

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

Monday, December 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 @ 133 Avenue E. Block 76 Lot 9 and 60' Lot 10.

Owner: Constance Peck; Contractor: Chris Presnell.

Other/New Business:

Outstanding/Unresolved Issues:

Motion to adjourn the meeting.



City of Apalachicola Planning & Zoning
Application for Special Exception

Official Use Only

Date Received: _____

Meeting Date: _____

Fees Due: _____

Date Fees Paid: _____

OWNER INFORMATION

Owner Constance Peck
Address 147 Ave B
City Apalachicola State FL Zip 32300
Phone 720 988, 4180

REPRESENTATIVE INFORMATION

Name _____
Email _____
Phone _____

PROJECT TYPE

☒ Special Exception

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

Restore the original building with landscaping and historically appropriate renovations
for use as a bed and breakfast with three rooms for rent.

PROPERTY INFORMATION

Street Address (911 Address): 133 AVE E
City & State: Apalachicola Zip: 32300
Parcel ID #: _____ Block: 76 Lot: 10
Zoning District: C-2 ☒ Historic District [] Non-Historic District
FEMA Flood Zone: X

OFFICIAL USE ONLY

Current Zoning: _____

Current Land Use: _____

STAFF NOTES/RECOMMENDATIONS:

FEES

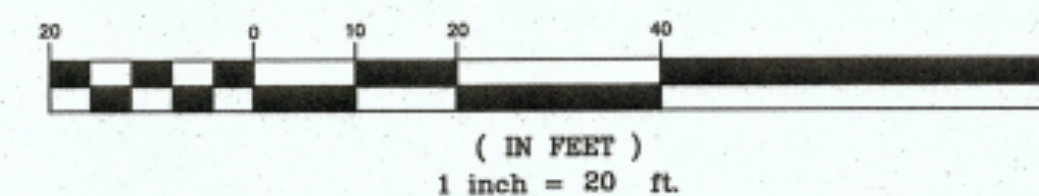
Quasi-Judicial Special Exception Request

\$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.

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
CONSTANCE PECK,
DONNA DUNCAN, P.A.,
CHICAGO TITLE INSURANCE COMPANY

GRAPHIC SCALE



LEGEND

M	MEASURED
RP	RECORD PLAT
FIRC	FOUND IRON ROD AND CAP
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
SIRC	SET 5/8" RE-ROD #7160
FCM	FOUND CONCRETE MONUMENT
MES	MITERED END SECTION
CMP	CORRUGATED METAL PIPE
R/W	RIGHT-OF-WAY
△	POINT NOT SET OR FOUND
—	NOT TO SCALE
☆	LAMP POST
CO	PVC CLEAN-OUT

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 5J-17.051/.052).

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
 Surveyor and Mapper
 Florida Certificate No. 4261

EFFECTIVE 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.

NOTES:

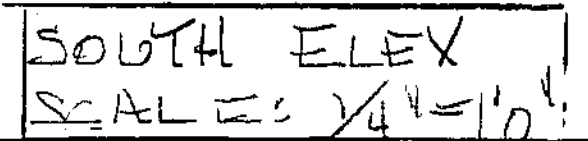
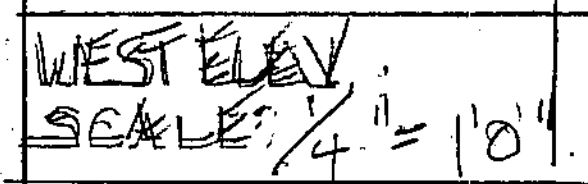
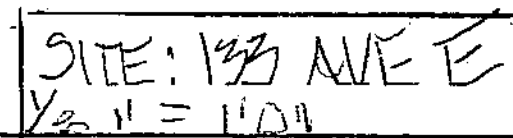
1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: ALL BEARINGS established by Florida Grid North datum.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown 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. FENCE LOCATIONS depicted hereon are exaggerated for clarity.
8. FLOOD ZONES and SETBACKS depicted hereon are not to be used for construction permitting purposes. All FLOOD ZONES and SETBACKS should be verified by the appropriate County Departments.

LEGAL DESCRIPTION:

Lot 9 and the Westerly 60' of Lot 10, Block "76" of THE CITY OF APALACHICOLA, a subdivision as per map or plat in common use on file at the Clerk of the Circuit Court in Franklin County, Florida

