

# **CITY OF CHIPLEY**

## **STAFF REPORT**

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

### **MEETING DATE**

Thursday, March 27, 2025,

### **PREPARED BY**

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 was sent certified to fifty-nine (59) property owners within five hundred (500) feet of said property. Forty-four (44) letters claimed, two (2) returned.

City Council will review the proposed request On April 8, 2025, at 5:00 pm.

### **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

**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 ☒ Variance ( )

REASON FOR REQUEST: property being sold. new owners desire  
to operate a business similar to medispn.

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.

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	<a href="#">0630/0122</a>	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:

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

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.

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[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



## **NOTICE OF PUBLIC HEARING**

February 24, 2025

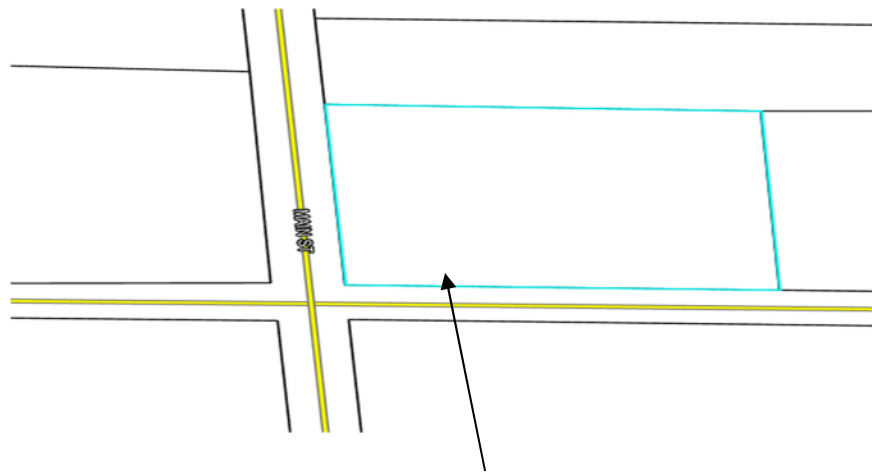
Dear Citizen:

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. 00000000-00-1238-0000, Acreage 1.465



Subject Site

**735 Main Street, Parcel #00000000-00-1238-0000**

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

BALKCOM 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 PEC  
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

DEEDGE 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

GILCHRIEST 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 SHARC  
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 LOUISE  
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 CHELSA  
641 5TH ST  
CHIPLEY, FL 32428

SCHWARTZ MARY A TRUSTEE, SCHWARTZ  
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  
162 HIGH ST  
GEORGETOWN, GA 39854

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

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

WILLIAMS WILLIAM R JR, WILLIAMS LAVON  
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

## 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

