LIABILITY FOR ANY VIOLATION OF CONSUMER PROTECTION LAWS.
10. THE AUTHOR ASSUMES NO LIABILITY FOR ANY VIOLATION OF SECURITIES LAWS.
11. THE AUTHOR ASSUMES NO LIABILITY FOR ANY VIOLATION OF BANKING LAWS.
12. THE AUTHOR ASSUMES NO LIABILITY FOR ANY VIOLATION OF INSURANCE LAWS.
13. THE AUTHOR ASSUMES NO LIABILITY FOR ANY VIOLATION OF LABOR LAWS.
14. THE AUTHOR ASSUMES NO LIABILITY FOR ANY VIOLATION OF ENVIRONMENTAL LAWS.
15. THE AUTHOR ASSUMES NO LIABILITY FOR ANY VIOLATION OF TAX LAWS.
16. THE AUTHOR ASSUMES NO LIABILITY FOR ANY VIOLATION OF REAL ESTATE LAWS.
17. THE AUTHOR ASSUMES NO LIABILITY FOR ANY VIOLATION OF PROFESSIONAL ETHICS.
18. THE AUTHOR ASSUMES NO LIABILITY FOR ANY VIOLATION OF PROFESSIONAL STANDARDS.
19. THE AUTHOR ASSUMES NO LIABILITY FOR ANY VIOLATION OF PROFESSIONAL REGULATION.
20. THE AUTHOR ASSUMES NO LIABILITY FOR ANY VIOLATION OF PROFESSIONAL DISCIPLINE.

ADDITIONAL LEGEND

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	16. [Symbol Description]
	17. [Symbol Description]
	18. [Symbol Description]
	19. [Symbol Description]
	20. [Symbol Description]



SITE LOCATION





WOLF PACK ALLIANCE LLC
CHIPLEY STATION
804 7th St. ChIPLEY, FL 33622

CHIPLEY STATION
FOR
WOLF PACK ALLIANCE LLC
804 7th St. ChIPLEY, FL 33622

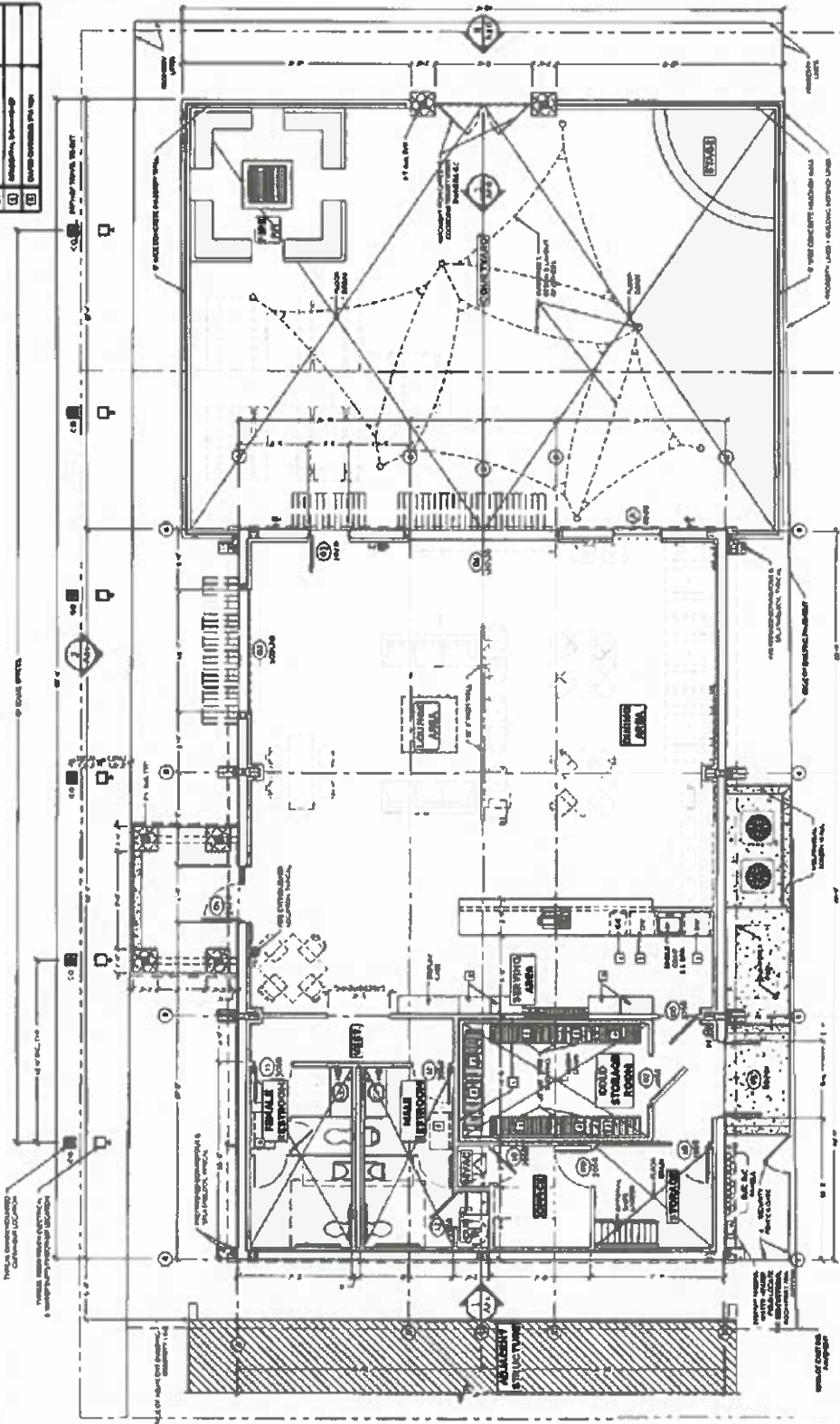
DATE: 1/10/13
DRAWN BY: JTB
PLOT DATE: 1/10/13

FLOOR PLAN

FILE NUMBER

A1.0

NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	



CHIPLEY STATION

FLOOR PLAN
1/10/13



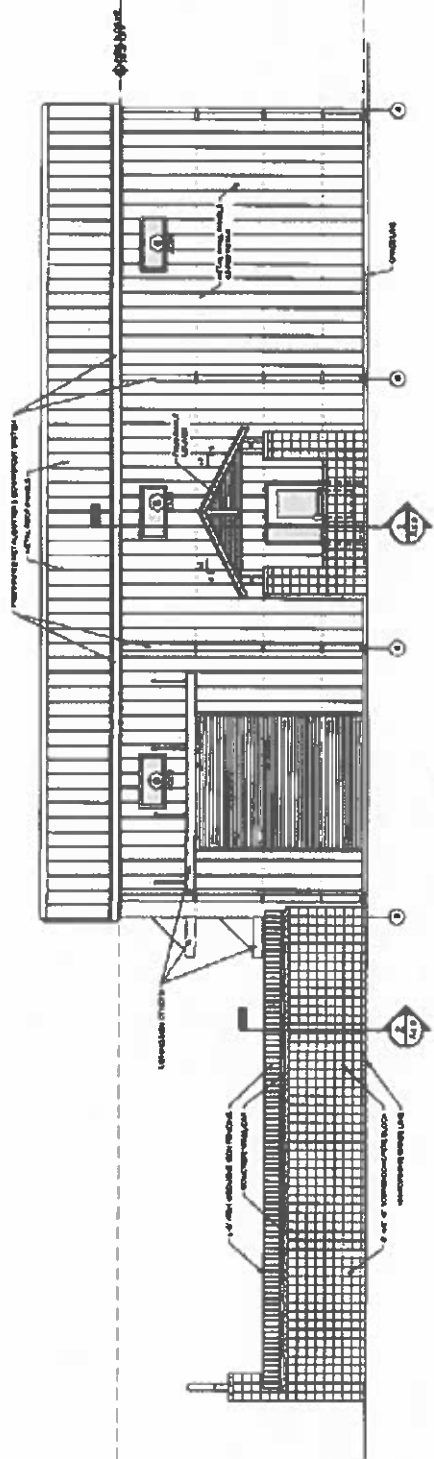
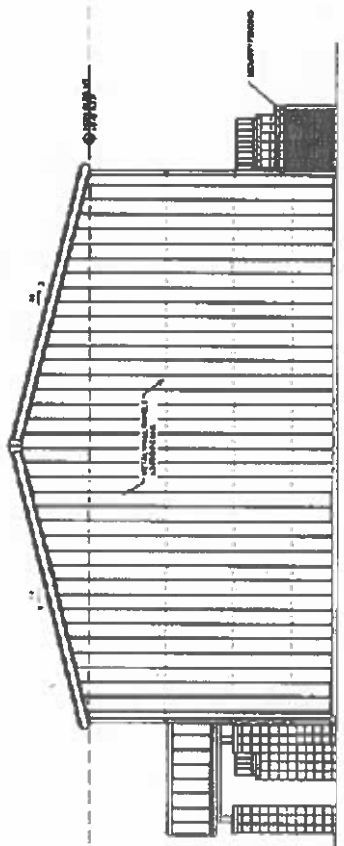
1. The following information is for the use of the
of the FBI, Washington, D.C. 20535



WOLF PACK ALLIANCE LLC
1000 S. 10th Street
Tomball, TX 77375
281-360-1100

DATE	10/11/10
BY	WPA
CHECKED BY	WPA
DATE	10/11/10
PROJECT	CHIPLEY STATION
DESCRIPTION	WOLF PACK ALLIANCE LLC
LOCATION	1000 S. 10th Street, Tomball, TX 77375