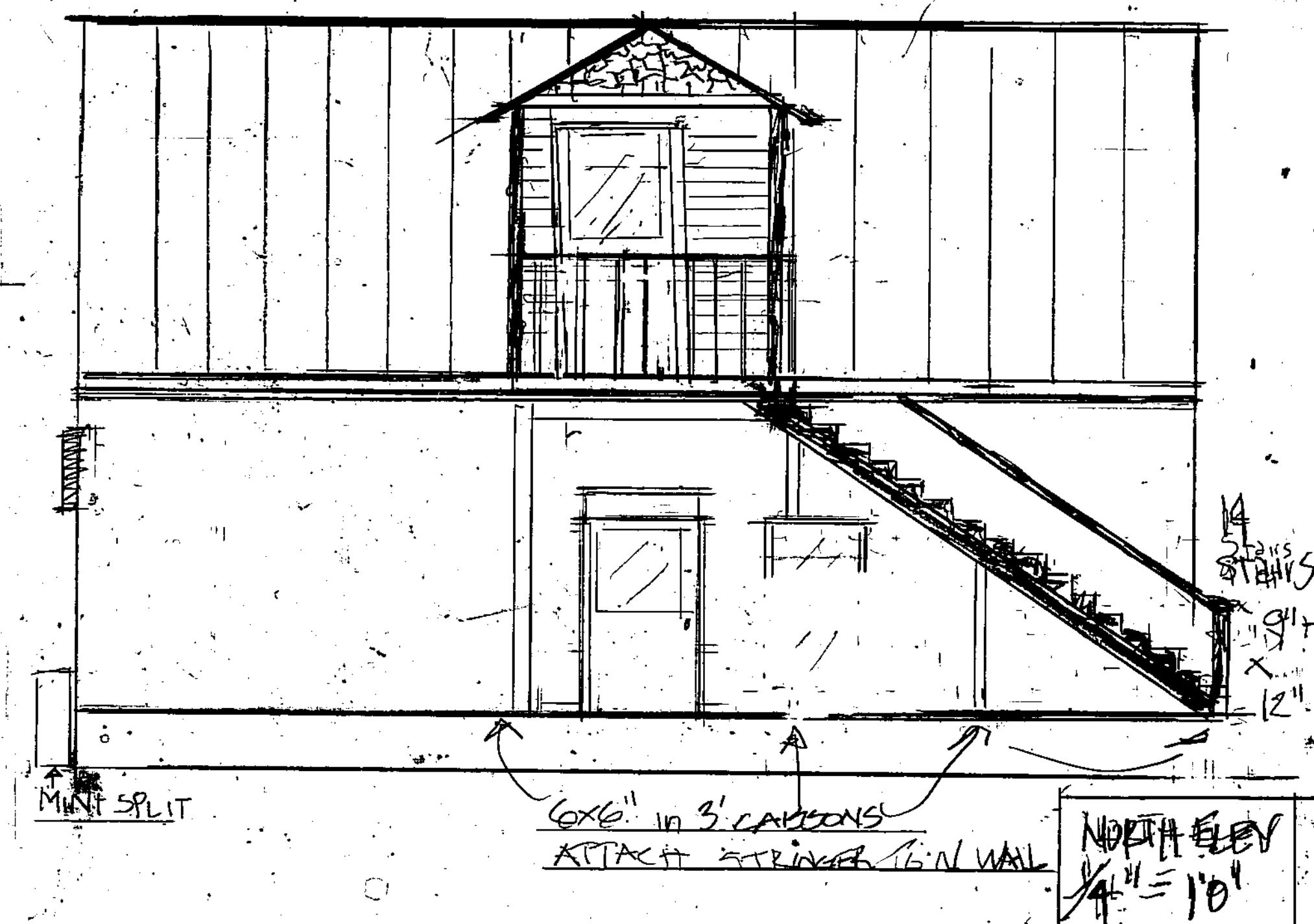
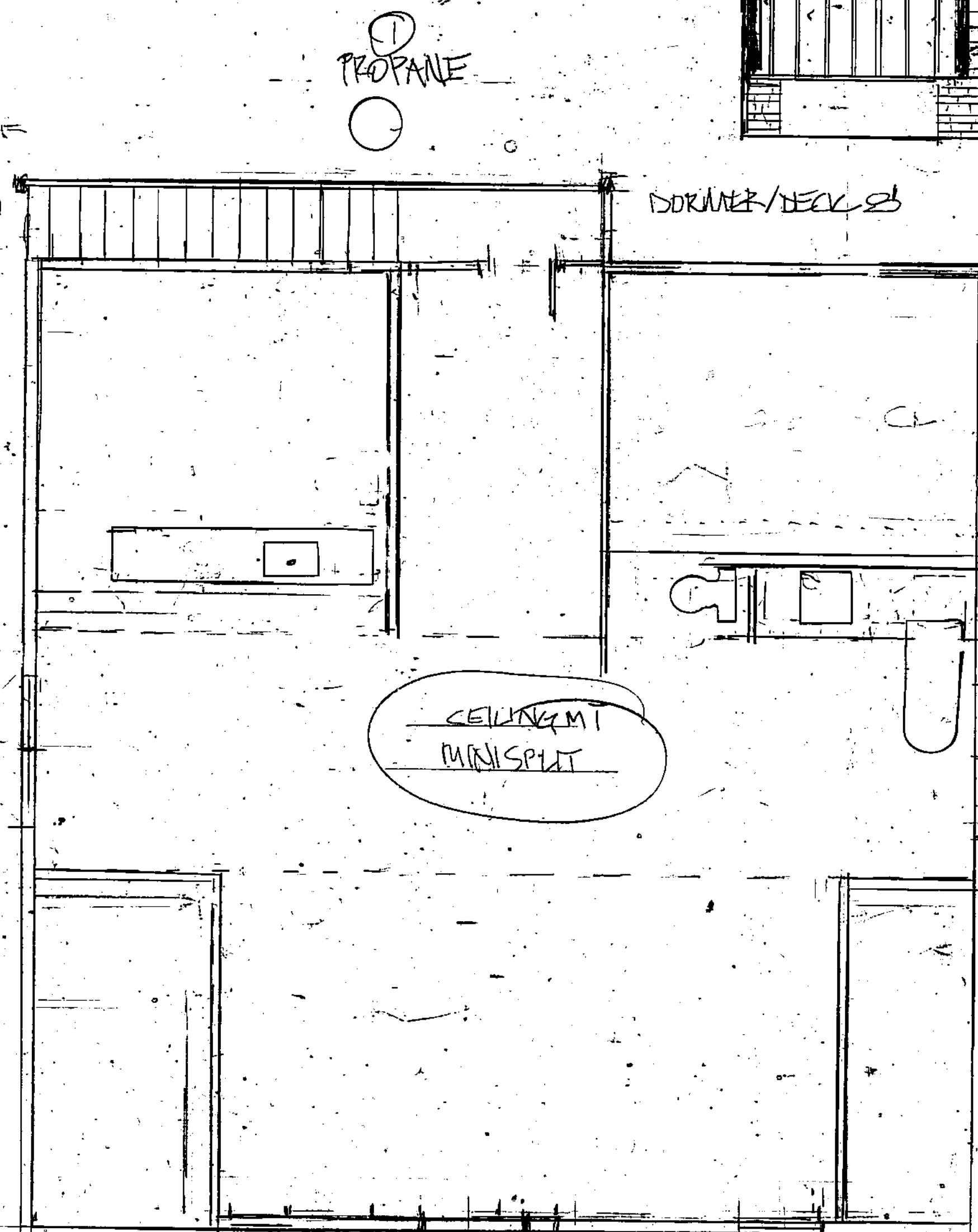
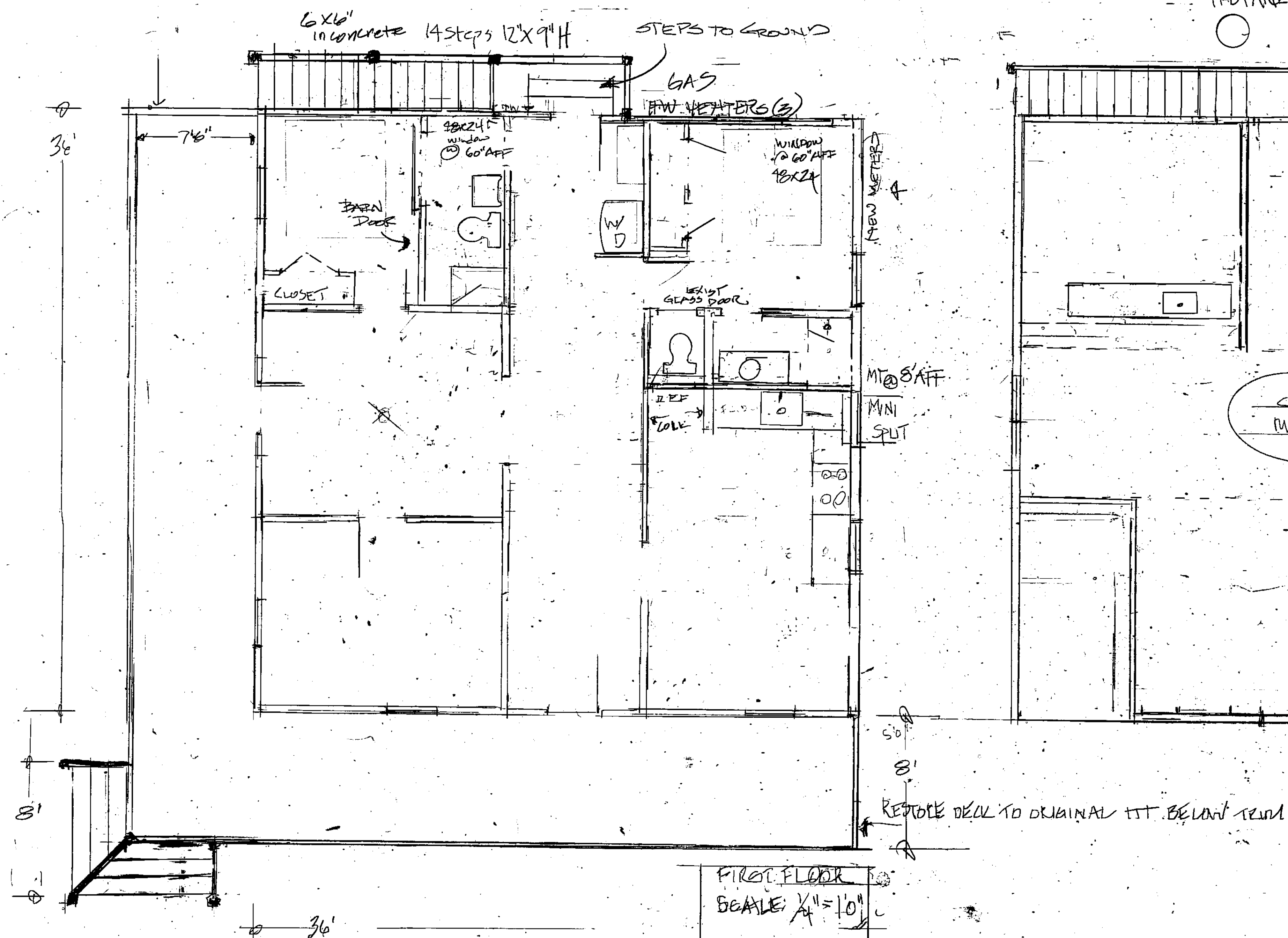
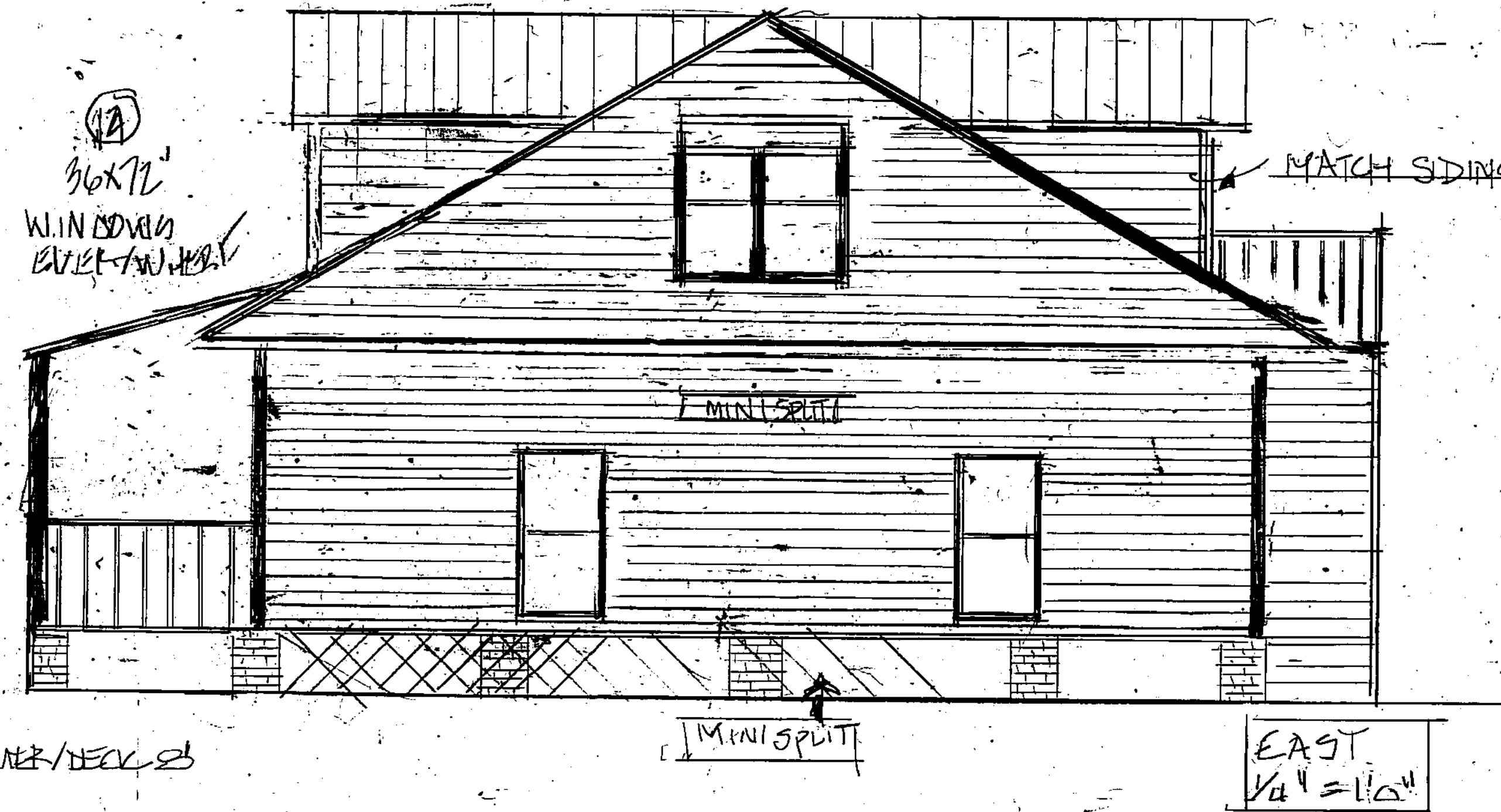
TR & A THURMAN RODDENBERRY & ASSOCIATES, INC PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358 PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1103 LB # 7160			
DATE: 07/21/25	DRAWN BY: BB	N.B. PER PLAT	COUNTY: FRANKLIN
FILE: 10021.DWG	DATE OF LAST FIELD WORK: 07/16/25	CHECKED BY: TR	JOB NO: 10-021

