

## **ORDINANCE NO. 996**

**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. 00000000-00-1393-0000 LOCATED AT 1237 CHURCH AVENUE, FROM LOW DENSITY RESIDENTIAL TO 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. 00000000-00-1393-0000 located at 1237 Church Avenue from Low Density Residential to 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 996. The amendment is identified as 25S2 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. 00000000-00-1393-0000 located at 1237 Church Avenue, containing a 0.187 acre parcel more or less, from Low Density Residential to Commercial, and as more specifically described as follows:

**SUBJECT PARCEL – Parcel I.D. # 00000000-00-1393-0000.**

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.

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 November 10, 2025.

**PASSED** after second reading at a regular meeting of the City Council on December 9, 2025.

CITY OF CHIPLEY, FLORIDA

\_\_\_\_\_  
Tracy L. Andrews, Mayor

ATTEST:

\_\_\_\_\_  
Sherry Snell, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Michelle Blankenship Jordan  
City Attorney