

## NOTICE OF PUBLIC HEARING

The Planning & Zoning Commission of the City of Chipley, FL will conduct a public hearing at the City Hall Council Chambers located at 1442 Jackson Ave, Chipley, FL and via Zoom, on Thursday, September 25, 2025, at 3:00 p.m. CST. The purpose of this hearing is to review and consider the following request:

1. Request for Development Order and Certificate of Appropriateness – Nolin Properties LLC  
- 1357 Brickyard Road, Parcel ID:00000000-00-2218-0013, .359 acres.

You are invited to a Zoom webinar!

When: September 25, 2025 03:00 PM Central Time (US and Canada)

Topic: Planning & Zoning Commission Meeting

Join from PC, Mac, iPad, or Android: <https://us02web.zoom.us/j/82553686750>

Phone one-tap: +13092053325,,82553686750# US +13126266799,,82553686750# US (Chicago)

Join via audio: +1 309 205 3325 US +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) +1 305 224 1968 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)+1 346 248 7799 US (Houston) +1 360 209 5623 US

Webinar ID: 825 5368 6750

All citizens and interested parties are encouraged to attend the public hearings or via zoom. Any inquiries regarding the public hearings or any person requiring special accommodation due to disability or physical impairment, including speech or hearing impairments, should contact the City Hall at 850-638-6350 at least five (5) business days prior to the hearing.

Tamara Donjuan  
Planning and Zoning Officer

# City of Chipley Development Order

File No. 1088

Fees Paid \$ 100.00

Name of Owner: Nolan Properties

Phone #: 850-209-7159

Address: 1351 Beickland Rd, Chipley, FL 32428

Name of Developer/Contractor: TBD

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_

Type of Development: Addition

Parcel Size: .509

Location of Development: Commercial

Land Use Designation: Commercial

Sq. Ft. of Building 1400

Site Plan Required? Yes X No

Stormwater Permit Required? Yes (No)

City Utilities Needed? Potable Water      Waste Water      Natural Gas      Garbage

Attachments to Order: 1. Cert. of App. 2. Land use

3. Engineer letter 4. Flood Report  
(exemption)

Date of Planning & Zoning Commission Approval: \_\_\_\_\_

Date of City Council Approval: \_\_\_\_\_

Contingencies/Conditions of Approval: \_\_\_\_\_

The City Council hereby authorizes the development of land within the City of Chipley, Florida, as specified herein. Any development undertaken pursuant to this order shall be in strict conformance with the application for development approval and site plan(s) as approved by the City.

Signature – City Administrator \_\_\_\_\_

Date \_\_\_\_\_

Attest \_\_\_\_\_

Date \_\_\_\_\_

SEAL

Owner/Developer/Contractor: Nate Nolan

# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name: NOLIN PROPERTIES, LLC

Address: 1357 BRICKYARD RD

Phone #: 850-209-7153

CHIPLEY FL 32428

Address of property to be improved: 1357 BRICKYARD RD, CHIPLEY FL 32428

List of improvements including materials to be used, paint colors, and other details which will alter the current appearance of the structure or property.

Addition of 28' to existing Red Metal Building.  
Red Metal, Sheet Tin, paint white (to match existing)

**Note: Include a site plan showing location of proposed construction if the improvement is not on the existing structure.**

I (name of applicant) NATHAN G. NOLIN certify that the information submitted truly reflects all improvements which will be made on the property. Should any changes be desired, I will notify the City of Chipley. I acknowledge that penalties can be the result of varying from the plans or description submitted and approved.

