

**CITY OF APALACHICOLA**  
PLANNING & ZONING BOARD  
QUASI-JUDICIAL PUBLIC HEARING  
MONDAY, October 14<sup>th</sup>, 2024  
City Meeting Room – 74 6<sup>th</sup> Street  
Agenda

*(Planning Report & Comments from Letters will be available 1 week prior to the meeting, 10/7/24.)*

**Quasi-Judicial Public Hearing: Immediately following Regular Meeting @ 6:00 PM**

1. Discussion & Decision for proposed Bed & Breakfast use in the **C/2 Zone at 90 8<sup>th</sup> Street**, more specifically described as Block 32 Lot 3 for Daphne Evanoff– Owner; Representative – Self. Applicant is requesting approval of a special exception for a Bed & Breakfast.

Other/New Business:

Outstanding/Unresolved Issues:

*In our continuing effort to keep the citizens of Apalachicola informed, this agenda is posted on our website at [www.cityofapalachicola.com](http://www.cityofapalachicola.com) prior to the scheduled meeting for public review. Additional information such as the City Land Development Code and zoning related maps, along with other development information is also available on the website for your convenience. Please direct any questions concerning items on this agenda or the Planning & Zoning Board to Bree Robinson (850)323-0985 or [brobinson@cityofapalachicola.com](mailto:brobinson@cityofapalachicola.com).*

**Mayor**  
Brenda Ash

**Commissioners**  
Anita Grove  
Adriane Elliott  
Despina George  
Donna Duncan



# CITY OF APALACHICOLA

192 Coach Wagoner Boulevard . Apalachicola, Florida 32320 .  
850-653-9319 . Fax 850-653-2205 . www.cityofapalachicola.com

**City Manager**  
Travis Wade

**Finance Director**  
Lee Mathes

**City Clerk**  
Sheneidra Cummings

**City Attorney**  
Dan Hartman

**Bree Robinson – City Planner**  
9/16/24

## **P&Z** **Public Hearing 10/14/24** **City Staff Report**

### **Background:**

The following special exception requests items will be discussed, considered, and decided upon at the 10/14/24 P&Z Public Hearing:

- 1. Discussion & Decision for proposed Bed & Breakfast use in the C/2 Zone at 90 8<sup>th</sup> Street, more specifically described as Block 32 Lot 3 for Daphne Evanoff – Owner; Representative –Self. Applicant is requesting approval of a special exception for a Bed & Breakfast.**

Advertisements giving public notice of these requests and the public hearing were published in The Times on 9/26/24, 10/3/24, and 10/10/24. The advertisement language is within the agenda packet. A Public Notice sign was also posted on the property by 9/20/24. The content of the sign is attached to this report. Citizen Input was sought out through letters sent out to abutting and nearby property owners 9/16/24 with direction to either return the letters to City Hall with comments, email comments, or attend the Public Hearing. Comments will be noted under Citizen Input Findings.

### **Citizen Input Findings & Report:**

The letters sent out gave a brief overview of the requests and had a form on the back for citizens to fill out if they were for or against the Special Exception request and give comments on why or why not. 37 letters were sent out on 9/16/24. Any comments received after this date will be presented at the meeting by staff. The results of these letters are:

<b>For: PENDING</b>	<b>Against: PENDING</b>
<b>Comments:</b>	<b>Comments:</b>

*Letters are available for viewing at City Hall with a public records request.*



The P&Z Board is tasked with reviewing the Special Exception request and determining if it is consistent with the provisions of the Schedule of District Regulations and in harmony with the purpose and intent served by the LDC. The P&Z Board is also tasked with determining whether the Special Exception would adversely affect the public interest. Questions for the board:

1. **Is this request in harmony with the purpose and intent served by the LDC?**
  - a. The C-2 Zone is the Neighborhood Commercial zone. This zone is intended to include retail, professional, office, financial, and other conventional commercial activities. Certainly, a Bed & Breakfast, is a commercial endeavor, but does this use lean into the purpose and intent of this zone?
2. **If granted, would this request adversely affect the public interest?**
  - a. This location is a direct neighbor to two local businesses and is otherwise surrounded by City owned properties.
  - b. Any B&B activities would be subject to the City noise ordinance in the event of loud activity.
3. **Are there any appropriate conditions and safeguards in conformity with the City code that the P&Z Board would like to assign to the project?**
  - a. Examples include: landscaping, parking, right-of-way clearance, etc. There has been concern over adequate parking being provided for the guests – the City LDC requires that parking be contained on-site and the parking requirements require 1 parking spot per dwelling. For this development 2 on-site parking spots are required.

**Possible Results:**

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If the P&Z Board wishes to:

- **APPROVE the Special Exception**
  - There will need to be discussion on if any safeguard conditions are stipulated for this project and if the board would like to include a time limit for the approval.
- **DENY the Special Exception**
  - There will need to be a basis of denial stated. Ex: The P&Z Board does not agree that the request is in harmony with the purpose and intent of the LDC for \_\_\_\_\_ reasons or the P&Z Board believes this request will adversely affect the public interest based on \_\_\_\_\_.

**Applicable Code:**

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- **Sec. 111-274. - C-2 neighborhood commercial.**
  - (a) District intent. **The provisions of the C-2 district are intended to apply to areas within convenient traveling distance to one or more neighborhoods wherein small groups or retail commercial, professional, office and financial and other conventional commercial activities are permitted.** This district is not intended to accommodate large-scale commercial or service activities or automotive or other type of more intensive commercial activities.
  - (c) Special exceptions. After public notice and hearing and appropriate conditions safeguards, the planning and zoning board may permit, as special exceptions the following:
    - **(1) Bed and breakfasts.**
    - (2) Indoor amusements (pool, billiard, similar uses).
    - (3) Service stations (no repair facilities).
    - (4) Two-family.
    - (5) Residential apartment units.
  - (e)(3) Other principal uses Setbacks
    - a. Front: 15 feet.
    - b. Side, interior lot: five feet.



