



City of Chipley

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



Variance Application Review – Corner of Pecan Street and 4th Avenue

We performed a review of the request for variance for an exception to signage requirements. The property is located at the corner of Pecan Street and 4th Avenue, Chipley, Florida. The purpose of the review is to identify whether the proposed placement of the signage is 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 28, 2026. This was reviewed against the requirements listed in Sec. 44-290.

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 signage is that the signage will be encroached into the right of way approximately (22) twenty-two feet. Signage will be placed (10) ten feet behind fire hydrant. Placement of the signage would be between the property line and fire hydrant. Signage would be approximately (42) forty-two square feet in size. Materials for

the sign will be stucco over foam with thin metal signboard on one side with vinyl lettering. The City of Chipley Land Development Code does not provide requirements for or exceptions to the code as it relates to signage placement.

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

The applicant is aware that the signage placement is prohibited according to City of Chipley's Code of Ordinance, Chapter 30, Sec. 30-3 Prohibited signs. It shall be unlawful to erect, cause to be erected, maintain, or cause to be maintained any sign not expressly authorized by or exempted from this chapter. The following signs are expressly prohibited: (17) Signs erected on public property, or on private property (such as private utility poles) located on public property, other than signs erected by a public authority for public purposes and signs authorized in writing pursuant to F.S. § [337.407](#) and is requesting a variance due to the unique physical hardship to the limited frontage for placement of signage for Chipley Height's Subdivision.

- (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. The request is necessitated by unique, pre-existing physical characteristics of the land—such as limited frontage that make it impossible to place code-compliant signage. Placement of the signage would be between the property line and fire hydrant. Signage would be approximately (42) forty-two square feet in size.

- (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 unique physical hardship is due to limited frontage that makes it impossible to place code-compliant signage.

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

Due to the limited frontage the request is for the minimum area required for safe identification and does not represent a special privilege.

- (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. The placement of the signage will not be a sight-distance hazard for

drivers.

Prepared By: Tamara Donjuan
Final Review: 03/31/2026



Proudly Serving Jackson and Washington Counties

January 30, 2026

Tamara Donjuan
City of Chipley Planning and Zoning Board,

On behalf of Chipola Area Habitat for Humanity, I respectfully submit this request for a variance to allow the installation of an identification sign at the corner of Pecan Street and 4th Avenue.

The purpose of this sign is to clearly identify the Chipley Heights subdivision for residents, visitors, emergency services, and delivery providers. This marker will enhance visibility, safety, and community identity without creating distraction or obstruction.

The proposed sign will have the following specifications:

- Base dimensions: 8 feet wide by 2 feet deep
- Overall height: 7 feet
- Construction: foam-based core material finished with a stucco exterior.
- Installation: mounted on two concealed poles for stability and a clean appearance

The design is intended to be attractive, durable, and consistent with the character of the surrounding neighborhood. The concealed supports and stucco finish will give the sign a permanent, attractive appearance rather than that of a typical freestanding sign. Due to the design materials, it will not create a hazard in the unfortunate case of a vehicle collision.

We believe this sign will contribute positively to the appearance of the area and serve a practical function for wayfinding and identification, while maintaining the aesthetic standards of the City of Chipley.

We respectfully request your consideration and approval of this variance and thank you for your ongoing partnership. Should you have questions or need additional information regarding our support of this project, please feel free to send an email to, kevin@chipolahabitat.org, or call, (850) 482-2187.

In Community Partnership,

A handwritten signature in blue ink that reads "Kevin L. Yoder".

Kevin L. Yoder
Executive Director

ZONING CHANGE OR VARIANCE REQUEST OR SPECIAL EXCEPTION

FEE: 8150. PD 1/28/26

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 01/22/2026 Applicant's Name Kevin Yoder
CHIPOLA AREA HABITAT

Phone 8504822187 Address PO BOX 6114, MARIANNA, FL 32447

[Signature] Signature of Applicant 1/22/2026 Date

ADDRESS OR DESCRIPTION OF PROPERTY TO BE CONSIDERED: _____
730 PECAN ST, CHIPLEY, FL

TYPE OF REQUEST: Zoning Change (○) Variance (⊙)

REASON FOR REQUEST: Request to place sign for Chipley Heights at the corner of Pecan St and 4th Ave within the right-of-way.

