

**2nd Approval to
Amended
Development Order
& Variance**

City of Chipley
Council Meeting
Minutes
June 11, 2024 at 5:00 p.m.

Attendees:

Ms. Tracy Andrews, Mayor
Ms. Cheryl McCall, Council Member

Mrs. Linda Cain, Council Member

Absent:

Mr. Kevin Russell, Mayor Pro-Tem

Others Present Were:

Mrs. Patrice Tanner, City Administrator
Mr. Michael Richter, Police Lieutenant
Mrs. Michelle Jordan, City Attorney

Ms. Sherry Snell, City Clerk
Mr. Guy Lane, Asst. City Admin./Public Works Director

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 Mayor Andrews and Council Member Cain led the pledge to the American Flag.

C. APPROVAL OF AGENDA

Mayor Andrews added #10 - Reappointment of Chipley Housing Authority Commissioner.
No further discussion.

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

There were no comments.

E. APPROVAL OF MINUTES

1. Regular Council Meeting – May 14, 2024

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

F. PRESENTATIONS

1. **Proclamation** - Rogers Insurance Agency 50th Anniversary – The City Council honored Rogers Insurance with a Proclamation for their 50th Anniversary of doing business in Chipley.
2. **Proclamation** - Robert Sapp 60 Years on Main. The City Council honored Robert Sapp with a Proclamation for 60 years of working on Main Street in Chipley.

G. CONSENT AGENDA

- 1. Resolution No. 24-29 – FDOT Traffic Signal Maintenance and Compensation Agreement**
- 2. Resolution No. 24-30 - FY 23-24 Budget Amendment**
- 3. Award of Bid No. 2023-03 - New Sidewalks - 2nd Street**
- 4. Affirmation of Finance Director**
- 5. Affirmation of Police Chief**
- 6. Employee Classification Document – Changes**
- 7. Special Event Application - Annual July 4th Community Fun Day - Southern Splash & Dash**
- 8. Special Event Application - DiscoverLife Church - Free Community Summer Event**
- 9. Special Event Application - Early Learning Coalition of Northwest Florida (ALCNWF) - Outdoor Children's Art Festival - Tami Valdez**
- 10. Chipley Housing Authority – Reappointment of Commissioner - Curtis Carter**

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

The Council recognized Ms. Mary Jan Bossert as the new Finance Director. Ms. Bossert stated she looks forward to serving the citizens of Chipley.

Police Chief Scott Thompson introduced Michael Richter as the new Police Chief. He stated he has been employed with the city for thirteen years and is well prepared for the position. Police Chief Richter thanked Mrs. Tanner and the Council for being so supportive of the Police Department. Mrs. Tanner stated Mr. Thompson is retiring at the end of June. Mayor Andrews stated how honored the Council was to work with Mr. Thompson and appreciated how he transferred his knowledge to his team leaving us in good hands. Mr. Thompson stated it was an honor to serve as Police Chief.

H. AGENDA ITEMS

- 1. Ordinance No. 983 (Public Hearing) – Amendment to the Future Land Use Map.** Mayor Andrews closed the regular meeting and opened the public hearing at 5:19 p.m. Mrs. Tanner read Ordinance No. 983 by title:

AN ORDINANCE OF THE CITY OF CHIPLEY, FLORIDA, AMENDING ITS ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR FUTURE LAND USE CHANGE OF A PARCEL OF PROPERTY WITH PARCEL NO. 00000000-00-2698-0001 LOCATED AT 1218 CAMPBELLTON AVENUE, FROM LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL; PROVIDING FOR AMENDMENT TO THE FUTURE LAND USE MAP; PROVIDING FOR A SMALL SCALE AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR THE FILING WITH THE CLERK OF CIRCUIT COURT AND THE FLORIDA DEPARTMENT OF COMMERCE; AND DECLARING AN EFFECTIVE DATE.

Mrs. Tanner explained this Ordinance, if approved, will amend the Future Land Use Map changing the land use designation of Parcel # 00-2698-0001 located at 1218 Campbellton Avenue, a total of approximately .417 acres, from Low Density Residential to the High-Density Residential Land Use Category. Mrs. Tanner stated official notice to advertise the public that the proposed adoption of Ordinance No. 983 was published in the Washington County News on May 29, 2024 and the ad complied with the legal requirements of the city code and the Florida Statutes.

There were no comments.

Mayor Andrews closed the public hearing and opened the regular meeting at 5:21 p.m. No further discussion.

A motion was made by Council Member Cain and seconded by Council Member McCall to approve the final reading of Ordinance No. 983. The motion passed unanimously.

2. **Ordinance No. 984 (Public Hearing)** – Amendment to Chapter 2, Administration. Mayor Andrews closed the regular meeting and opened the public hearing at 5:22 p.m. Mrs. Tanner read Ordinance No. 984 by title:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
CHIPLEY, FLORIDA AMENDING CHAPTER 2,
ADMINISTRATION, ARTICLE II. CITY COUNCIL;
PROVIDING FOR SEVERABILITY; PROVIDING FOR
CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

Mrs. Tanner explained this Ordinance, if approved, will amend Chapter 2 – Administration to change the time of the regular council meeting from 6:00 p.m. to 5:00 p.m. on the second Tuesday of each month. Mrs. Tanner stated official notice to advertise the public that the proposed adoption of Ordinance No. 984 was published in the Washington County News on May 29, 2024 and the ad complied with the legal requirements of the city code and the Florida Statutes.

Mrs. Suzan Gage stated she understands the change, but to keep in mind the undue burden for citizens to be there earlier. She also asked if the city could provide the public with technology assistance to be able to view the meetings online. Mayor Andrews stated the workshops were always at 5:00 p.m. and combining the meetings into one allows people with agenda items to only come to one meeting. She stated we will make sure citizens know how to be more involved.

Mayor Andrews closed the public hearing and opened the regular meeting at 5:25 p.m. No further discussion.

