



City of Chipley
Planning & Zoning Commission Meeting
August 28, 2025 at 3:00 PM
City Hall - 1442 Jackson Avenue, Chipley, FL 32428
AGENDA

A. CALL TO ORDER

B. PRAYER AND PLEDGE

C. APPROVAL OF AGENDA

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 Planning & Zoning Commission. 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 Planning & Zoning Commission, 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

E. PRESENTATION AND APPROVAL OF MINUTES

1. Planning & Zoning Commission Meeting - July 17, 2025

F. AGENDA ITEMS

1. Request for Land Use Map Amendment – 1237 Church Avenue – Thomas James Simmons III

G. OTHER BUSINESS

H. ADJOURN

I. ZOOM

1. ZOOM Information

Any subject on the agenda, regardless of how stated, may be acted upon by the Council. The Council reserves the right to add other items to the agenda. Anyone desiring a verbatim transcript of the meeting must make personal arrangements as the City takes only summary minutes. Persons with disabilities needing special accommodations to participate in this proceeding should contact City Hall at (850) 638-6350, at least 48 prior to the proceedings.

PLANNING & ZONING COMMISSION
MEETING

July 17, 2025

3:00 p.m.

Members Present:

Mr. Tom Lancaster, Chairman
Mr. Holland Kent, Board Member
Mr. David Ridley, Board Member

Mr. Jim Morris, Vice-Chairman
Mrs. Wanda Owens, Board Member

Others Present:

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

Ms. Sherry Snell, City Clerk

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.** Mr. Lancaster called the meeting to order at 3:00 p.m.
- B. **Prayer and Pledge.** Prayer was given by Mr. Kent. 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. **Citizens Request**

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There were no comments.

- E. **Presentation and Approval of Minutes**

- 1. Planning & Zoning Commission Meeting – June 19, 2025

A motion was made by Mr. Morris and seconded by Mrs. Owens to approve the minutes as presented. The motion passed unanimously.

- F. **Agenda Item.**

1) Request for Development Order and Certificate of Appropriateness– 941 Main Street – Ronny's Carwash of Chipley.

Mrs. Donjuan stated the city has a planning firm that initially reviewed this packet. Ronny's Carwash of Chipley is requesting a development order and certificate of appropriateness for a new development located at 941 Main Street. The proposed development meets all standards for uses allowed, density and intensity, and design standards for Chapter 44 – Zoning, Article VI – District Regulations, Section 44-163 – Corridor Development District. Ronny's Carwash of Chipley is proposing a development to construct a 2,240 square foot automated carwash with 25 vacuum stalls with two access driveways, one from Main Street and the other from 7th Street. Signage is included in the proposed development.

Mr. Lancaster stated he had several concerns; did the fire hydrant flow calculations have enough pressure to fight a fire, heavy traffic on S.R. 77, and the site being located in the middle of a residential area. Mr. Kent discussed an FDOT traffic study that was previously discussed by City Council. Mr. Lancaster stated that would not be done anytime soon. Mr. Gregory Campbell, Environmental Engineering Services, stated the flow calculations might not be correct. FDOT had instructed them to do right in and right out only turns to help with traffic flow. Their study was completed by a traffic engineer and they could add signs to let people know. Mr. Kent stated the retention pond was very close to S.R. 77. Mr. Campbell stated it was placed there and would overflow into the FDOT drainage system. Discussion ensued.

A motion was made by Mr. Morris and seconded by Mrs. Owens to approve the Development Order and Certificate of Appropriateness at 941 Main Street for Ronny's Carwash of Chipley. The motion passed unanimously.

- F. Other Business.**
- G. Adjourn.** The meeting was adjourned at 3:20 p.m.

Presented by:

Sherry Snell
City Clerk

Mr. Thomas Lancaster
Chairman

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Request for Land Use Map Amendment – 1237 Church Avenue – Thomas James Simmons III

MEETING DATE

Thursday, August 28, 2025,

PREPARED BY

Tamara Donjuan, Planning & Zoning Officer

SUMMARY

Applicant Thomas James Simmons III requests a Small-Scale Amendment. Per City Ordinance Chapter 44, Zoning, Article XII- Amendment approval through Planning and Zoning and City Council is a requirement. The location for the small-scale amendment is at 1237 Church Avenue. The applicant would like to rezone the property from low-density residential to commercial to allow business to be permitted for land use.

The property is located at 1237 Church Avenue, parcel 000000000-00-1393-0000, with .187 acreage. Approval of the Small-Scale Future Land Use Map Amendment would change the property from low density residential to commercial. This would allow the construction of a mechanic shop for business use, which could generate income, create jobs and stimulate economic growth in the community. The proposed mechanic shop project will be reviewed at a later date.

The Small-Scale Future Land Use Map Amendment from low-density residential to commercial will be a minimum impact to the surrounding area.

Signage was posted to the property on July 15, 2025, which provided public notice of the hearing satisfactory to the 30-day requirement.

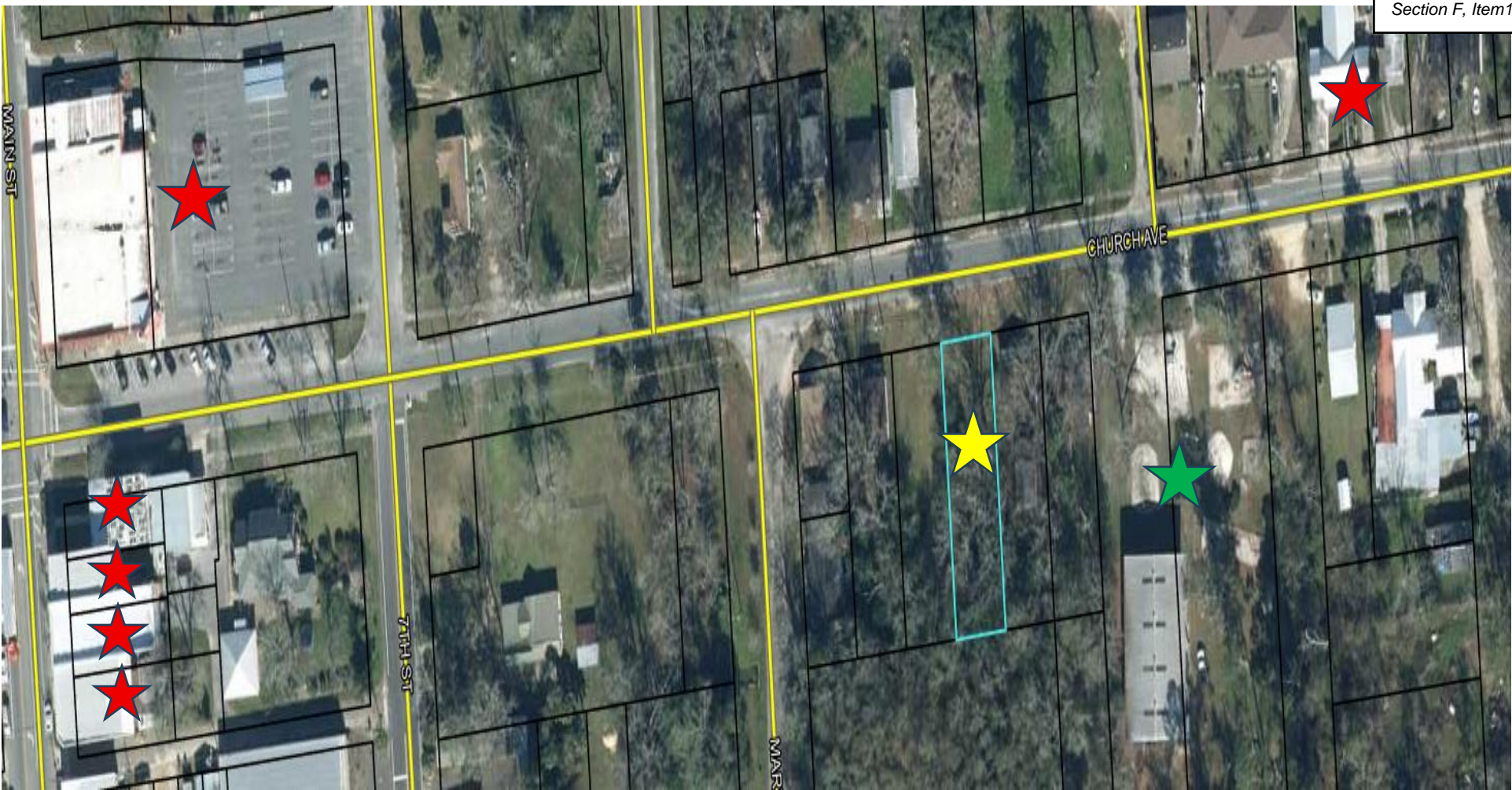
Public notices were sent certified to forty-seven (47) property owners within five hundred (500) feet of said property. Twenty-seven (27) letters claimed, eight (8) returned.

