

# CITY OF CHIPLEY

## STAFF REPORT

**SUBJECT:** Request for a Development Order – Jack’s Family Restaurant – 1331 Main Street

### MEETING DATE

Tuesday, May 12, 2026

### PREPARED BY

Tamara Donjuan, Planning & Zoning Officer

### SUMMARY

This will approve a Development Order Jack’s Family Restaurant. This property is zoned Commercial and is within the Corridor Development District (CDD) overlay, which requires review and approval by the Planning and Zoning Commission and the City Council. The property is located at 1331 Main Street, Parcel ID:00000000-00-2218-0004, 2.7 acreage.

The proposed development has been reviewed by the City’s planning firm Kimley Horn and has met all the city’s requirements.

The development has met 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.

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 will be in harmony with the general intent and purpose of the Code and that such development will not be injurious to the surrounding area.

The Planning and Zoning Commission met on Thursday, May 7, 2026, at 3:00 p.m. the motion passed with four (4) to zero (0) naves. Wanda Owens abstained due to the property owner being a client.

### RECOMMENDATION

City Staff recommends approval of the development order

### ATTACHMENTS

1. Development Packet