

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Request for a Development Order and a Variance – Corner of Watts Avenue and 7th Street – Serene Life Beer Garden

MEETING DATE

Tuesday, February 10, 2026

PREPARED BY

Tamara Donjuan, Planning & Zoning Officer

SUMMARY

This will approve a Development Order and Variance for alcoholic beverages for Serene Life Beer Garden. This property requires Planning and Zoning and City Council approval due to the property being located in the Corridor Development District and a Variance for Alcoholic beverages. The property is located at Watts Avenue, Parcel ID:00000000-00-1328-0001, .28 acreage.

The proposed development will be an entertainment establishment and has been reviewed by the City's planning firm Kimley Horn and 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 (CDD). The CDD shall consist of where the majority of commercial development has occurred in the past, and where such uses are planned to occur in the future. The purpose of the CDD is to provide higher standards for redevelopment of deteriorating and/or unattractive structures and signs. The purpose also includes providing more stringent standards for new development so that such development aesthetically blends with the small city character of Chipley.

A variance has been requested to allow alcoholic beverages sales for the property located at the corner of 7th Street and Watts Avenue, Parcel ID: 00-1328-0001. The property is located less than 500 feet of any residence.

Chapter 4, Alcoholic Beverages, Article II.-Establishments, Sec. 4-29 Location restricted; proximity to churches, public parks, residential dwellings, and schools; distance locations for bottle clubs, private clubs, and entertainment establishments; restrictions for established businesses. *1. Distance from dwelling or residence.* a. It shall be unlawful to sell beer, wine, or other alcoholic or intoxicating beverages for consumption on the premises within 500 feet of any residence, which distance shall be measured by measuring a radius from the main public entrance of the place or establishment. If any portion of a parcel of land used as a dwelling or residence lies within such radius, then the new establishment shall be deemed to be within such distance.

Notice of the public hearing was mailed on January 8, 2026, by certified mail to fourteen (14) property owners located within 300 feet of the property requesting the variance, located on Watts Avenue, Parcel ID:00000000-00-1328-0001, .28 acreage. Of the fourteen (14) notices mailed, twelve (12) property owners have signed and returned the certified mail receipts.

According to Fema's National Flood Hazard Layer (NFHL) data maps approximately 100% of the property is in Flood Zone "X", which is an area of minimal flood hazard.

Granting the development to include a variance will be in harmony with the general intent and purpose of the Code and that such development to include a variance will not be injurious to the surrounding area. The variance granted is the minimum that will make possible the reasonable use of the new development as an entertainment establishment.

The Planning and Zoning Commission met on January 29, 2026 at 3:00 p.m. and approved the recommendation by a vote of three (3) ayes and two (2) nays, with Commission Members Wanda Owens and Holland Kent being opposed.

RECOMMENDATION

City Staff recommends approval of the development order and variance for alcoholic beverages to promote the growth and success of the downtown area by offering additional entertainment to our community.

ATTACHMENTS

1. Development Packet
2. Variance Request