- c. Side, corner lot: five feet.
    - d. Rear: ten feet.
  - (f)(2) Other principal uses.
    - a. Lot coverage: 60 percent.
    - b. Permissible building height: 35 feet.
  - (g) Applicable regulations.
    - (1) Parking regulations. See section 111-288.
    - (2) Sign regulations. See chapter 113.
    - (3) Special exceptions. Unless otherwise specified, special exceptions must comply with development standards for principal uses. **If deemed appropriate by the planning and zoning board in order to grant a special exception, certain more stringent standards may be imposed.**
    - (5) Stormwater management plans. Commercial development requires a department of environmental regulation permitted stormwater plan.
- **Sec. 101-60. – Planning & zoning board.**
  - (9) Pursuant to the policies regarding quasi-judicial hearing requirements adopted by the city on file in the clerk's office, the review and disposition of requests for special exceptions consistent with the provisions of the Schedule of District Regulations **and in harmony with the purpose and intent served by this Code. A conditional use may be allowed in a district by special exception. In deciding such questions as are involved in the determination of when special exceptions should be granted and any appropriate conditions and safeguards attached thereto, the board:**
    - a. **Shall find that such grant will not adversely affect the public interest.**
    - b. May prescribe appropriate conditions and safeguards in conformity with the standards set forth in this Code, the Code of Ordinances, the comprehensive plan adopted for the city, and any other applicable land development regulation adopted by the governing board.
    - c. May prescribe a reasonable time limit within which the action for which the special exception was granted shall be commenced, completed or both.
    - d. Shall confer with the city commission prior to permit approval on all impact developments.
      - 1. Requests for special exceptions shall be made in writing to the building inspector, stating fully the nature of the use or structure for which the exception is being sought. Such application, along with all documentation and support material necessary in the consideration of the requests, shall be presented to the board staff for preliminary review and recommendations.
      - 2. Public notice shall be given of a public hearing and written notice thereof shall be given to the owner or his authorized agent and, insofar as practicable, to owners of abutting properties and other properties directly affected by the request. In cases where property in question is adjacent to the city limits, the county planning department shall be notified of the proposed special exception. All hearings shall be open to the public and provide opportunity to any party who may wish to appear in person, or by agent or attorney. Applicants may be required to assume such reasonable costs in connection with requests as may be determined by the board through action in setting of fees to be charged.
      - 3. When, in the finding of the board the granting of a special exception is consistent with the intent and purpose served by the particular zoning district for which the exception is sought and all other applicable provisions of this Code, the board shall notify the applicant in writing by certified mail of the decision and of any questions and safeguards attached thereto. The granting of a special exception by the board shall not confer upon the applicant any expressed authority to proceed with any development not specifically permitted or for which no permit has been issued pursuant to division 3 of this article.



**Attachments:**

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- Advertisements
- Letters Sent Area (in red)
- Letters Sent
- Public Notice Sign
- **Applicant Original Submittal**
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**NOTICE OF PUBLIC  
HEARING - PLAN-  
NING & ZONING CITY  
OF APALACHICOLA,  
FLORIDA**

The Apalachicola Planning & Zoning Board will hold a Public Hearing on **Monday, October 14TH, 2024** immediately following the Planning & Zoning Regular Meeting at 6PM in the City Meeting Room, **74 6th Street**, Apalachicola, Florida to address the following special exception requests and receive citizen comments relating to proposed changes on the parcel listed below. A decision will immediately follow. The following special exception requests items will be discussed, considered, and decided upon:

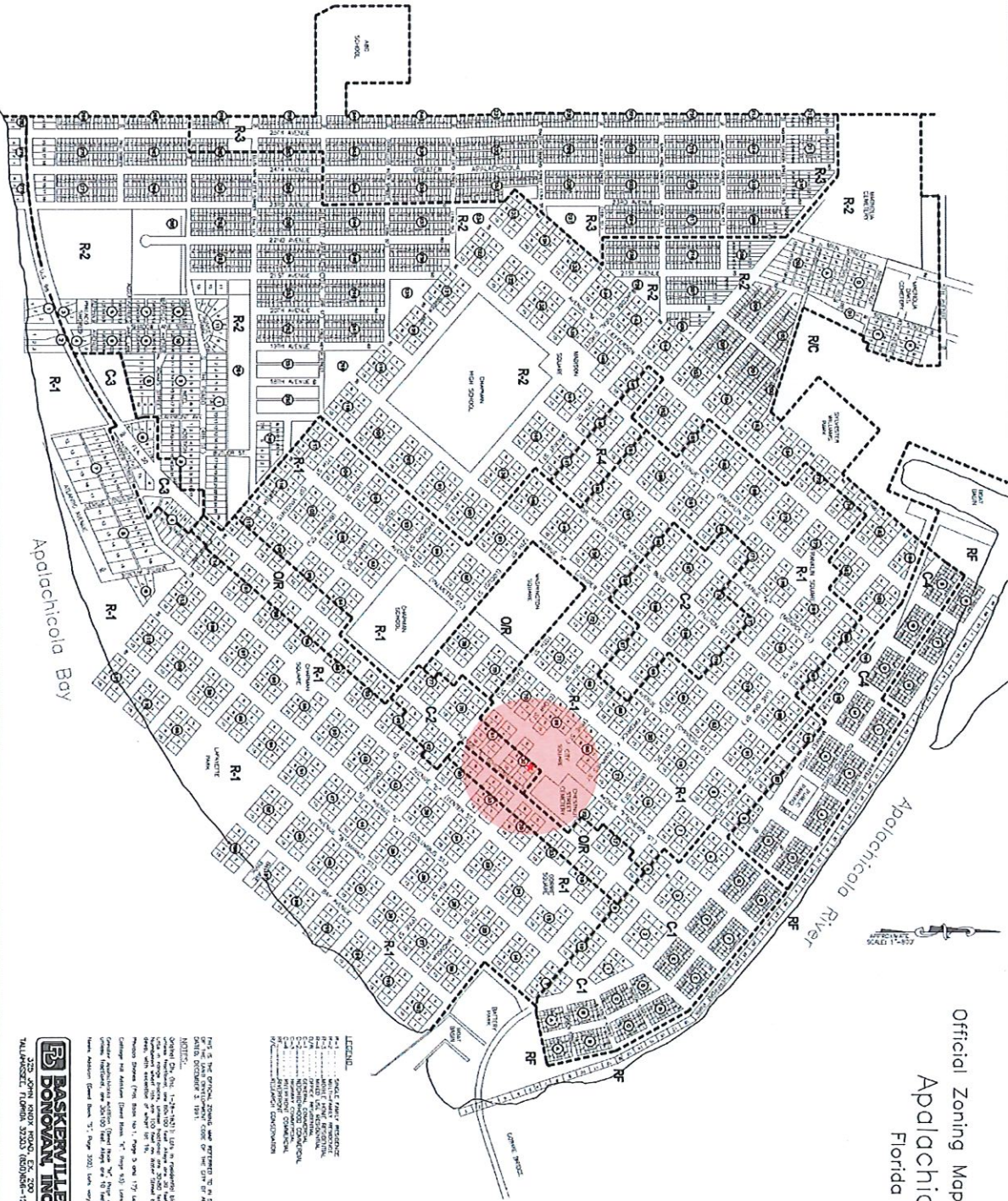
**1. Proposed Bed & Breakfast at 90 8th Street**, more specifically described as Block 32 Lot 3. Applicant is requesting approval of a special exception for a Bed & Breakfast use in the C-2 Zone.