SUPPORTING DOCUMENT(S): site plan

ZONING BOARD USE ONLY

DECISION OF ZONING BOARD: _____

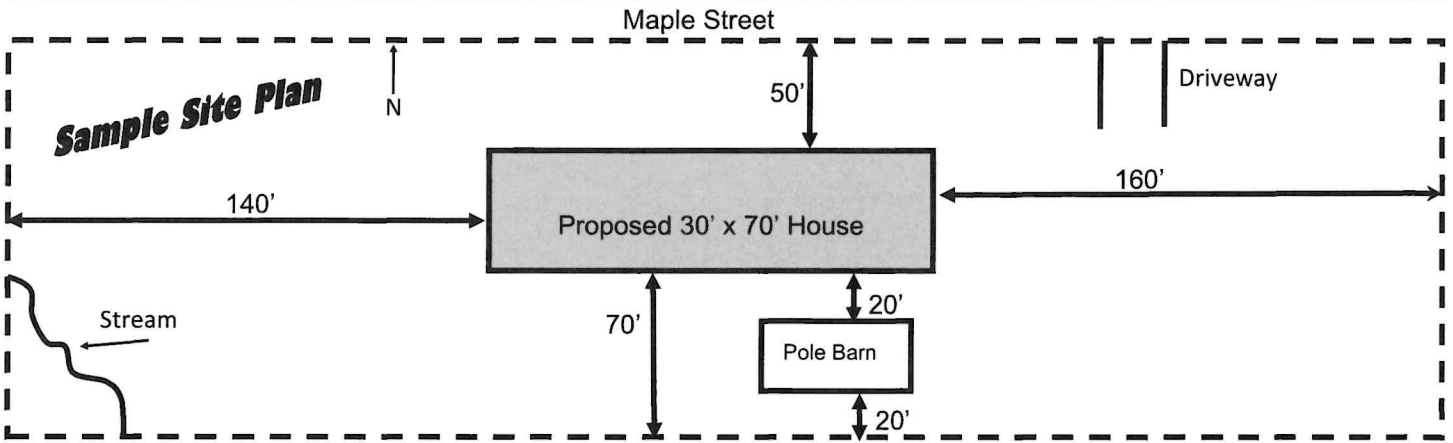
Signature of Board Chairman Date

PERSON TO BE NOTIFIED OF BOARD DECISION: _____

Address: _____ Phone # _____

City of Chipley — Site Plan Form

Applicant Name: CHIPOLA AREA HABITAT Address: corner of Pecan St / 4th Ave



Use the space below to provide a site plan. Your drawing must include the following:

- Show which way is North on the property
- Distance to proposed structure from property line and other structures
- Nearest Public Road(s) including driveway connections or easements
- All proposed and existing structures on the property
- Proposed & existing septic tanks and well locations
- Locations of lakes, ponds, rivers and streams and/or wetlands
- Any other helpful information.





Add/Change/Void Cash Receipt CD1280129

Money Received

	Amount	Type	Payment Info
<input checked="" type="checkbox"/>	150.00	CK	5208

Distributions

	Type	Amount	Apply To	Description	For	Discount Pen Forgive
<input checked="" type="checkbox"/>	FMSD	150.00	DIST CD: 2550	PLANNING & ZONING FEES-730 PECAN ST		0.00

Operator Code:

Receipt Code:

Receipt Date:

Voided

Distributions:

Money:

Change Due:

From:

Email Address:

Destination Phone:



City of Chipley

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



NOTICE OF PUBLIC HEARING

March 12, 2026

Dear Citizen:

The City of Chipley Planning & Zoning Commission will conduct a public hearing on April 7, 2026, at 3:00 p.m., City Hall Council Chambers. The purpose of this hearing is to review and consider the following request:

Chipola Area Habitat for Humanity is requesting approval of a variance for signage setbacks that do not meet current code requirements.

