



**City of Chipley
Special Council Meeting**

April 10, 2025 at 11:00 AM

City Hall - 1442 Jackson Avenue, Chipley, FL 32428

AGENDA

A. CALL TO ORDER

B. PRAYER AND PLEDGE

C. APPROVAL OF AGENDA

D. AGENDA ITEMS

1. **Request for Land Use Map Amendment - 735 Main Street - Lota Kay Braxton**
2. **Ordinance No. 993 (First Reading) – Land Use Map Amendment – 735 Main Street – Lota Kay Braxton**

E. OTHER BUSINESS

F. ADJOURN

G. 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.

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Land Use Map Amendment – 735 Main Street – Lota Kay Braxton

| | |
|--------------------------|---|
| MEETING DATE | PREPARED BY |
| Thursday, April 10, 2025 | Tamara Donjuan, Planning & Zoning Officer |

SUMMARY

Applicant Lota Kay Braxton request for 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 735 Main Street. The applicant would like to rezone the property to allow business to be permitted for land use.

The property is located at 735 Main Street, parcel 000000000-00-1238-0000, 1.465 acreage is currently low density residential. Approval of the Small-Scale Future Land Use Map Amendment would change the property to neighborhood commercial which would provide a transitional use zone in which residential uses, institutional uses, professional uses and certain types of neighborhood convenience/shopping/retail sales and service uses can be intermixed. The proposed amendment is consistent to the area with no substantial changes to the district. Approval of the small-scale amendment would allow the ability to redevelop property for business use, which could generate income, create jobs and stimulate economic growth to the community.

Signage posted to the property on February 25, 2025, provided public notice of the hearing satisfactory to the 30 days required.

Public notices were sent certified to fifty-nine (59) property owners within five hundred (500) feet of said property. Forty-four (44) letters claimed, seven (7) returned unclaimed.

Planning and Zoning Commission met on March 27, 2025, at 3:00pm.

RECOMMENDATION

City Staff recommends approval of the Small-Scale Future Land Use Map Amendment for Lota Kay Braxton for property located at 735 Main Street, Parcel 000000000-00-1238-000 from low-density residential to neighborhood commercial to create redevelopment which could generate income, create jobs and stimulate economic growth to the community.

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. NFWMD Report
6. Current FLUM

Planning and Zoning Commission recommendation 4-0 APPROVED

ZONING CHANGE OR VARIANCE REQUEST

FEE: \$ 750

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 2-20-25 Applicant's Name Lota Kay Braxton
Phone 850-658-2215 Address 1353 Forrest Ave

Lota Kay Braxton 2-20-25
Signature of Applicant Date

ADDRESS OR DESCRIPTION OF PROPERTY TO BE CONSIDERED:

735 Main Street, Chipley

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

REASON FOR REQUEST: property being sold. new owners desire
to operate a business similar to medisp.
Would like zoning to be changed to neighborhood commercial.

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 #

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 | 00000000-00-1238-0000 |
| Location Address | 735 MAIN ST CHIPLEY 32428 |
| Brief Tax Description | 4 4 13 ORB 630 P 122 BEG. 439 2/3' S. OF INTER. OF 6TH.ST. & N.LINE OF SEC.4,RUN S. 210',E.306',N.210',W.306',TO BEG. PART OF BLK. 4. BLK 4 (Note: Not to be used on legal documents.) |
| Property Use Code | SINGLE FAMILY (0100) |
| Sec/Twp/Rng | 4-4-13 |
| Tax District | Chipley (2) |
| Millage Rate | 20.4678 |
| Acreage | 1.465 |
| 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
[BRAXTON LOTA KAY](#)
1353 FORREST AVE
CHIPLEY, FL 32428

Valuation

| | 2024 Final Values |
|------------------------------|-------------------|
| Building Value | \$222,893 |
| Extra Features Value | \$2,665 |
| Land Value | \$55,500 |
| Land Agricultural Value | \$0 |
| Agricultural (Market) Value | \$0 |
| Just (Market) Value | \$281,058 |
| Assessed Value | \$281,058 |
| Exempt Value | \$0 |
| Taxable Value | \$281,058 |
| 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.