City Council will review the proposed request On September 9, 2025, at 5:00 pm.

RECOMMENDATION

ATTACHMENTS

1. Application, ownership documents and receipt.
2. Picture of signage posted.
3. Letter for the notice of hearing and list of owners mailed within 500 feet.
4. Aerial Map
5. FEMA Report
6. Current FLUM



Proposed Amendment change from Low-Density Residential to Commercial Property.



Current properties with commercial businesses.



Recreation Area.

ZONING CHANGE OR VARIANCE REQUEST

FEE: \$500.00

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 6/27/2025 Applicant's Name: Thomas James Simmons III

Phone 850-703-7928 Address: 1308 Brickyard Rd, Chipley, FL 32428

Parcel ID: 00-1393-0000

Present Zoning Category of Property: Low Density Residential

Requested Zoning of Property: Commercial

Property is: Developed Undeveloped X

ADDRESS OR DESCRIPTION OF PROPERTY TO BE CONSIDERED: 1237 Church Avenue
Chipley, FL 32428

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

REASON FOR REQUEST: Machine Shop Information
is attached

SUPPORTING DOCUMENT(S):

Signature of Applicant

1 July 2025
Date

CITY STAFF USE ONLY

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

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

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

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

Legal Advertisement for public hearing scheduled for: ✓

Map prepared: ✓

Site Visit Performed: ✓

Staff Summary Prepared: ✓

APPLICATION REVIEWED BY: T. J. Simmons

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	00000000-00-1393-0000
Location Address	1237 CHURCH AVE CHIPLEY 32428
Brief Tax Description	4 4 13 ORB 1211 P 606 LOT 160, S1/2 OF NE1/4 (Note: Not to be used on legal documents.)
Property Use Code	VACANT (0000)
Sec/Twp/Rng	4-4-13
Tax District	Chipley (2)
Millage Rate	20.4678
Acreage	0.187
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
[SIMMONS THOMAS JAMES III](#)
1308 BRICKYARD RD
CHIPLEY, FL 32428

Valuation
Washington County, FL

	2024 Final Values
Building Value	\$0
Extra Features Value	\$0
Land Value	\$2,000
Land Agricultural Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$2,000
Assessed Value	\$2,000
Exempt Value	\$0
Taxable Value	\$2,000
Save Our Homes or AGL Amount	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000000 - RESIDENTIAL	50	FF	50	163

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Vacant/Improved	Grantor	Grantee
N	7/1/2021	\$3,000	WD	1211/0606	Vacant	CHIPOLA AREA HABITAT FOR HUMANITY INC	SIMMONS THOMAS JAMES III
N	12/10/2009	\$100	WD	0837/0438	Improved	CHIPLEY REDEVELOPMENT AGENCY	HABITAT FOR HUMANITY
N	4/24/2007	\$100	WD	0722/0458	Improved	BAILEY JOYCE	CHIPLEY REDEVELOPMENT AGENCY
N	3/30/2006	\$100	TD	0656/0594	Improved	CLERK	BAILEY JOYCE
N	3/30/2006	\$2,770	TD	0654/0026	Improved	CLERK	BAILEY JOYCE

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

Download

- ☒ Show All Owners
☐ Show Parcel ID on Label

Skip Labels

0

Map



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

Washington County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 7/1/2025, 11:08:32 AM

Contact Us

Developed by
 SCHNEIDER
 GEOSPATIAL

Add/Change/Void Cash Receipt CD1276602

 Print
Receipt

 Void
Receipt

 Close
Receipt


 UBS

 STS

 FMS

Money Received

 Add Money To Receipt

	Amount	Type	Payment Info
	500.00	CA	

Distributions

 Add Distribution

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

Operator Code: JANET

Receipt Code: CD1276602

Receipt Date: 07/01/25

☐ Voided

Distributions: 500.00

Money: 500.00

Change Due: 0.00

 From: TJ SIMMONS

Email Address:

Destination Phone:

Prepared by:
Oceanside Title, Inc.
As a necessary incident to the fulfillment of
conditions contained in a title insurance commitment
issued by it.
Record and Return to:
Oceanside Title, Inc.
2816 Florida 71
J
Marianna, FL 32446

File No.: 21-OT-689
Parcel ID: 00000000-00-1393-0000

WARRANTY DEED – CORPORATE GRANTOR

This Warranty Deed made this 1st day of July, 2021, by and between Chipola Area Habitat for Humanity, Inc, a Florida Corporation, whose mailing address is PO Box 6114, Marianna, FL 32447, hereinafter called the Grantor; and Thomas James Simmons, III, an unmarried man, hereinafter called the Grantee, whose mailing address is 1308 Brickyard Road, Chipley, FL 32428.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 (Ten and 00/100 Dollars) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that parcel of land in the County of Washington, State of Florida, to wit:

Lot 160 in the S 1/2 of the NE 1/4 of Section 4, Township 4 North, Range 13 West, according to the L.W. Mordt Plat of the City of Chipley, Florida, as on file in the office of the Clerk of the Circuit Court of Washington County, Florida.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances, but subject to taxes for 2021 and subsequent years, not yet due and payable, and restrictions, covenants, and easements of record.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Chipola Area Habitat for Humanity, Inc, a Florida Corporation

By: Tracy Andrews
Tracy Andrews, President

Thomas James Simmons, III
Print Name: Thomas James Simmons, III

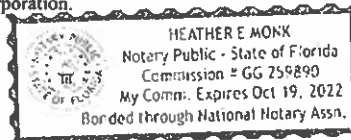
Heather E Monk
Print Name: Heather E Monk

[CORPORATE SEAL]

STATE OF FLORIDA
COUNTY OF JACKSON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 1st day of July, 2021 by Tracy Andrews President of Chipola Area Habitat for Humanity, Inc, a FL Corporation, on behalf of the Corporation.