REVISIONS	BY



PV
12.19

~~GARAGE (30)~~



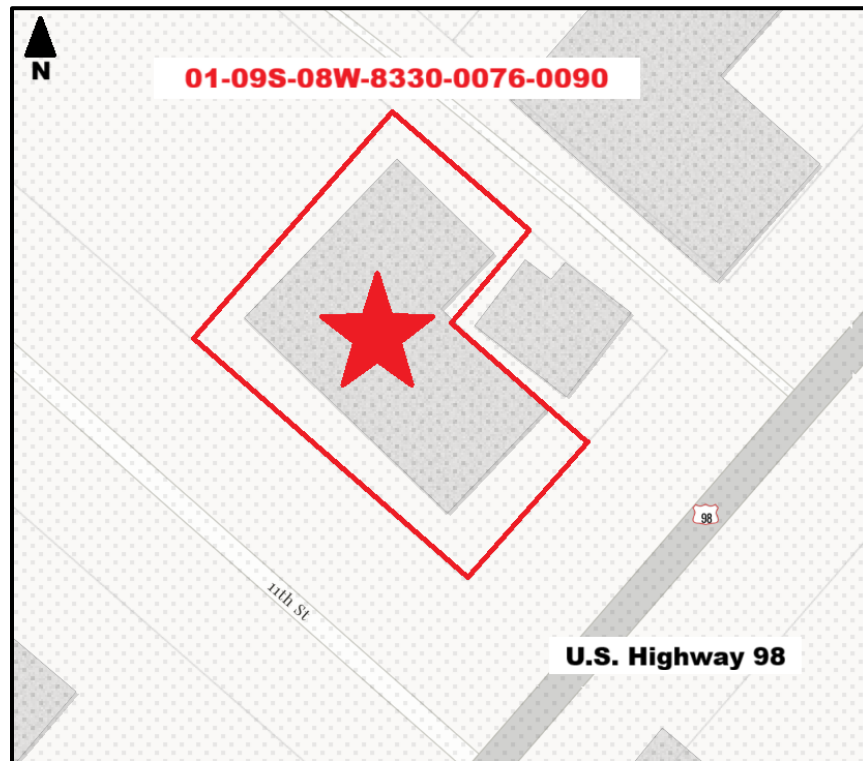
CITY OF APALACHICOLA, FLORIDA

NOTICE OF SPECIAL EXCEPTION PUBLIC HEARING

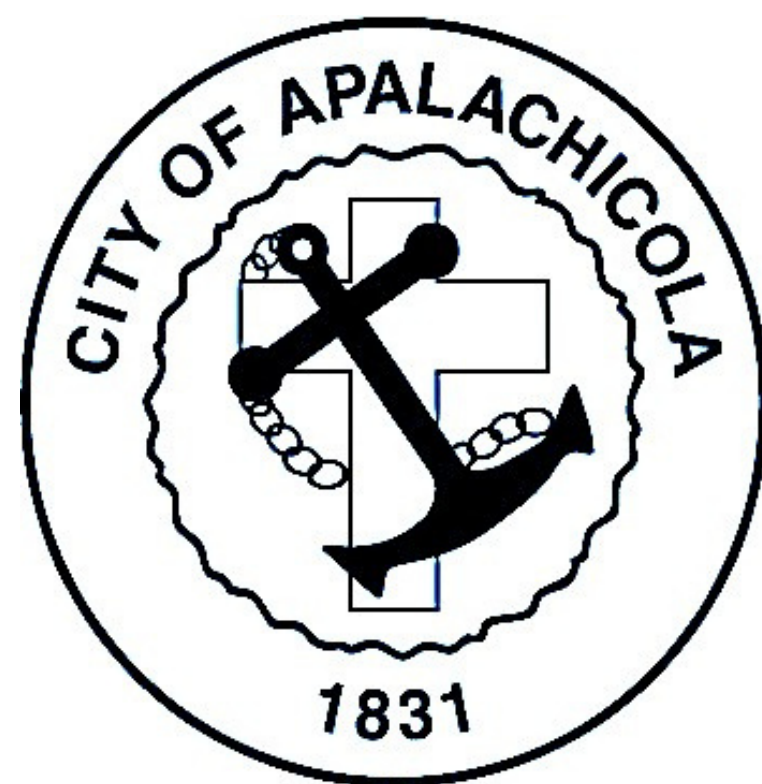
Notice is hereby given that the City of Apalachicola Planning and Zoning Board will consider a special exception application for approval of the following:

A SPECIAL EXCEPTION APPLICATION PROPOSING TO ALLOW A BED AND BREAKFAST AT 133 AVENUE E, BLOCK 76 LOT 9 AND 60' LOT 10. THE PROPERTY IS LOCATED ALONG U.S. HIGHWAY 98, LYING IN SECTION 1, TOWNSHIP 9 SOUTH, RANGE 8 WEST. THE PROPERTY IS DESIGNATED C-2 NEIGHBORHOOD COMMERCIAL. THE PROPOSED USE IS A PERMITTED SPECIAL EXCEPTION IN THIS DISTRICT AND IS IN COMPLIANCE WITH THE CODE OF ORDINANCES.