EXTERIOR EAST SIDE ELEVATION



EXTERIOR NORTH SIDE ELEVATION

WOLF PACK ALLIANCE LLC
1000 S. 10th Street
Tomball, TX 77375
281-360-1100

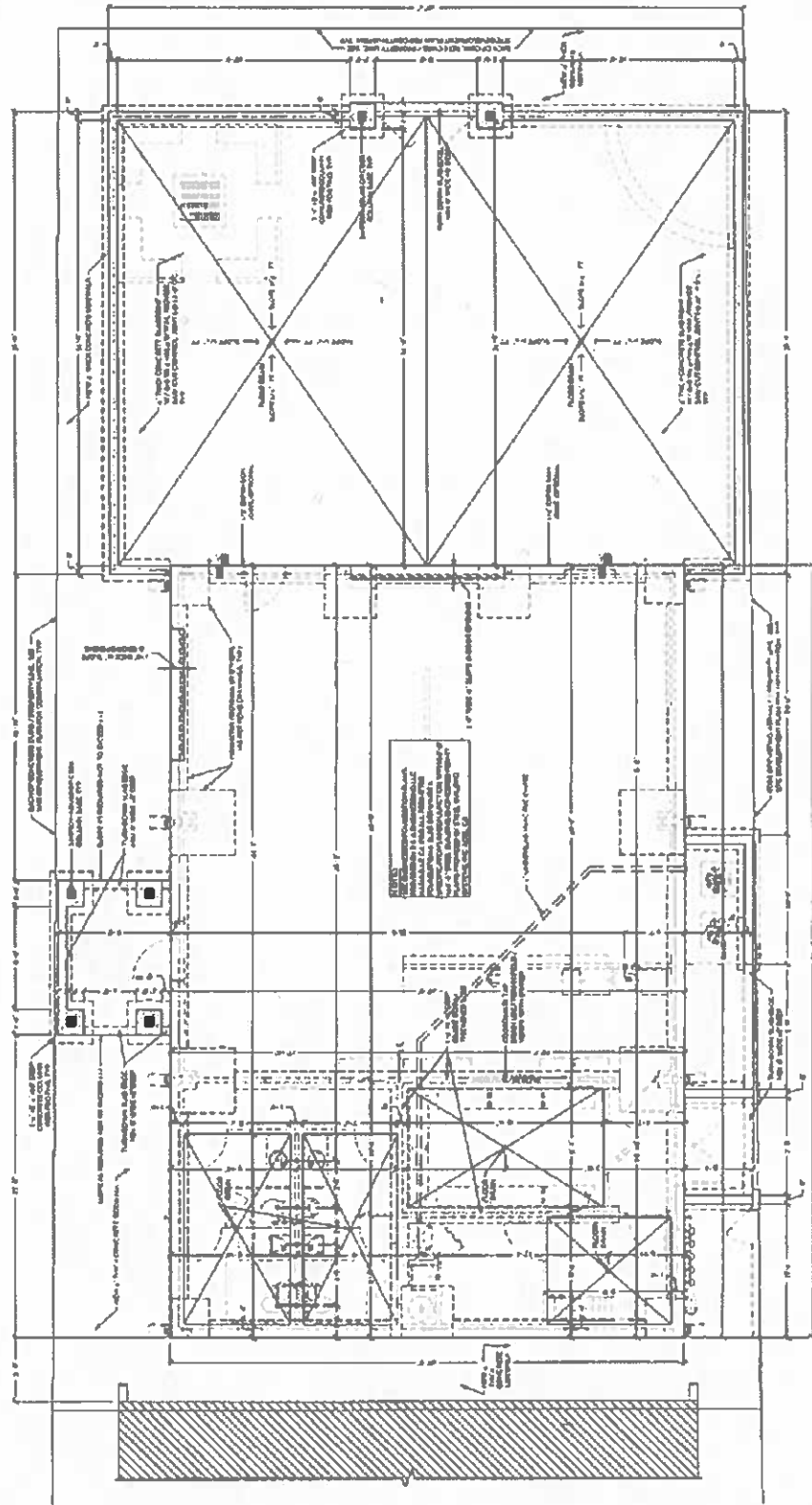
A2.1

ELEVATIONS

SHEET 101

DATE: 10/11/10
BY: WPA
CHECKED BY: WPA
DATE: 10/11/10

CHIPLEY STATION
WOLF PACK ALLIANCE LLC
1000 S. 10th Street, Tomball, TX 77375

[illegible]

NOTE: Check authors' suggested length of journal manuscript on first mailing envelope for details.

FOUNDATION PLAN

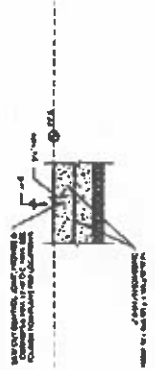
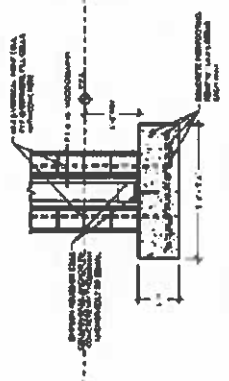
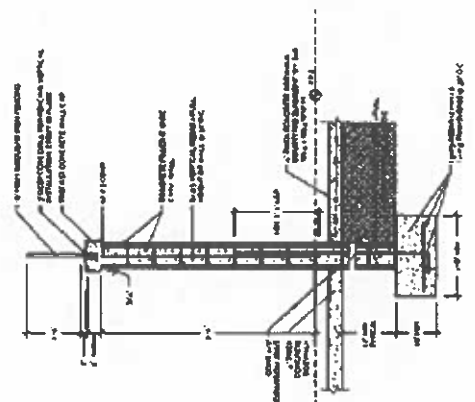
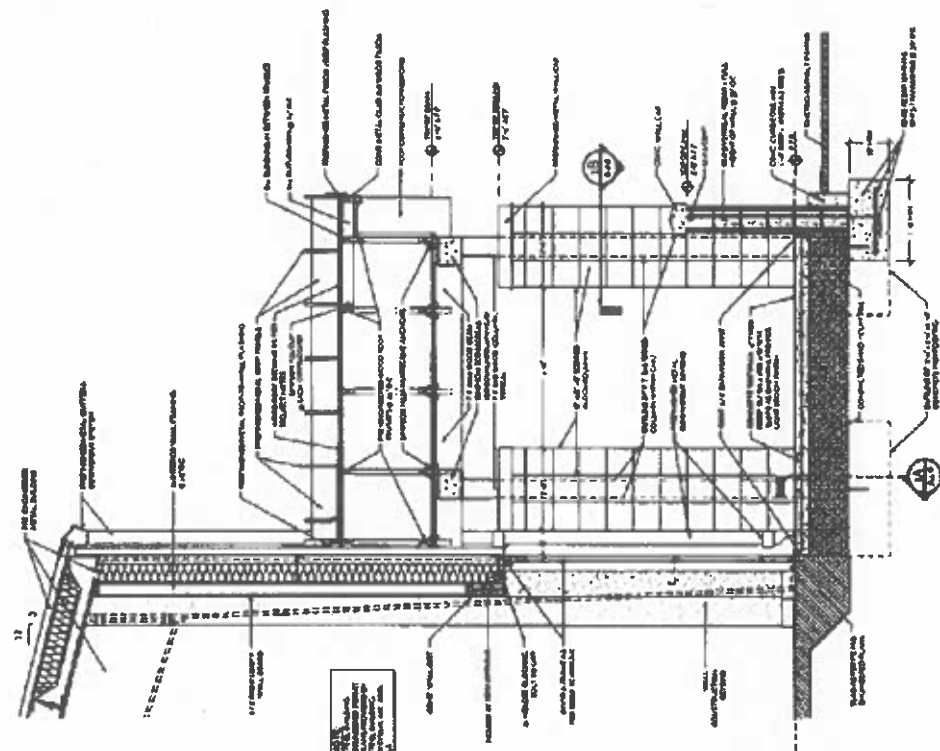


THIS IS A PRELIMINARY DRAWING
FOR INFORMATION ONLY
DO NOT CONSTRUCT
OR RELY ON THIS DRAWING
FOR ANY PURPOSES
UNLESS SPECIFICALLY NOTED
OTHERWISE

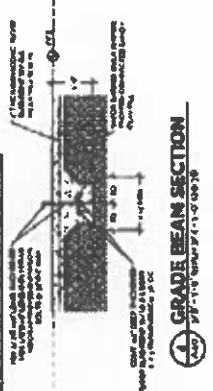
NO.	DATE	BY
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2	01/10/2018	...
3	01/10/2018	...
4	01/10/2018	...
5	01/10/2018	...
6	01/10/2018	...
7	01/10/2018	...
8	01/10/2018	...
9	01/10/2018	...
10	01/10/2018	...

