

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Request for Development Order and Certificate of Appropriateness – 1444 Jackson Avenue – City of Chipley

MEETING DATE

Monday, November 10, 2025

PREPARED BY

Tamara Donjuan, Planning & Zoning Officer

SUMMARY

City of Chipley is requesting a Development Order and Certificate of Appropriateness for the redevelopment of the Washington County Library for expansion. This property is zoned Public/Semi-Public/Educational with an overlay of the Corridor Development District which requires Planning and Zoning and City Council approval. The property is located at 1444 Jackson Avenue, Parcel ID:00000000-00-2005-0000, 11.453 acreage.

The proposed redevelopment meets all standards for uses allowed, density and intensity, and design standards for Chapter 44 – Zoning, ARTICLE VI – District Regulations, Section 44-163- Corridor development district. The CDD shall consist of where the majority of commercial development has occurred in the past, and where such uses are planned to occur in the future. The purpose of the CDD is to provide higher standards for redevelopment of deteriorating and/or unattractive structures and signs. The purpose also includes providing more stringent standards for new development so that such development aesthetically blends with the small city character of Chipley.

City of Chipley is proposing the Washington County Library expands the public library from 7,200 SF to 12,700 SF.

A stormwater impact analysis conducted by Brent Melvin, DHM Engineering, Inc. illustrates Article VIII.- Stormwater Management, Section 14-188 Exemptions. (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.

According to FEMA’s National Flood Hazard Map the NW corner of the structure will be at the edge of Zone A flood zone. The city has provided an elevation certificate for the project.

The Griffin Road Drainage Improvement project that will start in 2026 will reduce flood stages upstream, which includes the Washington County Library, Chipley City Hall, Chipley Fire Station and other public and commercial facilities. This project should provide extra drainage for the area for the proposed redevelopment.

The Planning & Zoning Commission approved 5-0 on October 30, 2025.

RECOMMENDATION

City Staff recommend approval of the Development Order and Certificate of Appropriateness for the City of Chipley for redevelopment of the Washington County Library.

ATTACHMENTS

1. Development Packet
2. FEMA MAP