A motion was made by Council Member McCall and seconded by Council Member Cain to approve the final reading of Ordinance No. 984. The motion passed unanimously.

3. **Ordinance No. 985 (First Reading)** – Election Referendum. Mrs. Tanner read Ordinance No. 985 by title:

**AN ORDINANCE OF THE CITY OF CHIPLEY PROPOSING AN
AMENDMENT TO THE CITY CHARTER CHANGING THE
ELECTION CYCLES FROM YEARLY TO EVERY TWO YEARS AND
THE TERMS OF OFFICE OF THE CITY COUNCIL MEMBERS
FROM TWO (2) YEARS TO FOUR (4) YEARS; EXTENDING THE
TERMS OF THOSE COUNCIL MEMBERS WHOSE TERMS ARE
DUE TO EXPIRE SEPTEMBER 2025 BY ONE ADDITIONAL YEAR;
PROVIDING FOR SUBMISSION OF THE PROPOSED CITY
CHARTER AMENDMENT TO THE ELECTORS OF THE CITY AT
THE REGULAR ELECTION IN SEPTEMBER 2024; PROVIDING
FOR SEVERABILITY; PROVIDING FOR REPEALER; PROVIDING
FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.**

Mrs. Tanner explained this Ordinance, if approved, will amend the City Charter changing the election cycles from yearly to every two (2) years and the terms of office of the City Council members from two (2) years to four (4) years. No further discussion.

A motion was made by Council Member McCall and seconded by Council Member Cain to approve the first reading of Ordinance No. 985. The motion passed unanimously.

4. **Resolution No. 24-31 - DOJ Body Worn Cameras Grant.** Chief Richter explained they have been using body worn cameras since 2013 and they are crucial for evidence collection for prosecution of cases and also for clearing officer complaints. Our current cameras are no longer supported by the manufacturer and are at the end of their life cycle. Some have already failed and some are malfunctioning. The new cameras are necessary, but are incompatible with our current system. We have to replace the system to support any new cameras, but they can work with our in-car cameras. The quote is for the new system, new body cameras and is for all the equipment we need to modify the in-car cameras. The grant should cover about 50% of the cameras and batteries which is substantial, but the department will have a considerable amount to come up with. The quote is for approximately \$30,000. Mrs. Tanner stated if the grant is approved he will include the new system in his budget. Discussion ensued.

A motion was made by Council Member McCall and seconded by Council Member Cain to approve Resolution No. 24-31. The motion passed unanimously.

5. **Request for a Variance and Amended Development Order - 684 7th Street - Wolfpack Alliance, LLC.** Mrs. Tanner explained a variance is needed to allow alcoholic beverages sales

for the property located at 684 7th Street, Parcel ID: 00-1430-0000 also known as the Chipley Station. The amended development order will reflect the correct type of development as an entertainment establishment. This property is located in the Historic Commercial District with an overlay of the Corridor Development District and Entertainment District. Mrs. Tanner stated during the Planning & Zoning Commission meeting there was concern if there were no food trucks there, would it become just a bar. She stated her understanding was it would not be able to become just a bar because the original intent when it was approved was for an establishment with food trucks. That was the purpose of the city leasing the food truck parking spaces. Discussion ensued.

A motion was made by Council Member McCall and seconded by Council Member Cain to approve a Variance and Amended Development Order at 684 7th Street for Wolfpack Alliance, LLC. The motion passed unanimously.

6. **Award of RFQ No. 2024-04 – Professional Planning Consultant.** Mrs. Tanner explained the City advertised for a Professional Planning Consultant and received two (2) RFQ's on June 4, 2024 and the Selection Committee scored them. Staff recommendation is to approve Kimley Horn and for staff to negotiate per CCNA for fair and reasonable compensation based on the scoring of the Selection Committee. Once we can negotiate a contract then we will bring it back to Council for approval. No further discussion.

A motion was made by Council Member Cain and seconded by Council Member McCall to approve the Award of RFQ No. 2024-04 to Kimley Horn. The motion passed unanimously.

7. **Final Historic Structure Assessment Report & Expansion Plan – Heather Lopez.** Mrs. Lopez stated this is the final report that has been reviewed by the Division of Historical Resources. We took into account some of the comments from the state preservation office which is included in the report. The report will be submitted to the state for final close out of the grant. Mrs. Lopez stated there was one minor change on page 19 on the color of the roof. Discussion ensued.

A motion was made by Council Member Cain and seconded by Council Member McCall to approve the Final Historic Structure Assessment Report & Expansion Plan. The motion passed unanimously.

8. **Spanish Trail Playhouse – Donation of Surplus Property.** Mrs. Tanner explained Hunter Williams with the Spanish Trail Playhouse is requesting a donation of five (5) restaurant booths from the old Dairy Dip building to be used in their set designs to enhance the overall theatrical experience. They will handle the removal and transporting of the booths. These booths are scheduled to be included in the demolition of the building and hauled off to the landfill. We were not going to utilize them and they will be removed before the demo is done. No further discussion.

A motion was made by Council Member Cain and seconded by Council Member McCall to approve the donation of surplus property to the Spanish Trail Playhouse. The motion passed unanimously.