CHIPLEY STATION
FOR RAIL PACK ALLIANCE LLC
804 7th St Chipley, Florida
JOB # 180112
DRAWN BY: JVA
CHECKED BY: JVA
DATE: 01/10/2018

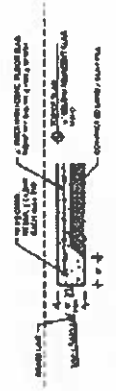
SECTIONS & DETAILS
SHEET NUMBER
A4.0



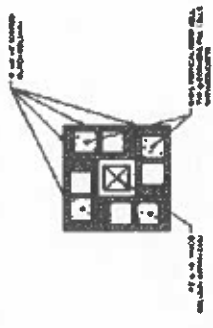
1. CONTROL JOINT DETAIL
PART 1: 01/10/2018 BY JVA



2. GRADE BEAM SECTION
PART 1: 01/10/2018 BY JVA



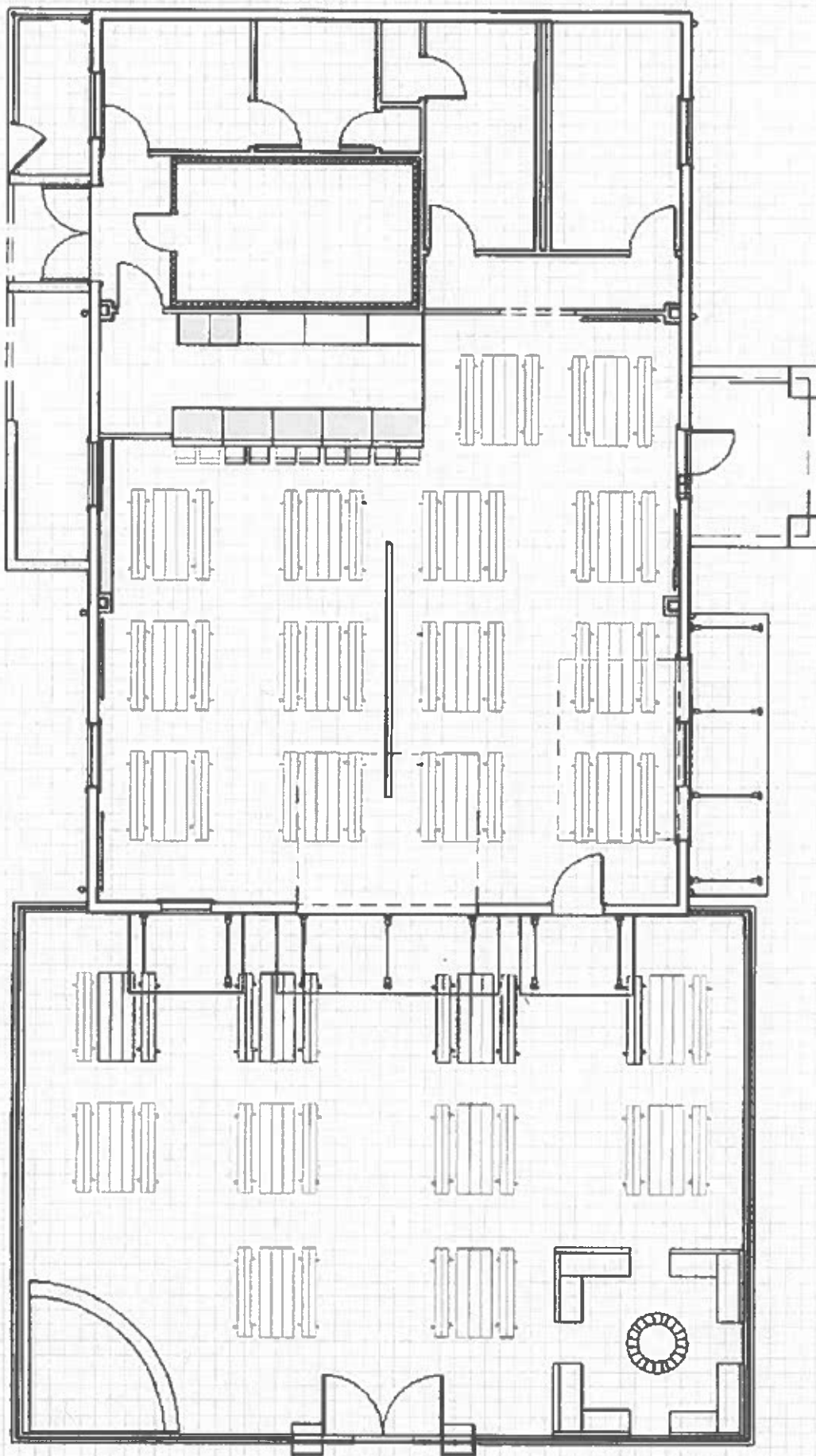
3. TYPICAL CONC. WALK / PAD / STOOP SECTION
PART 1: 01/10/2018 BY JVA



4. COLUMN SECTION
PART 1: 01/10/2018 BY JVA



ELECTRICAL PLAN
 THE ELECTRICAL SYSTEMS OF THE STATE



Dec 19 th

Chipley Station: (Doors/windows)

Doors:

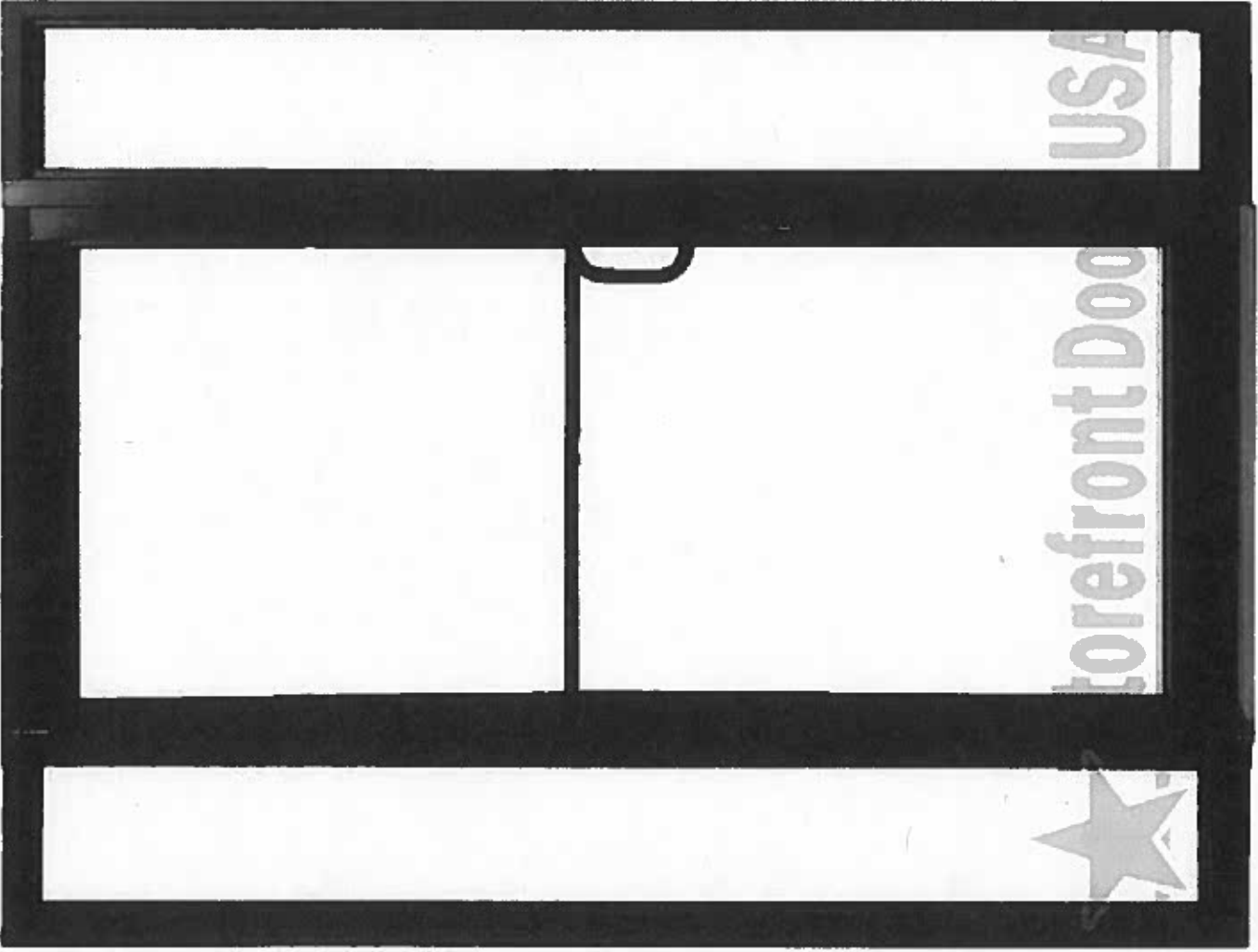
- 1) Roll up glass front garage style door. – 12'w X 12'h (Bid with and without opener) (QTY 1) Black metal frame
- 2) Roll up glass front garage style door. -10'w X 12' h (Bid with and without opener) (Qty 1) Black metal frame
- 3) Glass entry man door -3070 w/sidelight (Qty 1) Black metal frame
- 4) Glass entry man door -3070 (Qty1) Black metal frame
- 5) Full metal man double door -6070 (Qty 1) Black
- 6) Interior man doors (Wood door finished with metal frame finished bronze) -3068 (Qty 5)
- 7) Interior man doors (Metal insulated door finished with metal frame finished bronze) -4068 (1)
- 8) Interior man doors (Wood door finished with metal frame finished bronze) - 2868 (Qty 2)

Windows:

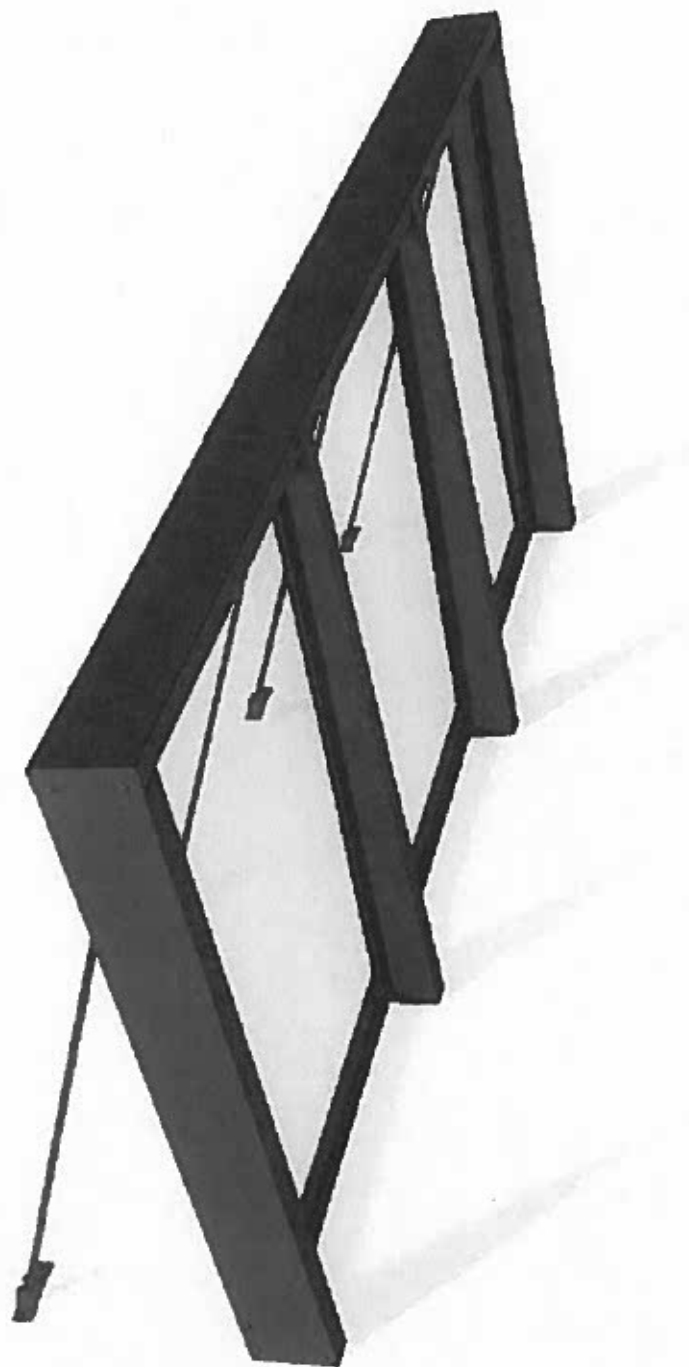
- 9) Fixed double pane glass window -4040 (Qty 1) Black metal frame
- 10) Fixed double pane glass window -4020 (Qty 6) Black metal frame



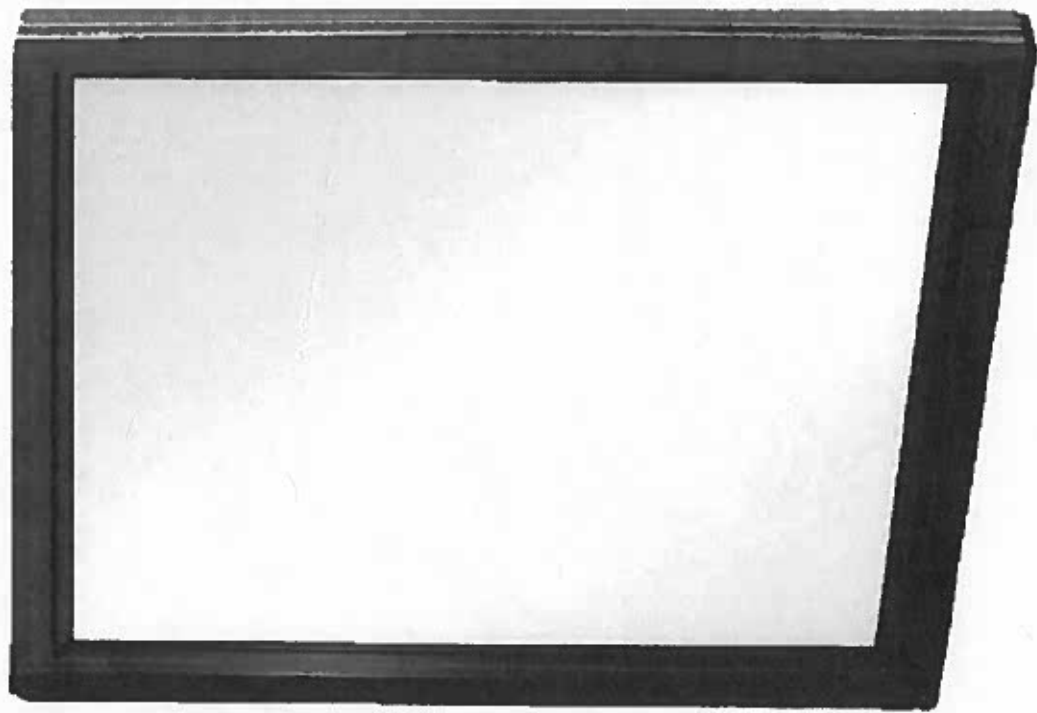
BLACK (GARAGE DOORS)



BLACK (ENTRY)

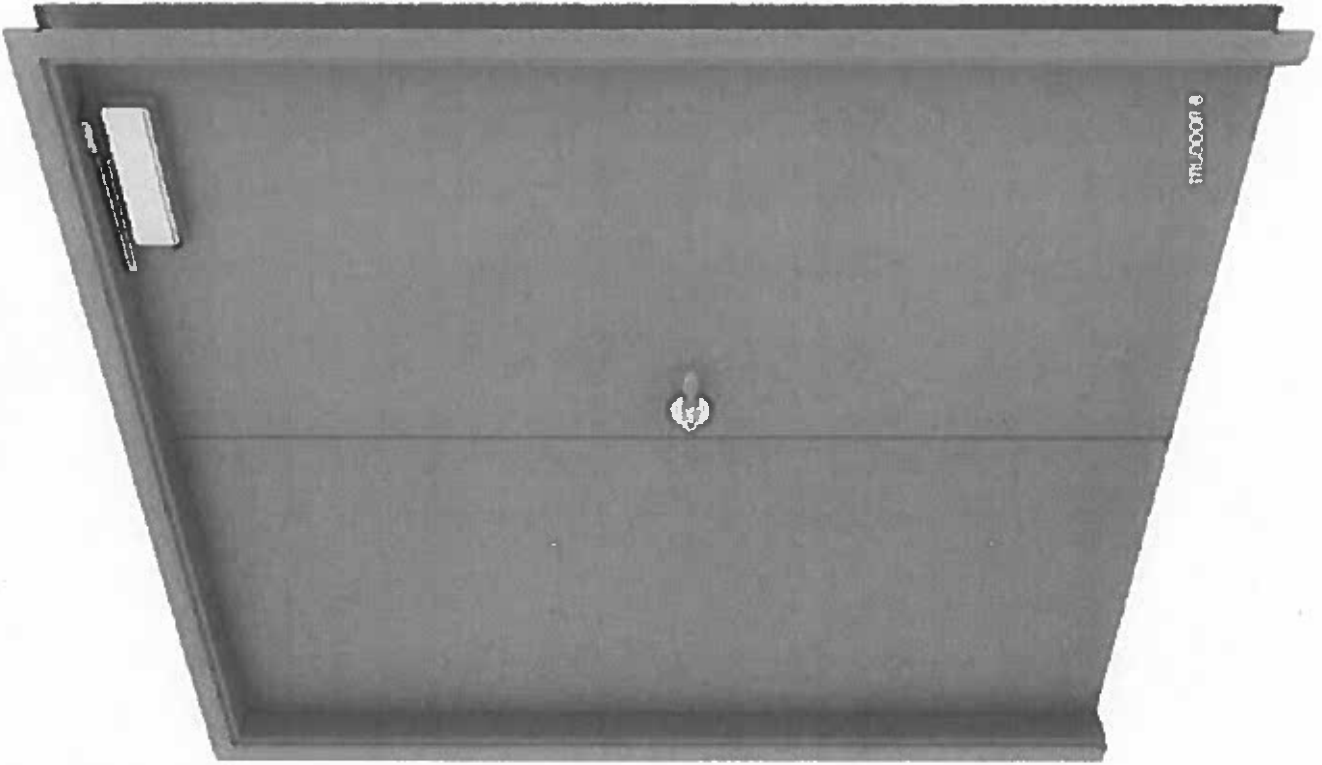


BLACK (AWNING)



