

## ORDINANCE NO. 989

**AN ORDINANCE OF THE CITY OF CHIPLEY, FLORIDA, PROVIDING FOR ANNEXATION OF CONTIGUOUS LANDS AS DESCRIBED HEREIN TO THE CITY; PROVIDING FOR AUTHORITY; PROVIDING FOR BOUNDARY; PROVIDING FOR LAND USE DESIGNATION OF AFFECTED LANDS AS COMMERCIAL; PROVIDING FOR AMENDMENT TO THE FUTURE LAND USE MAP; PROVIDING FOR A SMALL SCALE AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT AND THE FLORIDA DEPARTMENT OF STATE; AND DECLARING AN EFFECTIVE DATE.**

**WHEREAS**, Chapter 163 Florida Statutes empowers the City Council of Chipley, Florida to prepare, amend, and enforce a comprehensive plan for the development of the city; and

**WHEREAS**, the City Council of Chipley, Florida will hold a public hearing on October 8, 2024, to adopt the Comprehensive Plan Amendment pursuant to Section 163.3187, Florida Statutes, having provided for due public notice, having reviewed and considered public comments received at the public hearing, and having provided for necessary revisions; and

**WHEREAS**, in exercise of its authority, the City Council of the City of Chipley, Florida finds it necessary and desirable to adopt and does hereby adopt this Comprehensive Plan Amendment, in order to encourage the most appropriate use of land, water and resources, consistent with the public interest; and to deal effectively with future problems that may result from the use and development of land within the City of Chipley, Florida as follows:

**NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF CHIPLEY, FLORIDA:**

**SECTION 1. AUTHORITY.** The authority for enactment of this Ordinance is Chapter 163 and 171.044, Florida Statutes, Chapter 2 of the City Code, and the adopted Comprehensive Plan.

**SECTION 2. ANNEXATION AND LAND DESCRIPTION.** The **attached** described unincorporated, contiguous land area is hereby annexed into the City of Chipley, Florida: **EXHIBIT A** contains the Survey of the property **approximately 3.52 acres**. **EXHIBIT B** contains the Deed and Legal Description.

**SECTION 3. BOUNDARY.** The existing boundary line of the City of Chipley, Florida is modified to include the herein referenced tract of land **EXHIBIT A** and **EXHIBIT B** containing the Survey, Deed, and Legal Description. **EXHIBIT C** the Future Land Use Map shall be updated to reflect the change concurrent with the passage of this Ordinance.

**SECTION 4. LAND USE DESIGNATION.** The property hereby annexed shall be assigned a City future land use designation as **Commercial**. The property was subject to the Washington

County Comprehensive Plan and Land Development Regulations which shall remain in full force and effect until the annexation process and small-scale comprehensive plan amendment are complete pursuant to the City Code, City Comprehensive Plane, and other general laws.

**SECTION 5. FUTURE LAND USE MAP AMENDED.** The adopted Future Land Use Map of the City of Chipley, which is a part of the adopted COMPREHENSIVE PLAN, and which map is attached hereof by reference, is hereby amended to impose upon approximately 3.52 acres of annexed land with the City's requirements pursuant to the Commercial Land Use Category. The amendment is identified as **Ordinance No. 989.**

**SECTION 6. EFFECTIVE DATE.** The effective date of this small-scale plan amendment and ordinance shall be thirty-one (31) days after adoption on 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 Community Affairs 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 August 13, 2024.

**PASSED** after second reading at a regular meeting of the City Council on October 8, 2024.

CITY OF CHIPLEY, FLORIDA

ATTEST:

\_\_\_\_\_  
By its Mayor, Tracy Andrews

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By the City Clerk, Sherry Snell

APPROVED AS TO FORM:

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Michelle Blankenship Jordan  
City Attorney