

**HAVANA TOWN COUNCIL
PUBLIC HEARING
April 27, 2023 @ 5 p.m.**

The public hearing was called to order by Mayor Pro Tem Bert at 5:00 p.m.

Invocation was led by Chief Tracy Smith followed by the Pledge Allegiance.

Roll Call:

Member(s) Present: Eddie Bass, Nick Bert, Tim Loughmiller, Jenny Stone and Dwight Vickers

Member(s) Absent: Decorkus Allen and Janice Hart

VISITORS:

N/A

OLD BUSINESS:

N/A

NEW BUSINESS:

Item #1 Zoning Amendment - Medical Center

Item #2 Zoning Amendment - 5 Parcels Along US 27

Mrs. Kendrah Wilkerson, Town Manager, stated she received a request for rezoning of property located inside the town limits. The request is to change the designation of the property from Neighborhood Conservation to Development District. Item #1, the medical center is interested in the property located near city hall to build a new facility; parcel #2-27-3N-2W-0250-0000C-0350 (1.32 acres) and parcel #2-27-3N-2W-0250-0000C-0360 (0.33 acres). Item #2, the 5 parcels are located along US 27 and are commercial businesses operating in the Neighborhood Conservation district. They are parcel #2-27-3N-2W-0250-000C-120 (Southeast Investment Ventures LLC), parcel #2-27-3N-2W-0250-0000C-0140 (Gregory), parcel #2-27-3N-2W-0250-0000C-0171 (Wickman), parcel #2-27-3N-2W-0250-0000C-0210 (Corry Cabinets) and parcel #2-27-3N-2W-0250-0000C-0280 (Harvey's). Mrs. Wilkerson advised the property owners were all notified by certified mail. The parcels were reviewed by Apalachee Regional Planning Council and they all have frontage along US 27 and should be in the development district. She stated the purpose of this hearing is to welcome public

discussion and feedback. Mayor Pro Tem Bert inquired if there was anyone present that wanted to discuss the designation change.

Mrs. Karen Bass, 407 7th Ave. E, addressed the council and advised that she is not opposed to the center being built near Harvey's but her concern is there must be vegetation planted to hide/buffer the neighborhood.

Ms. Jan Fisher, 206 Dogwood Drive, expressed her concerns regarding the medical center. She is very concerned about a commercial parcel being in her neighborhood which will cause unnecessary hardship for the residents. She mentioned there are many other commercial properties available and asked that the council please consider the concerns.

Mr. Mark Sawdon, 805 1st Street NE, advised he chose Havana to retire and before purchasing property in Havana he did his research to find out what the vacant property was zoned. Mr. Sawdon mentioned he is opposed to the rezoning and very concerned that people are finding shortcuts which will end up being a negative affect on his property value.

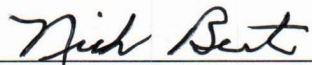
Mr. Matt Thro, 31 Eagle Street, Crawfordville, FL, mentioned he represents the Neighborhood Medical Center. Mr. Thro advised he has been serving Havana for approximately ten years and his parents owns property here. He is here in support of the Medical Center and the center is here to serve the needy and not to be a hinderance to the community. The current facility is now in disrepair with issues with the a/c unit and sewer. This community is in need and the center offers great dental service with great doctors.

Councilwoman Stone stated traffic will be a concern. There are people using 1st Street NE now as a cut through street. Mr. Matt Wesolowski, 602 1st Street NE, stated he does not believe the traffic will be an issue.

Mayor Pro Tem Bert inquired if there were additional comments regarding the discussion.

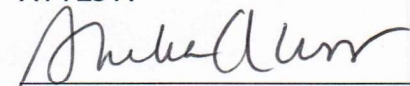
Mrs. Wilkerson reminded the council that any zoning changes will have to be updated in the comprehensive plan. The hearing today is just for discussion purposes only.

Motion to conclude the hearing was made by Councilman Bass and seconded by Councilwoman Stone. Motion carried.



Nick Bert, Mayor Pro Tem

ATTEST:



Shelia A. Evans, Interim Town Clerk