9. **Speeding on City Streets – Discussion.** Mrs. Tanner explained the City Council had a discussion in April 2024 about Speeding on City Streets due to the high volume of speeding within the city. At that meeting there was discussion about speeding on city streets and what could the city do to address this issue. There was discussion about speed control devices as well as other forms of speed bumps/humps. At that time, it was discussed this topic needed to be brought back to the City Council for further discussion. We included a copy of the Speed Hump Policy in the packet. Ms. McCall stated there has been issues since 2008 with speeding. Speed humps were placed on North 2nd Street in the past which has slowed traffic down. Then in 2012 a Speed Hump Policy was approved by Council. We need speed control designed humps on some city streets. Mr. Riley Shields, 1333 Forrest Ave, stated he had recently submitted an application for a speed hump in front of his home. He has noticed speeding issues in other areas of town. In October he got a petition for speed humps signed by citizens on Forrest Avenue. Mrs. Tanner stated the policy can be reviewed by the Attorney, Police Chief and Public Works Director to see what we can do to come up with something that will better suit us at this time. Mayor Andrews stated we have more time to look at and compare with our current situation. Mr. Larry Zezula, 835 Maple Street, stated officers are needed elsewhere. He has experienced a lot of speed humps in Georgia and the amount of money you would save in payroll without having an officer on those streets. Mr. Brian Bloomfield, present via Zoom, 632 5th Street, stated the speeding on 5th Street is out of control and unnerving to have his daughter outside. The officers have other things to do instead of sit and monitor the street. Anything for the safety of the kids and pedestrians is needed. Mrs. Suzan Gage, 626 5th Street, stated that as we grow and become more pedestrian friendly we must make sure pedestrian safety is considered. Dana James Straight, 659 5th Street, stated the speeding and not stopping for stop signs is an issue. They use Watts Street as a cut off when Hwy 77 is backed up. Children

are playing and people are walking down the sidewalk. Monica Rehberg, 650 5th Street, stated 5th Street is worse than ever, her granddaughter rides her bike along with other children and the speeding is an issue. Mayor Andrews stated we are grateful for the feedback and will take one area at a time to incorporate some things in place and review our policy because safety is number one within our city. Mrs. Tanner stated there are some streets that have speeding issues and also have no sidewalks which makes the situation even more dangerous. Juanita Finley, 562 Bennett Drive, stated Bennett Drive is one of those streets with no sidewalks and is a cut through road that people use a lot. She asked for Bennett Drive to be put on the list. Mayor Andrews stated we would add that to the list. Discussion ensued.

J. OTHER BUSINESS

Attorney Jordan stated if you have not filed your Form 6 yet, there was a class action lawsuit filed seeking injunctive relief against the Ethics Commission on behalf of municipal officers throughout the state. The Ethics Commission is working to get their electronic records updated. As of right now, you will file Form 1 instead of the Form 6. Mrs. Tanner asked Attorney Jordan that if anyone has already filed their Form 6, they are not required to also file Form 1. Attorney Jordan stated that was her understanding. Discussion ensued.

She stated an executive session was needed on July 22, 2024 at 5:00 p.m. for the Golf Course Land Lease Agreement. Discussion ensued.

There was no other business.

K. ADJOURN

The meeting was adjourned by Mayor Andrews at 6:08 p.m.

City of Chipley

Tracy L. Andrews, Mayor

Attest:

Sherry Snell,
City Clerk

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Request for a Variance and Amended Development Order– 684 7th Street – Wolfpack Alliance, LLC

MEETING DATE

Tuesday, June 11, 2024

PREPARED BY

Tamara Donjuan, Planning & Zoning Officer

SUMMARY

A variance is needed to allow alcoholic beverages sales for the property located at 684 7th Street, Parcel ID: 00-1430-0000. The amended development order will reflect the correct type of development as an entertainment establishment. This property is located in the Historic Commercial District with an overlay of the Corridor Development District and Entertainment District.

Chapter 4, Alcoholic Beverages, Article II.-Establishments, Sec. 4-29 Location restricted; proximity to churches, public parks, residential dwellings, and schools; distance locations for bottle clubs, private clubs, and entertainment establishments; restrictions for established businesses. (3) *Distance locations for bottle clubs, private clubs, and entertainment establishments.* It is unlawful for any licensed alcoholic beverage bottle club, private club, or entertainment establishment to operate, barter, sell, give away, exchange or otherwise dispose of in the nature of a gift or exchange alcoholic and intoxicating liquors for consumption on the premises where sold, bartered, exchanged, given away or disposed of within 1,000 feet of any church, public park, residence or school. The distance shall be determined by measuring a radius from the main public entrance of the place or establishment. If any portion of a parcel of land in use as a church, public park, residence or school facility lies within such radius, then the church, public park, residence or school shall be deemed to be within such distance. This provision shall not apply to brewpubs, micro-breweries, micro-distilleries, micro-wineries or event venues.

Granting 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 surrounding area. The variance granted is the minimum that will make possible the reasonable use of the new development as an entertainment establishment.

RECOMMENDATION

City Staff recommends approval of the variance and amended development order to promote the growth and success of the downtown area with offering additional entertainment to our community.

ATTACHMENTS

1. Variance Request Packet
2. Affidavit of Mailing
3. Entertainment District Ordinance

APPROVED 3-0

Amended
City of Chipley
Development Order

File No. 614

Fees Paid \$ _____

Name of Owner: Wolfpack Alliance LLC

Phone #: 503-515-2925

Address: 6420 NW Lambert LN, Camas, WA 98607

Name of Developer/Contractor: TBA

Address: _____

Phone #: _____

Type of Development: Entertainment Establishment

Parcel Size: .14 acres

Location of Development: 684 7th Street

Land Use Designation: Historical Commercial

Sq. Ft. of Building 2400

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 Maps

3. COA 4. Plans, Material List, Photos

Date of Planning & Zoning Commission Approval: May 30, 2024

Date of City Council Approval: June 11, 2024

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] 6/18/24
Signature - City Administrator Date Attest _____ Date _____

SEAL

Owner/Developer/Contractor: Wolfpack Alliance LLC

ZONING CHANGE OR VARIANCE REQUEST OR SPECIAL EXCEPTION

FEE: \$150.00

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 05/03/2024

Applicant's Name Wolf Pack Alliance, LLC

Phone 803-672-4721

Address 6420 NW Lambert LN Camas WA 98607

[Signature]
Signature of Applicant

05/03/2024

Date

ADDRESS OR DESCRIPTION OF PROPERTY TO BE CONSIDERED 684 7th ST Chipley, FL

TYPE OF REQUEST Zoning Change () Variance ()

REASON FOR REQUEST Obtain a liquor license for Chipley Station.