The Apalachicola Land Development Code allows for such use if special exception approval is granted. All interested parties are encouraged to attend and be heard with respect to this request. For further information, contact the City Planner, Bree Robinson, at 850-323-0985 or brobinson@cityofapalachicola.com.

September 26, October 3, 10, 2024

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Official Zoning Map of the City of  
Apalachicola  
Florida

- LEGEND**
- R-1 SINGLE FAMILY RESIDENCE
  - R-2 SINGLE FAMILY RESIDENCE
  - R-3 SINGLE FAMILY RESIDENCE
  - C-1 COMMERCIAL
  - C-2 COMMERCIAL
  - C-3 COMMERCIAL
  - R-C RESIDENTIAL COMMERCIAL
  - R-E RESIDENTIAL COMMERCIAL
  - OR OFFICE
  - PLANNED DEVELOPMENT

THIS IS THE OFFICIAL ZONING MAP PERTAINING TO THE CITY OF APALACHICOLA, FLORIDA. THE CITY ENGINEER HAS REVIEWED THIS MAP AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY CHARTER AND ORDINANCES.

**NOTICE:**

Ordinance No. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



DATE: 12/1/2010



**NOTICE OF PUBLIC HEARING  
PLANNING & ZONING  
CITY OF APALACHICOLA, FLORIDA**

The Apalachicola Planning & Zoning Board will hold a Public Hearing on **Monday, October 14<sup>th</sup>, 2024** immediately following the P&Z Regular Meeting at 6:00PM in the City Meeting Room, 74 6<sup>th</sup> Street, Apalachicola, Florida to address the following special exception requests and receive citizen comments relating to proposed changes on the parcels listed below. A decision will immediately follow.

The following special exception requests items will be discussed, considered, and decided upon:

- 1. Proposed Bed & Breakfast use in the C/2 Zone at 90 8<sup>th</sup> Street, more specifically described as Block 32 Lot 3 for Daphne Evanoff – Owner; Representative –Self. Applicant is requesting approval of a special exception for a Bed & Breakfast.**

The Apalachicola Land Development Code allows for such use if special exception approval is granted. You are receiving this notice because you are an abutting or nearby registered property owner of one of the above referenced parcels. We would appreciate your comments and ask that you please complete and return this form to the City of Apalachicola by 4:00PM, Thursday, October 7th, 2024 for inclusion in the staff report. Letters received after this date will be read aloud at the meeting by staff. Letters may be sent back to City Hall Attn: Bree Robinson 192 Coach Wagoner Blvd. Apalachicola, FL 32320 or emailed back to [brobinson@cityofapalachicola.com](mailto:brobinson@cityofapalachicola.com). All comments sent in are available by Public Records Request. You are also encouraged to attend the Public Hearing to be heard with respect to this request. The agenda packet for this meeting can be found at [www.cityofapalachicola.com](http://www.cityofapalachicola.com).

**Please send your response to**

**City Hall, Attention: Bree Robinson, 192 Coach Wagoner Blvd., Apalachicola, FL 32320 or  
email your comments directly to [brobinson@cityofapalachicola.com](mailto:brobinson@cityofapalachicola.com).**

**If you have any questions regarding this notice, please call the City Planner, Bree Robinson at  
(850)323-0985 or email [brobinson@cityofapalachicola.com](mailto:brobinson@cityofapalachicola.com).**

**(The form is on the back of this page.)**



Please circle your response:

<b>Special Exception #1:</b>
FOR
AGAINST

Comments:

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Property Owner Address: \_\_\_\_\_

Property Owner of Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

Sign Posted



# **PUBLIC NOTICE**

**A SPECIAL EXCEPTION REQUEST FOR THIS PROPERTY HAS BEEN FILED WITH THE PLANNING & ZONING BOARD FOR USE AS A BED & BREAKFAST IN THE C-2 ZONE**

**A PUBLIC HEARING FOR THIS REQUEST WILL BE HELD OCTOBER 16TH @ 6:00PM IN THE CITY MEETING ROOM (74 6TH STREET)**

QUESTIONS? CALL (850)323-0985 OR EMAIL BROBINSON@CITYOFAPALACHICOLA.COM





**City of Apalachicola Planning & Zoning  
Application for Special Exception**

**Official Use Only**

Date Received: 9/12/24  
 Meeting Date: 10/14/24  
 Fees Due: \$1,600.00  
 Date Fees Paid: 9/12/24

**OWNER INFORMATION**

**REPRESENTATIVE INFORMATION**

Owner Daphne Evanoff  
 Address PO Box 1111  
 City Eastpoint State FL Zip 32328  
 Phone (850) 899-3715

Name \_\_\_\_\_  
 Email \_\_\_\_\_  
 Phone \_\_\_\_\_

**PROJECT TYPE**

Special Exception

**REQUEST STATEMENT: (State your special exception request in one sentence.)**

Request to allow short term rental

**PROPERTY INFORMATION**

Street Address (911 Address): 90 A 8th Street  
 City & State: Apalachicola, FL Zip: 32320  
 Parcel ID #: 01-09S-08W-8330-0032-0030 Block: 32 Lot: 3  
 Zoning District: C-2 [  ] Historic District [  ] Non-Historic District  
 FEMA Flood Zone: AE

**OFFICIAL USE ONLY**

Current Zoning: C-2  
 Current Land Use: Residential / Art Studio

**STAFF NOTES/RECOMMENDATIONS:**

See Staff Report

**FEES**

**Quasi-Judicial Special Exception Request**

**\$1,600**

**NOTE:** Please state in writing the full nature of the use or structure for which the special exception is being sought. Submit this application, statement, and any/all supporting material for the consideration of the request. The fee for a Special Exception application is due at time of submission. This is a conceptual approval through the City based on our Land Development Code (LDC.) Please be aware that other documentation may be required by the Building Official.