Heather E Monk
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally known: ✓
OR Produced Identification: ✓
Type of Identification Produced: FL DL

Business Plan for TeeJay LLC Classic & Custom Auto Restorations

Owners: Thomas Simmons

Business Name: Teejay LLC Auto Restorations

Location: 1237 Church Ave Chipley, Florida 32428

Shop Size: 30' x 40' (1,200 sq. ft.)

Business Type: LLC

Date: N/A

1. Executive Summary

Business Concept:

Teejay LLC is a full-service auto restoration shop specializing in classic, vintage, and custom vehicle restorations. Our 1,200 sq. ft. facility will provide high-quality craftsmanship in bodywork, mechanical repairs, paint, and interior restoration.

Mission Statement:

To preserve automotive history by restoring classic and custom vehicles to their original or enhanced condition with precision, passion, and attention to detail.

Goals & Objectives:

- Establish a reputable auto restoration business within the first year.
 - Complete 2-3 full restorations annually (scaling as demand grows).
 - Build a loyal customer base through quality work and word-of-mouth referrals.
 - Expand services to include custom modifications and performance upgrades.
-

2. Business Description

Services Offered:

- **Full Frame-Off Restorations** – Complete disassembly, repair, and reassembly.
- **Partial Restorations** – Engine rebuilds, transmission swaps, suspension upgrades.
- **Body & Paint Work** – Rust repair, dent removal, custom paint jobs.
- **Interior Restoration** – Upholstery, dashboard repair, trim replacement.
- **Electrical & Mechanical Repairs** – Wiring harnesses, brake systems, engine tuning.
- **Custom Fabrication** – One-off parts, metal shaping, performance modifications.

Target Market:

- Classic car collectors & enthusiasts.
- Owners of vintage trucks and muscle cars.
- Customers seeking custom builds or restomods.
- Local car clubs and auction sellers.

Competitive Advantage:

- Small, dedicated shop allowing personalized service.
 - High-quality craftsmanship with attention to originality.
 - Competitive pricing compared to larger restoration shops.
 - Strong social media presence showcasing before/after projects.
-

3. Market Analysis

Industry Overview:

- The classic car market is growing, with collectors willing to invest in restorations.
- Demand for skilled restoration shops exceeds supply in many regions.
- Trends show increasing interest in restomods (classic cars with modern upgrades).

Local Market:

- Research nearby competitors and their pricing.
- Identify car shows, auctions, and clubs for networking opportunities.

Marketing Strategy:

- **Online Presence:** Website, Instagram, Facebook (before/after project highlights).
 - **Local Advertising:** Flyers at car meets, partnerships with parts suppliers.
 - **Word of Mouth:** Encourage satisfied customers to refer others.
 - **Collaborations:** Work with local mechanics for referrals on specialty jobs.
-

4. Operations Plan

Facility & Equipment:

- **Shop Size:** 30' x 40' (1,200 sq. ft.) – Enough for one full restoration at a time plus storage.
- **Key Equipment Needed:**
 - Lift or jack stands
 - Welder (MIG/TIG)
 - Paint booth (or outsourced initially)
 - Air compressor & tools
 - Sandblasting cabinet
 - Engine hoist & stand
 - Hand tools (grinders, sanders, etc.)

Workflow Process:

1. **Consultation** – Assess customer needs and provide a quote.
2. **Disassembly** – Document and label parts.

- 3. **Repair/Restoration** – Bodywork, engine rebuild, etc.
- 4. **Reassembly & Testing** – Ensure everything functions properly.
- 5. **Delivery** – Present the finished vehicle to the customer.

Suppliers & Partnerships:

- Local auto parts stores (NAPA, AutoZone, specialty classic car suppliers).
- Upholstery shops for interior work (if outsourced).
- Powder coating/machining shops for certain components.

5. Financial Plan

Startup Costs:

Expense Item	Estimated Cost
Shop	\$1,000-\$2,000/mo
Tools & Equipment	\$15,000-\$30,000
Initial Inventory (Parts)	\$5,000-\$10,000
Business Licensing	\$500-\$1,500
Insurance	\$2,000/yr
Marketing & Website	\$1,000-\$3,000
Total Estimated Startup	\$25,000-\$50,000

Pricing Strategy:

- **Hourly Labor Rate:** \$50-\$100/hr (based on skill level & local rates).
- **Project-Based Pricing:** Full restorations (\$30,000-\$100,000+ depending on vehicle).
- **Partial Jobs:** Engine rebuild (\$5,000-\$15,000), Paint job (\$8,000-\$20,000).

Revenue Projections (Year 1):

- **Goal:** 2 full restorations + smaller jobs.
- **Estimated Revenue:** \$80,000-\$150,000.
- **Profit Margin:** 30-50% after expenses.

Funding Needs:

- Personal savings, small business loan, or investor if needed.
-

6. Management & Staffing

- **Owner/Lead Technician:** Thomas Simmons – Handles restorations, customer relations.
 - **Part-Time Help:** Hire freelance welders or painters as needed.
-

7. Growth Plan

- **Year 1:** Establish reputation, complete first projects.
 - **Year 2:** Expand marketing, add a paint booth, hire an assistant.
 - **Year 3+:** Consider a larger facility or additional services (performance builds).
-