Section D, Item1.

Land Information

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|----------------------|-----------------|-----------|----------|-------|
| 000100 - SFR | 140 | FF | 0 | 0 |
| 000000 - RESIDENTIAL | 70 | FF | 0 | 0 |
| 000000 - RESIDENTIAL | 160 | FF | 0 | 0 |

Building Information

| | | | |
|----------------|------------|-------------------|-------------------|
| Type | SFR | Heat | FORCED AIR DUCTED |
| Total Area | 5,514 | Air Conditioning | CENTRAL |
| Heated Area | 3,121 | Bathrooms | 3 |
| Exterior Walls | BRICK | Bedrooms | 4 |
| Roof Cover | ENAMEL MTL | Stories | |
| Interior Walls | DRYWALL | Actual Year Built | 1916 |
| Frame Type | | | |
| Floor Cover | CARPET | | |

Extra Features

| Code | Description | Length x Width | Units |
|------|---------------------|----------------|-------|
| 1855 | CONCRETE PAVING RES | 36 x 8 x | 288 |
| 1855 | CONCRETE PAVING RES | 20 x 3 x | 60 |
| 1855 | CONCRETE PAVING RES | 111 x 10 x | 1,110 |
| 1855 | CONCRETE PAVING RES | 93 x 9 x | 837 |
| 1800 | DU/G-1 | 28 x 20 x | 560 |

Sales

| Multi Parcel | Sale Date | Sale Price | Instrument | Book/Page | Vacant/Improved | Grantor | Grantee |
|--------------|-----------|------------|------------|---------------------------|-----------------|------------------|--------------------------|
| N | 4/22/2005 | \$100 | WD | 0630/0122 | Improved | BRAXTON LOTA KAY | BRAXTON LOTA KAY & WAYNE |

Tax Collector Site

[Click here to view the Tax Collector website](#)