SUPPORTING DOCUMENT(S) _____

ZONING BOARD USE ONLY

DECISION OF ZONING BOARD Abstained 1 Approved 2-1

[Signature]
Signature of Board Chairman

5/30/24

Date

PERSON TO BE NOTIFIED OF BOARD DECISION:

TAMARA DONJUAN

Address: _____

Phone #

850 638 6350

**PLANNING & ZONING COMMISSION
MEETING**

May 30, 2024

3:00 p.m.

Members Present:

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

Mrs. Wanda Owens, Board Member
Mr. David Ridley, Board Member

Absent:

Mr. Tom Lancaster, Chairman

Others Present:

Mrs. Tamara Donjuan, Code Enforcement/Planning Officer
Mrs. Patrice Tanner, City Administrator

Ms. Sherry Snell, City Clerk
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 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 Mr. Morris at 3:00 p.m.
- B. **Prayer and Pledge.** Prayer was given by Mr. Ridley. Mrs. Owens led the pledge to the American Flag.
- C. **Approval of Agenda.**
- A motion was made by Mr. Kent and seconded by Mrs. Owens to approve the agenda as presented. The motion passed unanimously.
- D. **Presentation and Approval of Minutes.**
1. February 22, 2024.
- A motion was made by Mrs. Owens and seconded by Mr. Ridley to approve the minutes as presented. The motion passed unanimously.
- E. **Agenda Item.**
- 1) **Request for Variance and Amended Development Order - 684 7th Street - Wolfpack Alliance, LLC.**

Mrs. Donjuan stated this on the Chipley Station that was originally approved on January 23, 2024. They need to amend their development order to have the correct type of development and they also need a variance to sell alcohol. She stated she mailed out 34 certified letters and 24 were returned. Mr. Kent asked if 10 were not returned. Mrs. Donjuan stated that was correct. Mr. Kent asked when the letters were sent. Mrs. Donjuan stated on May 9, 2024. Mr. Jeffrey Dexter, Wolfpack Alliance, LLC, was present via ZOOM. He stated it was just a format for them to do business and move forward with what they are doing and trying to enhance Chipley in the future. Mrs. Donjuan stated the Council has leased spaces to them for the food trucks. Mr. Dexter stated the variance would make it easier to get a liquor

license. Mrs. Tanner gave some background information, the council was made aware from the beginning about alcohol being involved, they approved the lease of six (6) parking spaces in the parking lot for the food trucks. Wolfpack did believe that they would have food sales, but once our attorney looked at it, she determined a variance would be needed. They were notified of what they needed to do moving forward, which is what brought us here today. Mrs. Donjuan said an entertainment district has been established downtown where liquor can be sold and if you don't grant the variance there is no growth. Mr. Kent stated he was concerned about the churches in the area. He wasn't sure if they received their letter, and it was hard for him to think about even though they are not here. Kathy Storlie, was present via ZOOM. She stated that 1901 on Main is a new wine bar which is also within the same area and isn't sure how they can get a liquor license and she can't. Mrs. Donjuan stated they are a distillery and restaurant so they do not need a variance. Mrs. Storlie stated they would function like a restaurant but the food would be outside with the food trucks which are very family friendly. Mrs. Tanner stated there is a required cup which would be no different for this establishment. This is in the Entertainment District in which alcohol is allowed to be served downtown. Mr. Dexter stated we want to be respectable of the church and community. We could do pizza or something inside which will be the same thing. Mrs. Tanner clarified if they were a distillery or a restaurant they would be able to come in and sell alcohol and the only difference is they are not categorized as either. The revenue from the food will be coming from an outside source. If they came back to ask to sell food and as long as 51% or more was sold, they would be able to sell alcohol. Jeff Lenz, citizen, stated there are no certain guidelines as to how many trucks and what hours they will be there. If the food trucks are not there it's just a bar. Mr. Dexter stated they asked for the parking spots for permanent food trucks. Mrs. Tanner stated when the City Council approved this, it was for an establishment with food trucks, so they have to have food trucks. Discussion ensued.


A motion was made by Mr. Ridley and Mr. Morris passed the gavel to Mrs. Owens and seconded to approve the Variance and Amended Development Order at 684 7th Street for Wolfpack Alliance, LLC. The motion passed with two (2) ayes and one (1) naye. Mrs. Owens abstained due to the property owner being a client.

F. Other Business.

G. Adjourn. The meeting was adjourned at 3:36 p.m.

Presented by:


Sherry Snell
City Clerk


Mr. Thomas Lancaster
Chairman

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Request for a Variance and Amended Development Order– 684 7th Street – Wolfpack Alliance, LLC

MEETING DATE

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PREPARED BY

Tamara Donjuan, Planning & Zoning Officer

SUMMARY

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Chapter 4, Alcoholic Beverages, Article II.-Establishments, Sec. 4-29 Location restricted; proximity to churches, public parks, residential dwellings, and schools; distance locations for bottle clubs, private clubs, and entertainment establishments; restrictions for established businesses. (3) *Distance locations for bottle clubs, private clubs, and entertainment establishments.* It is unlawful for any licensed alcoholic beverage bottle club, private club, or entertainment establishment to operate, barter, sell, give away, exchange or otherwise dispose of in the nature of a gift or exchange alcoholic and intoxicating liquors for consumption on the premises where sold, bartered, exchanged, given away or disposed of within 1,000 feet of any church, public park, residence or school. The distance shall be determined by measuring a radius from the main public entrance of the place or establishment. If any portion of a parcel of land in use as a church, public park, residence or school facility lies within such radius, then the church, public park, residence or school shall be deemed to be within such distance. This provision shall not apply to brewpubs, micro-breweries, micro-distilleries, micro-wineries or event venues.

Granting 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 surrounding area. The variance granted is the minimum that will make possible the reasonable use of the new development as an entertainment establishment.

The City Council will meet June 11, 2024, at 5:00 p.m. to review the recommendation.

RECOMMENDATION

City Staff recommends approval of the variance and amended development order to promote the growth and success of the downtown area with offering additional entertainment to our community.

