

***City of Chipley***  
**Special Council Meeting**  
**Minutes**  
**April 10, 2025 at 11:00 a.m.**

**Attendees:**

Ms. Tracy Andrews, Mayor  
Mr. Leonard Blount, Council Member  
Ms. Cheryl McCall, Council Member

Mr. Kevin Russell, Mayor Pro-Tem  
Mrs. Linda Cain, Council Member

**Others Present Were**

Mrs. Patrice Tanner, City Administrator  
Mr. Guy Lane, Asst. City Admin./Public Works Director

Ms. Sherry Snell, City Clerk  
Mrs. Michelle Jordan, City Attorney

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 11:00 a.m.

**B. PRAYER AND PLEDGE**

Prayer was given by Mr. Russell and Mayor Andrews led the pledge to the American Flag.

**C. APPROVAL OF AGENDA**

**A motion was made by Council Member Russell and seconded by Council Member Cain to approve the agenda as presented. The motion passed unanimously.**

**D. Agenda Items.**

- 1. Request for Land Use Map Amendment – 735 Main Street – Lota Kay Braxton.** Ms. McCall asked Attorney Jordan about the ethics opinion that she was going to research. Attorney Jordan stated she reached out to the Commission on Ethics and unless the City of Chipley is going to put a development there, then anything else is too speculative and would not be a voting conflict. Mayor Andrews wanted to clarify that everyone was eligible to vote. Attorney Jordan stated yes they are. Ms. McCall asked to read something to the Council. Real estate is not offered in a totally free market, city planning is involved. Rapid growth of urban areas and concern of single family home owners about the threat to their properties, subsequently zoning became the method by which home owners and other property owners were given protection. So for those that don't like it, we are here to help them with that. Discussion ensued.

**A motion was made by Council Member Cain and seconded by Council Member Blount to approve the Request for Land Use Map Amendment at 735 Main Street – Lota Kay Braxton. The motion passed with three (3) ayes and two (2) nays, with**

**Council Member Russell and Council Member McCall opposed.**

- 2. Ordinance No. 993 (First Reading)** – Land Use Map Amendment – 735 Main Street – Lota Kay Braxton. Mrs. Tanner explained this will approve the first reading of Ordinance No 993 – amending the Future Land Use Map changing the land use designation of Parcel No. 00-1238-0000 from Low Density Residential to Neighborhood Commercial. Mrs. Tanner read Ordinance 993 by title:

**AN ORDINANCE OF THE CITY OF CHIPLEY, FLORIDA, PROVIDING FOR AN AMENDMENT TO 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. 00000000-00-1238-0000 LOCATED AT 735 MAIN STREET, FROM LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL 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.**

No further discussion.

**A motion was made by Council Member Cain and seconded by Council Member Blount to approve the first reading of Ordinance No. 993. The motion passed with three (3) ayes and two (2) nays, with Council Member Russell and Council Member McCall opposed.**

Mayor Andrews adjourned the meeting at 11:06 a.m.

City of Chipley

Tracy L. Andrews, Mayor

Attest:

Sherry Snell,  
City Clerk