

## **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

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Sherry Snell, City Clerk

APPROVED AS TO FORM:

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Michelle Blankenship Jordan  
City Attorney

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