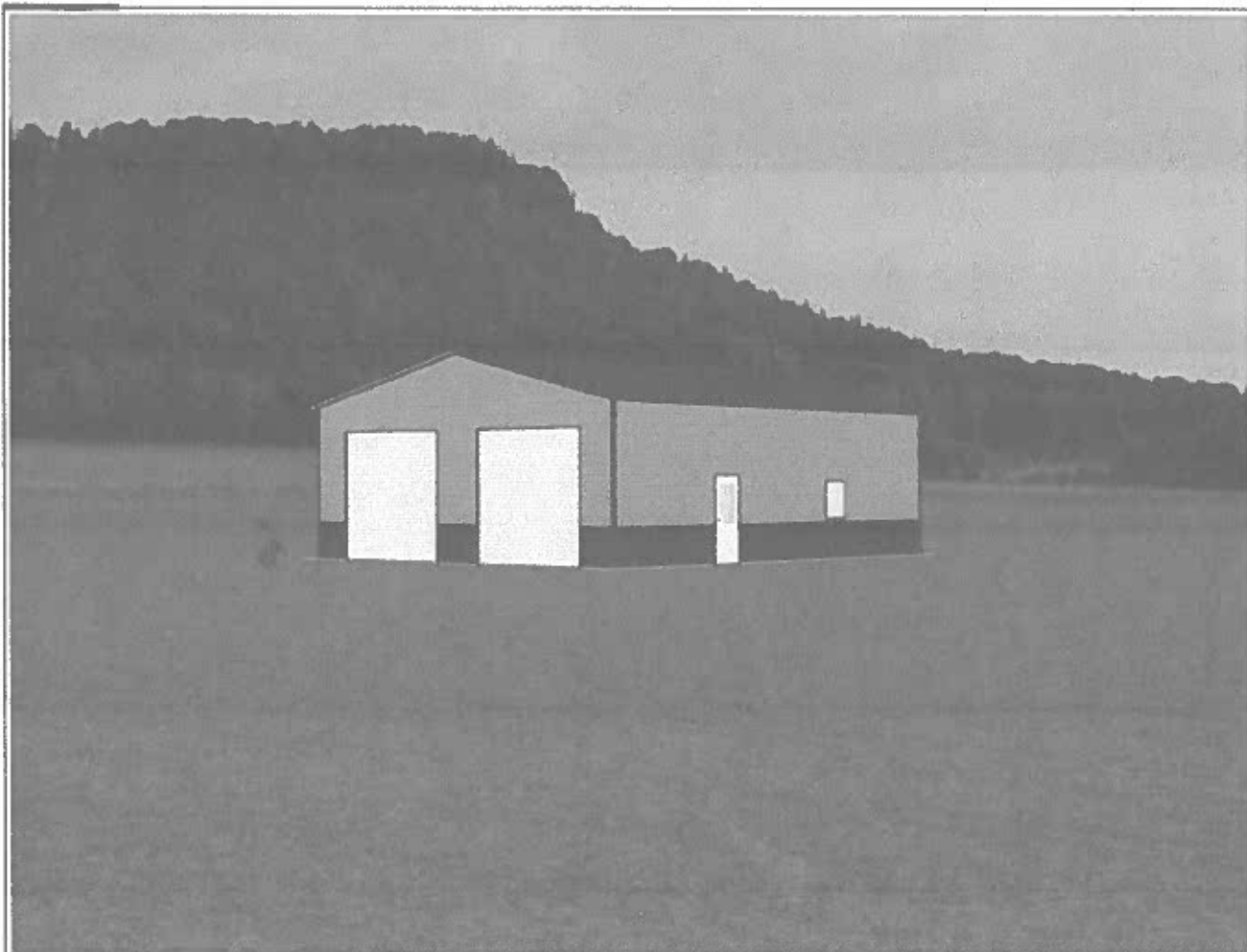
8. Conclusion

Teejay LLC Auto Restorations will fill a niche in the classic car market by providing high-quality, personalized restoration services. With a strategic location, skilled craftsmanship, and strong marketing, the business is poised for steady growth.

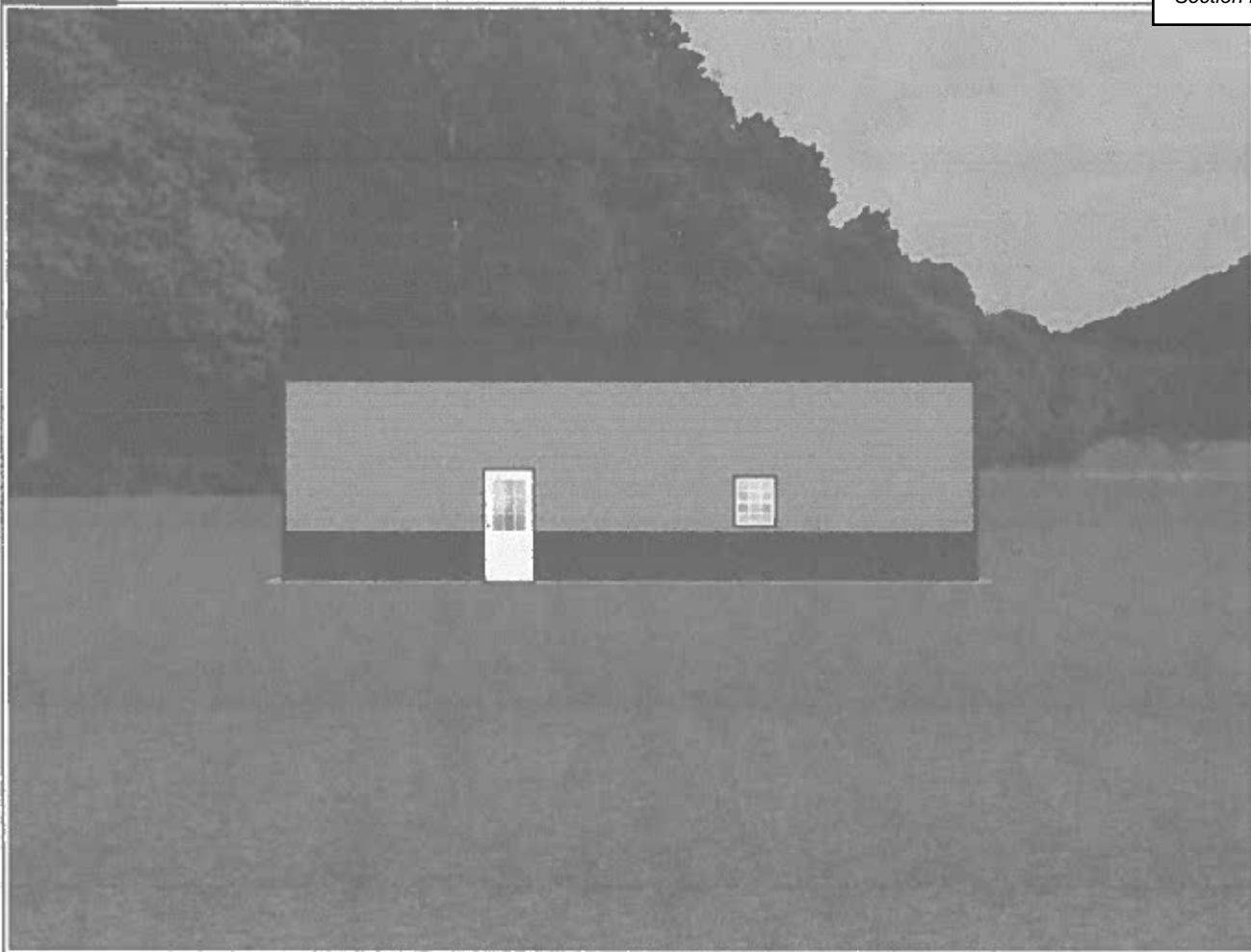
Next Steps:

- Secure funding/tools.
- Obtain necessary permits & insurance.
- Begin marketing and accept first projects.