Generate Owner List by Radius

Distance: 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

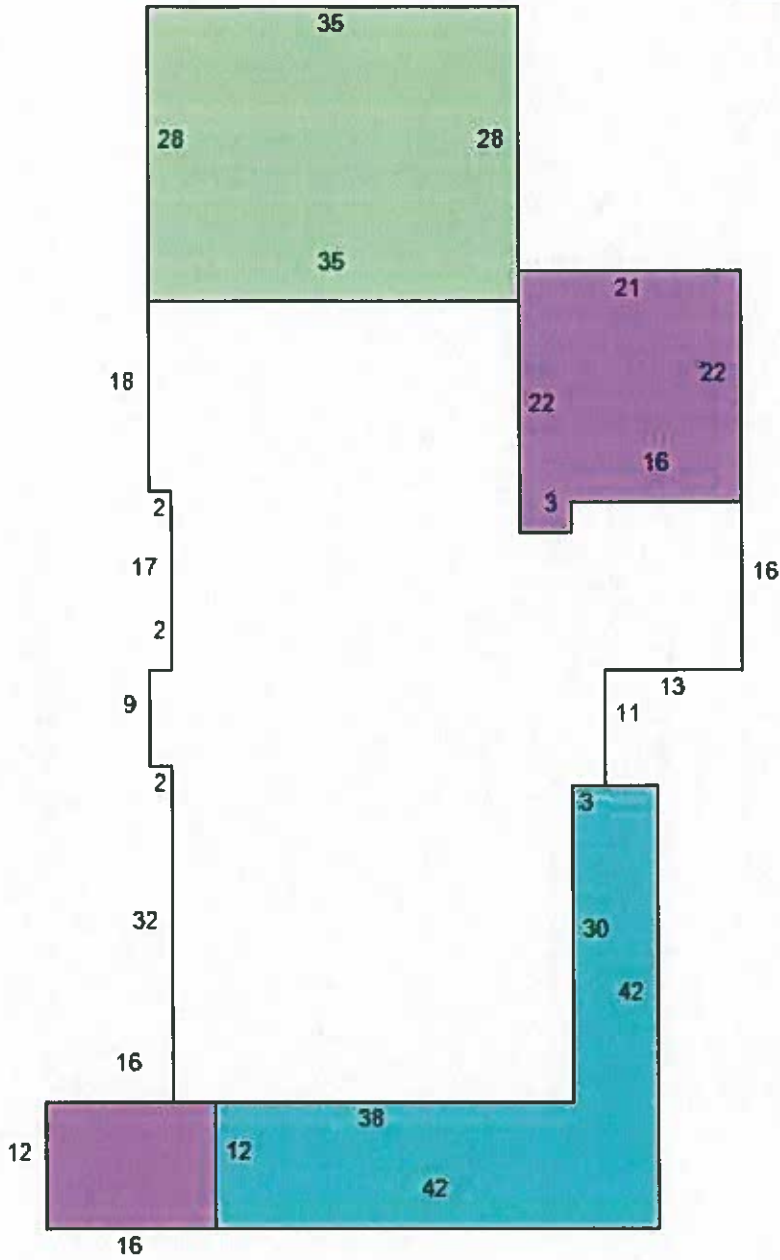
☒ Show All Owners

☐ Show Parcel ID on Label

Skip Labels

Sketches

| Room Type | Area |
|------------|------|
| BASE AREA | 3121 |
| F OPEN PRC | 744 |
| F CARPORT | 384 |
| PATIO | 980 |



Map





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: 2/20/2025, 10:18:46 AM](#)

[Contact Us](#)

Developed by
 **SCHNEIDER**
GEOSPATIAL

Add/Change/Void Cash Receipt CD1274090
Print
Receipt
Void
Receipt
Close
Receipt
UBS
STS
FMS**Money Received** Add Money To Receipt

| | Amount | Type | Payment Info |
|---|--------|------|-----------------|
|  | 750.00 | CK | 6846 |

Distributions Add Distribution

| | Type | Amount | Apply to | Description | For | Discount Pen Forgive |
|---|------|--------|---------------|------------------------|-----|-------------------------|
|  | FMSD | 750.00 | DIST CD: 2550 | PLANNING & ZONING FEES | | 0.00 |

Operator Code: TIFFANY**Receipt Code:** CD1274090**Receipt Date:** 02/20/25☐ **Voided****Distributions:** 750.00**Money:** 750.00**Change Due:** 0.00 **From:** ELITE REALTY TEAM**Email Address:****Destination Phone:**

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 located 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 Map Amendment from **LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL**.

Petitioner: Lota Kay Braxton
Property is located at 735 Main Street
1.465-acre
Parcel
000000000-00-1238-0000

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

Upcoming Public Hearings
Planning and Zoning Commission – March 27, 2025 @ 3:00 p.m. CST, at the City Hall, Council Chambers, 1442 Jackson Avenue, Chipley, FL 32428.

City Council – April 8, 2025 @ 5:00 p.m. CST, at the City Hall, Council Chambers, 1442 Jackson Avenue, Chipley, FL 32428.

02.25.2025 10:34 AM
30.78478, -85.53892
Altitude: 15ft
735 Main St, Chipley, FL 32428





City of Chipley

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



Section D, Item 1.

