

CITY OF APALACHICOLA
PLANNING AND ZONING BOARD
QUASI-JUDICIAL PUBLIC HEARING

Monday, September 8th, 2025

City Meeting Room – 74 6th Street

Agenda

Quasi-Judicial Public Hearing: 6:05 PM (following regular meeting)

1. Discussion & Decision for Special Exception (Bed & Breakfast). **C-2**

Neighborhood Commercial @ 97 Dr. Martin Luther King Jr. Ave. Block 170

Lot 10. Owner: Joan L. Crowder; Representative: Joy Crowder.

2. Discussion & Decision for Certificate of Appropriateness & Special Exception

(Public Structure). **R-1 Single-Family Residential @ 203 7th Street.** Block 176

Lots 9-10. Owner: City of Apalachicola; Representative: Hammond Design Group.

Other/New Business:

Outstanding/Unresolved Issues:

Motion to adjourn the meeting.



Special Exception

97 Dr. Martin Luther King Jr. Avenue



97 DR. MARTIN LUTHER KING AVE, APALACHICOLA, FL 32320

Joan L. Crowder, 601 Turtle Bend Dr., Killeen, TX 76542, (254) 699-7749

26 May 2025

Dear Board Members,

I respectfully request approval for a special exception to allow a bed and breakfast, at my property, zoned C2, located at 97 Dr. Martin Luther King Ave, Apalachicola, FL 32320 within the C2 district.

My goal is to operate a professionally maintained vacation rental that supports local tourism and contributes positively to the neighborhood and local economy.

I am committed to ensuring the property remains a clean, quiet and respectful addition to the neighborhood. I understand the importance of community safety and will work hard to maintain high standards of guest conduct, cleanliness and property upkeep.

In preparation for my application, I found similar properties in the immediate area and found some active vacation rentals and other bed and breakfast homes within close proximity, indicating a community market demand for hospitality accommodations in the town. I respectfully ask for the same consideration and approval granted to these nearby property owners.

Thank-you for your time and attention.


Sincerely,
Joan L. Crowder

☒ Search when I move map

M & M Quality Monuments

0.5 mi (0.9 km) to Historic Downtown Apalachicola center

Unique House in wooded lot. This i...

House · Sleeps 6 · 2 beds · 1 bathroom

Oct 27 - Oct 31 **We are sold out**

Map Data 200 m Terms Report a map error

☒ Search when I move map

0.4 mi (0.6 km) to Historic Downtown Apalachicola center

Bridge and Battery Park View, Porch...

Aparthotel · Sleeps 2 · 1 bathroom

Oct 27 - Oct 31

9.2 Wonderful **We are sold out** 7 reviews

Premier Host

Map Data 200 m Terms Report a map error

☒ Search when I move map

1.1 mi (1.8 km) to Apalachicola center

Last minute cancellation gra...

Apartment · Sleeps 2 · 2 beds · 1 bathroom

Free cancellation until Oct 18 **\$210**

10 Exceptional 8 reviews **\$841 for 4 nights** All fees included

Premier Host

Map Data 100 m Terms Report a map error

☒ Search when I move map

0.8 mi (1.3 km) to Apalachicola center

Peyton's Place

House · Sleeps 2 · 2 beds · 1+ bathroom

Oct 27 - Oct 31

8.0 Very Good 1 review **Unavailable**

Map Data 200 m Terms Report a map error



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

Official Use Only

Date Received: _____

Meeting Date: _____

Fees Due: _____

Date Fees Paid: _____

OWNER INFORMATION

REPRESENTATIVE INFORMATION

Owner Joan L. Crowder
Address 601 Turtle Bend Dr.
City Williston State Tx Zip 76082
Phone (254) 554-3601

Name Joy Crowder
Email joy2crowder@yahoo.com
Phone (254) 699-7749

PROJECT TYPE

☒ Special Exception

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

I request a special exception to allow a bed and breakfast
at my C2 zoned property to support local tourism and community
growth in Apalachicola, FL.

PROPERTY INFORMATION

Street Address (911 Address): 97 Martin Luther King Jr. Ave
City & State: Apalachicola, FL Zip: _____
Parcel ID #: R01-095-0800-8330-0170-0101 Block: 170 SW 1/2 Lot: 10632-
Zoning District: CR [] Historic District [] Non-Historic District 473
FEMA Flood Zone: No

OFFICIAL USE ONLY

Current Zoning: _____

Current Land Use: _____

STAFF NOTES/RECOMMENDATIONS:

FEEES

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. ☒ We hereby attest to the fact that the above supplied property address(es), parcel numbers(s), and legal description(s) is ☒ the true and proper identification of the area of this petition.
 2. ☒ 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. ☒ We understand that the application fee is due at the time of application submission, the payment is nonrefundable, and that payment does not guarantee a successful request.
 4. ☒ We understand that the Planning & Zoning Board will be the governing body on all special exception requests. The Planning & Zoning Board reserves the right to table a decision and request more information from the applicant.
 5. ☒ We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 30 business days to process. I further understand available meeting date.
-
6. ☒ We understand that an agenda and staff report (if applicable) will be available on the City's website approximately one week before the Planning & Zoning meeting.

26 MAY 2025
DATE

Joan L. Crowder
SIGNATURE OF APPLICANT

AFFIDAVIT

We I Joan L. Crowder, 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 Joy D. Crowder to act as our my representative in any matters regarding this Petition.

Joan L. Crowder
Signature of Property Owner

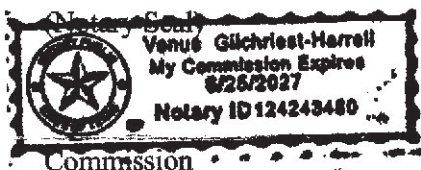
Signature of Property Owner

Joan L. Crowder
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 26 day of May, 2025, by Joan L. Crowder who is personally known to me or has produced Sex as Driver License as identification.