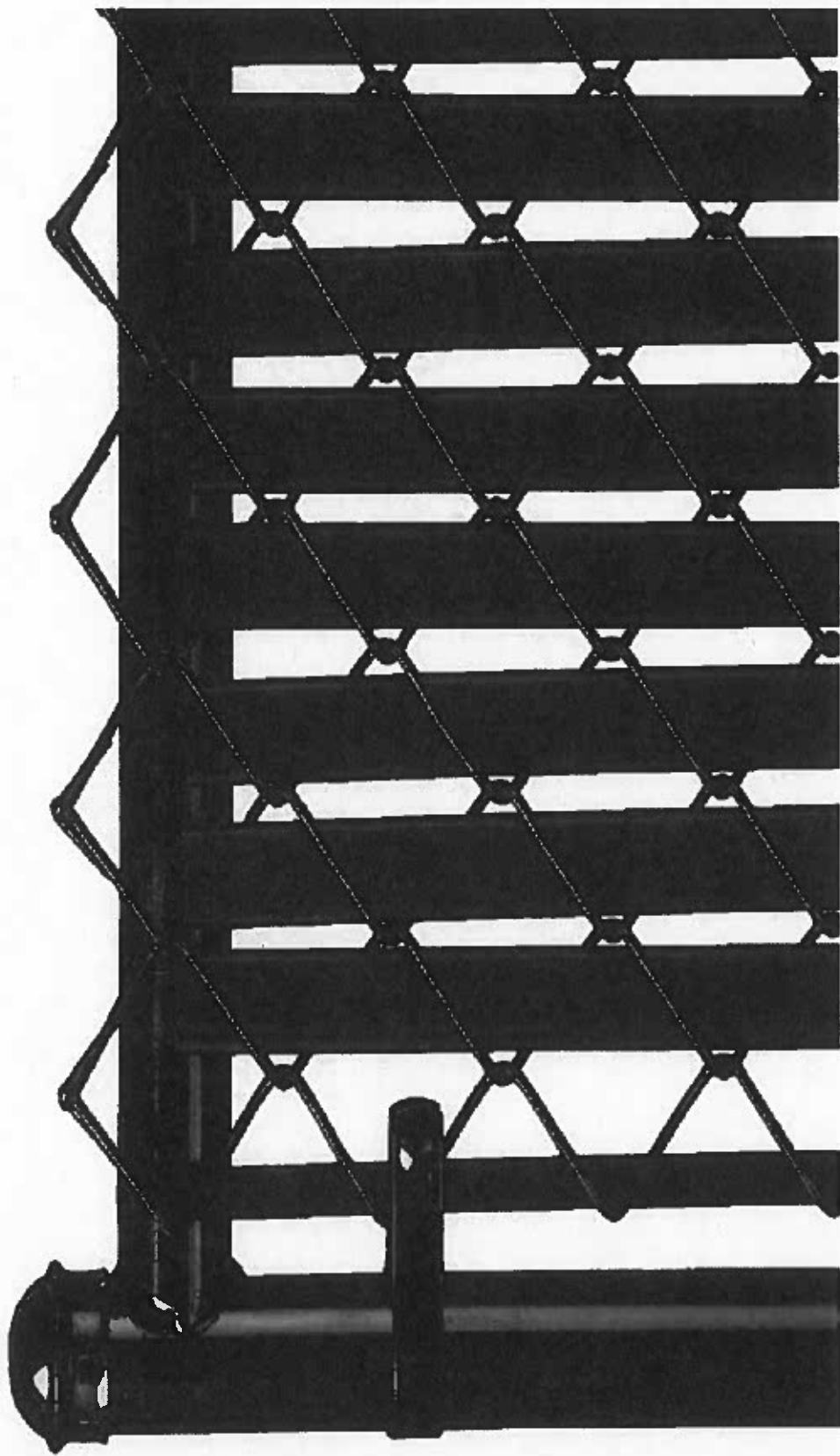
BLACK (WINDOWS)

BLACK (VENDOR)





BLACK STEEL FENCING WITH STONE FOR COURTYARD



BLACK FENCING FOR MECHANICAL/GARBAGE AREA

Tamara Donjuan

From: Mike McDonough <mike@wolfpackalliance.com>
Sent: Thursday, December 21, 2023 2:50 PM
To: Tamara Donjuan
Subject: Re: Chipley Station
Attachments: Door and window detail Chipley.docx

Hi Tamara,

I am including a list of materials (IE: window, door, siding etc) as well as the design work and seating plan we are using with the liquor commission. These are the types of doors/windows we will be using (Brands my change), the stone/brick is still in the design phase but these are the styles we are looking at. Light fixtures and accessory stuff has not been decided yet but will be a form of Gaslight styling around each side. Design work will be here tomorrow (Fri) and I will send in a separate email. let me know if there is any more info you will need from me.

Mike

Garage doors Black frames):

https://luxgaragedoors.com/products/contemporary-black-aluminum-clear-tempered-glass-garage-door?variant=36099129573543¤cy=USD&utm_medium=product_sync&utm_source=google&utm_content=sag_organic&utm_campaign=sag_organic&gclid=Ci0KCOiAm4WsBhCiARIsAEJIEzWBc67FfApdEbzQvfiGou0S4agwRiDbdh8LEEsQ7dHNOsBUfhUp04gaAlZjEALw_wcB

Glass man doors (black frames):

<https://storefrontdoorsusa.com/product/commercial-right-hand-rh-storefront-door-with-12-sidelites/>

Canopies for windows/doors (black):

https://canopia.com/product/sophia-xl-5-ft-x-10-ft/?attribute_structure_color=grey&attribute_glazing_white&attribute_product-series-name=sophia-xl

Windows: (black)

<https://crystalwindows.com/product/series-2100-heavy-commercial-architectural-aluminum-thermal-break-picture-fixed-windows/>

Main entrance: (Northside)

Stick built awning/cover with stone/brick pillars. Wood upper portion to be black with stain wood inner ceiling, stone/brick still being designed but will match with walls, etc:

Metal door (black) for back entry (Vendor):

<https://www.trudoor.com/commercial-hollow-metal-doors/double-doors/>

Siding: 26 gauge Galvalume seamed metal siding (white with 3' black lower skirt)

Fencing: Where metal fencing is installed around patio, etc It will be a form of black steel/stone see thru, exact design is still being worked out as we want to make sure the liquor commission guidelines are met:

<https://www.royalfoam.us/product-page/fence-0008>

Lighting:

We have not picked out fixtures, all lighting will be black framed. Colonial gas lamp style.

Fencing around mechanical/garbage area :

[https://www.northerntool.com/products/tube-slats-6ft-vertical-tube-privacy-slats-82-pc-set-black-covers-10-linear-feet-model-st6bl-](https://www.northerntool.com/products/tube-slats-6ft-vertical-tube-privacy-slats-82-pc-set-black-covers-10-linear-feet-model-st6bl-82740?srsId=AfmBOoork4TlahailqKYKxb3trUOYF_rJRcBNg9pn4AY3WNN355Xyj0lcBE)

[82740?srsId=AfmBOoork4TlahailqKYKxb3trUOYF_rJRcBNg9pn4AY3WNN355Xyj0lcBE](https://www.northerntool.com/products/tube-slats-6ft-vertical-tube-privacy-slats-82-pc-set-black-covers-10-linear-feet-model-st6bl-82740?srsId=AfmBOoork4TlahailqKYKxb3trUOYF_rJRcBNg9pn4AY3WNN355Xyj0lcBE)

On Tue, Dec 19, 2023 at 2:10 PM Tamara Donjuan <TDonjuan@cityofchipley.com> wrote:

That sounds great. Thank you.