NOTICE OF PUBLIC HEARING

February 24, 2025

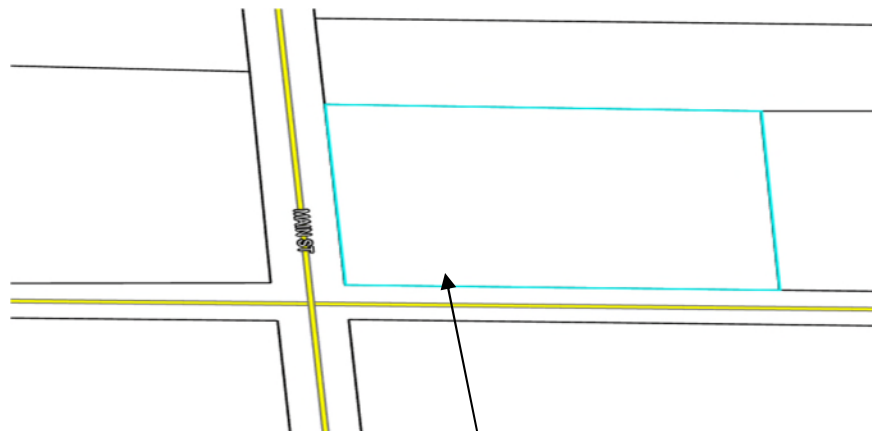
Dear Citizen:

The City of Chipley Planning & Zoning Commission will conduct a public hearing on March 27, 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: 735 Main Street
Parcel ID #: 00-1238-0000
Acreage: 1.465
Petitioner: Lota Kay Braxton

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

Property located at 735 Main Street, Parcel No. 000000000-00-1238-0000, Acreage 1.465



