

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Request for Development Order and Certificate of Appropriateness - 1600 Main Street
- Arbys Restaurant Group.

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 Arby's located at 1600 Main Street, Parcel ID:00000000-00-2340-0000, 1.05 acreage for renovations to existing structure. This property is zoned Commercial with an overlay of the Corridor Development District which requires Planning and Zoning and City Council approval.

The proposed renovations meet all standards for design standards for the corridor development district. According to Northwest Florida Water Management District data maps approximately 97% of the property is in Flood Zone "X" which is an area of minimal flood hazard, 3% is in Flood Zone "A". The structure is not located in flood zone "A." There will be no change of use or change in square footage to the site.

The proposed renovations will enhance the structure with fresh paint and maintenance. The renovations will allow the structure to keep its character and charm that is an aesthetic blend with the area.

The Planning and Zoning Commission met on August 8, 2024. **Approved 3-0**

RECOMMENDATION

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

ATTACHMENTS

1. Development Order Packet