## CERTIFICATION

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel numbers(s), and legal description(s) is(are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the City of Apalachicola to enter onto the property in question during regular business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 business days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report (if applicable) will be available on the City's website approximately one week before the Planning & Zoning Board Meeting.
5. I/We understand that the approval of this application by the Planning & Zoning Board or staff in NO way constitutes approval of a Building Permit for Construction from the City of Apalachicola Community and Economic Development Office.
6. I/We understand that all changes to the approved scope of work stated in a Certificate of Appropriateness or Development Order application have to be approved by the P&Z Board before work commences on those changes. There will be no charge for revisions. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and additional fees/penalties.
7. I/We understand that any decision of the P&Z Board may be appealed to the City Commission within 30 days after the decision by the P&Z Board; otherwise, the decision will be final.
8. I/We understand that a Certificate of Appropriateness is only valid for one year after issuance. They are renewable for six months without cause if requested, and for an additional six months upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documents to City Staff, if needed.
9. I/We understand that P&Z Board approval is permission to obtain a permit for work and installation as indicated. I certify that all work will be performed to meet standards of all laws regulating construction in this jurisdiction.
10. I/We understand that there will be no issuance of a Certificate of Appropriateness without the property owner obtaining Homeowner's Association approval (if required) prior to the P&Z Board Meeting and/or before the beginning of an work and in no way authorizes work that is in violation of any association rules or regulations.

9/12/2024

DATE



SIGNATURE OF APPLICANT





**AFFIDAVIT**

We/I, Daphne Evanoff, being first duly sworn, depose and say that we/I am/are the owners of the property described herein and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, including the disclosure of interest information, all sketches, data, and other supplementary matter attached to and made a part of this application, are honest and true to the best of my/our knowledge and belief. We/I understand that the information requested on this application must be complete and accurate and that the content of this form, whether computer generated, or City printed shall not be altered. Public hearings will not be advertised until this application is deemed complete, and all required information has been submitted.

As property owner(s), we/I further authorize \_\_\_\_\_ to act as our/my representative in any matters regarding this Petition.

[Signature]  
\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Signature of Property Owner

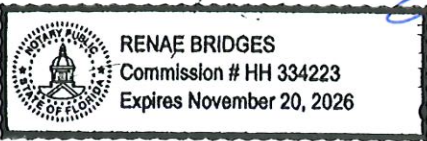
Daphne Evanoff  
\_\_\_\_\_  
Typed or Printed Name of Owner

\_\_\_\_\_  
Typed or Printed Name of Owner

STATE OF FLORIDA  
COUNTY OF Franklin

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of September, 2024, by Daphne Evanoff who is personally known to me or has produced \_\_\_\_\_ as identification.

(Notary Seal)



[Signature]  
\_\_\_\_\_  
NOTARY PUBLIC  
Printed Name:  
Commission Number:

Commission

To whom it may concern;

September 12, 2024

RE: Special exception B&B - C-2 90 8th Street  
Owner - Daphne Evanoff

My story and why I want an exception to for a B&B/transient rental.

I moved to Franklin County in 1988 landing my first job as a server at the Gibson Inn. Logging trucks followed by pick up trucks with oyster sacks and tongs hanging out of the back rambled through town. The waitstaff attired in cumber buns and black bow ties watched and waited for customers to sit at the beautiful appointed tables of white linens and candles. The Reef, The Hut, The Grill and Frog Level were the local favorites.

October 17, 2019 - Thirty one years later my husband Bobby James and I purchased this property. Originally the cottage and mechanic shop was built by the Sylvester and Thelma Taritinos. One more couple occupied the cottage however, by the time we took ownership the property had been vacant for years. Hurricane Michael took its toll on the oaks and sycamore trees delivering final resting places on the cottage and Sylvester's shop. Damaged but not destroyed.

It was a labor of love, sweat, swearing and our friends helped to bring her back to her original beauty. I believe Thelma who rests in sight of the cottage approves of our work. The cottage at one time was on the block as a demo to allow a larger CVS store, but due to the diligence of concerned citizens of Apalachicola, this never transpired.

In 2021 I grieved for my dear friend Debe Beard. In April the cottage was filled with family and friends to celebrate her inspirational, wise, wonderful and sadly short life. Sitting on the front porch admiring the Chestnut Street Cemetery it came to me. 'Glance at the Past'. This would forever honor my friend who to this day touches so many of our lives. To hear her voice on Oyster Radio brings a sadness yet pleasure while her voice transports us on segments of 'A Glance at the Past'.

The cottage now completed we focused on the mechanic shop. This became my studio, my happy place. Landscaping design and installation by my neighbor changed the tree barren yard into an oasis and a perfect back drop for my larger sculptures.

I want to share my love and respect of Franklin County with the guests who visit the 'Glance at the Past'. I have created my own map of my favorite galleries and shops to lead them to works and the artists whom creations embellish the cottage. The walking distance to downtown and supermarket makes this a prime location for my guests to 'park it & walk it'.

Your consideration to allow the exception for a B&B/transient lodging would truly be appreciated. I currently have three affordable yearly rentals in Eastpoint which are occupied by members of Franklin County work force. I as a business owner, I do understand the importance of long term lodging in our community. The proceeds for this rental helps me to offset the expenses of having my studio space. I've finally been able to explore my creativity and techniques. My vision is to have guests stay at the cottage and participate in my workshops that would expand over several days. A visiting artist as a guest at the cottage could facilitate a workshop of their specialty for our community. There are so many possibilities on this unique property.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daphne Evanoff', with a stylized flourish at the end.