Property Location: Corner of Pecan Street and 4th Avenue

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

- a. Yard setback:
 - (i). Front; 30 feet.
 - (ii) Side; 10 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 April 14, 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,

Tamara Donjuan
Code Enforcement / Planning Officer

Exhibit A

BELCHER BRENDA E, BELCHER DRESI
PO BOX 513
CHIPLEY, FL 32428

BELCHER BRENDA, BLECHER ANDRE
PO BOX 513
CHIPLEY, FL 32428

BOONE TIMOTHY JR, BOONE LINDSAY
2959 HWY 277
VERNON, FL 32462

BOSTON SABRINA & ETAL, TANNER LAS
PO BOX 72
CHIPLEY, FL 32428

BOYETTE SHANNON CATHERINE
739 EAST BLVD
CHIPLEY, FL 32428

CARTHON ARRIE
637 BENNETT DR
CHIPLEY, FL 32428

CHIPOLA AREA HAB FOR HUMANITY
PO BOX 6114
MARIANNA, FL 32447

DAVENPORT FRANKLIN E, PATTON JAN
542 2ND ST
APT G3
CHIPLEY, FL 32428

DAVIS CLARKE
747 EAST BLVD
CHIPLEY, FL 32428

DAY PAUL PETE, DAY DEIDRA
726 ALFORD RD
CHIPLEY, FL 32428

ENGUM SHEILA
PO BOX 237
VERNON, FL 32462

HANCOCK LOUISE AKA & ETAL, HANCO
30375 SHAMROCK ST N
TALLAHASSEE, FL 32309

HOGAN EDITH JAUNITA
C/O JOHNNY SMITH
5089 WELLS DR
EVANS, GA 30809

HUTCHINS ROBERT EARL
% CHARLES HUTCHINS
1535 HICKORY ST
NICEVILLE, FL 32578

KENNEDY MABEL WILSON
1174 4TH AVE
CHIPLEY, FL 32428

KENNEDY TIFFANY K
1182 4TH AVE
CHIPLEY, FL 32428

MC DONALD JAMES R, MC DONALD JE/
729 PECAN ST
CHIPLEY, FL 32428

MORRIS PERCY
PO BOX 302
CHIPLEY, FL 32428

MUNYON PAUL J, MUNYON GAY L
3037 SHAMROCK ST N
TALLAHASSEE, FL 32309

PATRICK SHIRLEY, PATRICK MARK
737 EAST BLVD
CHIPLEY, FL 32428

PETERSON SHEILA L
2979 SYLVANIA RD
VERNON, FL 32462

POTTER JOSEPHINE C
1184 4TH AVE
CHIPLEY, FL 32428

REED GWUAN & ETAL, EDWARDS CHRI
750 ORANGE ST