ATTACHMENTS

1. Variance Request Packet
2. Affidavit of Mailing
3. Entertainment District Ordinance

ABSTAINED 1 APPROVED 2-1

CITY OF CHIPLEY

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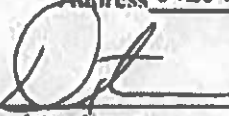
ZONING CHANGE OR VARIANCE REQUEST OR SPECIAL EXCEPTION

FEE: \$150.00

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Date 05/03/2024 Applicant's Name Wolf Pack Alliance, LLC

Phone 503-572-4721 Address 6420 NW Lambert LN Camas WA 98607

  05/03/2024
Signature of Applicant Date

ADDRESS OR DESCRIPTION OF PROPERTY TO BE CONSIDERED 684 7th ST Chipley FL

TYPE OF REQUEST: Zoning Change (O) Variance (©)

REASON FOR REQUEST: Obtain a liquor license for Chipley Station.

SUPPORTING DOCUMENT(S): _____

ZONING BOARD USE ONLY

DECISION OF ZONING BOARD: _____

Signature of Board Chairman Date

PERSON TO BE NOTIFIED OF BOARD DECISION: _____

Address: _____ Phone #: _____

Add/Change/Void Cash Receipt CD3008505



Print
Receipt

Void
Receipt

Close
Receipt

UBS

STS

FMS

Money Received

+ Add Money To Receipt

	Amount	Type	Payment Info
	150.00	PP	VISA: 1577 / AUTH: 155647069

Provider Fees Paid: \$3.00

Distributions

+ Add Distribution

	Type	Amount	Apply to	Description	For	Discount Pen Forgive
	FMSD	150.00	DIST CD: 2550	VARIANCE		0.00

Operator Code: BETTY

Receipt Code: CD3008505

Receipt Date: 05/03/24

☐ Voided

Distributions: 150.00

Money: 150.00

Change Due: 0.00

☒ From: STORLIE, KATHY A-WOLF PACK ALLIANC

Email Address:

Destination Phone:

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, May 30, 2024, at 3:00 p.m. CST. The purpose of this hearing is to review and consider the following request:

1. A variance is needed to allow alcoholic beverage sales for the property located at 684 7th Street, Parcel ID: 00-1430-0000. The amended development order will reflect the correct type of development as an entertainment establishment.

Zoom webinar:

When: May 30 2024 03:00 PM Central Time (US and Canada)

Topic: Planning & Zoning Commission Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83814523565>

Or One tap mobile :

+13052241968,,83814523565# US, +13017158592,,83814523565# US (Washington DC)

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 305 224 1968 US +1 301 715 8592 US (Washington DC) +1 309 205 3325 US +1 312 626 6799 US (Chicago) +1 646 558 8656 US (New York) +1 646 931 3860 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 +1 564 217 2000 US +1 669 444 9171 US

Webinar ID: 838 1452 3565

The City Council will conduct a public hearing at the City Hall Council Chambers located at 1442 Jackson Ave, Chipley, FL on June 11, 2024, at 5:00 pm to consider the request for the variance and amended development order request.

All citizens and interested parties are encouraged to attend the public hearings or via zoom. Any inquiries regarding the public hearings or any person requiring special accommodations 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.

Tamara Donjuan

Code Enforcement/Planning Officer

**CITY OF CHIPLEY
AFFIDAVIT OF MAILING**

May 9, 2024

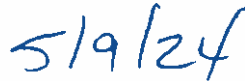
Re: Notice of Public Hearing for the Planning and Zoning Commission, on May 30, 2024, at 3:00 pm., and Notice of Public Hearing for City Council on June 11, 2024, at 5:00 pm both located at 1442 Jackson Avenue, Chipley, FL 32428, in the city's chambers,

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

See Exhibit A, on May 9, 2024.



Employee Signature



Date

Sworn to and subscribed before me this 9th day of May, 2024, by
Tamara Donjuan, who is personally known by me.



Signature of Notary Public

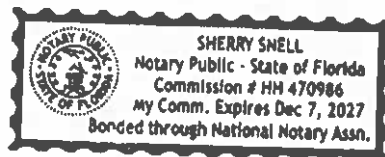


EXHIBIT A
(2 pages)