Daphne Evanoff



# Apalachicola

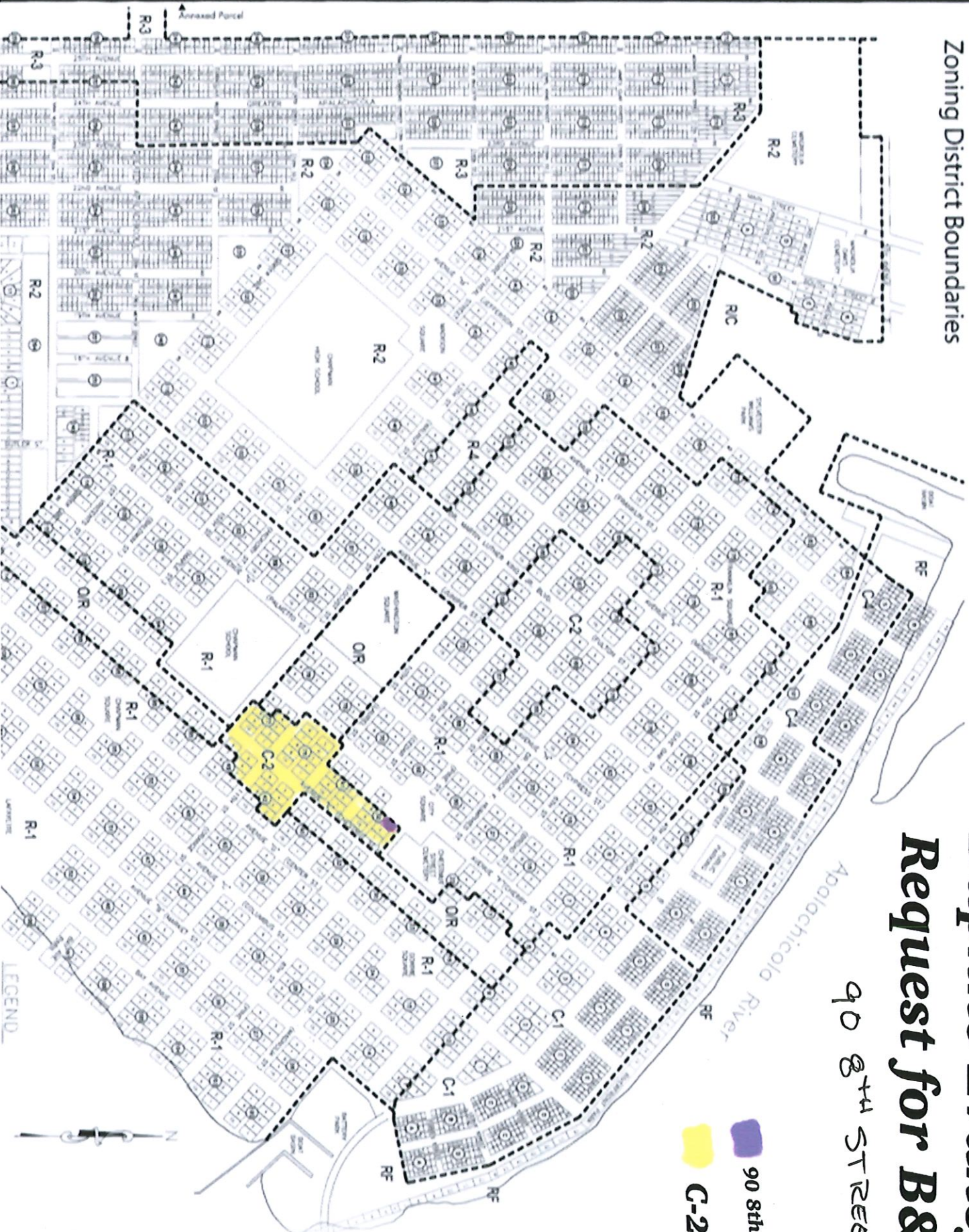
## Zoning District Boundaries

# Daphne Evanoff

## Request for B&B

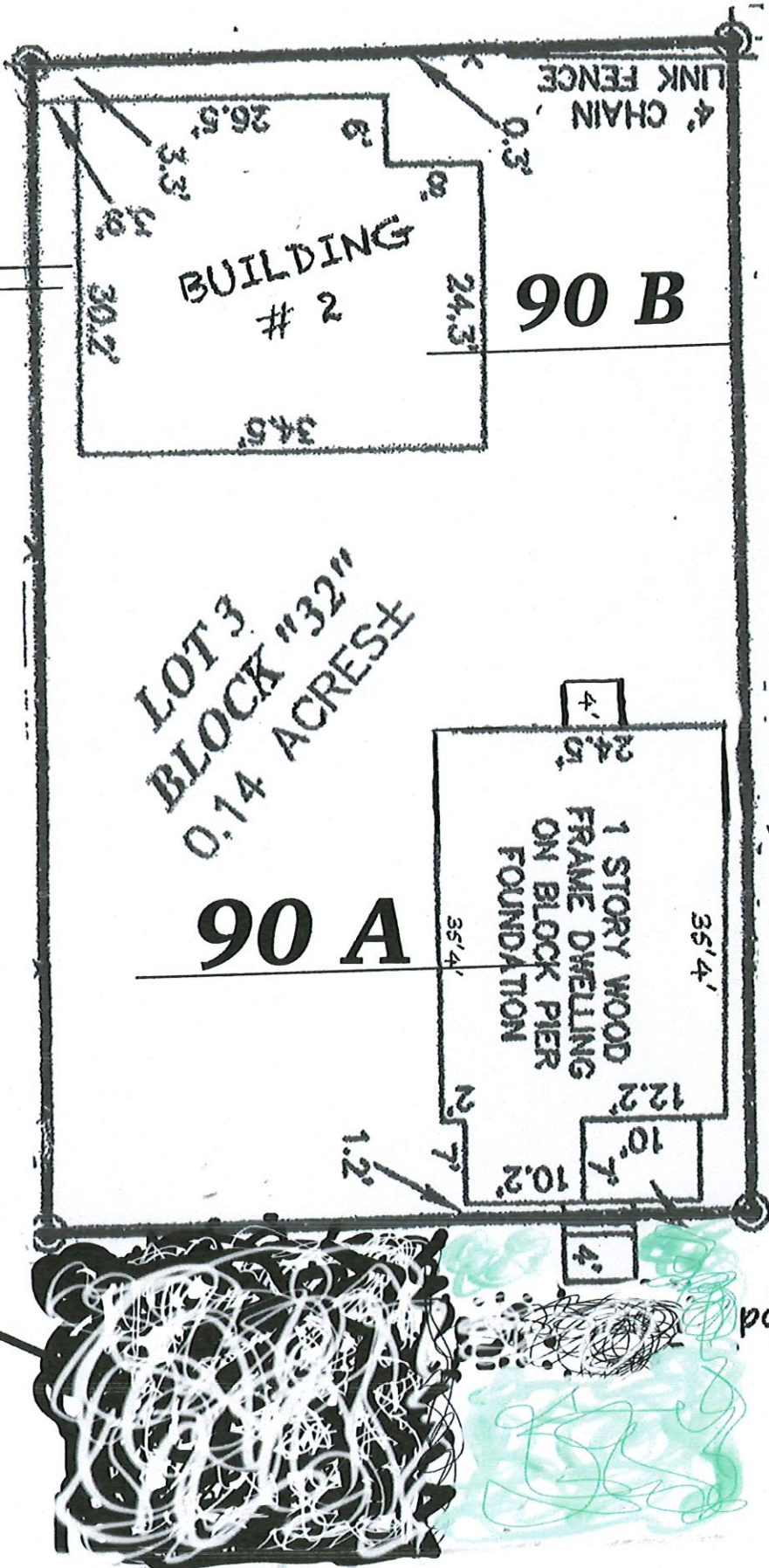
90 & 11th STREET

90 8th Street  
C-2





de  
designs



LOT 3  
BLOCK "32"  
0.14 ACRES±

90 B

90 A

Glance  
at the  
Past'