Subject Site
735 Main Street, Parcel #000000000-00-1238-0000

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

A C F MCGLAMERY S N TRUST
1444 BEECHER ST SW
ATLANTA, GA 30310

ANDREWS DREXYL
2234 E 3RD ST
MONTGOMERY, AL 36106

ARGOLICA LLC
% TIFFANY & BOSCO PA
1201 S ORLANDO AVE
STE 430
WINTER PARK, FL 32789

BALCOM STACEY L
645 5TH ST
CHIPLEY, FL 32428

BEARD SIMONA W AKA WILLIAMS, WILL
101 BROAD ST
PORT ST JOE, FL 32456

BELCHER DELPHINE
PO BOX 422
CHIPLEY, FL 32428

BLOOMFIELD BRIAN W, BLOOMFIELD JI
351 BLUE SAGE RD
PANAMA CITY BEACH, FL 32413

BRAXTON LOTA KAY
1353 FORREST AVE
CHIPLEY, FL 32428

BROOKS MICHAEL C, BROOKS EMILY L
697 MAIN ST
CHIPLEY, FL 32428

CARTHON ARRIE
637 BENNETT DR
CHIPLEY, FL 32428

CAVENDER SHIRLEY FAY H
635 5TH ST
CHIPLEY, FL 32428

CHAMBERS RONNIE B, CHAMBERS PE
2683 MUIR LN
BONIFAY, FL 32425

CITY OF CHIPLEY
PO BOX 1007
CHIPLEY, FL 32428

COLLINS MARILYN J & ETAL, WARD LAT
1253 OLD BONIFAY RD
CHIPLEY, FL 32428

COLLINS MARILYN R
PO BOX 159
CHIPLEY, FL 32428

COOPER JIMMIE L
PO BOX 66
CHIPLEY, FL 32428

DAVID ROBERT
583 MARTIN LUTHER KING DR
CHIPLEY, FL 32428

DAVIS WILLIE HEIRS
588 MARTIN LUTHER KING DR
CHIPLEY, FL 32428

DEDE PATRICIA
730 MAIN ST
CHIPLEY, FL 32428

FARRAR BRYCE, ANDERSON EMILY B
643 5TH ST
CHIPLEY, FL 32428

FINNEY ALFRED, FINNEY-STEWART JU
PO BOX 673
CHIPLEY, FL 32428

FRESH LEGAL PERSPECTIVE PL TRS, M
6930 W LINEBAUGH AVE
TAMPA, FL 33625

GAGE THOMAS W TRUSTEE, GAGE SU
626 5TH ST
CHIPLEY, FL 32428

GILCHRIST TIMOTHY W & ETAL, GILCH
4802 WICKHAM DR
TEMPLE HILLS, MD 20748

GOSHEN @ MAIN STREET LLC
73 SCRIBNER AVE
DEFUNIAK SPRINGS, FL 32435

GRANT TABERNACLE
577 MARTIN LUTHER KING DR
CHIPLEY, FL 32428

GRIFFIN LESLIE ALDIN CO-TRSTEE, GR
L A & S R GRIFFIN REV TRUST
PO BOX 52
TITUSVILLE, FL 32781

GRIFFITH HERCULES
1242 COGGIN AVE
CHIPLEY, FL 32428

HARRELL DONALD R, HARRELL SHAR
1660 COY DR
CHIPLEY, FL 32428

HARRELL RENA
1660 COY DR
CHIPLEY, FL 32428

HOGANS TARA
1249 OLD BONIFAY RD
CHIPLEY, FL 32428

JOHNS LOWELL THOMAS JR & ETAL, JC
448 CUTCHINS MILL RD
CHIPLEY, FL 32428

JONES JENNIFER NANNETTE
720 MAIN ST
CHIPLEY, FL 32428

L & M DREAMS LLC
3465 W MCLANE AVE
BONIFAY, FL 32425

LERNER CARROLL, LERNER YVETTE
1276 OLD BONIFAY RD
CHIPLEY, FL 32428

LUCAS FLORA
% ALFRED BELLAMY
18880 46TH CT N
LOXAHATCHEE, FL 33470

MC ALLISTER MAJOR, MC ALLISTER M/
1238 COGGIN AVE
CHIPLEY, FL 32428

MC CALL CHERYL G
1261 COGGIN AVE
PO BOX 537
CHIPLEY, FL 32428

MC DONALD TOMMY R, MC DONALD TH
729 MAIN ST
CHIPLEY, FL 32428

MC GLAMERY MARIA D
PO BOX 508
COTTONDALE, FL 32431

MC INTYRE BRIAN
584 MARTIN LUTHER KING DR
CHIPLEY, FL 32428

MC INTYRE ELIZABETH HEIRS
% VILETA M KENT
PO BOX 10274
PENSACOLA, FL 32524

MYERS JUANITA
PO BOX 285
CHIPLEY, FL 32428

MYRICK MICHAEL K, TOOLE ELSIE C
621 5TH ST
CHIPLEY, FL 32428

OSTROWSKI JOHN S, OSTROWSKI SAN
1404 JACKSON AVE
CHIPLEY, FL 32428

OTWELL LARRY O, OTWELL TINA LOUIS
1271 OLD BONIFAY RD
CHIPLEY, FL 32428

PATRICK WILLIE JAMES L
% VERNITA PATRICK
5027 E 13TH CT
PANAMA CITY, FL 32404

POWELL ALMERA D
126 CIRCLE DR
PANAMA CITY BEACH, FL 32413

REED EFREM
% JANE REED
PO BOX 95
CHIPLEY, FL 32428

REED JANE E
PO BOX 95
CHIPLEY, FL 32428

REED SARAH
% MARILYN COLLINS
PO BOX 159
CHIPLEY, FL 32428

SAWYER MATTHEW L, SAWYER CHELS
641 5TH ST
CHIPLEY, FL 32428

SCHWARTZ MARY A TRUSTEE, SCHWA
1280 OLD BONIFAY RD
CHIPLEY, FL 32428

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

SOILEAU KERMIT P, SOILEAU PAMELA P
162 HIGH ST
GEORGETOWN, GA 39854

TANNER LASHUANDA, BOSTON GERRY
PO BOX 525
CHIPLEY, FL 32428

TAYLOR CAROLYN, TAYLOR CARL HUGI
1252 OLD BONIFAY RD
CHIPLEY, FL 32428

WILLIAMS WILLIAM R JR, WILLIAMS LAV
2 HWY 77
CHIPLEY, FL 32428

WOMENS CLUB
PO BOX 2
CHIPLEY, FL 32428

WYNN ANNIE B
% MAURICE WYNN JR
1118 WYNN DR
CHIPLEY, FL 32428



NWFWMD Report

Section D, Item1.

