

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Land Use Map Amendment – 735 Main Street – Lota Kay Braxton

MEETING DATE

Thursday, April 10, 2025

PREPARED BY

Tamara Donjuan, Planning & Zoning Officer

SUMMARY

Applicant Lota Kay Braxton request for a Small-Scale Amendment. Per City Ordinance Chapter 44, Zoning, Article XII- Amendment approval through Planning and Zoning and City Council is a requirement. The location for the small-scale amendment is at 735 Main Street. The applicant would like to rezone the property to allow business to be permitted for land use.

The property is located at 735 Main Street, parcel 000000000-00-1238-0000, 1.465 acreage is currently low density residential. Approval of the Small-Scale Future Land Use Map Amendment would change the property to neighborhood commercial which would provide a transitional use zone in which residential uses, institutional uses, professional uses and certain types of neighborhood convenience/shopping/retail sales and service uses can be intermixed. The proposed amendment is consistent to the area with no substantial changes to the district. Approval of the small-scale amendment would allow the ability to redevelop property for business use, which could generate income, create jobs and stimulate economic growth to the community.

Signage posted to the property on February 25, 2025, provided public notice of the hearing satisfactory to the 30 days required.

Public notices were sent certified to fifty-nine (59) property owners within five hundred (500) feet of said property. Forty-four (44) letters claimed, seven (7) returned unclaimed.

Planning and Zoning Commission met on March 27, 2025, at 3:00pm.

RECOMMENDATION

City Staff recommends approval of the Small-Scale Future Land Use Map Amendment for Lota Kay Braxton for property located at 735 Main Street, Parcel 000000000-00-1238-000 from low-density residential to neighborhood commercial to create redevelopment which could generate income, create jobs and stimulate economic growth to the community.

ATTACHMENTS

1. Application, ownership documents and receipt.
2. Picture of signage posted.
3. Letter for the notice of hearing and list of owners mailed within 500 feet.
4. Aerial Map
5. NFWMD Report
6. Current FLUM

Planning and Zoning Commission recommendation 4-0 APPROVED