

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Request for Development Order and Certificate of Appropriateness - 976 Main Street
- Innovations Financial Credit Union.

MEETING DATE

Thursday, August 8, 2024,

PREPARED BY

Tamara Donjuan, Planning & Zoning Officer

SUMMARY

This will approve a Development Order and Certificate of Appropriateness for Innovations Financial Credit Union located at 976 Main Street, Parcel ID:00000000-00-1893-0000, .964 acreage for redevelopment. This property is zoned Neighborhood 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. 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. The redevelopment will not create impervious surfaces and is exempt for additional stormwater management.

The proposed redevelopment will keep its character and charm that is an aesthetically blend with the area. The redevelopment will provide additional job growth and additional services to the community.

The Planning and Zoning Commission met on August 8, 2024. **Approval 3-0 for the Development Order and Certificate of Appropriateness with the exception of parking and ADA that will need to come back to Planning & Zoning for approval within 60 days.**

RECOMMENDATION

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

ATTACHMENTS

1. Development Order Packet