Geographical Information

Latitude/Longitude: 30.78476,-85.53864
 Address: 735 Main St, Chipley, FL, 32428, USA
 Parcel ID: **000000000012380000**
 Firm Panel (Preliminary): **N/A**
 Firm Panel (Effective): 12133C0070D

Effective SFHA Flood Map (Effective Issue Date: 7/4/2011)



Flood Information

Flood Zone Information

Preliminary Flood Zone

Location of Interest: N/A
 Parcel: N/A
 Base Flood Information*: N/A

Effective Flood Zone

Location of Interest: X
 Parcel: **X:100%;**
 Base Flood Information*: N/A

*The computed elevation to which floodwater is anticipated to rise during the base flood (100 Year Flood). Base Flood Elevations (BFEs) are shown on Flood Insurance Rate Maps (FIRMs) and on the flood profiles. The BFE is the regulatory requirement for the elevation or floodproofing of structures. The relationship between the BFE and a structure's elevation determines the flood insurance premium. Datum of measurement is NAVD1988.

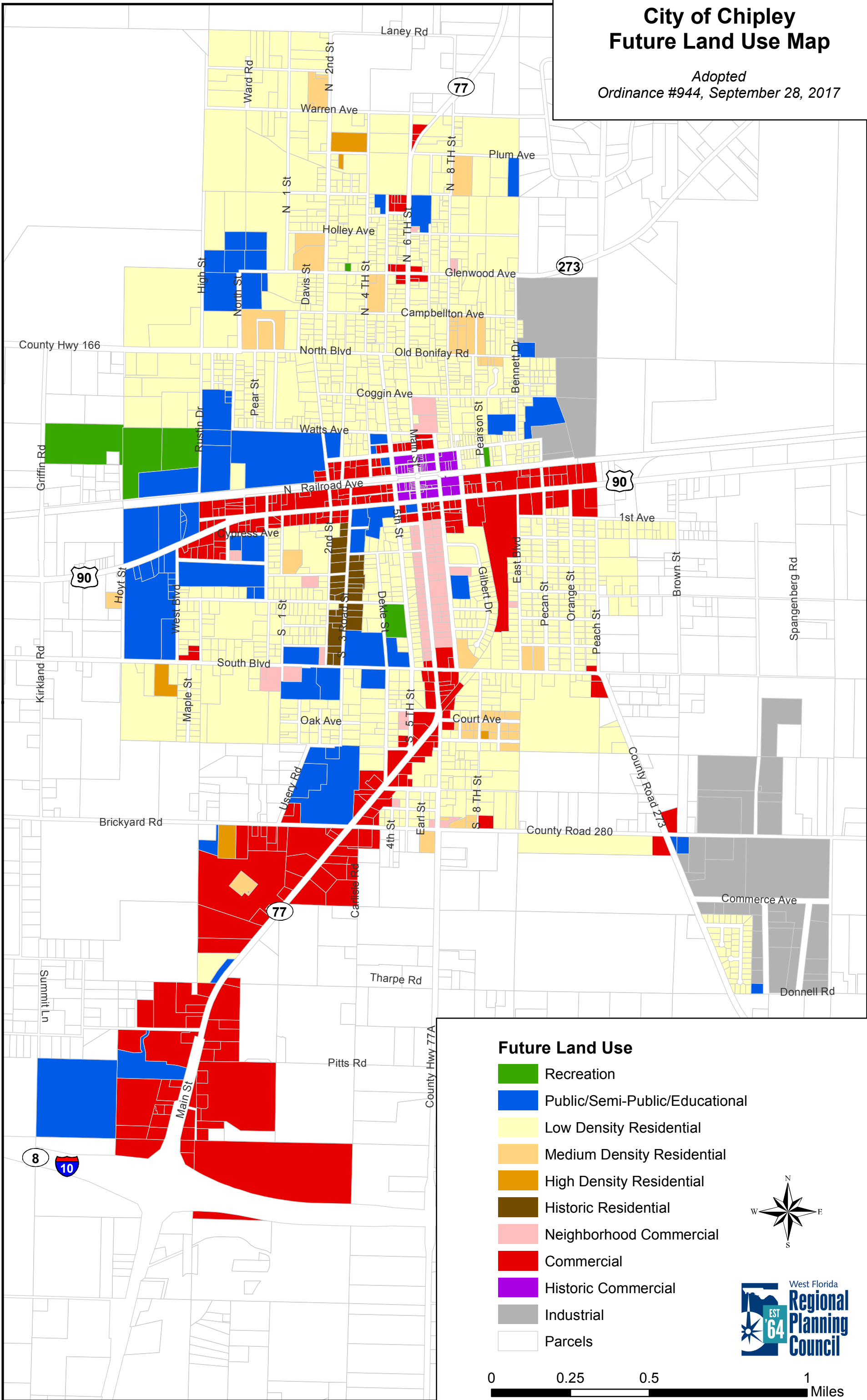
Zone VE: A coastal area inundated by 100-year flooding and subject to a velocity hazard (wave action) where BFEs have been determined. **Zone AE:** An area inundated by 100-year flooding, for which BFEs have been determined. **Zone AO/AH:** An area inundated by 100-year flooding: (AO) Sheet flow, ponding, or shallow flooding where Base Flood Depths are provided; (AH) Shallow flooding base floodplain where BFE's have been determined. **Zone A:** An area inundated by 100-year flooding, for which no BFEs have been determined. **Zone 0.2PCT (0.2 PCT ANNUAL CHANCE FLOOD HAZARD/X500):** An area inundated by 500-year flooding an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile or an area protected by levees from 100-year flooding. **Zone X:** An area of minimal flood hazard.