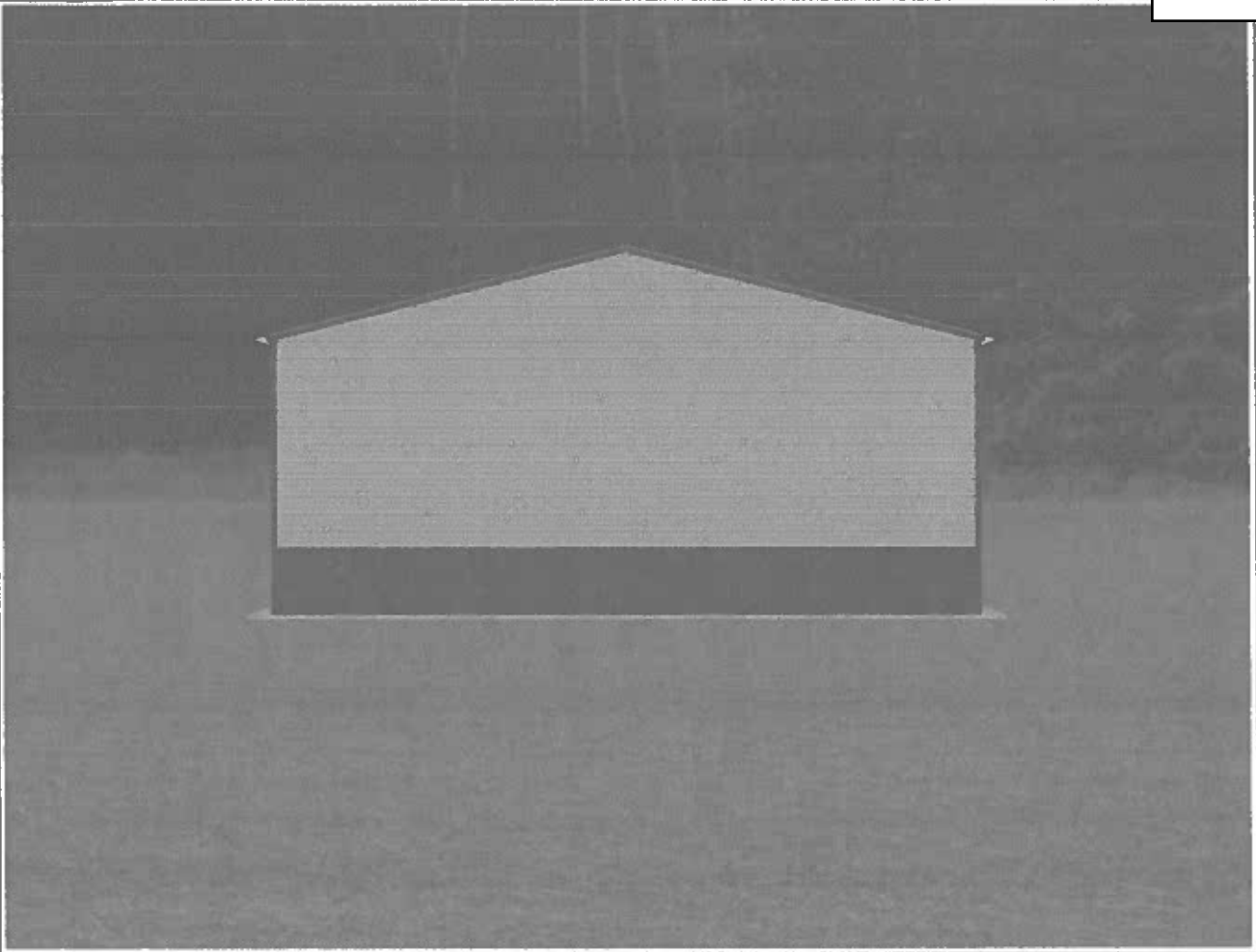
BUILDING VIEW



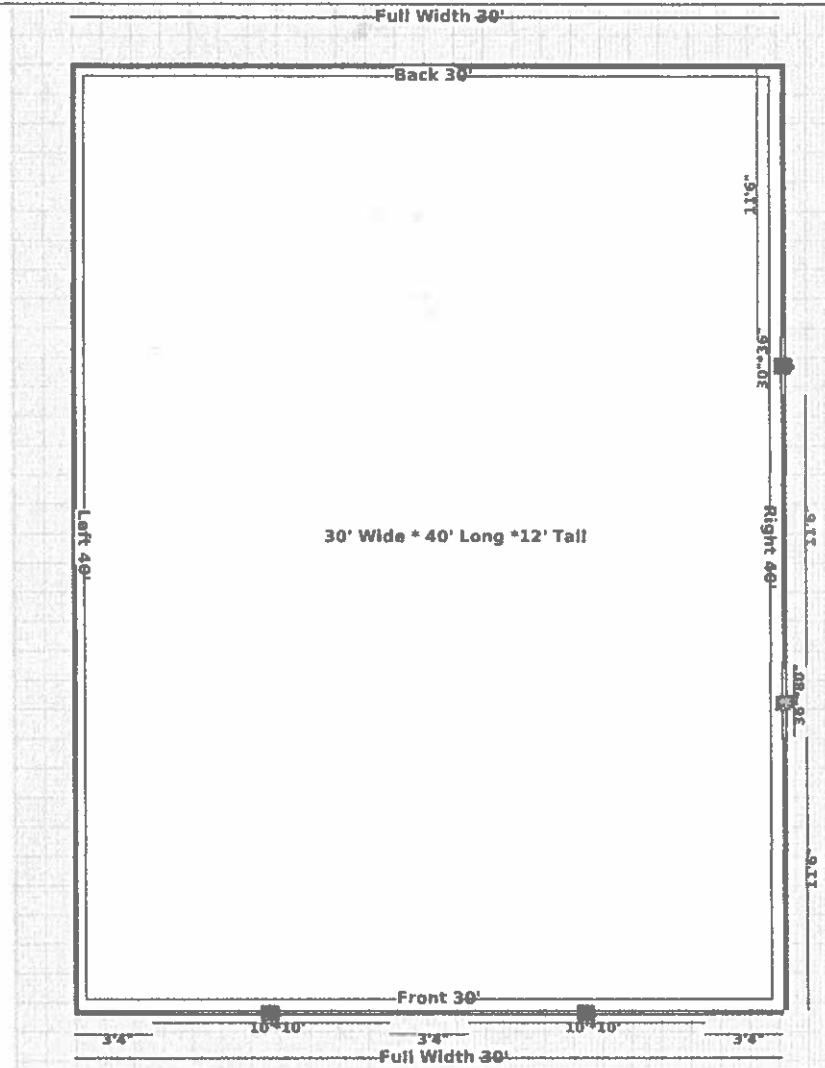
FRONT



RIGHT

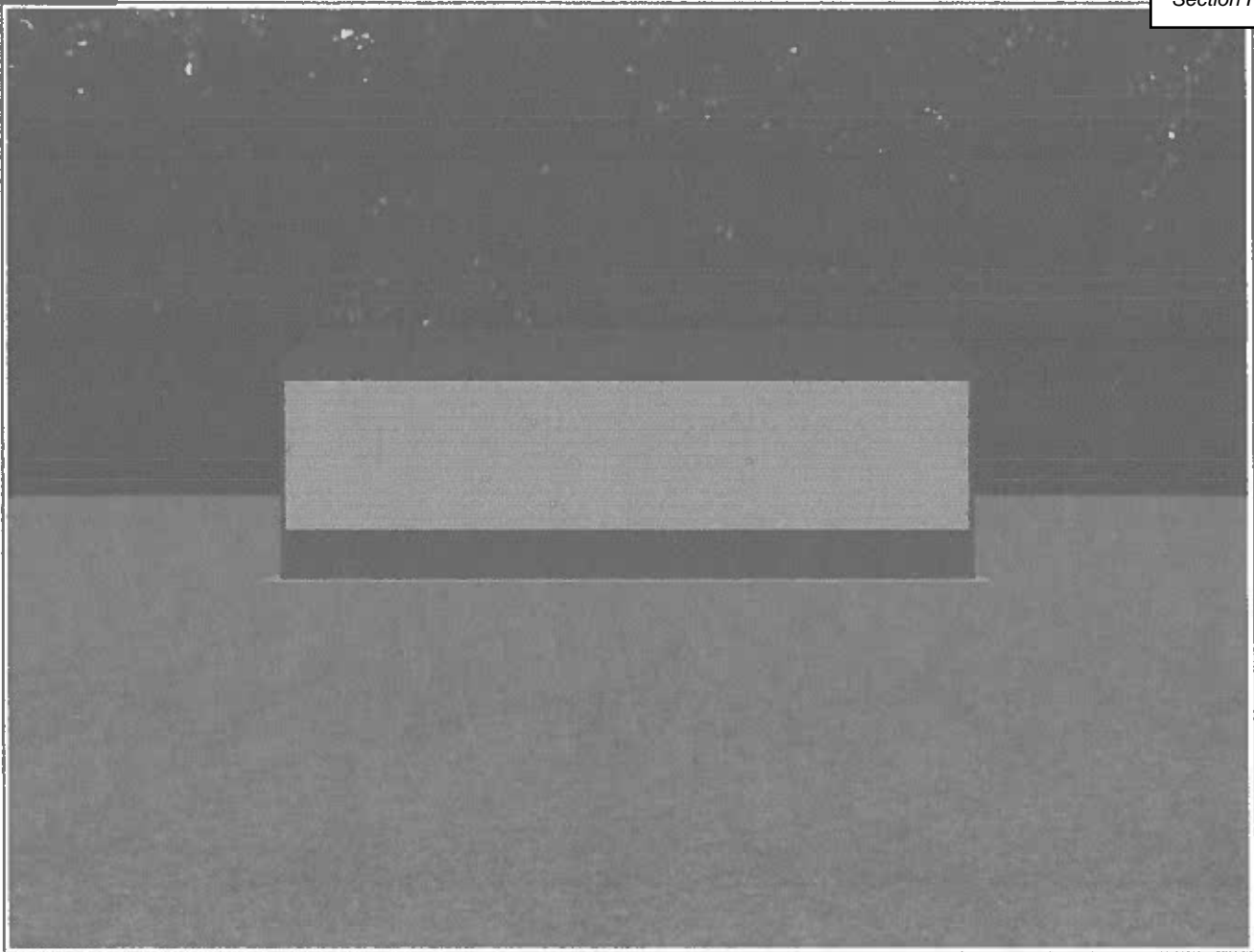


BACK



LEGENDS

- Garage Door
- Garage Door Frameout
- Walk in Door
- Walk in Door Frameout
- Windows
- Windows Frameout
- Open Wall
- Close Wall
- Distance
- Storage Length (Utility)
- Cupola



LEFT

**NOTICE OF PUBLIC HEARING REGARDING PROPOSED
FUTURE LAND USE MAP (FLUM) AMENDMENT
NOTICE TO AFFECTED REAL PROPERTY OWNERS**

In accordance with Section 44-328 of the City of Chipley Code, this notice is being sent to all real property owners of property that directly adjoins the property and all property owners within 500 feet of the affected property for which an amendment to the Future Land Use Map (FLUM) amendment is being considered. The proposed change in the FLUM is for a Land Use Change from LOW DENSITY RESIDENTIAL TO COMMERCIAL.

Petitioner: Thomas James Simmons III
Property located at 1237 Church Avenue,
Parcel No. 00000000-00-1393-0000, Acreage .187

The documents with information concerning the substances of the proposed FLUM amendment can be reviewed at the City of Chipley, 1442 Jackson Ave, Chipley, FL, or you may call 850-638-6350 if you have any questions.