A quasi-judicial public hearing on the special exception application will be held on MONDAY DECEMBER 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.



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 DECEMBER 8TH
@ 6:05 PM AT 74 SIXTH STREET**

QUESTIONS? CALL (850) 312-3910 OR EMAIL PLANNING@CITYOFAPALACHICOLA.COM

Public notice yard sign posted 11/12.







Public notice letter sent 11/20.

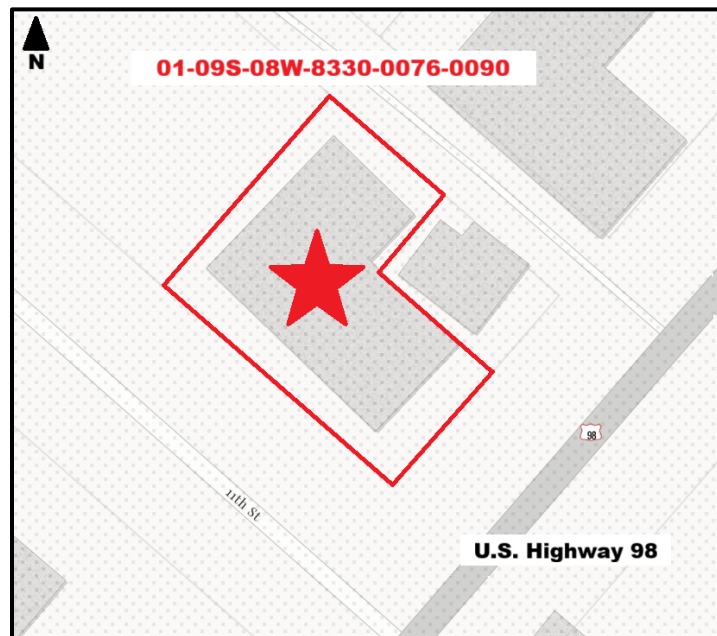
APALACHEE REGIONAL PLANNING COUNCIL

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 December 8th, 2025 at 6:05 P.M.** following the regular meeting **at 74 Sixth Street, Apalachicola, FL 32320** to consider approval of a special exception application at 133 Avenue E, Apalachicola, FL 32320 (Parcel ID# 01-09S-08W-8330-0076-0090).

133 Avenue E, described as Block 76 Lot 9 and 60 feet of Lot 10, is located along 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, require additional information, or would like to provide your feedback or comments about this request, please contact me by phone at (850) 312-3910 or by email at planning@cityofapalachicola.com.

Sincerely,

Brianna Williams

Brianna Williams
Growth Management and Land Use Planner
Apalachee Regional Planning Council

Public notice letter recipients (within 500 ft. subject property).