Disclaimer:

Although derived directly from a variety of sources, including the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Maps (FIRMs), the District's digital elevation model, the counties' digital parcel maps and data from other governmental sources, the data provided through this portal is for informational purposes only. The user is advised to be aware that for flood insurance or regulatory determinations, or for supporting an application for a Letter of Map Change (LOMC), only the official and latest FEMA FIRM and Flood Insurance Study (FIS) report should be consulted. Also, all elevation data submitted in support of a LOMC application must be certified by a licensed land surveyor, engineer, or architect. The NWFWMD, FEMA, its agents, and partners shall not be held responsible for the misuse or misinterpretation of the information presented in this portal.

City of Chipley Future Land Use Map

Adopted
Ordinance #944, September 28, 2017



CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Ordinance No. 993 (First Reading) – Land Use Map Amendment – 735 Main Street – Lota Kay Braxton

| | |
|--------------------------|------------------------------------|
| MEETING DATE | PREPARED BY |
| Thursday, April 10, 2025 | Patrice Tanner, City Administrator |

SUMMARY

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.

RECOMMENDATION

City Staff recommend approval of First Reading of Ordinance No. 993.

ATTACHMENTS

- 1. Ordinance No. 993.

ORDINANCE NO. 993

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.

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

SECTION 1. AUTHORITY. The authority for enactment of this Ordinance is Section 2 of the City Code, Sections 163.3187 F.S., 166.021 F.S. and the Comprehensive Plan.

SECTION 2. FINDING OF FACT. The City Council of Chipley, Florida finds:

- A. A public hearing has been held by the City Council after “due public notice”; and
- B. This amendment involves changing the Future Land Use designation imposed on a parcel of property with Parcel No. 00000000-00-1238-0000 located at 735 Main Street from Low Density Residential to Neighborhood Commercial; and
- C. This amendment is consistent with the City Land Use Regulations and the adopted Comprehensive Plan and is in the best interest of the City and its citizens.