Gravel  
Parking

pathways

90 8th Street

## Request for Special Exception

C-2 - B&B

90 8th Street - Block 32 Lot 3

I'm requesting a special exception for the purpose of allowing a 'B&B' (transient lodging) for the cottage located on the property listed above. The cottage was completely updated and renovated showcasing two bedrooms and two bathrooms along with an updated kitchen. It has a current license with the State of Florida Division of Hotels and Restaurants. My working studio is on the property. Guest will be encouraged to stop in and visit me while I'm creating. The studio space allows room for them to participate in creating a project as well. I am currently working on developing a workshop 'Finding Balance in Mobile Design'. My vision is having a small group of interested guests renting the cottage together for the purpose of creating pieces of art of their own while visiting Apalachicola. I like to have 'visiting' artists stay at the cottage and facilitate a workshop at the studio as well. Currently, the cottage walls are filled with local artists pieces which showcase the artistic riches of Apalachicola.





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**DIVISION OF HOTELS AND RESTAURANTS**

THE SINGLE VACATION RENTAL-DWEL-2007 HEREIN IS LICENSED UNDER THE  
PROVISIONS OF CHAPTER 509, FLORIDA STATUTES  
NBR. OF UNITS: 1

**DAPHNE EVANOFF**

GLANCE AT THE PAST  
90 A 8TH STREET  
APALACHICOLA FL 32320

**LICENSE NUMBER: DWE2901611**

**EXPIRATION DATE: JUNE 1, 2025**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



ISSUED: 06/26/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

# City of Apalachicola Business Tax

## 2023 - 2024



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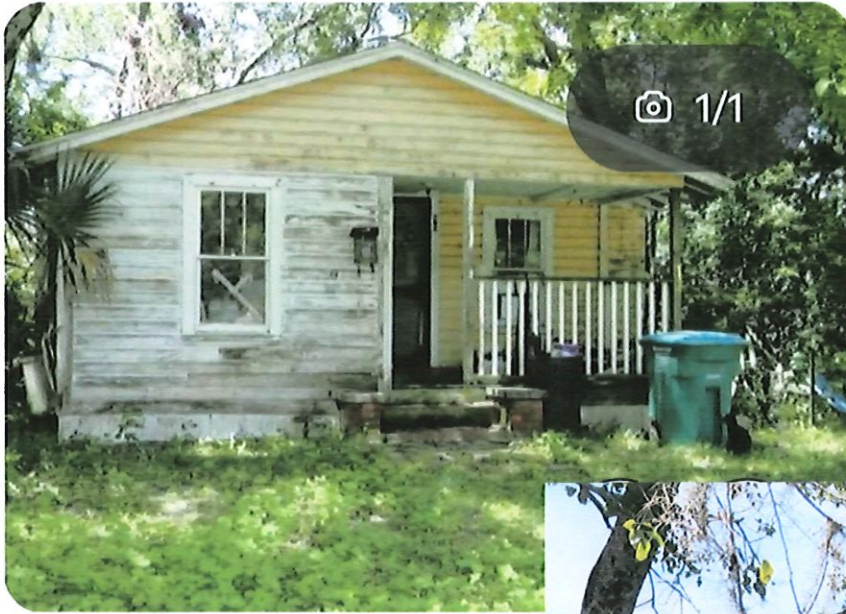
<b>License Number</b>	<b>24-177</b>
<b>Business Name</b>	Glance At The Past
<b>Operating Under Section Number</b>	15
<b>Description Of Business</b>	STR - 1 Unit
<b>Business Address</b>	90 8th Street Apalachicola, FL 32320
<b>Mailing Address</b>	P O Box 1111 Eastpoint, FL 32328
<b>Rate</b>	\$3.44 (Three Dollars and Forty Four Cent)
<b>Issue Date</b>	1/2/24
<b>Expiration Date</b>	9/30/24

A handwritten signature in black ink, appearing to read "Travis Wade", is written over a horizontal line.

Travis Wade, City Manager

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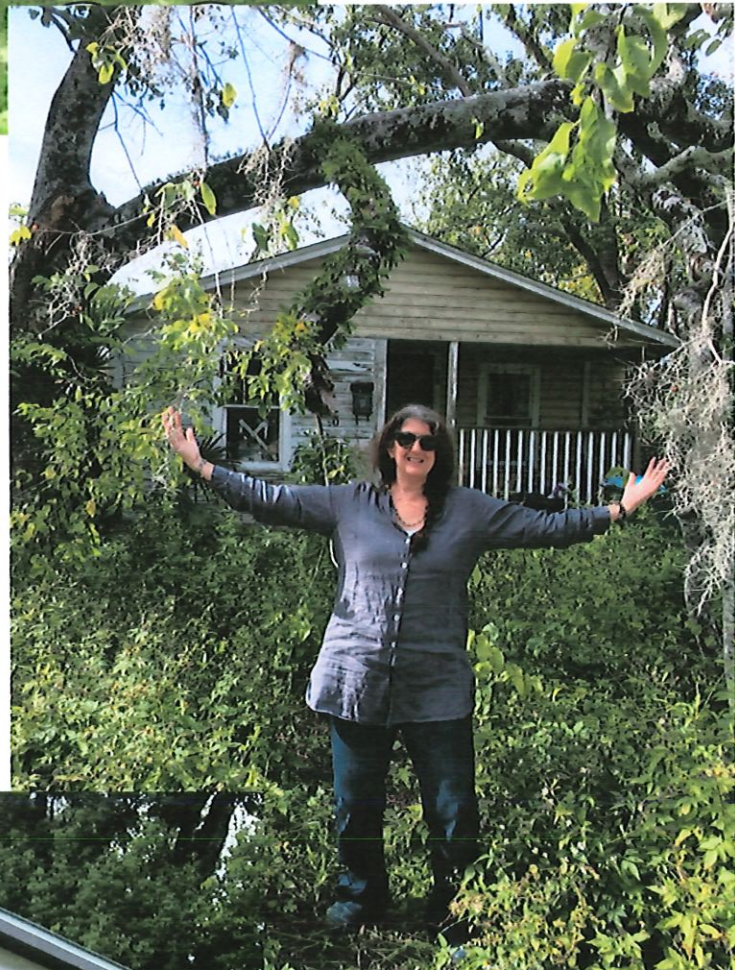