UPCOMING PUBLIC MEETINGS:

PLANNING COMMISSION: August 28, 2025 at 3:00 pm at the City Hall, Council Chambers, 1442 Jackson Ave. Chipley, FL 32428

CITY COUNCIL: September 9, 2025 at 5:00 pm at the City Hall, Council Chambers, 1442 Jackson Ave. Chipley, FL 32428

Jul 15, 2025 2:41:20 PM
1237 Church Avenue
Chipley
Washington County
Florida



City of Chipley

1442 Jackson Avenue
Post Office Box 1007
Chipley, Florida 32428
(850) 638-6350 Fax: (850) 638-6353



Section F, Item1.

NOTICE OF PUBLIC HEARING

July 11, 2025

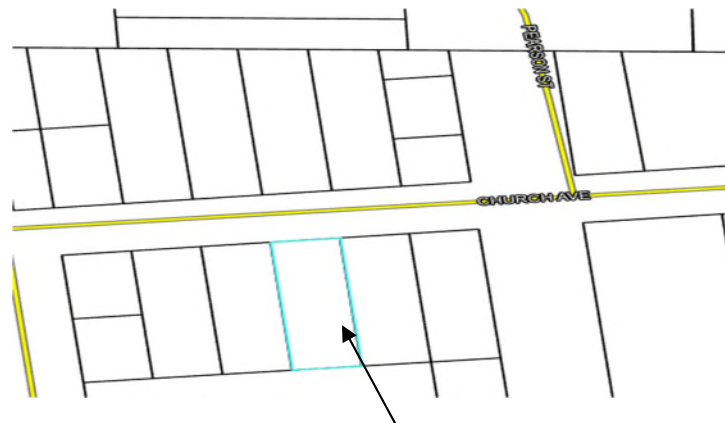
Dear Citizen:

The City of Chipley Planning & Zoning Commission will conduct a public hearing on August 28, 2025, at 3:00 pm, CST at the City Hall Council Chambers, located at 1442 Jackson Ave., Chipley, FL 32428. The purpose of this hearing is to review and consider the following request:

Location: 1237 Church Avenue
Parcel ID #: 00000000-00-1393-0000
Acreage: .187
Petitioner: Thomas James Simmons III

The proposed change in the FLUM is for a Land Use Map Amendment from LOW DENSITY RESIDENTIAL to COMMERCIAL.

