

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Request for a Development Order – Ashlynn Marquez – Main Street

MEETING DATE

Tuesday, August 11, 2026

PREPARED BY

Tamara Donjuan, Planning & Zoning Officer

SUMMARY

Ashlynn Marquez is requesting a development order for a proposed parking lot. This property is zoned Historical 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 on Main Street, Parcel ID: 00000000-00-1437-0002, 0.09 Acreage

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.

Development application review is attached and has met all requirements for the city.

The proposed development for a new parking lot will benefit the local community by increasing additional parking downtown in the historical commercial district.

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.

The Planning & Zoning Commission met on Tuesday, August 6, 2026, at 3:00 p.m. and approved the recommendation by vote five (5) to zero (0).

RECOMMENDATION

City Staff recommends approval for the development order for construction of a new parking lot.

ATTACHMENTS

1. Development Application Review
2. Development Packet