

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Request for Development Order and Certificate of Appropriateness – 1176 E Jackson Avenue – Summit Locations LLC

MEETING DATE

Tuesday October 8, 2024,

PREPARED BY

Tamara Donjuan, Planning & Zoning Officer

SUMMARY

This will approve a Development Order and Certificate of Appropriateness for property located at 1176 E Jackson Avenue, Parcel ID:000000000-00-1035-0001, .777 acreage for new construction of a billboard. 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 Chapter 44 – Zoning, ARTICLE VI – District Regulations, Section 44-163- Corridor development district. The purpose of and intent of the corridor development district is to provide higher standards for redevelopment of deterioration and/or unattractive structures and signs.

The proposed billboard signage meets all requirements to Chapter 30 – Signs- Section 30-7. – Permitted permanent outdoor advertising signs (billboards)

Development of the billboard would have a minimal effect on the surrounding area. 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 construction of the billboard will not create impervious surfaces and is exempt for additional stormwater management.

The Planning and Zoning Commission met on September 19, 2024. **Approved 4-0.**

RECOMMENDATION

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

ATTACHMENTS

1. Development Order Packet
2. Lease Agreement
3. Proposed Site Plan
4. Signage Drawings
5. NFWMD Report