Property is located at 1237 Church Avenue, Parcel No. 00000000-00-1393-0000, Acreage .187



Subject Site

1237 Church Avenue, Parcel #00000000-00-1393-0000

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

Sincerely,

Tamara Donjuan
Planning and Zoning Officer

AUSTIN DONNA
8468 SOUTHERN PARK DR
TALLAHASSEE, FL 32305

BARNES DALTON E, BARNES MARY SUI
PO BOX 119
MARIANNA, FL 32446

BELL SHERRY ETAL, LAMPLEY CHARLE
% ECIR TIMOTHY LAMPLEY
684 DEERMONT CIR
CHIPLEY, FL 32428

CAMPBELL ROBERT HEIRS
% WILLIE T CAMPBELL
9414 CRESCENT LOOP CIR APT 103
TAMPA, FL 33619

CITY OF CHIPLEY
PO BOX 1007
CHIPLEY, FL 32428

COOPER JIMMIE L, COOPER ZANNIE
PO BOX 66
CHIPLEY, FL 32428

COOPER JIMMIE L
1220 CHURCH AVE
PO BOX 66
CHIPLEY, FL 32428

COOPER JIMMIE L
PO BOX 66
CHIPLEY, FL 32428

COOPER JIMMY L
1220 CHURCH AVE
PO BOX 66
CHIPLEY, FL 32428

COOPER Z REGINALD, COOPER JIMMIE
PO BOX 34
CHIPLEY, FL 32428

CORBIN DAVID ALAN
1436 CLAYTON RD
CHIPLEY, FL 32428

CORBIN ZENNA TRUSTEE, ZENNA B CC
% DELL CORBIN
1456 CLAYTON RD
CHIPLEY, FL 32428

DANIEL HELEN R
1224 CHURCH AVE
CHIPLEY, FL 32428

FERGUSON GLADYS JOHNSON
5003 BARCELONA AVE
FT PIERCE, FL 33450

FLORIDA GULF & ATLANTIC, LLC, RAILL
245 RIVERSIDE AVE STE 250
JACKSONVILLE, FL 32202

FUCE JENNEL, CAMPBELL JAMES A
1126 DELMAS AVE
NASHVILLE, TN 37216

GILMORE FLORENCE
% ANTHONY GILMORE III
11120 LAKE VICTORIA LN
BOWIE, MD 20720

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

GOFF SHIRLEY A & ETAL, HIGHTOWER
PO BOX 393
BONIFAY, FL 32425

GOFF SHIRLEY
PO BOX 393
BONIFAY, FL 32425

HARRELL SHARON RENA
1660 COY DR
CHIPLEY, FL 32428

HARRELL SHARON W
1660 COY DR
CHIPLEY, FL 32428

HAYES-AUSTIN DONNA, HAYES DONNA
8468 SOUTHERN PARK DR
TALLAHASSEE, FL 32305

HERRING EARNEST & ETAL, KEY NATHAN
% MATTIE KEY
72 INVERNESS DR
JONESBORO, GA 30238

HIGHTOWER CAROLYN & ETAL, LEE THOMAS
4305 CAMDEN RD
TALLAHASSEE, FL 32303

HIGHTOWER CAROLYN
4305 CAMDEN RD
TALLAHASSEE, FL 32304

HINSON WETONIA J
16113 NW 32ND AVE
NEWBERRY, FL 32669

HOLMES ANNIE
% PO BOX 113
CHIPLEY, FL 32428

J & P FAMILY LLLP, DOLLAR GENERAL A
368 BURNT HICKORY WAY
FORTSON, GA 31808

JERUSELEM BAPTIST CHURCH
PO BOX 333
CHIPLEY, FL 32428

JETT MARVIS ETAL, HINSON WETONIA .
1205 CHURCH AVE
CHIPLEY, FL 32428

LAMB MICHAEL A
1248 CHURCH AVE
CHIPLEY, FL 32428

LEE CHRISTOPHER
1224 CHURCH AVE
CHIPLEY, FL 32428

MC KNIGHT GERALDINE
2524 BLACKFOREST TRL SW
ATLANTA, GA 30331

MORRIS VIVIAN
PO BOX 302
CHIPLEY, FL 32428

NELSON WAYNE, NELSON BETTY
669 7TH ST
CHIPLEY, FL 32428

POMPEY ALFREDA
1221 CHURCH AVE
CHIPLEY, FL 32428

RHYNES OSCAR