William Hardy & Laurie Hardy
PO Box 27921
Panama City, FL 32411

Ronald Judson & Lu Anne Judson
68 9th Street
Apalachicola, FL 32320

Wilbur & Teresa Rutherford
PO Box 191
Madison, FL 32341

Howell Monroe & Kenneth Monroe
3817 Pearl Street
Shellman, GA 39886

Legrand K. McLemore
PO Box 183
Apalachicola, FL 32329

Elizabeth Trammell
67 10th Street
Apalachicola, FL 32320

James McLaughlin Jr.
PO Box 43
Apalachicola, FL 32329

James McLaughlin Jr.
121 Avenue D
Apalachicola, FL 32320

Flo-Rob Inc
PO Box 72188
Albany, GA 31708

Joseph Taylor & Jeanette Taylor
98 9th Street
Apalachicola, FL 32320

Richard Kerr & Brenda Elliot
91 10th Street
Apalachicola, FL 32320-2025

Curtis Anderson & Eloise Bissen
PO Box 955
Apalachicola, FL 32320

Barry Littrell & Amanda Beaty
1109 Woodland Street
#60465
Nashville, TN 37206

Lee McLemore
101 Bay Avenue
Apalachicola, FL 32320

Conrad Walser & Kathryn Chesser
126 Avenue D
Apalachicola, FL 32320

Dee Crusoe
PO Box 15578
Tallahassee, FL 32317-5578

Lyda Medlock
140 Avenue D
Apalachicola, FL 32320

Doris Carlson
127 Avenue C
Apalachicola, FL 32320

Ann Mitchell
66 11th Street
Apalachicola, FL 32320

Forgotten Coast Realtor Association
78 11th Street
Apalachicola, FL 32320

Bobby McLaurin
237 US Highway 98
Apalachicola, FL 32320

Ruth Cameron
73 12th Street
Apalachicola, FL 32320

Briana Wheatley
147 Avenue D
Apalachicola, FL 32320

Stephen Bailey & Betty Bailey
89 Foggy Bottom Road
Waynesville, NC 28786

Elaina Adcock & Matthew Tucker
1432 Green Street
APT A
Valdosta, GA 31601

Mikel Roseberry & Kathryn W
115 10th Street
Apalachicola, FL 32320

Lloyd Shiver & Julie B
115 Avenue B
Apalachicola, FL 32320

Connie Coulter
1053 Cypress Street
Apalachicola, FL 32320

George Thompson & Nancy Thompson
102 10th Street
Apalachicola, FL 32320-1604

Robert & Charlene Stringfellow
112 10th Street
Apalachicola, FL 32320

Dog Island Beach House LLC
427 River Road
Carrabelle, FL 32322

Dorothy Jackson & Vivian Inez &
Clifford Jackson
2055 Baldwin Court
Seaside, CA 93955

Ronnie Gooch
104 Northridge Road
LaGrange, GA 30240

Barbara Lashley
105 11th Street
Apalachicola, FL 32320

Barbara Reichelt Trustee
Dubliner Street 140
97084 Wurzburg
Germany

City of Apalachicola
1 Bay Avenue
Apalachicola, FL 32320

Patsy Lane-Smith
90 10th Street
Apalachicola, FL 32320

Margaret Weitz
98 10th Street
Apalachicola, FL 32320

Ant Hill LLC
PO Box 15941
Tallahassee, FL 32317

Willisbell LLC
409 US Highway 98
Apalachicola, FL 32320

Constance Peck
147 Avenue B
Apalachicola, FL 32320

Martha McLaurin
PO Box 691
Apalachicola, FL 32320

John & Berna
C/O CVS
PO Box 1610
Cockeysville, MD 21030

Tamara Morris & Jerry Mallon
100 11th Street
Apalachicola, FL 32320

Kenneth & Brigitte Schroeder
83 12th Street
Apalachicola, FL 32320

HLS Property Management
957 East Pine Avenue
St. George Island, FL 32328

LMKS LLC
79 10th Street
Apalachicola, FL 32320

Barbara Bloodworth & Russel Cumbie
& Christopher
417 River Road
Carrabelle, FL 32328

Ashley Leonard
112 11th Street
Apalachicola, FL 32320

David Jones & Tara Jones
2213 Tallahassee Drive
Tallahassee, FL 32309

Lisa Thorpe
115 12th Street
Apalachicola, FL 32320

Mariano & Blanca Zambrano
222 N Bayshore Road
Eastpoint, FL 32328

Michael Kelley
105 12th Street
Apalachicola, FL 32320

William & Colleen Zester
101 12th Street
Apalachicola, FL 32320

Apalachicola Bay Charter School
350 Fred Meyer Road
Apalachicola, FL 32320

Mitchell Robb & Lyden Robb
70 12th Street
Apalachicola, FL 32320-2055

Patrick Cummings & Kelly Cummings
72 12th Street
Apalachicola, FL 32320

LG Franklin Ventures LLC
78 12th Street
Apalachicola, FL 32329

STAFF FINDINGS REPORT

PROPERTY OWNER: Constance Peck

AGENT (if applicable): N/A

CONTRACTOR: Chris Presnell

PROPERTY ADDRESS (if available): 133 Avenue E

→ Block 76 Lot 9 and 60' Lot 10

PARCEL ID: 01-09S-08W-8330-0076-0090

HISTORIC DISTRICT: Yes

CORNER LOT: Yes

ACREAGE: 0.22 (9,583.2 SF)

FUTURE LAND USE: C-2 Neighborhood Commercial

WETLANDS: No

FLOODPLAIN: "X"

DESCRIPTION OF PROJECT:

→ Restoration/renovation of the original single-family building exterior and footprint.
Renovated structure will be used as a bed and breakfast.

STAFF FINDINGS:

Code of Ordinances:

→ **Section 101-8. Definitions.**

- **Accessory structure** means a structure or a use customarily incidental and subordinate to the principal structure or use and located on the same lot. Accessory structures shall not be used for habitable purposes. Accessory buildings shall not be constructed until a principal structure is in place. Accessory structures shall include, but not be limited to: patios, decks (pervious and impervious), gazebos, sheds, pools, spas, and mechanical swimming pool or spa equipment.
- **Bed and breakfast** means a place where tourists, transients, travelers or persons desiring overnight accommodations are provided with sleeping and sanitary facilities.