[Signature]
NOTARY PUBLIC
Printed Name:
Commission Number:

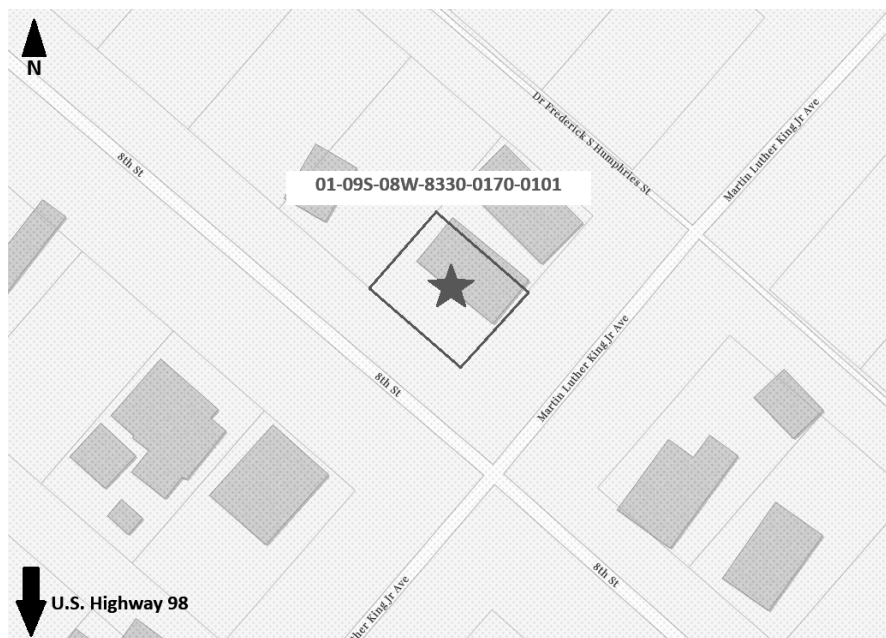
CITY OF APALACHICOLA, FLORIDA

NOTICE OF SPECIAL EXCEPTION

PUBLIC HEARING

Notice is hereby given that the City of Apalachicola Planning and Zoning Board will consider the approval of a special exception application for the following:

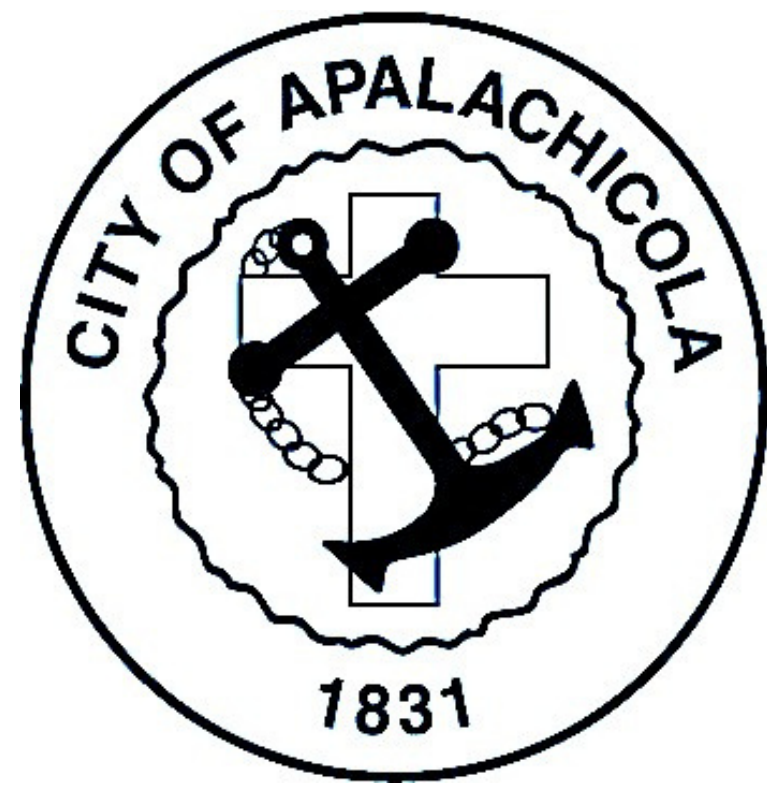
A SPECIAL EXCEPTION APPLICATION PROPOSING TO ALLOW A BED AND BREAKFAST AT 97 DR MARTIN LUTHER KING JR AVENUE, BLOCK 170 LOT 10. THE PROPERTY IS LOCATED NORTH OF US 98, LYING IN SECTION 1, TOWNSHIP 9 SOUTH, RANGE 8 WEST. THE PROPERTY IS DESIGNATED C-2 NEIGHBORHOOD COMMERCIAL USE. THE PROPOSED USE IS A PERMITTED SPECIAL EXCEPTION IN THIS DISTRICT AND IS IN COMPLIANCE WITH THE CODE OF ORDINANCES.



A public hearing on the special exception application will be held on MONDAY SEPTEMBER 8 2025, at 6:05 P.M. following the regular meeting, in the City Meeting Room at 74 Sixth Street.

Please be advised that if a person decides to appeal any decision made with respect to any matter considered at this hearing, such person will need a record of these proceedings, and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Quarter page vertical ad run in Apalachicola Times 8/21 and 9/4



PUBLIC NOTICE

A **SPECIAL EXCEPTION FOR THIS
PROPERTY HAS BEEN FILED WITH THE
PLANNING & ZONING BOARD FOR A
BED AND BREAKFAST**

**A PUBLIC HEARING FOR THIS REQUEST
WILL BE HELD SEPTEMBER 8TH
@ 6:05 PM AT 74 SIXTH STREET**

QUESTIONS? CALL (850) 312-3164 OR EMAIL PLANNING@CITYOFAPALACHICOLA.COM



PUBLIC NOTICE
A SPECIAL APPLICATION FOR THE
RENEWAL OF THE EXISTING ZONING
PLANNING & ZONING BOARD HAS
BEEN FILED WITH THE
PLANNING & ZONING BOARD FOR A
REVIEW OF THE APPLICATION.
A PUBLIC HEARING FOR THE PROPOSED
RENEWAL OF THE EXISTING ZONING
PLANNING & ZONING BOARD
WILL BE HELD ON MONDAY, AUGUST
25, 2025 AT 7:00 PM AT THE CITY OF
TAMPA, FLORIDA.

