

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

Monday, September 8th, 2025

City Meeting Room – 74 6th Street

Minutes

Attendance: Joe Taylor, Bobbly Miller, Myrtis Wynn, Jim Bachrach, Lee McLemore, Greg Gologowski

Quasi-Judicial Public Hearing: 6:21 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.

- a. City Planner confirmed public notice was provided: letters sent to property owners within 500 ft., sign posted on the property, advertisement run twice in the Apalachicola Times.
- b. No ex parte communications were disclosed. Attorney summarized the material included in the agenda for this item.
- c. Representative Joy Crowder presented her request. Her mother owns the subject property and will maintain the property professionally.
 - i. Greg Gologowski asked the Representative for more detailed information about the proposed bed and breakfast. Representative replied that it will be a true bed and breakfast, with food and coffee available to guests who will rent individual rooms. Jim Bachrach also asked for clarification on this point, and the Representative again confirmed that breakfast would be served on the site.
- d. City Planner summarized the request and the findings in the staff report. The recommendation to the Board was approval, due to the commercial nature of the zoning district.

- i. Bobby Miller asked if there was response to the letters sent to the surrounding property owners. City Planner confirmed that there was only one phone call, and that it was in support of the request. There were no negative responses received.
 - ii. Constance Peck, Attendee – Asked a question about why certain uses are considered principal uses in the C-2 district. Joe Taylor asked if she had a question specific to this item, as this is a special hearing with a stricter procedure than usual. She did not but confirmed that she supported the application. Joe Taylor stated that the Board would address her question after the adjournment of the public hearing.
 - e. There were no private attorneys present, and no members of the public provided testimony.
 - f. Bobby Miller stated that special exceptions are exactly what the name implies, exceptions that are granted on a case-by-case basis. He also stated that it is not the intent of the Board to deny property owners reasonable use of their property.
 - i. Joe Taylor also stated that if the property were to be purchased by a new owner, that individual would have to return to the Board for their request.
 - g. Motion to approve by Jim Bachrach; 2nd by Bobby Miller – all in favor, motion carried.
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.
- a. City Planner confirmed public notice was provided: letters sent to property owners within 500 ft., sign posted on the property, advertisement run twice in the Apalachicola Times.
 - b. Ex parte communications disclosed:

- i. Greg Gologowski disclosed that he obtained renderings of the finished exterior of the building from Mrs. Webb.
- ii. Joe Taylor disclosed that while speaking to Mrs. Webb, she had mentioned to him that this project would be coming before the Board.
- iii. Myrtis Wynn disclosed that she is the president of the association funding the project.
 - 1. City Attorney clarified that she would only need to recuse herself from voting if she gained some financial benefit from the project, which she confirmed she did not.
- c. Representative Brett Hammond presented his request. He stated that this project has been two years in the making, and that they had worked with the community as well as the previous City Planner. The proposed building will be a public structure owned by the City of Apalachicola.
- d. There were no private attorneys present, and three members of the public who were present stated that they were in support of the request.
- e. Joe Taylor mentioned a special exception for a public building approved in the past which received several exceptions from the Board regarding the design of the site. However, this building was eventually sold as a private residence. He felt that a public structure that is approved as a public structure should remain that way.
 - i. City Attorney confirmed that changing the use from public to private would be problematic. He noted that while single-family is an allowed use in the R-1 district, any change in the use of the site in the future would need to come back before the Board.
- f. Motion to approve by Lee McLemore; 2nd by Myrtis Wynn– all in favor, motion carried.

Other/New Business:

N/A

Outstanding/Unresolved Issues:

N/A

Motion to adjourn the hearing by Jim Bachrach; 2nd by Lee McLemore.

All in favor – hearing adjourned at 6:43 P.M.