- **Corner lot** means a 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.
- **Historic Structure** means any structure that is:
 - Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
 - 133 Avenue E is not listed on the National Register of Historic Places.
 - Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
 - Listed individually on a state inventory of historic places (Florida Master Site File); or
 - Listed individually on a city inventory of historic places that the state division of historical resources has certified (i.e., Apalachicola—Identified Historic Places in the Florida Master Site File).
 - 133 Avenue E is not listed as a cultural resource (historic building) on the Florida Master Site File Cultural Resource Roster for Apalachicola.
- **Lot coverage** means the area of the lot covered by the ground flood of all principal and accessory uses and structures, including all areas covered by the roof of such uses and structures, measured along the exterior faces of the walls, along the foundation wall line, between the exterior faces of supporting columns, from the centerline of walls separating two buildings or as a combination of the foregoing, whichever produces the greatest total ground coverage for such uses and structures.
 - Lot coverage shall also include all impervious surfaces such as drives, parking areas, walkways, swimming pools, patios, terraces and the like.
- **Nonconforming building** means any building or structure which existed lawfully at the time it was permitted, but that does not comply with the current regulations of the zoning district or the adopted comprehensive plan land use designation in which it is located.
- **Single-family dwelling** means a residence used or intended to be used as a home in which the use and management of all sleeping quarters and appliances for sanitation, cooking, ventilation, heating and lighting are designed for the use of one family, and with partitioning so that any

substantial interior portion of the dwelling is accessible without resorting to exterior access, and the building shall have only one kitchen and one electrical meter

→ **Section 111-274. C-2 Neighborhood Commercial.**

- **Accessory**, customary uses and structures clearly incidental to one or more permitted uses and structures including dwelling units for owners or employees of permitted principal uses, provided that no such accessory use shall be of a nature prohibited as a principal use.
- **Special exceptions**. After public notice and hearing and appropriate conditions safe- guards, the planning and zoning board may permit, as special exceptions the following:
 - Bed and breakfasts.
- 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.
 - Development standards for principal uses:
 - **Minimum lot size**: 60' x 100' or 6,000 SF.
 - **Setbacks** (see definition of corner lot):
 - **Front**: 15 ft.
 - Avenue E side: 20.61'
 - 11th Street side: 11.61'
 - **Side**: 5 ft.
 - All other sides minimum 5'
 - **Maximum 60% lot coverage** (~5,750 SF for this lot).
 - *Principal structure: 1,300 SF.*
 - *Accessory structure (garage): Not provided.*
 - *Existing concrete areas to be removed: ~1,982 SF*
 - Confirmation of exact impervious lot coverage will be provided at December 8th hearing.

→ **Section 111-288(i). Parking Requirements.**

- There shall be provided at the time of erection of any principal building or structure parking space with adequate provisions for ingress and egress no less than the following space requirements:
 - **Dwelling**. One parking space for each dwelling unit or room for rent.
 - Two rooms, first floor with shared kitchen.
 - One room, second floor.

- No part of any parking area shall be closer than five feet to any established road right-of-way or alley line

→ **Section 111-322. Historic and non-Historic Nonconforming Structures.**

- Nothing in this section shall be construed to prevent the ordinary and routine maintenance and repair of nonhistoric, nonconforming structures.
- Ordinary repairs and maintenance on any nonhistoric, nonconforming structure may be done in any period of 12 consecutive months, but repair or replacement of nonbearing walls, fixtures, wiring, or plumbing may not exceed ten percent of the latest assessed valuation of the building.
 - The latest assessed value of the structure per the Franklin County Property Appraiser is \$101,626, repair or replacement of nonbearing walls, fixtures, wiring, or plumbing may not exceed \$10,162.
- The intent of this section is not to permit either historic or nonhistoric nonconforming structures to be enlarged upon, expanded, or extended, except as allowed through the variance process. Existing nonconformities of a structure shall not be used as grounds for adding other structures prohibited elsewhere in the same district.

October 16 Meeting with Applicant:

- Retracted request for 9' drive to access off-street parking provided on the lot.
 - Off-street parking location will be moved to the front of the garage, on the 11th street side.
 - Parking area material will be permeable pavers ([grass concrete](#)).
- Detached garage may be rented separately from the residence in the future; applicant is not certain exactly what may happen and thus is hesitant to dedicate the entire garage space for off-street parking.
 - Applicant stated the garage was previously rented separately (to Crooms Transportation) from the former restaurant.
 - Note that accessory structures must be customarily incidental and subordinate to the principal structure or use on the same lot.
- The exterior stairs and door on the north side of the residence will replace the current interior stairs.
 - There will be a small kitchenette on the second floor.
 - There will be one utility meter for the entire residence.
 - The entire residence will be rented as one unit.
 - There will be a separate utility meter for the garage.
- The garage roof will also be repaired.

October 22 Email Update

- New application will be submitted for a special exception (bed and breakfast).
 - Applicant was not willing to remove the exterior stairs seen in the north elevation in order to meet the definition of single-family dwelling (see definitions above).
 - Applicant requested fire marshal inspect the property to determine if exterior stairs were a necessary safety features; this is not a service the City can provide.

RECOMMENDATION: Approval, on the condition that the minimum number of parking spaces be provided on site, per Section 111-288(i) above.

- Note that if deemed appropriate, certain more stringent standards may be imposed by the planning and zoning board.