

# **CITY OF CHIPLEY**

## **STAFF REPORT**

**SUBJECT:** Request for Development Order – MK Wash & Go, LLC - Take 5 Oil Change

### **MEETING DATE**

Thursday, January 8, 2026

### **PREPARED BY**

Patrice Tanner, City Administrator

### **SUMMARY**

MK Wash & Go, LLC is requesting a Development Order for the redevelopment of Take 5 Oil Change. 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 1405 Nadia Avenue, Parcel ID:00000000-00-2341-0008, 0.62 acres.

The proposed redevelopment 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 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.

The existing stormwater management facility will be utilized with no additional improvements. The existing ground and building sign will be used.

### **RECOMMENDATION**

City Staff recommend approval of the Development Order for MK Wash & Go, LLC - Take 5 Oil Change.

### **ATTACHMENTS**

1. Development Order Packet