CAPITAL CITY BANK
ATTN: ACCOUNTING DEPT
217 N MONROE ST
TALLAHASSEE, FL 32301

CITY OF CHIPLEY
PO BOX 1007
CHIPLEY, FL 32428

COGGIN PROPERTIES INC
PO BOX 432
CHIPLEY, FL 32428

COGGIN PROPERTIES LLC
232 MAY CIR
CHIPLEY, FL 32428

CORBIN DAVID ALAN
1436 CLAYTON RD
CHIPLEY, FL 32428

CULPEPPER INVESTMENT PROP LLC
1296 WELLS AVE
CHIPLEY, FL 32428

DAVIDSON J PAUL JR, DAVIDSON LEAN
1700 BONNER RD
BONIFAY, FL 32425

DAVIDSON JAMES P JR, DAVIDSON LEA
1700 BONNER RD
BONIFAY, FL 32425

DOUBLE DC PROPERTIES LLC
1456 CLAYTON RD
CHIPLEY, FL 32428

EVOLI LIFE LLC
2309 FRANKFORD AVE
PANAMA CITY, FL 32405

FALLING WATERS INVESTMENT LLC
1111 PINE BLUFF DR
CHIPLEY, FL 32428

FLORIDA GULF & ATLANTIC, LLC, RAILU
1515 SOUTH FEDERAL HWY STE 308
BOCA RATON, FL 33432

FLOYD JON S, FLOYD JENEE T
1311 PINEY GROVE RD
CHIPLEY, FL 32428

GODFREY WARD G JR TRUSTEE, WARD
PO BOX 147
CHIPLEY, FL 32428

GODFREY WARD G JR TRUSTEE, WARD
WG JR & FE GODFREY REV TRUSTS
PO BOX 147
CHIPLEY, FL 32428

GODFREY WARD G JR TRUSTEE
PO BOX 147
CHIPLEY, FL 32428

GODFREY WARD GRIFFITH TRUSTEE, C
PO BOX 147
CHIPLEY, FL 32428

J CORB LLC
912 HWY 277
CHIPLEY, FL 32428

KNAPP MICKEY
216 BAHOMA RD
CHIPLEY, FL 32428

LENZ GERALD
1536 OLIE RD
CHIPLEY, FL 32428

MAIN STREET MARKET LLC
1700 BONNER RD
BONIFAY, FL 32425

MARQUEZ ASHLYNN C, MARQUEZ JOSE
4391 CYPRESS CROSSING RD
VERNON, FL 32462

MOSS INDUSTRIES INC
1427 GAINER RD
CHIPLEY, FL 32428

PROFESSIONAL QUALITY SVCS LLC
20 WRIGHT AVE
NEW HAVEN, CT 06515

RANEY WANDA
2555 KENT RD
CHIPLEY, FL 32428

RILEY GAIL GODFREY TRUSTEE, WELL
1481 OLD BONIFAY RD
CHIPLEY, FL 32428

SASSER J D MRS, DAVIDSON TAWANA T
PO BOX 563
CHIPLEY, FL 32428

SISTERS SOUTHERN CHARM B & T
827 MAIN ST
CHIPLEY, FL 32428

SWART JAN H, SWART SOPHIA
532 TEQUESTA DR
COMPASS LAKE IN THE HILLS
MARIANNA, FL 32448

TAYLOR MARK A
PO BOX 979
CHIPLEY, FL 32428

EXHIBIT A
Continued

WOLFPACK ALLIANCE LLC
6420 NW LAMBERT LN
CAMAS, WA 98607

WRIGHT JAMES W, WRIGHT BRITTANY
808 CORBIN RD
CHIPLEY, FL 32428

WRIGHT JAMES, WIRGHT BRITTANY
808 CORBIN RD
CHIPLEY, FL 32428

WRIGHT JAMES, WRIGHT BRITTANY
808 CORBIN RD
CHIPLEY, FL 32428

ORDINANCE NO. 979

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHIPLEY, FLORIDA AMENDING CHAPTER 10, ARTICLE III OF THE CODE OF ORDINANCES TO ESTABLISH A DOWNTOWN ENTERTAINMENT DISTRICT; PROVIDING FOR A LEGAL DESCRIPTION OF THE DISTRICT; PROVIDING FOR DEFINITIONS; PROVIDING FOR RULES FOR OUTSIDE CONSUMPTION OF ALCOHOLIC BEVERAGES WITHIN THE DISTRICT; PROVIDING FOR PERMITTING FOR SPECIAL EVENTS; PROVIDING FOR EMERGENCY SERVICES REQUIREMENTS FOR PERMITTED SPECIAL EVENTS; PROVIDING FOR HOURS OF MUSIC AND ENTERTAINMENT; AMENDING CHAPTER 4, ALCOHOLIC BEVERAGES, TO PROVIDE CERTAIN EXEMPTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII of the Constitution of the State of Florida and Chapter 166, Florida Statutes, the City Council of the City of Chipley is vested with the authority to adopt this Ordinance; and

WHEREAS, the concept of local sustainability and a desire for an economically healthy Downtown has inspired the City to search for programs to attract more visitors to the area to ensure the long-term viability of the City's Downtown business area; and

WHEREAS, many communities around the country have been exploring the allowance of outside alcoholic beverage consumption as an engine for downtown revitalization; and

WHEREAS, the City Council desires to improve walkability between businesses and downtown events where customers stay in the area longer and move from business to business; and

WHEREAS, the City Council desires to increase activity within the new Entertainment District to promote district-wide and site-specific events; and

WHEREAS, the City Council desires to foster a mutually beneficial relationship among downtown merchants; and

WHEREAS, the City Council encourages private development of entertainment facilities which will enhance and complement the use of existing public facilities; and

WHEREAS, the City Council proposed the creation of an Entertainment District; and

WHEREAS, the City Council finds that this Ordinance is consistent with the Comprehensive Plan of the City of Chipley; and

WHEREAS, the City Council finds that the adoption of this Ordinance will be in the best interest of the citizens of the City of Chipley.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
CHIPLEY, FLORIDA, AS FOLLOWS:**

Section 1. Chapter 10 of the Code of the City of Chipley is hereby amended, to provide for the addition of Section 10-24, as follows (additions are shown by underline and deletions are shown by strikethrough) to add authorizing provisions regarding the purpose and intent of the article:

Sec. 10-24. Purpose.

The purpose of this article is to encourage the location of entertainment, retail and restaurant uses within a limited defined area of the city hereafter referred to as the entertainment district. The regulations within this article create an opportunity to offer a variety of amenities to the public in a convenient physical location that will promote pedestrian use with an attendant decrease in vehicular traffic, provide for more efficient and effective public safety enforcement in a defined area, foster a mutual relationship among downtown merchants and property owners, and encourage private development of entertainment facilities which enhance and complement the use of the public facilities.

Section 2. Chapter 10 of the Code of the City of Chipley is hereby amended, to provide for the addition of Section 10-25, as follows (additions are shown by underline and deletions are shown by strikethrough) to provide for district boundaries:

Sec. 10-25. District boundaries.

The Entertainment District shall mean an area described in the attached Exhibit "A" of this ordinance and shall be generally described as the area depicted on the aerial map attached to this ordinance as Exhibit "B."

Section 3. Chapter 10 of the Code of the City of Chipley is hereby amended, to provide for the addition of Section 10-26, as follows (additions are shown by underline and deletions are shown by strikethrough) to provide for definitions:

Sec. 10-26. Definitions.

As used in this division, the term:

Alcoholic Beverages means beer, wine, and liquor, or any beverage containing any of the foregoing.