97 MLK

Public notice yard sign placed August 20, 2025 at 11:32 AM



Letter sent to property owners within 500 ft of subject parcel

APALACHEE REGIONAL PLANNING COUNCIL

Local Partnerships. Regional Impact.

Dear Property Owner,

This letter is to notify you that the City of Apalachicola Planning and Zoning Board will hold a public hearing **on September 8th, 2025 at 6:05 P.M. following the regular meeting at 74 Sixth Street, Apalachicola, FL 32320 in the City Meeting Room** to consider approval of a special exception application at 97 Dr Martin Luther King Jr. Ave, Apalachicola, FL 32320 (Parcel ID# 01-09S-08W-8330-0170-0101).

97 Dr Martin Luther King Jr. Ave, described as Block 170 Lot 10, is located north of U.S. Highway 98, in Section 1, Township 9 South, Range 8 West. Please see the map below for reference. The parcel is currently designated C-2 Neighborhood Commercial. **The Planning and Zoning Board will consider a request to allow a bed and breakfast on the parcel as a permitted special exception use.**



If you have questions or require additional information, please contact Justin by phone at (850) 312-3164 | jstiell@arpc.org; or Brianna at (850) 312-3910 | bwilliams@arpc.org.

Sincerely,

Justin Stiell
Growth Management Planner
Apalachee Regional Planning Council

Mailing list (property owners within 500 ft of 97 Dr. MLK Jr. Ave)

| | | |
|---|---|---|
| Olaitan Akinkunle & Sandra Redwood 138 DR Martin Luther King Drive St Helena Island, SC 29920 | Apalachicola Land & Development PO Box 16245 Tallahassee, FL 32317 | James Baker, Erica D. Baker & Felicia M. Baker 97 Avenue I Apalachicola FL, 32320 |
| Mary L. Brown 173 8 th Street Apalachicola, FL 32320 | Sterling L. Buskirk & Donna D. Duncan PO Box 546 Apalachicola, FL 32329 | Larry & Brenda Cummings 108 Martin Luther King Ave Apalachicola, FL 32320-1416 |
| Nancy Dagenhart 834 A Dekalb Avenue Atlanta, GA 30307 | Craig & Elisabeth Daly PO Box 57 Apalachicola, FL 32329 | Bryan M. Desloge PO Box 10723 Tallahassee, FL 32302 |
| John & Elizabeth Fitzhugh 165 7 th Street Apalachicola, FL 32320 | Rebecca & Perry Floyd 176 6 th Street Apalachicola, FL 32320 | Lalisa S. Gray PO Box 38202 Pittsburgh, PA 15238 |
| Marion Green & Willis Perry Cook Jr. 128 22 nd Avenue Apalachicola, FL 32320 | GTF Hill Development LLC 1224 Alban Avenue Tallahassee, FL 32301 | Gene Annie Hand 168 7 th Street Apalachicola |
| Stefan G. Humphries 2071 N W 30 th Terrace Fort Lauderdale, FL 33311 | Taunya James Et Al 261 Lake Grove Road Wewahitchka, FL 32465-4620 | Reginald & Timothy Joseph 620 Tanglewood Drive Hinesville, GA 31313 |
| Benita Judson 170 9 th Street Apalachicola, FL 32320 | Charles & Caroline Kienzle 1110 Lasswade Drive Tallahassee, FL 32312 | Ervin & Taylor Kolb 2332 Poplar Springs Drive NE Brookhaven, GA 30319 |
| Douglas & Donald Law 1200 Trailwood Drive Watkinsville, GA 30677 | Tanika Massey & Natasha Clark 636 South Berthe Avenue Panama City, FL 32404 | Louise Mills Sweet & Yvonne Dalphine Byrd 113 Avenue I Apalachicola, FL 32320 |
| Deandra L. O'Neal PO Box 62 Apalachicola, FL 32329 | Shawn Rhodes 9207 Lawnview Lane Laurel, MD 20708-2504 | Michael E. Rindler PO Box 519 Apalachicola, FL 32329 |

| | | |
|--|---|--|
| <p>Albert Salter III & Kayla Spilde 168 8th Street Apalachicola, FL 32320</p> | <p>Peter J. Schetter 1928 10th Street Apalachicola, FL 32320</p> | <p>Steven & Kelly Sheils 1600 Oxmoor Road Birmingham, AL 35209</p> |
| <p>St Paul AME Church Trustees PO Box 733 Apalachicola, FL 32320</p> | <p>David Sutton 1106 Douglas Street Fredericksburg, VA 22401</p> | <p>Teresa K. Weiler 191 9th Street Apalachicola, FL 32320</p> |
| <p>Gary & Valerie Ziegler 160 8th Street Apalachicola, FL 32320</p> | | |

Mailing list (property owners within 500 ft of both locations, received two letters in one envelope)

