

**CITY OF APALACHICOLA**  
PLANNING & ZONING BOARD  
REGULAR MEETING  
Monday, February 10<sup>th</sup>, 2025  
**City Meeting Room – 74 6<sup>th</sup> Street**  
Minutes

**Attendance: Chair** – Joe Taylor, Myrtis Wynn, Bobby Miller, Elizabeth Milliken, Jim Bachrach

**Regular Meeting: 6:00 PM**

1. Approval of January 10<sup>th</sup>, 2025 meeting minutes.
  - a. **Motion to approve by Jim Bachrach; 2<sup>nd</sup> by Myrtis Wynn. All in favor – motion carried.**
  
2. Review, Discussion and Decision for Addition – Covered Porch. (R-2) @ 176 22<sup>nd</sup> Avenue, Block 237 Lot 7. For Opha Kennedy - Owner; Contractor: Self
  - a. **Motion to approve by Jim Bachrach; 2<sup>nd</sup> by Elizabeth Milliken. All in favor – motion carried.**
  
3. Review, Discussion and Decision for Fence (R-2) @ 278 Prado E4, Palmer Pointe Townhomes E4. For Terri & Jason Piles - Owner; Contractor: All Pro Fence & Feck LLC
  - a. **Motion to approve by Jim Bachrach; 2<sup>nd</sup> by Myrtis Wynn. All in favor – motion carried.**
  
4. Review, Discussion and Decision for Certificate of Appropriateness & New Construction (R-1) (Historic District) @ 205 9<sup>th</sup> Street, Block 166 Lot 7. For Damir & Leslie Drinkovic - Owner; Contractor: Bryce Ward
  - a. **Motion to approve by Bobby Miller; 2<sup>nd</sup> by Myrtis Wynn. All in favor – motion carried.**
  
5. Review, Discussion and Decision for Certificate of Appropriateness, Accessory Structure (R-1) (Historic District) @ 101 6<sup>th</sup> Street, Block 18 Lot 10. For David & Lisa Albright - Owner; Contractor: GeoFlora Group, LLC
  - a. **Discussion held:**
  - b. **City Planner posed a question to the board, “Does the P&Z Board view the encroaching portion of the home in the ROW as part of the parcel’s lot coverage?”**

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- i. Board gave consensus as yes, but they agreed that the extra square footage from the encroachment should be factored in as ‘part of the lot’ for the sake of discussion. With this in mind, they agreed that the current ‘lot coverage’ after removals is 43.6%, still over the 40% standard allocation.
- c. City Planner posed a question to the board. “If a home is over their 40% lot coverage, does the coverage cut into the 10% allocation for pervious decking?”
  - i. Board consensus was yes, which leaves an allocation of 6.4% left out of 6,276SF for pervious decking, not including what is already present.
- d. Actions:
  - i. Bobby Miller made a motion to approve the stormwater system independently without the pervious deck or additional roof as an allowed and encouraged stormwater best management practice. Jim Bachrach 2<sup>nd</sup> the motion – all in favor, motion carried.
  - ii. Bobby Miller made a motion to deny the covered awning/roof extending over the pervious decking as an accessory structure, as this is roof cover which is impervious, by definition, and the parcel is over their standard 40% lot coverage even after the proposed removals. Jim Bachrach 2<sup>nd</sup> the motion – all in favor, motion carried.
  - iii. Bobby Miller made a motion to approve 6.4% or 401.7SF of pervious decking independently as it falls within their 10% allocation as allowed in the LDC – 348SF left to be covered if existing is to remain and applicant must return to P&Z if the location changes. Jim Bachrach 2<sup>nd</sup> the motion – all in favor, motion carried.

Other/New Business: **P&Z Board asked the City Planner to look into workshopping stormwater best management practices in order to encourage more homeowners to participate and for the City to possibly offer incentives.**

Outstanding/Unresolved Issues:

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**Motion to adjourn the meeting by Jim Bachrach; 2<sup>nd</sup> by Bobby Miller. Meeting adjourned.**