# *Before*

OCTOBER 2018

## *Day of Ownership*

OCTOBER 2019

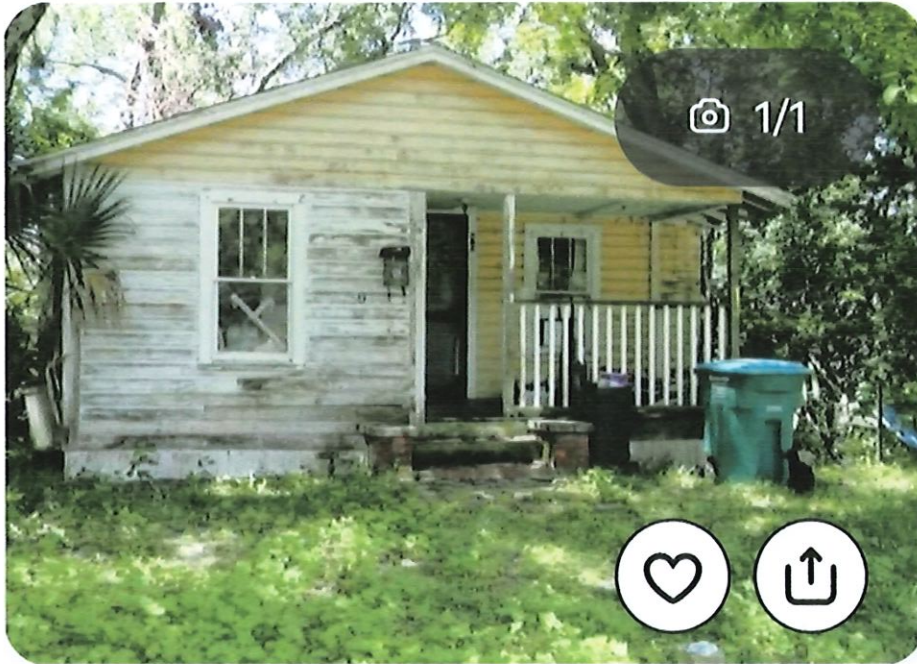


# *Today*

SEPTEMBER 2024



# 90 8th Street



**Before**  
OCTOBER 2018



**After**  
SEPTEMBER 2024



**Guests of  
'Glance at  
The Past'**

**Enjoying  
the Studio**



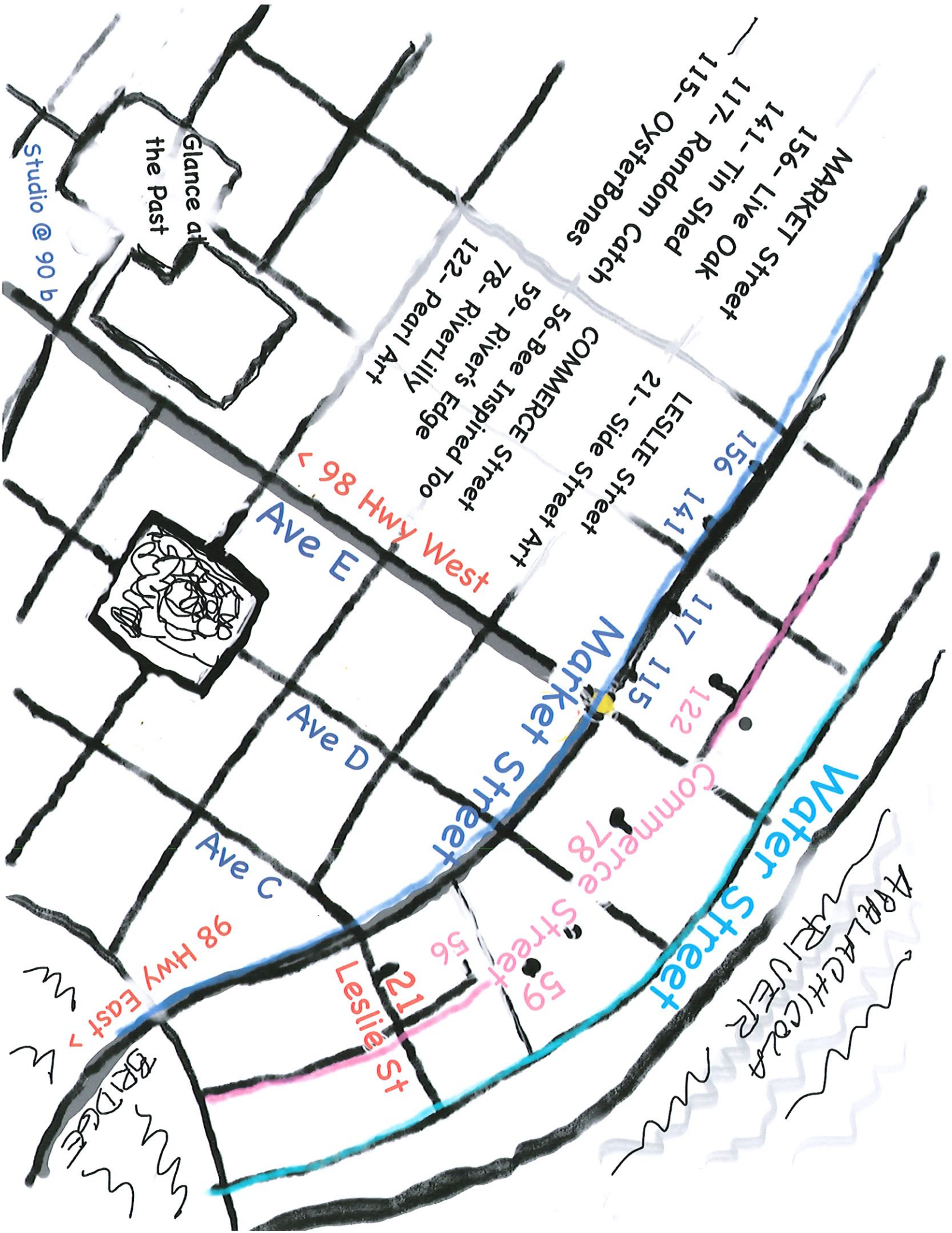


***Guests of  
'Glance at  
The Past'***

***Enjoying  
the Studio***







Glance at  
the Past

Studio @ 90 b



Ave E  
86 >

Ave D

Ave C

88 Hwy East >

21 St  
Leslie

Market Street

Water Street

Apple River

MARKET Street  
156- Live Street  
141- Tin Oak  
117- Random Catch  
115- OysterBones