SECTION 3. PURPOSE. The purpose of this Ordinance is to adopt a small-scale comprehensive plan amendment to the City of Chipley Comprehensive Plan also known as Ordinance 993. The amendment is identified as 25S1 and is described in Section 4 herein.

SECTION 4. FUTURE LAND USE MAP AMENDMENT. The Future Land Use Map of the City of Chipley, Florida, is hereby amended by changing the Future Land Use category imposed on a certain parcel of property with Parcel No. 00000000-00-1238-0000 located at 735 Main Street, containing a 1.465 acre parcel more or less, from Low Density Residential to Neighborhood Commercial, and as more specifically described as follows:

SUBJECT PARCEL – Parcel I.D. # 00000000-00-1238-0000.

A LOT BOUNDED BY COMMENCING ON THE EASTERN BOUNDARY LINE OF SIXTH STREET (N/K/A MAIN STREET) AT THE POINT AT WHICH THE TOWNSHIP LINE DIVIDING TOWNSHIPS 4 AND 5 INTERSECTS THE SAID EASTERN BOUNDARY LINE AND RUNNING THENCE IN A SOUTHERLY DIRECTION ALONG SAID EASTERN BOUNDARY LINE OF SIXTH STREET (N/K/A MAIN STREET) A DISTANCE OF 439 FEET AND 8 INCHES FOR A POINT OF BEGINNING; THENCE RUNNING EAST 306 FEET TO WHAT WOULD BE THE WESTERN BOUNDARY LINE OF SEVENTH STREET WHEN EXTENDED; THENCE SOUTH ALONG THE LINE WHICH WOULD BE SAID WESTERN BOUNDARY LINE OF SEVENTH STREET A DISTANCE OF 210 FEET TO THIRD AVENUE (N/K/A COGGIN AVENUE); THENCE WEST ALONG THE NORTHERN BOUNDARY LINE OF THIRD AVENUE (N/K/A COGGIN AVENUE) A DISTANCE OF 306 FEET TO THE EASTERN BOUNDARY LINE OF SIXTH STREET (N/K/A MAIN STREET); THENCE IN A NORTHERLY DIRECTION ALONG SAID EASTERN BOUNDARY LINE TO THE POINT OF BEGINNING, AND BEING IN THE N 1/2 OF NE 1/4 OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 13 WEST.

And also;

The land use change imposed on the subject parcel and map change is shown as Exhibit A, which is attached and made a part hereof by reference.

SECTION 5. EFFECTIVE DATE. The effective date of this plan amendment and ordinance shall be thirty-one (31) days after adoption on the second reading by the City Council, unless the amendment is challenged pursuant to Section 163.3187 of the Florida Statutes. If challenged, the effective date shall be a date a final order is issued by the Department of Economic Opportunity or other appropriate authority, finding the amendment in compliance in accordance with Section 163.3184 F.S.

INTRODUCED on first reading at a regular meeting of the City Council on April 8, 2025.

PASSED after second reading at a regular meeting of the City Council on _____, 2025.

CITY OF CHIPLEY, FLORIDA

ATTEST:

Tracy L. Andrews, Mayor

Sherry Snell, City Clerk

APPROVED AS TO FORM:

Michelle Blankenship Jordan
City Attorney

DRAFT

EXHIBIT A

Section D, Item2.



735 Main Street

Parcel No. 00000000-00-1238-0000

1.465 acres more or less

You are invited to a Zoom webinar.

When: **April 10, 2025 11:00 AM** Central Time (US and Canada)

Topic: **Special Council Meeting**

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/84194190782>

Phone one-tap:

+13052241968,,84194190782# US

+16465588656,,84194190782# US (New York)

Join via audio:

+1 305 224 1968 US

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+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

+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)

Webinar ID: 841 9419 0782