| | | |
|---|--|---|
| 643 Holdings LLC 21132 S Lakeview Drive Panama City Beach, FL 32413 | City of Apalachicola 192 Coach Wagoner Boulevard Apalachicola, FL 32320 | Building Dreams G&E LLC 5433 Calder Drive Tallahassee, FL 32317 |
| Cactus Eagle LLC 49 Avenue G Apalachicola, FL 32320 | Church of God in Christ C/O Willie Toliver 210 17 th Street Apalachicola, FL 32320 | Maria Sherrerlyn Clark 180 6 th Street Apalachicola, FL 32320 |
| Arthur & Patricia Clements 833 Lake Ridge Drive Tallahassee, FL 32312 | Joan L. Crowder 601 Turtle Bend Drive Killeen, TX 76542 | Darcie Devlin 19 South Summit Street APT 3 Fairhope, AL 36532 |
| Charles & Sherrl Eckles 196 7 th Street Apalachicola, FL 32320 | Chauncey J. Ford 15502 Pebble Ridge Street Winter Garden, FL 34787 | Abraham Foxworth C/O Geroge Foxworth 102 Battles Street Port St Joe, FL 32456-1552 |
| Gladys & Keeva Gatlin PO Box 444 Apalachicola, FL 32329 | Martha J. Greene Life Estate 208 7 th Street Apalachicola, FL 32320 | Robert & Joyce Hall 5217 Pine Ridge Drive Chipley, FL 32428 |
| Marc Johnson 322 Plaza Drive Hamilton, IL 62341 | Harrison & Bonnie Jones 445 23 rd Avenue Apalachicola, FL 32320 | William Key 200 6 th Street Apalachicola, FL 32320 |
| Willie & Barbara McNair 186 8 th Street Apalachicola, FL 32320 | Embra Nelson C/O Barbara Johson 7219 Jaffrey Court Tallahassee, FL 32312-5098 | Sharon R. Paul 335 Peachtree Drive Quincy, FL 32351 |
| David & Diane Peck 156 6 th Street Apalachicola, FL 32320 | Linda Quick & Leslie Dunlap 4795 Lakely Drive Tallahassee, FL 32303 | Eugene Russ 445 23 rd Street Apalachicola, FL 32320 |
| Alexander N. Skalicky 1233 McPherson Avenue SE Atlanta, GA 30316 | Russ Joan Sweet 2206 Keith Street Tallahassee, FL 32304 | Michelle Taniuchi 316-2 Yoshihama Yugawara-machi, PKJ, 259-0312 |

| | | | | |
|---|--|--|--|--|
| Edward G. Tolliver 505 Howard Ave Tallahassee, FL 32310 | | Evangeline Tolliver Et Al 651 North Watters Road BLDG H APT #8204 Allen, TX 75013 | | Joan E. Tolliver 3174 Apache Street Fort Myers. FL 33916 |
| Daniel Whitesell 17922 Shoreham Lane Huntington, CA 92649 | | Wally Womble 2988 S Lake Bradford Road Tallahassee, FL 32310 | | Charles Wynn C/O Lucile Wynn Williams 2114 Broad Street Tallahassee, FL 32301 |

| | | | | |
|---|--|--|--|--|
| Linda R. Buchanan 211 8 th Street Apalachicola, FL 32320 | | | | |
|---|--|--|--|--|

STAFF FINDINGS REVIEW

PROPERTY OWNER: Joan L. Crowder

AGENT (if applicable): Joy D. Crowder

CONTRACTOR: N/A

PROPERTY ADDRESS (if available): 97 Martin Luther King Jr. Avenue

PARCEL ID: 01-09S-08W-8330-0170-0101

→ Block 170 Lot 10.

HISTORIC DISTRICT: Yes

ACREAGE: --

FUTURE LAND USE: Commercial (C-2 Neighborhood Commercial)

WETLANDS: No

FLOODPLAIN: "X"

DESCRIPTION OF PROJECT:

- Special exception to allow a bed and breakfast.
 - Change in use only, no changes to the building itself.

STAFF FINDINGS:

Code of Ordinances:

- **Section 111-274. C-2 Neighborhood Commercial.**
 - **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 automotive or other type of more intensive commercial activities
 - **Special exception** uses in this district are:
 - Bed and breakfasts, indoor amusements, service stations, two-family, and residential apartment units.
 - Prohibited uses and structures are all those not permitted as special exceptions, principal uses, or accessory uses.

- 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.

→ **Section 101-60. Planning and Zoning Board.**

- 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:
 - Shall find that such grant will not adversely affect the public interest.
 - 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.
 - May prescribe a reasonable time limit within which the action for which the special exception was granted shall be commenced, completed or both.

RECOMMENDATION: Approval, bed and breakfasts are a permitted special exception use in this district, and granting such an exception will not adversely affect the public interest.



Special Exception

203 7th Street



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

Official Use Only

Date Received: _____

Meeting Date: _____

Fees Due: _____

Date Fees Paid: _____

OWNER INFORMATION

Owner City of Apalachicola, Apalachicola, Florida

Address 192 Coach Wagoner Blvd,

City Apalachicola State FL Zip 32320

Phone 850-653-9319

REPRESENTATIVE INFORMATION

Name Hammond Design Group, LLC

Email bhammond@hdg-architects.com

Phone 850-222-2092

PROJECT TYPE

☒ Special Exception

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

Construction of a 'Public Facility and Structures '(Museum) within an R-1 Residential District

PROPERTY INFORMATION

Street Address (911 Address): 81 Avenue K,

City & State: Apalachicola, Florida Zip: _____

Parcel ID #: 01-09S-08W-8330-0176-0100 & 01-09S-08W-8330-0176-0060 Block: _____ Lot: _____

Zoning District: R-1 [☒] Historic District [☐] Non-Historic District

FEMA Flood Zone: X

OFFICIAL USE ONLY

Current Zoning: R-1

Current Land Use: Holy Family Center

STAFF NOTES/RECOMMENDATIONS:

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.

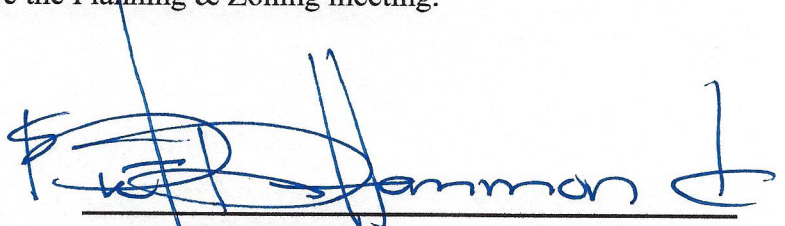
CERTIFICATION

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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 application fee is due at the time of application submission, the payment is nonrefundable, and that payment does not guarantee a successful request.
4. I/We understand that the Planning & Zoning Board will be the governing body on all special exception requests. The Planning & Zoning Board reserves the right to table a decision and request more information from the applicant.
5. 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 30 business days to process. I further understand available meeting date.
6. I/We understand that an agenda and staff report (if applicable) will be available on the City's website approximately one week before the Planning & Zoning meeting.