Signed: [Signature] Date: 08-15-25

\*\*\*\*\*

Action:      Approved \_\_\_\_\_      Not Approved \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Signature/Title/Authority



# City of Chipley

## Land Use Compliance Certificate

Fee Amount \$ 40.00



Verification provided for (Owner's Name): Nolin Properties, LLC

Project Site Address: 1357 Berkland Rd, Chipley, FL 32428

Phone Number: 850-209-7153

Contractor Name/Address TBA

Contractor Phone #: \_\_\_\_\_ Parcel I.D. Number: 00-2218-0013

### City of Chipley Future Land Use Designation

Low Density Residential		Neighborhood Commercial	
Medium Density Residential		Historic Commercial	
High Density Residential		Industrial	
Historic		Recreational	
Commercial	X	Public/Semi Public/Educational	

Flood Zone: \_\_\_\_\_ Yes X No Zone Type \_\_\_\_\_

Asbestos: \_\_\_\_\_ Yes X No

Scope of work (Please provide details of all work): \_\_\_\_\_

1400sf expansion  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A site inspection has been performed on the above development site within the City of Chipley, Florida. It is hereby verified that all site development standards meet the City's land use, zoning and comprehensive planning requirements.

Nate Nolin  
Applicant

15 Aug 25  
Date

\_\_\_\_\_  
City Official Verifying Compliance

\_\_\_\_\_  
Date

**Notice to Applicant:** This certificate must be presented to the Washington County Building Official and is requisite to issuance of a "Certificate of Occupancy" for your construction project.

# KINGDOM COME, LLC

HAL W. GORE, JR., P.E.  
632 MAIN ST.  
CHIPLEY, FL. 32428

**DATE:** May 22, 2024  
**To:** City of Chipley - Planning & Code Enforcement  
**From:** Hal W. Gore, Jr., P.E. – Engineer *HG*  
**CC:** Nolin Properties, LLC (Owner)  
**Subject:** Stormwater Evaluation For 20' x 70' addition to Fitness Building  
**Address:** 1357 Brickyard Rd. / Chipley, Fl. 32428  
**Parcel #:** 00-2218-0013

The above owner requested my services to evaluate the stormwater impacts from a proposed 20' x 70' addition to the East side of the building at the subject business as follows:

## Evaluation:

- Additional impervious area created from new addition = 20' x 70' = **1,400 SF (see pic)**.
- Additional pervious area created by removing old asphalt and sodding the area on East side, adjacent to SR 77, 20' x 70' = **1,400 SF (See pic)**
- Additional pervious area created by removing old 8' x 8' concrete slab = **64 SF (see pic)**.

## Conclusion:

- After construction, there will be an additional **64 SF** of pervious area added to the site, and therefore, they should be exempt from stormwater treatment as per rule Sec. 14-188 No. 6 (See attached).

Hal W. Gore, Jr., P.E.  
License No. 48105  
Phone: 850-658-2045  
Email: [hgkingdomcome@gmail.com](mailto:hgkingdomcome@gmail.com)



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## **Sec. 14-188. Exemptions.**

Requirements for stormwater discharge set out in this Code are waived for the activities listed below:

- (1) Construction of a single-family dwelling unit on a lot or parcel of record, provided that the single-family dwelling unit is not part of a larger common plan of development or sale.
- (2) Construction of one duplex, one triplex, or one quadruplex residential structure, provided that the structure is not part of a larger common plan of development or sale.
- (3) Construction of a storage building, shed, swimming pool or other accessory structure to those in subsection (1) or (2) of this section.
- (4) Performance of maintenance work on existing mosquito control drainage canals for the purpose of public health and welfare; provided, however, that all state guidelines are followed and the proper permits are secured.
- (5) Performance of maintenance work on existing drainage canals, utilities or transportation systems, provided such maintenance work does not alter the purpose, historical utilization and intent of the drainage system as constructed.
- (6) Any new development, alteration, or improvement of existing structures that does not increase the peak discharge rate or the volume of runoff, or deposit additional pollution materials beyond the boundaries of the development.
- (7) Construction of any structure or addition to an existing structure creating 600 square feet or less of new impervious surface total. More than one project may be constructed at different times, but the total exemption cannot exceed the allowable limit.
- (8) Developments which must meet a stricter stormwater management standard mandated by another agency.
- (9) Bona fide agricultural activity, including forestry, provided farming activities are conducted in accordance with the Agriculture BMPs Field Office Technical Guide (1988) published by the Soil Conservation Service, and forestry activities are conducted in accordance with the Silviculture Best Management Practices Manual (1979) published by the state division of forestry.

