

# **CITY OF CHIPLEY**

## **STAFF REPORT**

**SUBJECT:** Request for Development Order and Certificate of Appropriateness - 976 Main Street  
- Innovations Financial Credit Union.

### **MEETING DATE**

Thursday, September 5, 2024,

### **PREPARED BY**

Tamara Donjuan, Planning & Zoning Officer

### **SUMMARY**

Innovations Financial Credit Union located at 976 Main Street, Parcel ID:00000000-00-1893-0000, .964 acreage is requesting approval for Development Order and Certificate of Appropriateness. The Planning and Zoning Commission met on August 8, 2024, granting a temporary permit for 60 days to allow the business to move forward with opening to the general public. The City Council approved the recommendations founded by the Planning and Zoning Commission on August 13, 2024, at the regular scheduled Council meeting.

Innovations Financial Credit Union has resubmitted documentation that address the concerns the Planning and Zoning Commission had. The new information includes drawings for the parking lot to include a ramp for ADA, as well as the necessary stormwater management requirements. Innovations Financial Credit Union request final approval for the development order and certificate of appropriateness for the development.

After reviewing the new documents, Chapter 44, Zoning- Article VII.- Off-street parking and Chapter 14, Article VIII.-Stormwater management- Section 14-189, requirements have been met.

The development has met all standards for the corridor development district. Northwest Florida Water Management District data maps show approximately 100% of the property is in Flood Zone "X" which is an area of minimal flood hazard.

The redevelopment will keep its character and charm that is an aesthetic blend with the surrounding area.

The City Council will meet on September 10, 2024, at 5:00pm.

### **RECOMMENDATION**

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

### **ATTACHMENTS**

1. Development Order Packet
2. Drawings for Parking and Stormwater