8.19.2025

DATE


SIGNATURE OF APPLICANT

AFFIDAVIT

We/I, _____, 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 of Property Owner

Signature of Property Owner

Typed or Printed Name of Owner

Typed or Printed Name of Owner

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ who is personally known to me or has produced _____ as identification.

(Notary Seal)

NOTARY PUBLIC
Printed Name:
Commission Number:

Commission

PLAT OF BOUNDARY AND TOPOGRAPHICAL SURVEY CERTIFIED TO:
HAMMOND DESIGN GROUP

LEGAL DESCRIPTION:

Lots 6, 7, 8, 9 and 10 Block "176" of the CITY OF APALACHICOLA,
as per map or plat in common use on file at the
Clerk of the Circuit Court in Franklin County, Florida

NOTES:

1. SURVEY SOURCE: Record plat. and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Bearings based on Florida Grid North (NAD 83)
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. Elevations show hereon were established NAVD '88

SPECIAL NOTE:
INVERTS NOT SHOT ON SANITARY SEWER
MANHOLES ON LOT 7.
UNABLE TO REACH BOTTOM DUE TO
OBSTRUCTION (BACKED UP)

LEGEND

| | |
|------|------------------------|
| FIRC | FOUND IRON ROD & CAP |
| SIRC | SET 5/8" RE-ROD #7160 |
| GS | GROUND SHOT ELEVATION |
| M | MEASURED |
| RP | RECORD PLAT |
| R/W | RIGHT-OF-WAY |
| WV | WATER VALVE |
| FH | FIRE HYDRANT |
| PP | POWER POLE |
| OHE | OVERHEAD ELECTRIC |
| WL | WATER LINE |
| SSMH | SANITARY SEWER MANHOLE |
| WM | WATER METER |
| CO | CLEAN OUT |
| HB | HOSE BIB |

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

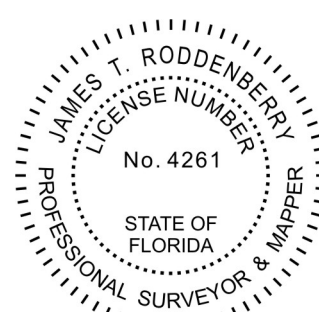
FLOOD ZONE INFORMATION: Subject property is located in Zone "X"
as per Flood Insurance Rate Map Community Panel Number: 120089
0526F, Index Date: February 5, 2014, Franklin County, Florida.

| | | | |
|--|--|-----------------------------------|--|
| TR & A THURMAN RODDENBERRY & ASSOCIATES, INC. | | | |
| PROFESSIONAL SURVEYORS AND MAPPERS | | | |
| P.O. BOX 100 • 125 SHELTON STREET • SOPCHOPPY, FLORIDA 32358 | | | |
| PHONE NUMBER: 850-962-2538 | | FAX NUMBER: 850-962-1103 | |
| DATE: 09/14/23 | | DRAWN BY: MMD | |
| FILE: 10110.DWG | | DATE OF LAST FIELD WORK: 09/13/23 | |
| | | JOB NUMBER: 10-110 | |
| | | COUNTY: FRANKLIN | |

I hereby certify that this is a true and correct representation of
the property shown hereon and that this survey meets
the minimum technical standards for land surveying (Chapter 5J-17,
.051/.052 Florida Administrative Code).

The undersigned surveyor has not been provided a current title
opinion or abstract of matters affecting title or boundary to the
subject property. It is possible there are deeds of records,
unrecorded deeds, easements or other instruments which could affect
the boundaries.

James T. Roddenberry
JAMES T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No: 4261



REFER TO CIVIL DRAWINGS

Within the property limits:

Total Added within the property Boundary: 4,036 square feet

Total Added within the R.O.W. 437 square feet

Persons working within the building

EXISTING CONCRETE STAIRS & LANDING W/ GUARDRAILS

6" THK. CONCRETE(4000 PSI) SLAB W/ 12" MONOLITHIC TURN-DOWNS

EXISTING OAK

SCUPPERS & DOWNSPOUTS, TYP. CONCRETE SPLASH PAD @ EA. DOWNSPOUT

EXISTING SIDEWALK

REFER TO SURVEY

PROPOSED NEW CONCRETE SIDEWALK

EXISTING STRUCTURE "HOLY FAMILY SENIOR CENTER"

PROPOSED NEW CONCRETE STEPS

PROPOSED NEW HANDICAP-ACCESSIBLE ACCESS RAMP W/ GUARDRAILS

PROPOSED NEW CONCRETE PER CIVIL

NEW SIDEWALK PER CIVIL CENTER SIDEWALK ON FRONT ENTRY DOOR

EXISTING PALMS, TYP.

PROPOSED NEW PARKING PER CIVIL

7TH / HUMPHRIES AVE

7TH / HUMPHRIES AVE

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'

CONTRACTOR NOTE:
COORDINATE WITH OWNER IF EXISTING CONCRETE WHEELSTOPS SHOULD
BE SAVED, REPAINTED & REINSTALLED ON THE NEW CRUSHED OYSTER
SHELL PARKING(REFER TO CIVIL).

HAMMOND
Design
GROUP, LLC
ARCHITECTS

ARCHITECTURE
LANDSCAPE ARCHITECTURE

**2627 BLAIR STONE ROAD
TALLAHASSEE, FLORIDA 32301 - 5905
850-222-2092 PHONE
www.hdg-architects.com**

כיום
אין

ARCHITECTURE AR 14284

RHODES + BRITO ARCHITECTS
THE DAY BUILDING
605 E. ROBINSON ST. SUITE 750
ORALNO, FLORIDA 32801
407-648-7288 PHONE
www.rbarchitects.com

CITY OF APALACHICOLA
AFRICAN-AMERICAN CULTURAL HISTORY MUSEUM

100% CONSTRUCTION DOCUMENTS

ARCHITECTURAL SITE PLAN

REVISIONS

| ID | DATE | DESCRIPTION |
|----|------|-------------|
| | | |
| | | |
| | | |
| | | |

DATE ☒ 01/29/2025
DRAWN ☒ IWP
CHECKED ☒ BDH
JOB NO. ☒ HDGA 2314

SIGNATURE & SEAL

Digitally signed by Bret D Hammond
Date: 2025.03.24 09:26:57 -04'00'