Tamara Donjuan

Code Enforcement / Planning and Zoning Officer

1442 Jackson Ave.

Chipley, FL 32428

(850)638-6350



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Dec 19 th

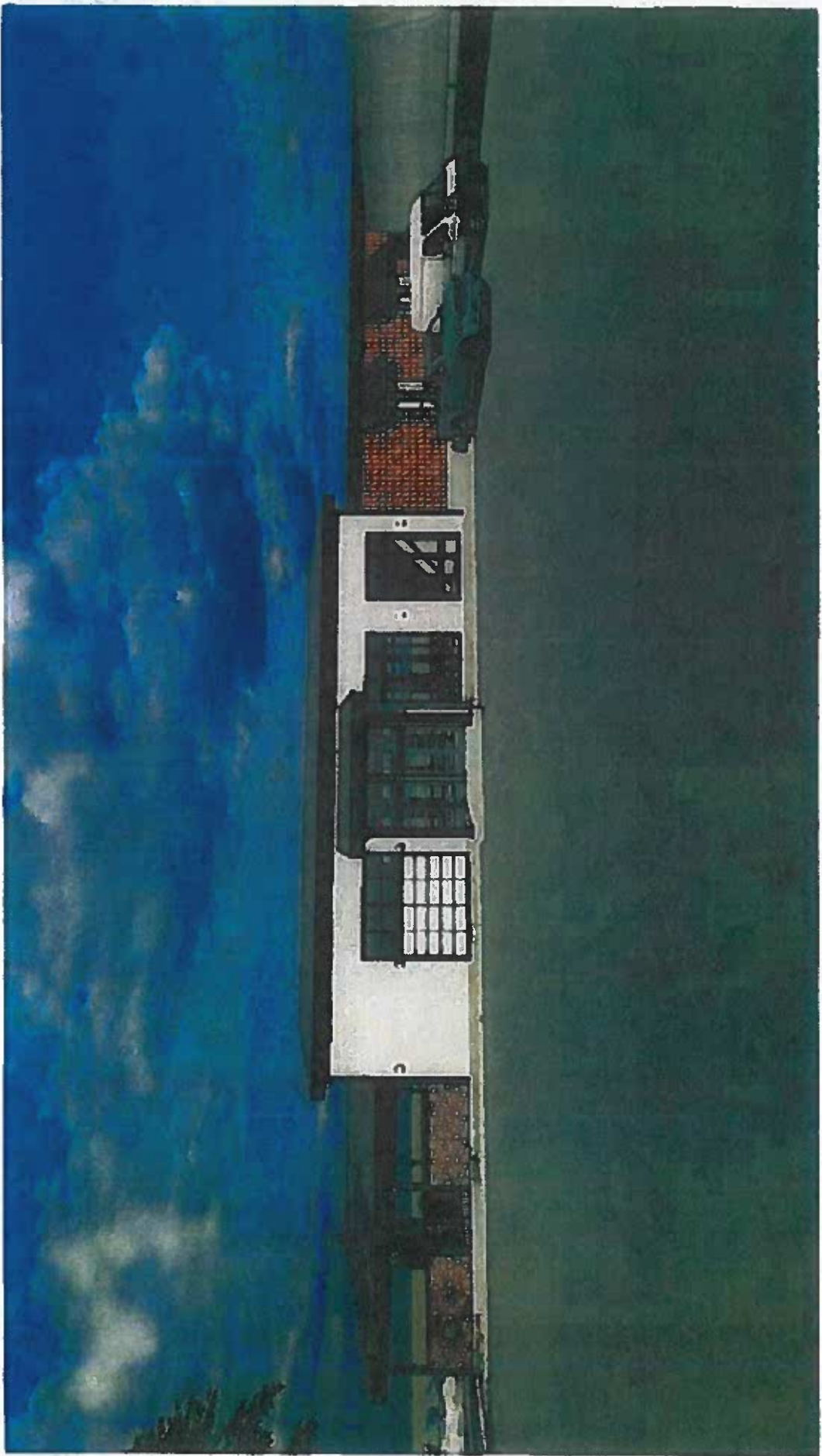
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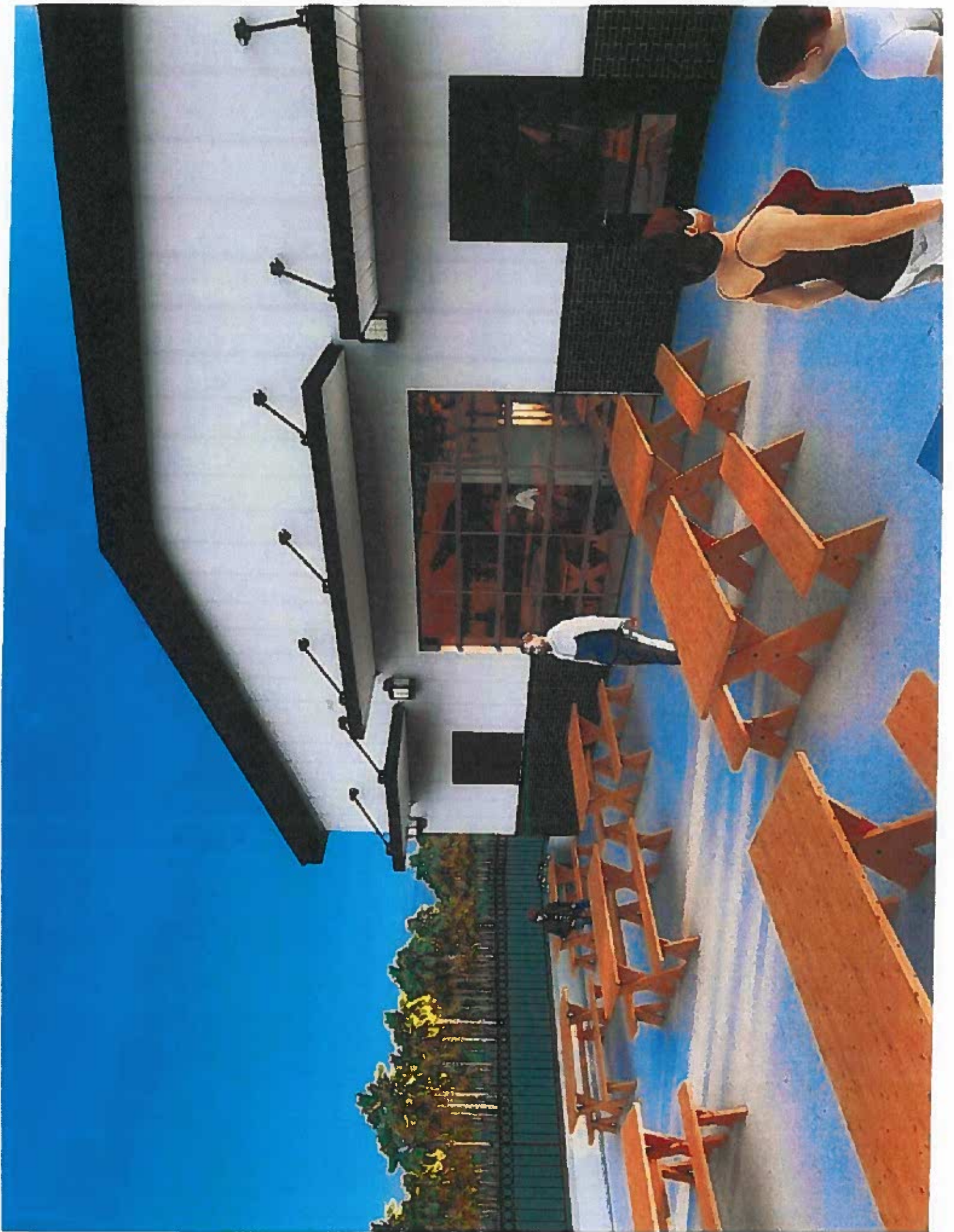






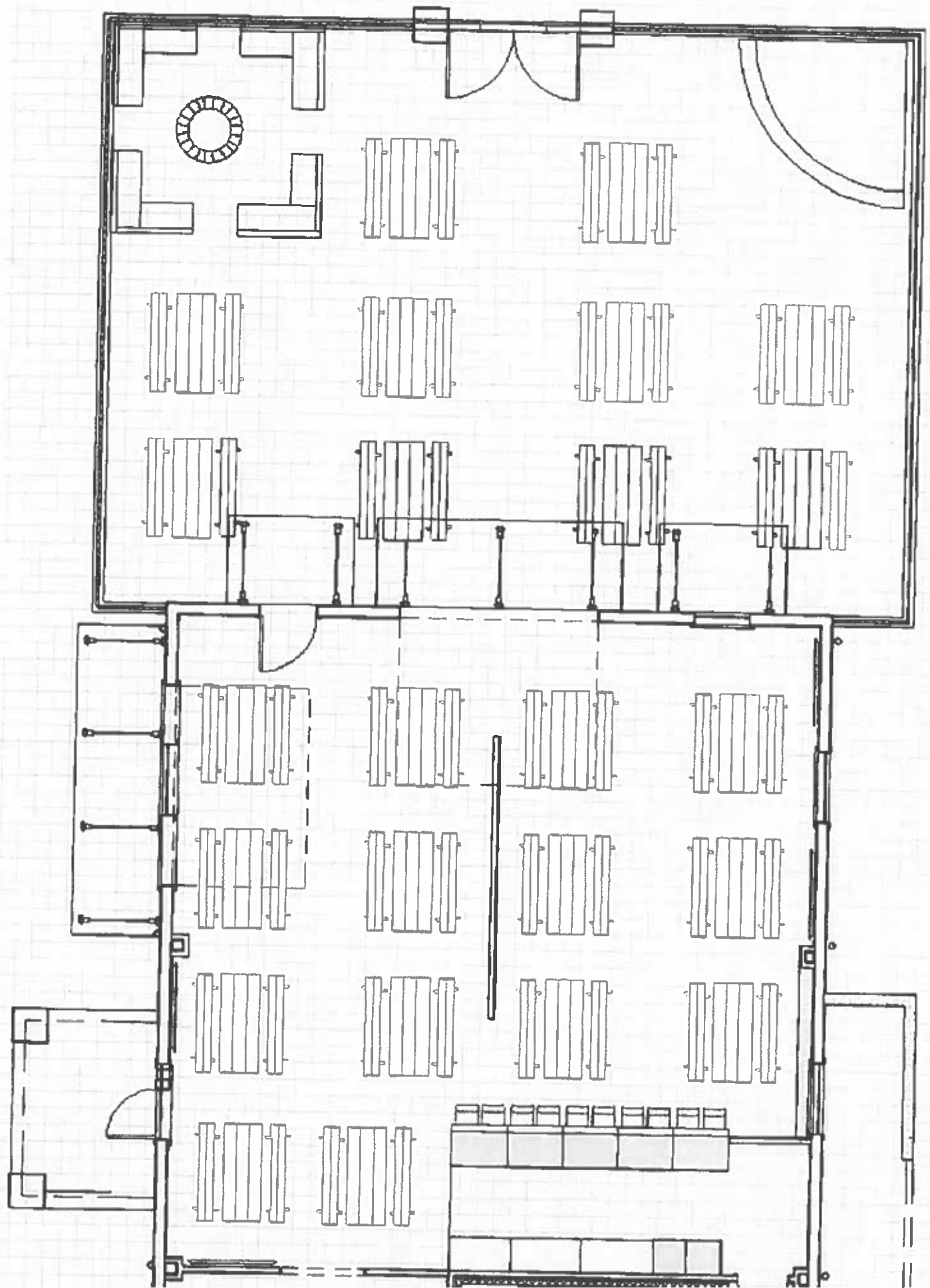












CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Request for Development Order & Certificate of Appropriateness – 684 7th Street –
Wolfpack Alliance, LLC

MEETING DATE

Tuesday, January 23, 2024

PREPARED BY

Tamara Donjuan, Planning & Zoning Officer

SUMMARY

This will approve a Development Order and Certificate of Appropriateness for Wolf Pack Alliance, LLC located at 684 7th Street, Parcel ID: 00-1430-0000. This is located inside the historical district and the corridor development district which both require Planning & Zoning as well as City Council approval. The City Council will meet January 23, 2024 at 5:00 p.m. to review this request.

The proposed development meets all standards for uses allowed, density and intensity for the corridor development district. The property will aesthetically blend with the area and enhance the character of the city. The materials and design of the building will keep the character and charm of downtown. The proposed new development will not be in a flood zone.

