

# CITY OF CHIPLEY

## STAFF REPORT

**SUBJECT:** Request for Development Order and Certificate of Appropriateness – 1440 Main Street  
– PanCare

### 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 the property located at 1440 Main Street, Parcel ID:00000000-00-2218-0032, 1.268 acreage for redevelopment and new construction. 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. 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 and new construction will not create impervious surfaces and is exempt for additional stormwater management.

The proposed development will be an asset to the city that promotes job growth and added healthcare availability to the community.

The Planning and Zoning Commission met on August 1, 2024. **Approved 3-0**

### RECOMMENDATION

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

### ATTACHMENTS

1. Development Order Packet
2. Proposed Site Plan
3. Elevations of the Structure