Approved Container means a clear plastic cup containing the City's approved design; for the consumption of alcoholic beverages within the boundaries of the District. Such open container may not exceed sixteen (16) fluid ounces in size.

District means the Entertainment District as set forth in section 10-25.

Event means all events held for the purpose of attracting an influx of visitors that occur one time and/or re-occur within the District that are outside the normal day-to-day business operation of the entities within the District.

Outside means all sidewalks, streets, alleyways, and designated street crossing paths within the District.

Registered Establishment means a State-licensed alcoholic beverage dispensing establishment within the District who registered with the City to serve alcoholic beverages for outside consumption.

Section 4. Chapter 10 of the Code of the City of Chipley is hereby amended, to provide for the addition of Section 10-27, as follows (additions are shown by underline and deletions are shown by ~~strikethrough~~) to provide for regulations for Outside Consumption within the District:

Sec. 10-27. Outside consumption in the District.

District possession/consumption hours. Possession/consumption of any alcoholic beverages dispensed or sold by a registered establishment is authorized within the boundaries of the District, Mondays to Saturdays, from 11am to 11 pm. Extended hours of consumption for city or city-sponsored events may be granted with prior approval by the City Administrator and/or designee.

Outside drink limit. Any registered establishment licensed to dispense or sell alcoholic beverages by the drink for consumption on the premises is authorized to dispense an alcoholic beverage in an approved container for removal from the premises, as specified in this article. No establishment shall dispense to any person, under the legal age of alcohol drinking, as provided by law, more than one such alcoholic beverage at a time for removal from the premises. No person shall remove at one time more than one such alcoholic beverages from the licensed premises.

Drinking from a bottle, aluminum, or glass container is prohibited. It shall be unlawful for any person to drink alcoholic beverages from an unapproved container, or to possess in an open aluminum or glass container any alcoholic beverage on the streets, sidewalks, rights-of-way, and parking lots, whether private or public, except as authorized and approved as outdoor dining.

Entertainment District Event Permit shall be required for events in the Entertainment District as required and approved by the City. Events are those as set forth under Sec. 10-28. Outside consumption shall be permitted as stated in these regulations for those events.

Section 5. Chapter 10 of the Code of the City of Chipley is hereby amended, to provide for the addition of Section 10-28, as follows (additions are shown by underline and deletions are shown by ~~strikethrough~~) to provide for Permitting for District Events.

Sec. 10-28. Entertainment District Event Permit.

- a) All events held within the District require an Entertainment District Event Permit in accordance with the provisions of this article, unless expressly exempted. No event organizer required by this article to obtain an

Entertainment District Event Permit shall advertise, engage in, participate in, aid, form, or start any special event prior to obtaining an Entertainment District Event Permit from the City of Chipley.

- b) The organizers of any re-occurring events are to renew permitting documentation upon passage of a calendar year since the date of the initial permit approval or once twelve (12) re-occurrences of the event have taken place, whichever comes first.
- c) The City Administrator or his/her designee shall review the application and provide approval or denial. City Departments have the opportunity to comment on the application and provide their recommendation to the City Administrator or his/her designee.
- d) The City of Chipley, including all Departments within, is exempt from the Entertainment District Event Permit process.
- e) The issuance of an Entertainment District Event Permit by the City of Chipley shall not relieve any person from the duty to secure any other permits or approvals as may be required by the City's Code of Ordinances to include, but not be limited to, a Business Tax Receipt, street closure authorization, or other permits/authorizations.
- f) Filing period. A complete application with all required documents for a special event permit shall be filed with the City Administrator or his/her designee not more than 180 days before, and not less than 45 calendar days before the date and time at which it is proposed to commence the event. The City Administrator may waive the minimum 45-day filing period and accept an application filed within a shorter period if the City of Chipley or designee determines that such waiver will not present a hazard to the public safety because of the reduced amount of time available to fully process the application after due consideration of the date, time, place, and nature of the event, the anticipated number of participants, and the necessity for the amount of City services that will be required in connection therewith.
- g) Contents. The application shall, at a minimum, state the following:
 - a. The name of the event organizer, sponsor, or responsible person or entity.
 - b. The mailing address, email address, and telephone number of the event organizer, sponsor, or responsible person or entity.
 - c. The name, address, and telephone number of the headquarters of an organization and of the authorized and responsible heads of such organization if the event is to be conducted for, on behalf of, or by such organization.
 - d. The specific location(s) of the proposed event.
 - e. The date of the event and the hours of operation.
 - f. The approximate number of spectators and/or participants present or participating in the event.

- g. A designation of any public facilities or equipment proposed to be utilized.
- h. State permit if state roadway is to be used.
- i. Proof of general liability insurance, with the City of Chipley named as an additional insured if the event is held on public or city-owned property.
- j. A security plan with the name of the company providing staffing, including certified crowd managers (if applicable), for the event. A predetermined manpower allocation table shall be used as a guideline in order to determine how many officers with arrest powers will be assigned to the event (if any). The chief of police or designee may adjust the requirement of officers with arrest powers as he/she determines necessary.
- k. A site plan, which shall show at a minimum the following:
 - i. The dimensions and locations of all permanent and proposed temporary structures to be located on the property. Should any temporary structures be required for the event, the applicants will be responsible for obtaining all necessary building permits and meeting all requirements of applicable building and fire codes;
 - ii. Ingress and egress locations; access to the site must not impede normal traffic flow on adjacent roadways;
 - iii. The capacity and location of restroom facilities (either permanent or temporary) sufficient to meet the anticipated demand at the event;
 - iv. Adequate provision for solid waste collection and disposal;
 - v. A parking plan with all on-site and overflow parking (if necessary) and proposed traffic flow, in addition to any necessary traffic control devices at the special event location.
- l. A certificate of good standing certifying that the event organizer is authorized to do business in Florida if the event organizer is a corporation or limited liability company or some other business entity required to be registered with the department of state.
- m. Copies of all fliers, handbills, newspaper advertisements and other advertising that the event organizer anticipates using to promote or advertise the special event.
- n. Written proof of permission from the owner of the regulated property for the use of said property by the event organizer for the special event. The owner shall be required to sign the application and agree to any conditions placed on the special event by the city. If the owner of the property is the city or the property is public property, this term shall not be required.

