

CITY OF APALACHICOLA
PLANNING & ZONING BOARD
QUASI-JUDICIAL PUBLIC HEARING
MONDAY, October 14th, 2024
City Meeting Room – 74 6th Street
Minutes

Attendance: Joe Taylor, Myrtis Wynn, Jim Bachrach, Lee McLemore, Bobby Miller, Elizabeth Milliken, Greg Gologowski

Quasi-Judicial Public Hearing:

1. Discussion & Decision for proposed Bed & Breakfast use in the C/2 Zone at 90 8th 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.
 - a. Meeting began 6:15PM.
 - b. Staff provided details on proof of notice, as shown in staff report.
 - c. Ex Parte Communications were disclosed – none to report.
 - d. City Attorney provided a brief description of the documentation included in the agenda packet and staff report.
 - e. Applicant, Daphne Evanoff, presented her request.
 - f. The board presented a few questions – Bobby Miller asked how the parking would be provided, Myrtis Wynn inquired on the exact location of the studio, and Greg Gologowski inquired on the use of the alley. Applicant assured that the two required parking spots are accounted for on site, gave direction on location, and assured there was no special use of the alley being requested or needed.
 - g. City Attorney reviewed the City Planner report – City Planner was not able to attend the meeting.
 - h. Citizen Bonnie Davis offered public comments and thanked the applicant for rehabbing the structure and stated she would normally object to this use, but this property is not neighboring traditional R-1 uses. She noted concerns on the precedent being set and the use increasing the value of the lot. Her suggested conditions were – Special Exception valid as long as historic structure remains, note the geography of the neighbors, and state a time limit for the Special Exception.
 - i. City Attorney reviewed the City Planner report – City Planner was not able to attend the meeting.
 - j. Jim Bachrach made a motion to grant the Special Exception use as a Bed & Breakfast with the specific condition of the Special Exception only being valid as long as the historic structure remains “as is”. 2nd by Bobby Miller – all in favor, motion carried.

Other/New Business:

Outstanding/Unresolved Issues:

Jim Bachrach made a motion to adjourn the meeting, 2nd by Bobby Miller – all in favor, meeting adjourned.