(Code 1987, § 14.5-103; Ord. No. 696, § 10, 1-6-1992; Ord. No. 770, § 2, 4-8-1997)



Effective BFE:	N/A	Prelim BFE:	N/A
Effective Fld Zone:	X:100%;	Prelim Fld Zone:	Not Available
Effective Fld Zone at Clicked Location :	X	Prelim Fld Zone at Clicked Location :	N/A
Effective FIRM Panel :	12133C0070D	Prelim FIRM Panel :	Not Available
Clicked Location (approximate):	30.76417, -85.54294	Parcel ID :	000000000022180013
Address (approximate):	Granite Trading Company, 1357 Brickyard Rd, Ste 3, Chipley, FL, 32428, USA		

Print

Select a layout ▼

Add custom title

**\*\*This printed report opens in a new browser. You may need to enable popups on your browser.**

Effective Flood Map: 7/4/2011



Washington County, FL

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	00000000-00-2218-0013
Location Address	1357 BRICKYARD RD CHIPLEY 32428
Brief Tax Description	9 4 13 .359 ORB 1177 P 480 PARCEL DESC IN ORB 1177 P 480 (Note: Not to be used on legal documents.)
Property Use Code	MED SUPPLY (1902)
Sec/Twp/Rng	9-4-13
Tax District	Chipley (2)
Millage Rate	20.4678
Acreage	0.359
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  
[NOLIN PROPERTIES LLC](#)  
PO BOX 876  
GRACEVILLE, FL 32440

Valuation

	2024 Final Values
Building Value	\$164,267
Extra Features Value	\$28,730
Land Value	\$31,805
Land Agricultural Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$224,802
Assessed Value	\$224,802
Exempt Value	\$0
Taxable Value	\$224,802
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
001000 - COMMERCIAL	99.39	FF	0	0



## Building Information

Type STORE  
 Total Area 7,268  
 Heated Area 4,200  
 Exterior Walls C BLK STUC; MOD METAL  
 Roof Cover ENAMEL MTL  
 Interior Walls PLY/PANEL  
 Frame Type STL STUDS  
 Floor Cover CONCRETE; CARPET

Heat FORCED AIR DUCTED  
 Air Conditioning CENTRAL  
 Bathrooms 0  
 Bedrooms 0  
 Stories  
 Actual Year Built 1981

## Extra Features

Code	Description	Length x Width	Units
1851	ASPHALT PAVING COMM	0 x 0 x	17,420
1857	CONCRETE PAVING COM	100 x 20 x	2,000

## Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Vacant/Improved	Grantor	Grantee
Y	5/13/2020	\$300,000	WD	<a href="#">1177/0480</a>	Improved	YATES CHARLOTTE	NOLIN PROPERTIES LLC
Y	1/28/2020	\$100	CT	<a href="#">1168/0494</a>	Improved	CLERK OF COURT	YATES CHARLOTTE
Y	12/22/2010	\$935,000	WD	<a href="#">0872/0394</a>	Improved	YATES CHARLOTTE	HORIZON HEALTH CARE SVCS INC
N	2/18/2002	\$100	WD	<a href="#">0434/0110</a>	Improved	HORIZON HEALTH CARE	YATES WILLIAM E REV TRUST
N	9/1/1989	\$115,000	00	<a href="#">0244/0343</a>	Improved		