COMMERCE Street Art  
56- Bee Inspired Too  
78- River's Edge  
122- Pearl Art

LESLIE Street  
21- Side Street Art

COMMERCE Street  
78

59

56

117

115

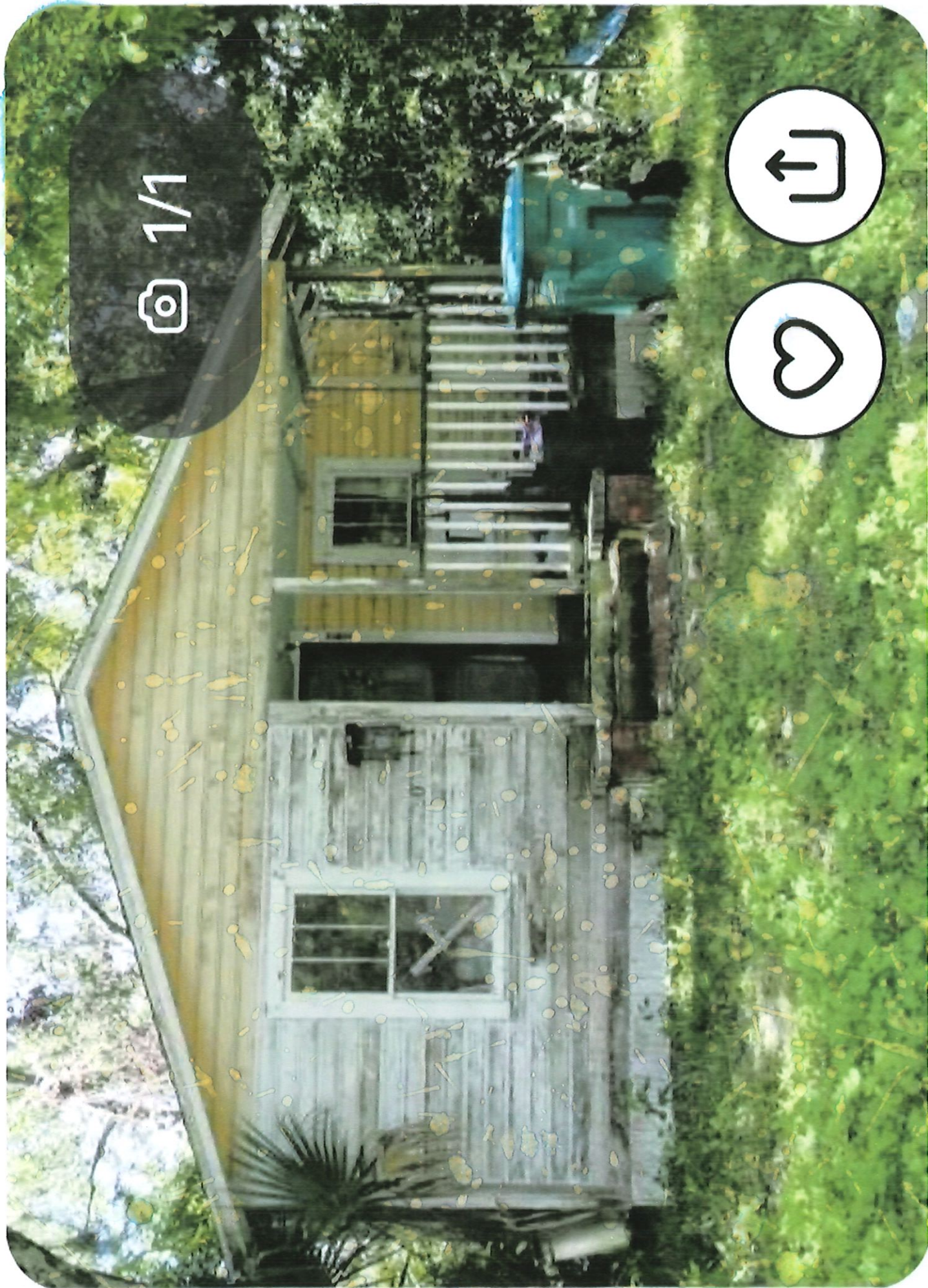
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141

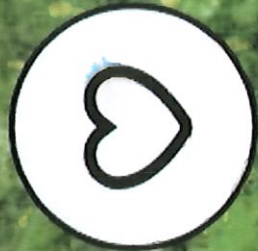
156

BRIDGE





📷 1/1





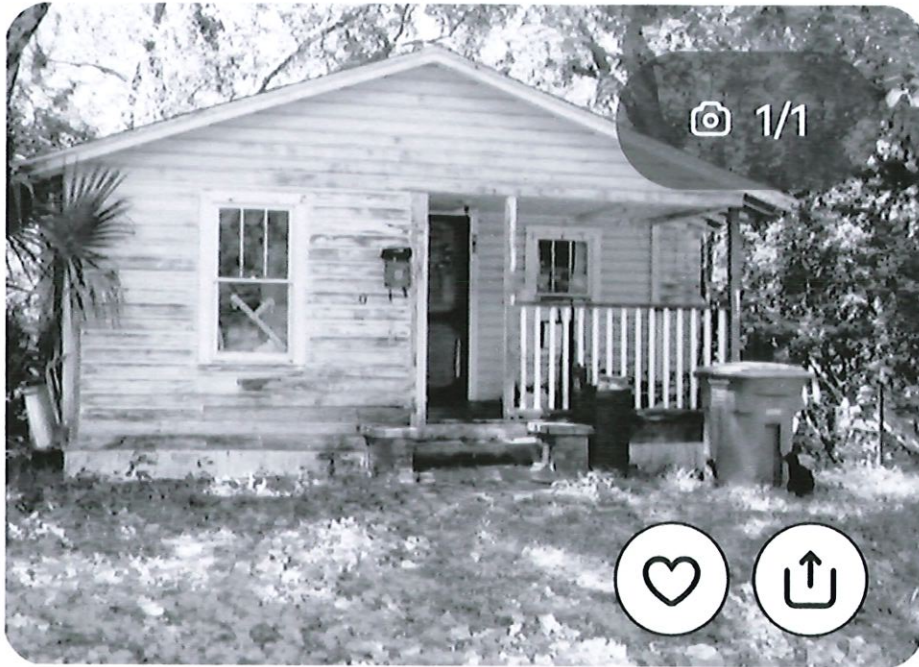








# 90 8th Street



**Before**  
OCTOBER 2018



**After**  
SEPTEMBER 2024