RECOMMENDATION

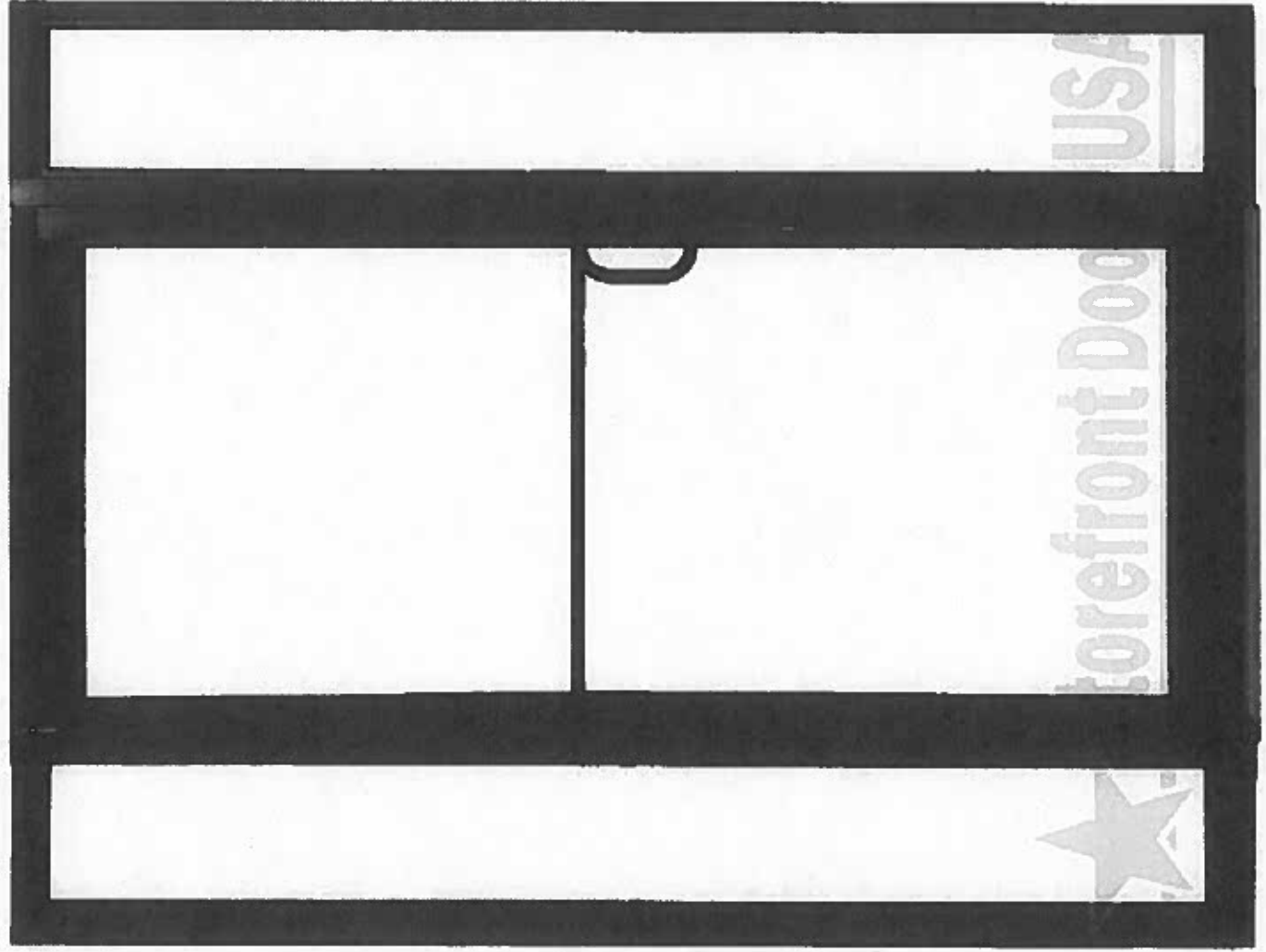
City Staff recommend approval of the Development Order and Certificate of Appropriateness for Wolf Pack Alliance, LLC.

ATTACHMENTS

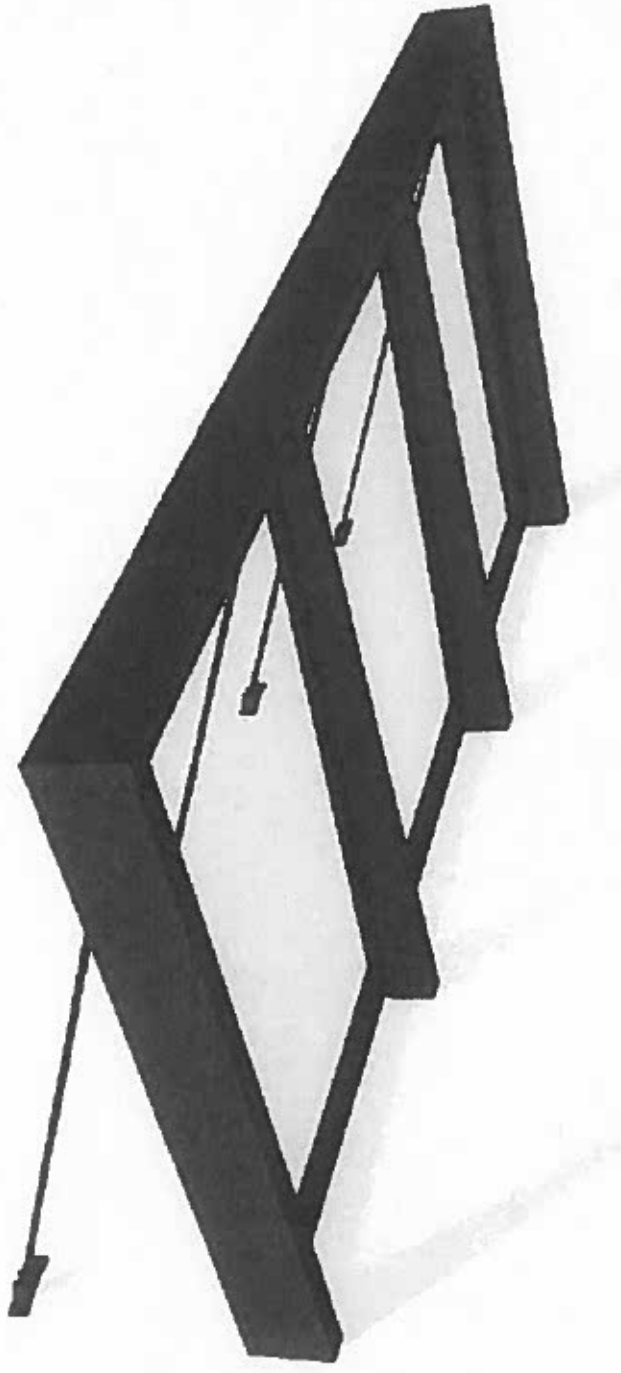
1. Development Order
2. Land Use Compliance Certificate
3. Application for Certificate of Appropriateness
4. Flood Map and miscellaneous documents
5. Civil Plans
6. List of materials to be used with photos attached.
7. Photos of the design of the building.