- o. Copies of all required federal, state and local business or regulatory licenses required to be held by the event organizer.
- p. Any other documentation or information that city staff or the city council determines to be reasonably necessary to properly evaluate the application.
- h) Fees. A non-refundable application fee as approved by resolution of the City Council shall be paid to the City of Chipley at the time the application is filed. Any changes to the original permit application are subject to a new application process and its payment of its associated fees as established herein.

Section 6. Chapter 10 of the Code of the City of Chipley is hereby amended, to provide for the addition of Section 10-29, as follows (additions are shown by underline and deletions are shown by ~~strikethrough~~) to provide for police, fire, and emergency medical services review.

Sec. 10-29. Police, Fire, and Emergency Medical Services.

(a) Police. During the permit review process, the Chief of Police or his/her designee shall determine whether and to what extent additional police protection reasonably will be required for the event for purposes of traffic, crowd control, and security. If additional police protection for the event is deemed necessary by the Chief of Police or his/her designee, he/she shall so inform the applicant for the permit. The applicant then shall have the duty to secure police protection acceptable to the Chief of Police or his/her designee at the sole expense of the applicant and shall prepay the expenses of such protection as required. The Chief of Police or his/her designee shall consider what additional manpower, equipment and supplies are needed, as well as any other items or expenses which will be necessary.

(b) Fire and Emergency Medical Services. During the review process, the Fire Chief, the Fire Marshal, or their designee shall determine the need for on-site fire watch, crowd managers or emergency medical personnel. The Fire Marshal or his/her designee shall consider such factors as the location, number of anticipated participants and spectators, and type of event, including the application of appropriate codes and ordinances. If fire watch, crowd managers and/or emergency medical personnel for the event are deemed necessary by the Fire Chief or Fire Marshal, he/she shall so inform the applicant who shall have the responsibility to secure fire watch/emergency medical personnel/crowd managers reasonably acceptable to the Fire Chief and/or Fire Marshal or their designee at the sole expense of the applicant and shall prepay the expenses of such protection. Only state-certified licensed professional fire/emergency medical personnel shall be used for this purpose, preferably City of Chipley Fire Department employees and equipment. The conduct of the event shall not introduce extraordinary hazards to fire protection and/or life safety in the immediate or adjacent areas.

Section 7. Chapter 10 of the Code of the City of Chipley is hereby amended, to provide for the addition of Section 10-30, as follows (additions are shown by underline and deletions are shown by strikethrough) to provide for restrictions on hours for music and entertainment.

Sec. 10-31. Hours for music and entertainment.

Music, singing, and/or other forms of entertainment, whether amplified or not, shall be permitted indoors at any time during business hours of any facility or business enterprise within the district. Outdoor music, singing and entertainment shall be permitted until 12:00 am, providing compliance with the City's Noise Ordinance (section 22-6), unless otherwise permitted by way of an Entertainment District Event Permit.

Section 8. Chapter 10 of the Code of the City of Chipley is hereby amended, to provide for the addition of Section 10-31, as follows (additions are shown by underline and deletions are shown by strikethrough) to provide for temporary street closures.

Sec. 10-31. Temporary street closures.

Authorized temporary street closures in the district area will be limited to city events, city-sponsored events, or city-approved events, as authorized by the City Administrator or his/her designee.

Section 9. Chapter 4 of the Code of the City of Chipley is hereby amended, to provide for the changes of Section 4-2, as follows (additions are shown by underline and deletions are shown by strikethrough) to provide for exemptions from Prohibitions.

Sec. 4-2. Prohibitions.

Except within the Entertainment District as authorized in Chapter 10, it shall be unlawful for any person to publicly consume any alcoholic beverage within a radius of 100 feet of any package store, food store, or any other place of business which sells alcoholic beverages, unless being consumed within the privacy of any home. No vendor, bottle club, or private club shall sell, furnish or deliver, or permit any person in the vendor's, bottle club's or private club's employ to sell, furnish or deliver, or allow the consumption on the premises of any alcoholic beverages in any quantity to or by any person who is intoxicated.

Section 10. Chapter 4 of the Code of the City of Chipley is hereby amended, to provide for the changes of Section 4-31, as follows (additions are shown by underline and deletions are shown by strikethrough) to provide for exemptions from Loitering.

Except within the Entertainment District as authorized in Chapter 10, ~~n~~No person shall loaf or loiter in or near any establishment where alcoholic beverages are sold or dispensed. No proprietor of any such establishment shall permit any person to

loaf or loiter in or near such establishment. Any person that violates any provision of this chapter shall be punished as provided in section 1-9.

Section 11. Severability. It is declared to be the intent of the City Council that, if any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 12. Conflicts. This action supersedes all codes and ordinances of the City, or parts of, in conflict with this ordinance, to the extent of the conflict. The provisions of the Code of Ordinances of the City of Chipley shall be amended to include the foregoing, with the Chapter and Section number as indicated above.

Section 13. Effective Date. This ordinance shall become effective immediately upon its passage and adoption.

INTRODUCED on first reading in the City Council on November 14, 2023.

PASSED after second reading by the City Council on December 12, 2023.

CITY OF CHIPLEY, FLORIDA


By its Mayor, Tracy Andrews

ATTEST:


By the City Clerk, Patrice Tanner

APPROVED AS TO FORM:


Michelle Blankenship Jordan
City Attorney

EXHIBIT A

The Entertainment District shall run from the intersection of Church Avenue and 5th Street East to the intersection of Church Avenue and 7th Street, then South to the intersection of Jackson Avenue and 7th Street, then West to the intersection of Jackson Avenue and 5th Street, then North back to the intersection of Church Avenue and 5th Street.

EXHIBIT B