CHIPLEY, FL 32428

RHYNE LESTER AKA, RHYNES LESTER
637 BENNETT DR
CHIPLEY, FL 32428

RITTMAN CHARITY, KENNEDY LEDELL
747 PECAN ST
CHIPLEY, FL 32428

ROUSE EDITH
1181 4TH AVE
CHIPLEY, FL 32428

SAPP MELISSA MYRL
745 EAST BLVD
CHIPLEY, FL 32428

SHACKELFORD FREDERICK & ETAL, SH
2220 MINGO LN
COTTONDALE, FL 32431

SHARPE ALVIN JR & ETAL, DOUGLAS M
1179 4TH AVE
CHIPLEY, FL 32428

SIMMONS BEVERLY
757 EAST BLVD
CHIPLEY, FL 32428

SIMMONS ELMER, SIMMONS BEVERLY
757 EAST BLVD
CHIPLEY, FL 32428

VANN BILLY, VANN CHRISTINE
PO BOX 312
CHIPLEY, FL 32428

VANN MAMIE & ETAL, VANN BRIDGET
741 PECAN ST
CHIPLEY, FL 32428

WHITTINGTON STEVEN C, WHITTINGTON
1143 WHITTINGTON RD
CHIPLEY, FL 32428

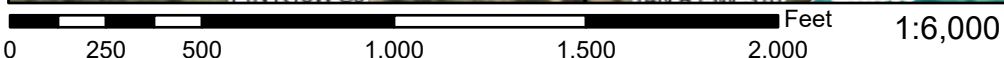
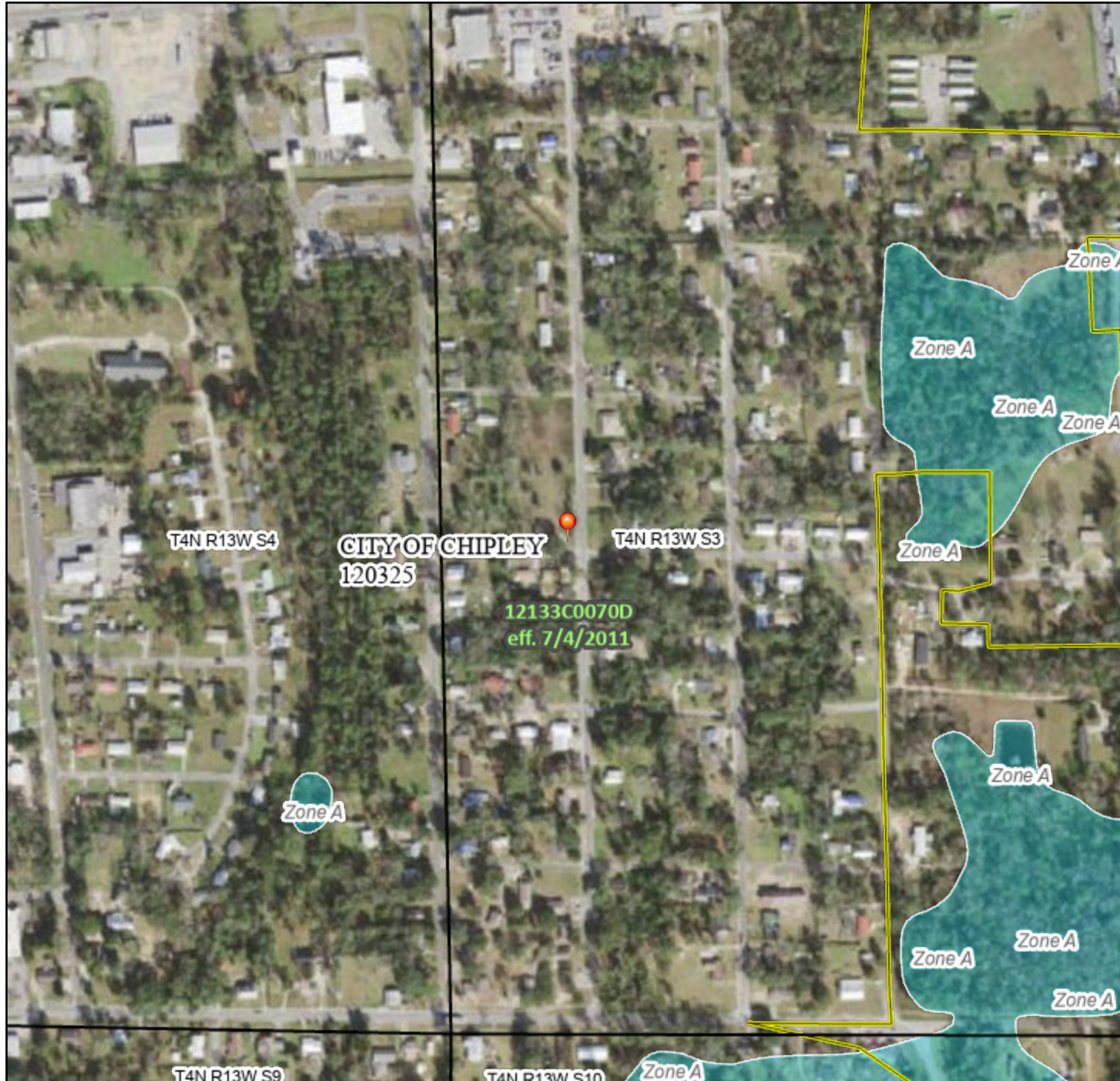
WILLIAMS MORDECAI
756 ORANGE ST
CHIPLEY, FL 32428

WILSON KATHY GAIL
1119 BATON ROUGE CT
TALLAHASSEE, FL 32305

National Flood Hazard Layer FIRMMette



85°32'13"W 30°46'47"N



85°31'36"W 30°46'16"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

- | | |
|------------------------------------|---|
| SPECIAL FLOOD HAZARD AREAS | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i>
With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
Effective LOMRs
Area of Undetermined Flood Hazard <i>Zone D</i> |
| GENERAL STRUCTURES | Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall |
| OTHER FEATURES | 20.2 Cross Sections with 1% Annual Chance
17.5 Water Surface Elevation
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 |
- N
- 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 void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/30/2026 at 3:58 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.