% 7718 LAKE ANDREA CIR
MOUNT DORA, FL 32757

ROBINSON DORIS H, CLARK LUCRETIA
608 BENNETT DR
CHIPLEY, FL 32428

SHACKELFORD W ONEAL
% MARTHA R BELL
10095 WASHINGTON BLVD N
APT #216
LAUREL, MD 20723

SHEPARD IRVIN
% IRVING GILMORE
PO BOX 12
BRADLEY, SC 29819

SIMMONS ADDIE B
% ANNE L SIMMONS
1033 E 8TH ST
PANAMA CITY, FL 32401

SIMMONS THOMAS JAMES III
1308 BRICKYARD RD
CHIPLEY, FL 32428

TRAMMELL WILLIAM BRYAN JR
3258 YATES SETTLEMENT RD
BONIFAY, FL 32425

TRUTH & PRAYER CHURCH
PO BOX 793
CHIPLEY, FL 32428

TURNER HILTON AUGUSTA JR
1513 BUICK LN
KOKOMO, IN 46902

VLH OF FLORIDA LLC
1224 CLAYTON RD
CHIPLEY, FL 32428

WALKER DANIEL, WALKER JONA
644 PEARSON ST
CHIPLEY, FL 32428

WARD ALTREAS R
651 PEARSON ST
CHIPLEY, FL 32428

WILLIAMS CAROL L & ETAL, LEWIS MAF
% CAROL WILLIAMS
109 W CREST AVE
TAMPA, FL 33603

WILSON KATHY
1119 BATON ROUGE CT
TALLAHASSEE, FL 32305

WORLDS ANTHONY ETAL, WORLDS MY
360 WHITE RIVER DR
PACIFIC, WA 98047

WYNN ALLEN
% MAURICE WYNN JR
1118 WYNN DR
CHIPLEY, FL 32428

ZBC PROPERTIES LLC
% DELL CORBIN
1456 CLAYTON RD
CHIPLEY, FL 32428

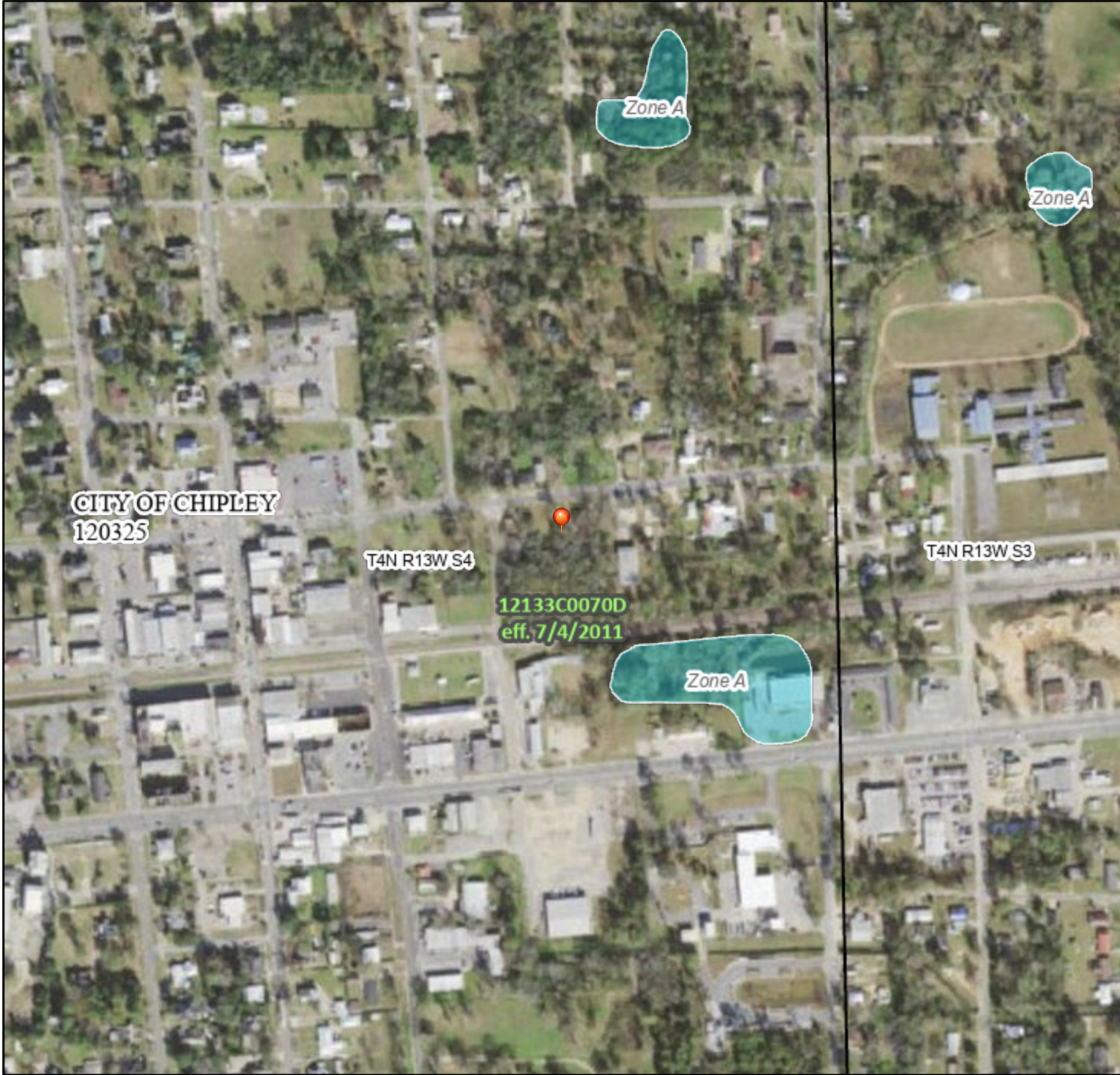


Aerial Map of Parcel

National Flood Hazard Layer FIRMMette



85°32'27"W 30°47'10"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

85°31'50"W 30°46'39"N

Basemap Imagery Source: USGS National Map 2023

Legend

Section F, Item 1.

SEE FIS REPORT FOR DETAILED LEGEND AND INFORMATION

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

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

GENERAL STRUCTURES

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

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5 Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped



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

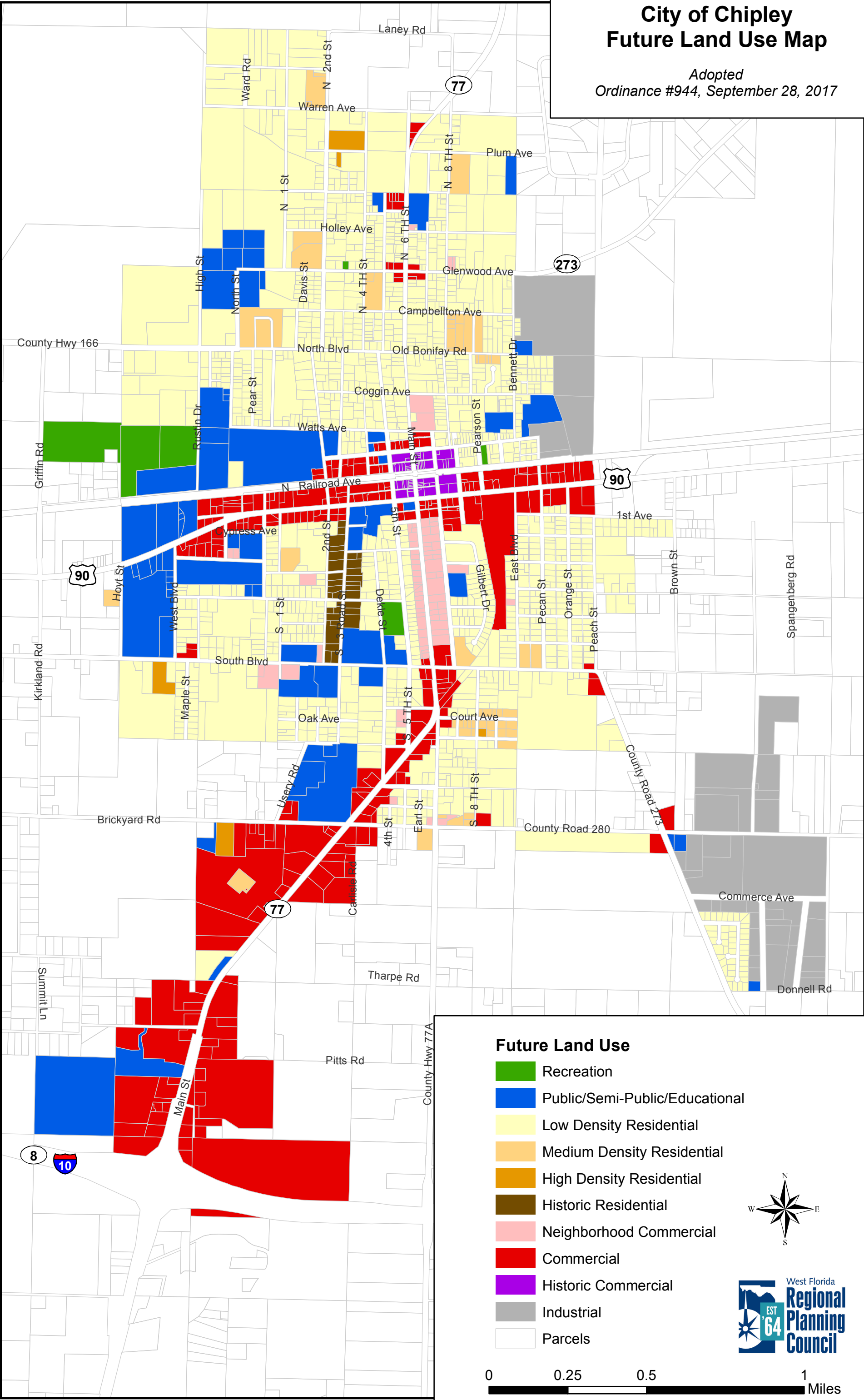
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/11/2025 at 4:41 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 identifier, FIRM panel number, and FIRM effective date. Map information in unmapped and unmodernized areas cannot be used for regulatory purposes.

City of Chipley Future Land Use Map

Adopted
Ordinance #944, September 28, 2017



You are invited to a Zoom webinar!

When: August 28, 2025 03:00 PM Central Time (US and Canada)

Topic: Planning & Zoning Commission Meeting

Join from PC, Mac, iPad, or Android:

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Join via audio:

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+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 689 278 1000 US

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