DRAWING

A0.1

CITY OF APALACHICOLA, FLORIDA

NOTICE OF SPECIAL EXCEPTION PUBLIC HEARING

Notice is hereby given that the City of Apalachicola Planning and Zoning Board will consider the approval of a special exception application for the following:

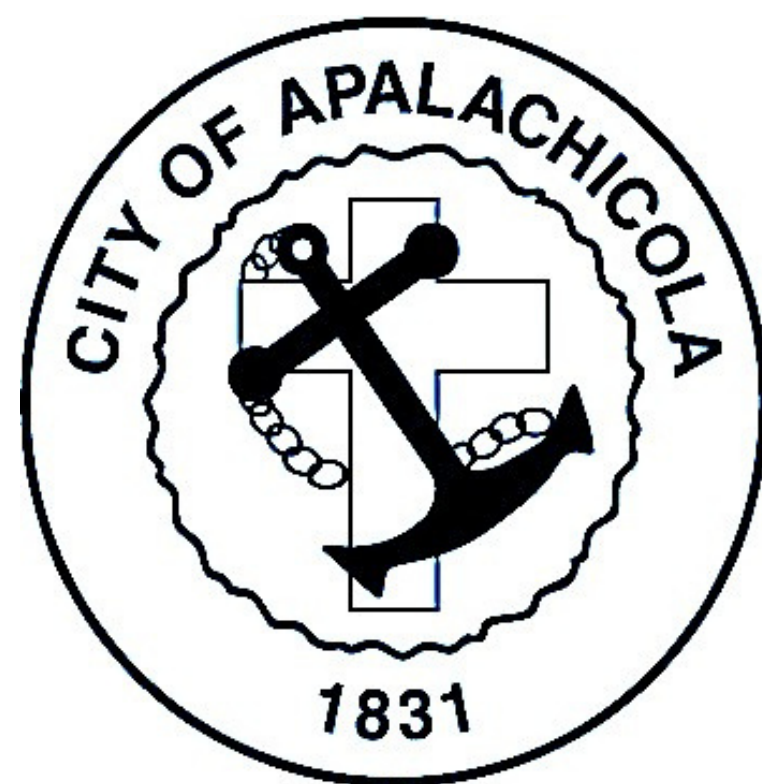
A SPECIAL EXCEPTION APPLICATION PROPOSING TO ALLOW A PUBLIC STRUCTURE (AFRICAN AMERICAN CULTURAL HISTORY MUSEUM) AT 203 7TH STREET, BLOCK 176 LOT 10. THE PROPERTY IS LOCATED NORTH OF US 98, LYING IN SECTION 1, TOWNSHIP 9 SOUTH, RANGE 8 WEST. THE PROPERTY IS DESIGNATED R-1 SINGLE-FAMILY RESIDENTIAL USE. THE PROPOSED USE IS A PERMITTED SPECIAL EXCEPTION IN THIS DISTRICT AND IS IN COMPLIANCE WITH THE CODE OF ORDINANCES.



A public hearing on the special exception application will be held on **MONDAY SEPTEMBER 8 2025, at 6:05 P.M. following the regular meeting, in the City Meeting Room at 74 Sixth Street.**

Please be advised that if a person decides to appeal any decision made with respect to any matter considered at this hearing, such person will need a record of these proceedings, and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Quarter page vertical ad run in Apalachicola Times 8/21 and 9/4



PUBLIC NOTICE

A **SPECIAL EXCEPTION FOR THIS
PROPERTY HAS BEEN FILED WITH THE
PLANNING & ZONING BOARD FOR A
PUBLIC STRUCTURE (AACH MUSEUM).**

**A PUBLIC HEARING FOR THIS REQUEST
WILL BE HELD SEPTEMBER 8TH
@ 6:05 PM AT 74 SIXTH STREET**

QUESTIONS? CALL (850) 312-3164 OR EMAIL PLANNING@CITYOFAPALACHICOLA.COM



Public notice yard sign placed August 20, 2025 at 11:37 A.M.



Letter sent to property owners within 500 ft of subject parcel

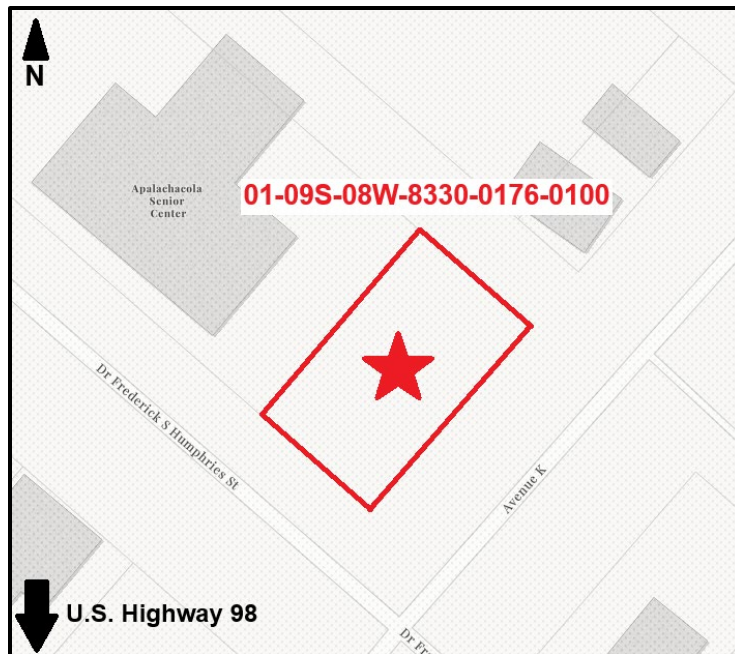
APALACHEE REGIONAL PLANNING COUNCIL

Local Partnerships. Regional Impact.