## 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

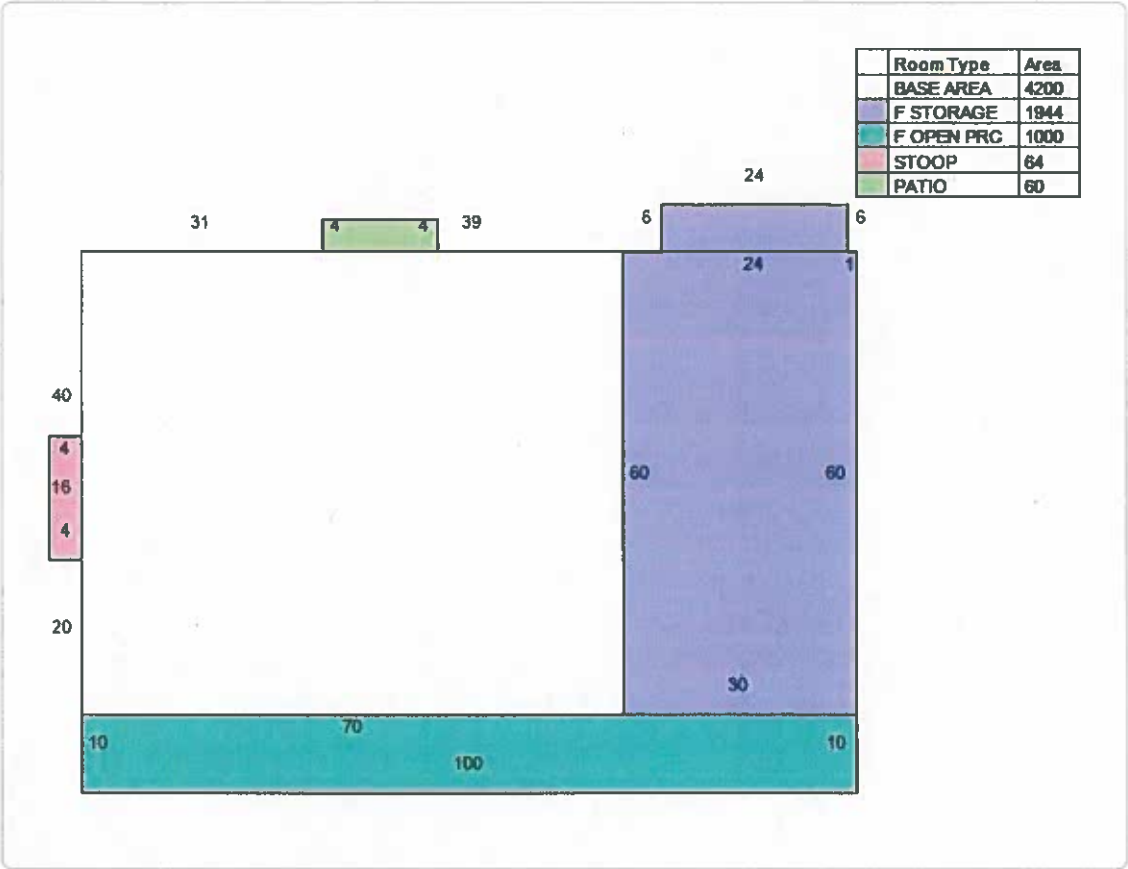
☒ Show All Owners

☐ Show Parcel ID on Label

Skip Labels

0

## Sketches



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.

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**Add/Change/Void Cash Receipt CD1277326**  
Print  
Receipt  
Void  
Receipt  
Close  
Receipt  
UBS  
STS  
FMS**Money Received**

Add Money To Receipt

	Amount	Type	Payment Info
	100.00	CK	1176

**Distributions**

Add Distribution

	Type	Amount	Apply To	Description	For	Discount Pen Forgive
	FMSD	100.00	DIST CD: 2550	PLANNING & ZONING FEES		0.00

**Operator Code:** JANET**Receipt Code:** CD1277326**Receipt Date:** 08/13/25☐ **Voided****Distributions:** 100.00**Money:** 100.00**Change Due:** 0.00 **From:** NEIGHBORHOOD FITNESS, LLC**Email Address:****Destination Phone:**