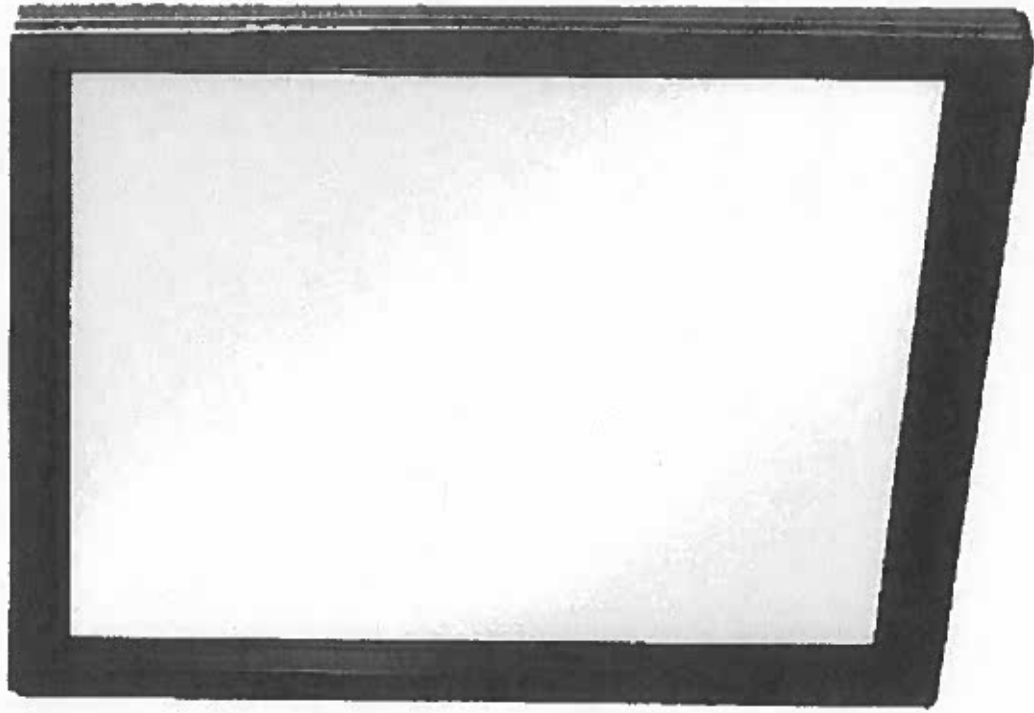
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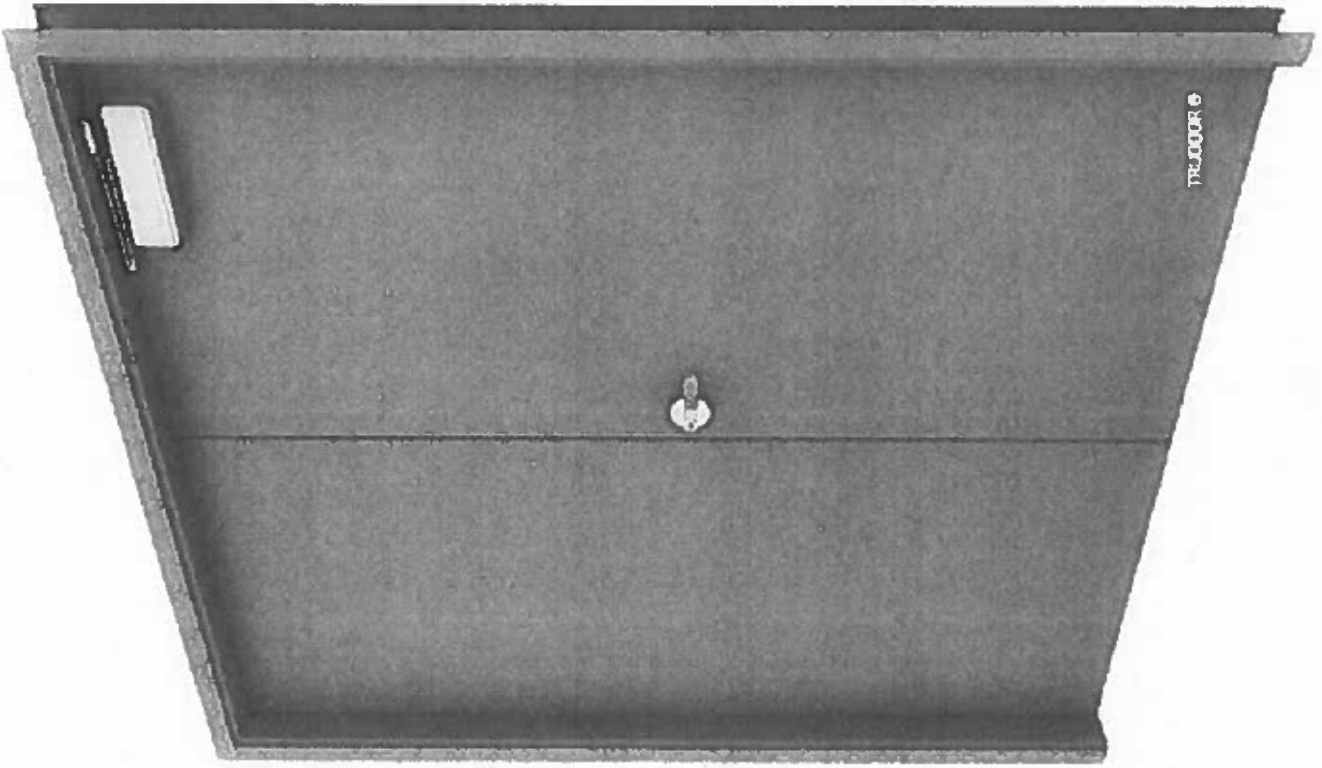
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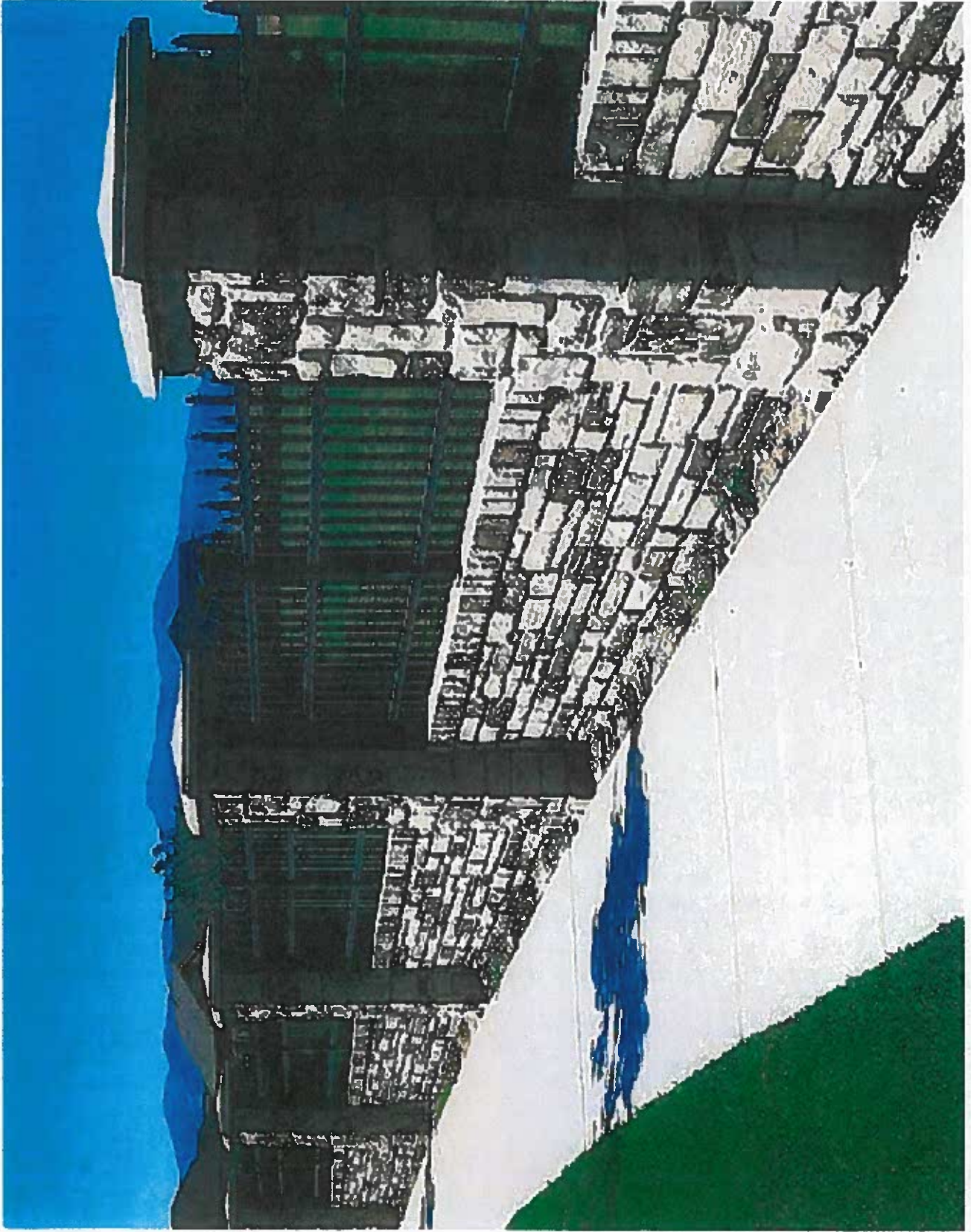
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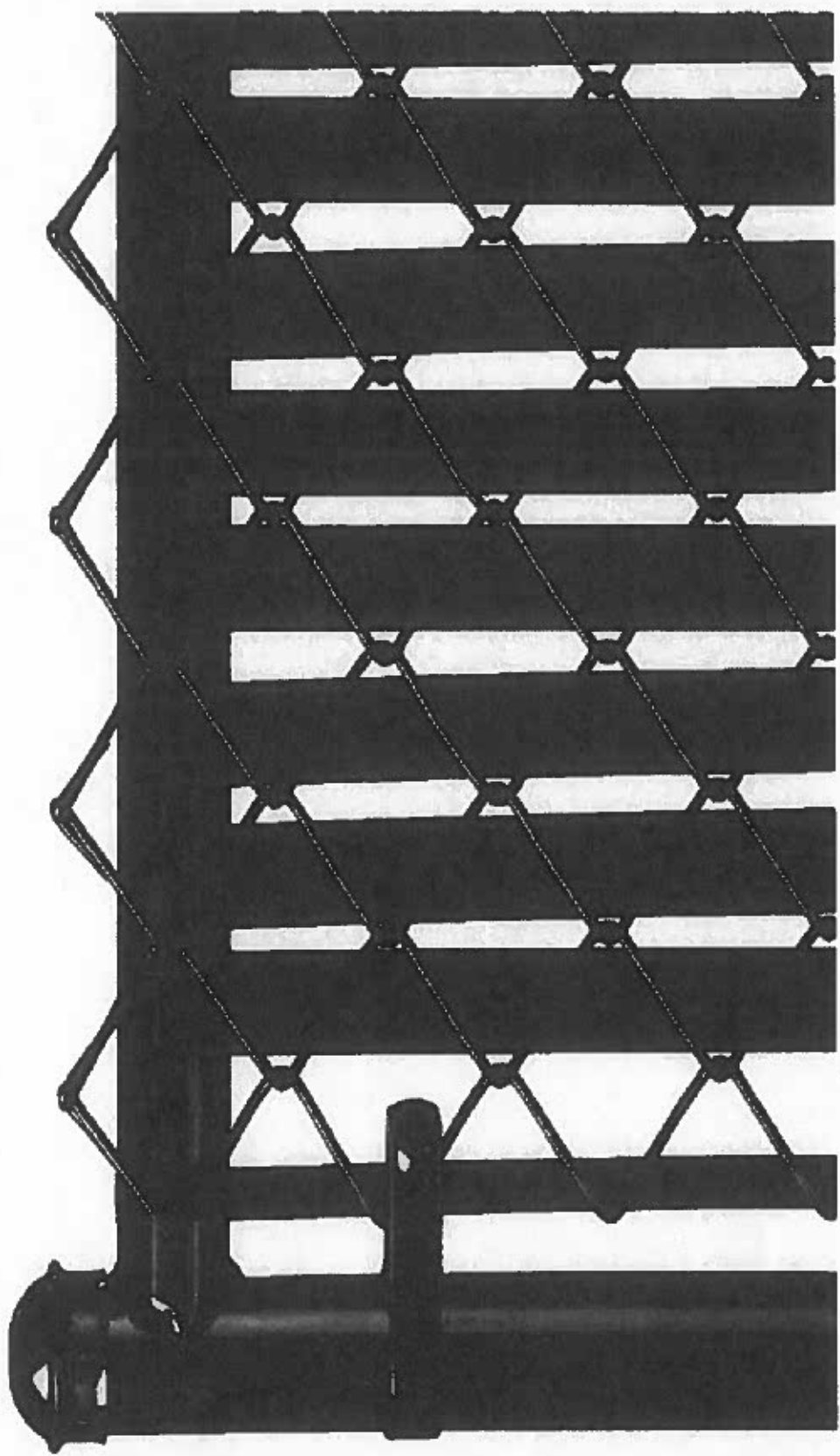
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