Dear Property Owner,

This letter is to notify you that the City of Apalachicola Planning and Zoning Board will hold a public hearing on **September 8th, 2025 at 6:05 P.M. following the regular meeting at 74 Sixth Street, Apalachicola, FL 32320 in the City Meeting Room** to consider approval of a special exception application at 203 7th Street, Apalachicola, FL 32320 (Parcel ID# 01-09S-08W-8330-0176-0100).

203 7th Street, described as Block 176 Lot 10, is located north of U.S. Highway 98, in Section 1, Township 9 South, Range 8 West. Please see the map below for reference. The parcel is currently designated R-1 Single-Family Residential. **The Planning and Zoning Board will consider a request to allow a public structure (African American Cultural History Museum) on the parcel as a permitted special exception use.**



If you have questions or require additional information, please contact Justin by phone at (850) 312-3164 | jstiell@arpc.org; or Brianna at (850) 312-3910 | bwilliams@arpc.org.

Sincerely,

Justin Stiell
Growth Management Planner
Apalachee Regional Planning Council

Mailing list (property owners within 500 ft of 203 7th Street)

| | | |
|---|--|---|
| Daniel & Victoria Baker 103 Brookside Lane Haynesville, NC 28904 | Lorine Banks 260 12 th Street Apalachicola, FL 32329 | Cinderella Becton C/O Allen Levy 1326 Gulf Avenue Panama City, FL 32401 |
| Kay Brooks 213 8 th Street Apalachicola, FL 32320 | David Byrd Et Al 280 Avenue D Port St. Joe, FL 32456 | Bryan & Kathleen Davis 196 5 th Street Apalachicola, FL 32320 |
| Elizabeth Hall 233 Chelsea Circle Decatur, GA 30030 | Dexter J. Harris 218 7 th Street Apalachicola, FL 32320 | Paul & Mollie Hill 193 6 th Street Apalachicola, FL 32320 |
| Charles J. Jones 210 5 th Street Apalachicola, FL 32329-0941 | Samuel Prince Jones 194 5 th Street Apalachicola, FL 32320 | Theresa Lewis 11742 Sea Marsh Lane Fayetteville, GA 30215 |
| Brian R. Lockwood 1118 Mary's Drive Tallahassee, FL 32308 | Gomez & Rose Lugo 1468 Bayberry Lane St. George Island, FL 32328 | Cynthia & Robert Mason 197 6 th Street Apalachicola, FL 32320-1453 |
| Oryan Speed Land Dev. LLC 183 Willie Speed Boulevard Apalachicola, FL 32320 | Betty Prince Et Al 66 Avenue L Apalachicola, FL 32320 | Christian & Audrey Robin 7790 SW 128 th Avenue Cedar Key, FL 32625 |
| Oryan Speed 198 5 th Street Apalachicola, FL 32320 | Myron & Ellen Stitt 195 6 th Street Apalachicola, FL 32320 | Andrew R. Stivers 74 Avenue K Apalachicola, FL 32320 |
| Alice Walker C/O Edgar S. Edwards 6324 W 85 th Place #205 Los Angeles, CA 90045 | Daniel Whitesell Et Al 17922 Shoreham Lane Huntington, CA 92649 | Alexander & Keelah Williams 67 Avenue L Apalachicola, FL 32320 |
| Ronald Williams Life Estate C/O Roselyn E. William 2114 Broad Street Tallahassee, FL 32301 | Melissa Winfield Et Al 67 Martin Luther King Jr. Blvd Apalachicola, FL 32320 | Peter K. Wingate 232 6 th Street Apalachicola, FL 32320 |

Mailing list (property owners within 500 ft of both locations, received two letters in one envelope)

| | | |
|---|--|---|
| 643 Holdings LLC 21132 S Lakeview Drive Panama City Beach, FL 32413 | City of Apalachicola 192 Coach Wagoner Boulevard Apalachicola, FL 32320 | Building Dreams G&E LLC 5433 Calder Drive Tallahassee, FL 32317 |
| Cactus Eagle LLC 49 Avenue G Apalachicola, FL 32320 | Church of God in Christ C/O Willie Toliver 210 17 th Street Apalachicola, FL 32320 | Maria Sherrerlyn Clark 180 6 th Street Apalachicola, FL 32320 |
| Arthur & Patricia Clements 833 Lake Ridge Drive Tallahassee, FL 32312 | Joan L. Crowder 601 Turtle Bend Drive Killeen, TX 76542 | Darcie Devlin 19 South Summit Street APT 3 Fairhope, AL 36532 |
| Charles & Sherrl Eckles 196 7 th Street Apalachicola, FL 32320 | Chauncey J. Ford 15502 Pebble Ridge Street Winter Garden, FL 34787 | Abraham Foxworth C/O Geroge Foxworth 102 Battles Street Port St Joe, FL 32456-1552 |
| Gladys & Keeva Gatlin PO Box 444 Apalachicola, FL 32329 | Martha J. Greene Life Estate 208 7 th Street Apalachicola, FL 32320 | Robert & Joyce Hall 5217 Pine Ridge Drive Chipley, FL 32428 |
| Marc Johnson 322 Plaza Drive Hamilton, IL 62341 | Harrison & Bonnie Jones 445 23 rd Avenue Apalachicola, FL 32320 | William Key 200 6 th Street Apalachicola, FL 32320 |
| Willie & Barbara McNair 186 8 th Street Apalachicola, FL 32320 | Embra Nelson C/O Barbara Johson 7219 Jaffrey Court Tallahassee, FL 32312-5098 | Sharon R. Paul 335 Peachtree Drive Quincy, FL 32351 |
| David & Diane Peck 156 6 th Street Apalachicola, FL 32320 | Linda Quick & Leslie Dunlap 4795 Lakely Drive Tallahassee, FL 32303 | Eugene Russ 445 23 rd Street Apalachicola, FL 32320 |
| Alexander N. Skalicky 1233 McPherson Avenue SE Atlanta, GA 30316 | Russ Joan Sweet 2206 Keith Street Tallahassee, FL 32304 | Michelle Taniuchi 316-2 Yoshihama Yugawara-machi, PKJ, 259-0312 |

| | | | | |
|---|--|--|--|--|
| Edward G. Tolliver 505 Howard Ave Tallahassee, FL 32310 | | Evangeline Tolliver Et Al 651 North Watters Road BLDG H APT #8204 Allen, TX 75013 | | Joan E. Tolliver 3174 Apache Street Fort Myers. FL 33916 |
| Daniel Whitesell 17922 Shoreham Lane Huntington, CA 92649 | | Wally Womble 2988 S Lake Bradford Road Tallahassee, FL 32310 | | Charles Wynn C/O Lucile Wynn Williams 2114 Broad Street Tallahassee, FL 32301 |

| | | | | |
|---|--|--|--|--|
| Linda R. Buchanan 211 8 th Street Apalachicola, FL 32320 | | | | |
|---|--|--|--|--|

