

# **CITY OF CHIPLEY**

## **STAFF REPORT**

**SUBJECT:** Request for Development Order and Certificate of Appropriateness for renovations for external and internal – 1680 Main Street – Waffle House Inc.

### **MEETING DATE**

Tuesday, April 8, 2025 @ 5:00 pm,

### **PREPARED BY**

Tamara Donjuan, Planning & Zoning Officer

### **SUMMARY**

Waffle House Inc request approval of a Development Order and Certificate of Appropriateness. The property is located at 1680 Main Street, Parcel ID:00000000-00-2341-0007, .602 acreage for renovations for the exterior and interior. This property is zoned Commercial with an overlay of the Corridor Development District which requires Planning and Zoning and City Council approval.

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 purpose of and intent of the corridor development district is to provide higher standards for redevelopment of deterioration and/or unattractive structures and signs.

According to Northwest Florida Water Management District data maps approximately 100% of the property is in Flood Zone "X", which is an area of minimal flood hazard.

Renovations will allow the property to continue to maintain higher standards required for properties located in the corridor development district. It will enhance and aesthetically blend with the community.

*Planning and Zoning Commission met on March 27,2025 @ 3:00 pm*

### **RECOMMENDATION**

City Staff recommends approval of the Development Order and Certificate of Appropriateness for renovations.

### **ATTACHMENTS**

1. Development Order Packet
2. Civil Plans
3. NWFWMMD Report

**Planning and Zoning Commission recommendation 4-0 APPROVED.**