

# CITY OF CHIPLEY

## STAFF REPORT

**SUBJECT:** Request for Development Order and Certificate of Appropriateness– 1610 Main Street  
– AutoZone

### MEETING DATE

Tuesday, August 13, 2024

### PREPARED BY

Tamara Donjuan, Planning & Zoning Officer

### SUMMARY

This will approve a Development Order and Certificate of Appropriateness for AutoZone located at 1610 Main Street, Parcel ID:00000000-00-2340-0002, 8.791 acreage for redevelopment. This property is zoned Commercial with an overlay of the Corridor Development District which requires Planning and Zoning and City Council approval.

The proposed development meets all standards for uses allowed, density and intensity, and design standards for the corridor development district. Developers will do additional stormwater management requirements to the property that will reduce the risk of stormwater discharge onto the property. According to Northwest Florida Water Management District data maps approximately 16% of the property is in a Flood Zone "A" which has 1% chance of flooding annually and 84% of the property is in Flood Zone "X" which is an area of minimal flood hazard. The current development and proposed development **are** in flood zone of "X".

The proposed development offers economic growth for jobs and services for the community.

The Planning and Zoning Commission met on August 1, 2024. **Approved 4-0**

### RECOMMENDATION

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

### ATTACHMENTS

1. Development Order Packet
2. Civil Plans
3. Stormwater Design Calculations Letter