STAFF FINDINGS REVIEW

PROPERTY OWNER: City of Apalachicola

AGENT (if applicable): Hammond Design Group LLC

CONTRACTOR: N/A

PROPERTY ADDRESS (if available): 203 7th Street (203 Dr Fredrick Humphries St)

→ *The above address is for parcel 01-09S-08W-8330-0176-0060 (Senior Center); a new address will be needed for the museum and parcel 01-09S-08W-8330-0176-0100.*

PARCEL ID: 01-09S-08W-8330-0176-0060 (Lots 6-9) | 01-09S-08W-8330-0176-0100 (Lot 10)

→ Block 176 Lots 6-10

HISTORIC DISTRICT: Yes

ACREAGE: --

→ 01-09S-08W-8330-0176-0060 (Lots 6-9): 24,000 SF.

→ 01-09S-08W-8330-0176-0100 (Lot 10): 6,000 SF.

FUTURE LAND USE: R-1 (Single-Family Residential)

WETLANDS: No

FLOODPLAIN: "X"

CORNER LOT: Yes (Lot 10)

DESCRIPTION OF PROJECT:

- Special exception for the construction of a public structure (African American Cultural History Museum) in the R-1 single-family residential district.
 - *Museum building will be primarily on Lot 10, partially on Lot 9.*

STAFF FINDINGS:

Code of Ordinances:

- **Section 111-268. R-1 single-family residential.**

- **Special Exceptions.** After public notice and hearing and appropriate conditions and safeguards, the planning and zoning board may permit as special exceptions, subject to referenced development standards:
 - Utilities substations.
 - Churches.
 - Schools.
 - Hospitals and clinics.
 - Two-family residential.
 - Parks and playgrounds.
 - Residential apartment units (in an existing single-family structure).
 - **Public facilities and structures.**
 - Home occupations.
 - Any structure or use of a nature not specifically or provisionally permitted herein is prohibited.
 - Establishments for the conduct of retail trade are prohibited.
- **Minimum lot size.**
 - **Special exceptions** (except for two-family and home occupations).
 - Area: 12,000 SF.
 - Width: 120 ft.
 - Depth: 100 ft.
- **Minimum building setbacks.**
 - Front: 15 ft.
 - Side, corner lot: 15 ft.
 - Rear: 25 ft (*not applicable, see note below*).
 - *Lot 10 is a corner lot abutting upon two or more streets at their intersection; all boundaries abutting streets shall be considered front yards, and all other boundaries shall be considered side yards.*
- **Maximum building restrictions.**
 - Lot coverage: 40 percent.
 - *Total building square footage: 3,100 SF.*
 - *Total other impervious surfaces (sidewalks): 936 SF.*
 - *Does not include all sidewalks and parking spaces on the site, according to site plan notes.*
 - **Total lot coverage: 4,036 SF.**
 - Lot 10 only: 67% lot coverage (4,036/6,000).
 - Lots 9 and 10: 34% lot coverage (4,036/12,000).
 - Building height: 35 ft.
- **Applicable Regulations, Special Exceptions.**

- Unless otherwise specified, special exceptions must comply with development standards as referenced. If deemed appropriate by the planning and zoning board in order to grant a special exception, certain more stringent standards may be imposed.

→ **Sec. 111-288. In general.**

- **Corner lots in residential districts.** No portion of any principal or accessory building shall encroach upon the setbacks of either the front or side yard fronting a street.
- **Off-street parking.** Required off-street parking facilities shall be primarily for the parking of private passenger automobiles of occupants, patrons or employees of the principal use served.
 - **All other permitted uses and structures.** One off-street parking space for each two persons at work on peak shifts, plus additional spaces as determined by the planning and zoning board.
 - *The museum is anticipated to have one full-time staff member. Additional volunteers may be present for events.*
- **Location of off-street parking.** Required off-street parking will be provided either on the same parcel of land as the principal building or structure or on a separate parcel located within 500 feet of the principal building or structure.
- **Development standards.**
 - No part of any parking area shall be closer than five feet to any established road right-of-way or alley line. In case the parking area adjoins a residential district, it shall be set back at least five feet from the residential district boundary and shall be effectively screened with landscaping, fence, wall or other approved materials.
 - Any off-street parking area, including any commercial parking lot, for more than five vehicles shall be so graded and drained as to dispose of all surface water accumulation within the area and shall be so arranged and marked as to provide for orderly and safe loading or unloading and parking and storage of vehicles.
 - Any lighting used to illuminate any off-street parking area, including any commercial parking lot, shall be so arranged as to reflect the light away from adjoining premises in any residential district as well as to eliminate driving nuisance and highway safety hazards.
 - Any commercial parking area shall require a department of environmental regulation stormwater permit before a city development permit can be issued.

→ **Section 101-60. Planning and Zoning Board.**

- 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:
 - Shall find that such grant will not adversely affect the public interest.
 - 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.
 - May prescribe a reasonable time limit within which the action for which the special exception was granted shall be commenced, completed or both.

RECOMMENDATION: Approval, on the condition that Lot 9 and Lot 10 of Block 176 be combined to create a new parcel 12,000 square feet in area, with new ID# and new 911 address. Granting this special exception will not adversely affect the public interest.

