

**CITY OF APALACHICOLA**  
**PLANNING AND ZONING BOARD**  
**REGULAR MEETING**

Monday, November 10<sup>th</sup>, 2025

**City Meeting Room – 74 6<sup>th</sup> Street**

Minutes

**Attendance: Joe Taylor, Elizabeth Milliken, Bobby Miller, Myrtis Wynn, Jim Bachrach, Greg Golgowski**

**Regular Meeting: 6:00 PM**

1. Approval of October 13<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 Accessory Structure & New Residential Construction. (R-3) @ 265 Morris Cannon Street. Block 214 Lots 27-28. Owner: Kimberly Deeson; Contractor: Randall McClelland.
  - a. Kimberly Deeson, Owner – Present. Confirmed that the accessory structure will remain on the property in the long term. It will be located in the rear yard behind the principal structure, with setbacks of approximately 20' and 5' from each respective property line. Owner also agreed to move the principal structure 3' closer to Morris Cannon Street to meet minimum setback requirements.
  - b. Motion to approve by Bobby Miller; 2<sup>nd</sup> by Jim Bachrach– all in favor, motion carried.
3. Review, Discussion and Decision for Certificate of Appropriateness & Fence. (R-1) @ 128 7<sup>th</sup> Street. Block 65 Lots 1-2. Owner: Rebecca Hollensbe; Contractor: David's Custom Fencing.
  - a. Rebecca Hollensbe, Owner – Present, no comments made and no questions from the Board.
  - b. Motion to approve by Jim Bachrach; 2<sup>nd</sup> by Elizabeth Milliken – all in favor, motion carried.

**4. Review, Discussion and Decision for New Residential Construction. (R-2) @ 141 Bay Colony Way.** Lot 18 Bay Colony Way Subdivision. Owner: Corie Cates; Contractor: Self.

- a. Corie Cates, Owner – Present. Jim Bachrach asked the Owner to describe the project. Owner replied that she is intending to build a small starter home / beach cottage, due to the narrow shape of the lot.
- b. Greg Golgowski asked if the hatched area on the site plan represented the driveway. Owner confirmed that it did, and that there would be no garage.
- c. Motion to approve by Jim Bachrach; 2<sup>nd</sup> by Bobby Miller– all in favor, motion carried.

**5. Review, Discussion and Decision for Commercial Signs & Mural. (C-3) @ 238 US Highway 98.** Block 4 Lot 3, portion Lots 1-2. Owner: Keri Elliot; Contractor: Dan Anderson; Artist: Javier Arreguin Villegas.

- a. City Attorney advised that a separate motion be made for the two commercial signs and the mural.
- b. Keri Elliot, Owner – Present. Greg Golgowski asked for confirmation about the area of the sign. Owner confirmed it would be approximately 5' x 10'. While this is larger than the current 4' x 8' sign, the Owner explained this size better accommodates the new design.
- c. City Planner confirmed that the maximum area allowed for this type of sign is 200 square feet. The proposed sign will be around 100 square feet. Each face or side of the sign is accounted for in the calculation of sign area.
- d. Owner confirmed that the lights on the freestanding sign would be downward facing, and that the lighting on the current sign would be removed.
- e. Motion to approve the two commercial signs by Greg Golgowski; 2<sup>nd</sup> by Myrtis Wynn – all in favor, motion carried.
- f. Chair Joe Taylor stated that the proposed mural is essentially the logo of the restaurant, and question whether that would be allowed under the provision that murals are not signs.

- g. City Attorney clarified that the code of ordinances stated that the content of the mural should not be considered in the permitting process.
  - h. Owner explained that the intent behind the mural is to add nice artwork to a bare and unappealing wall, to potentially attract more business to the area. Owner stated that she would be willing to submit revised artwork and alter the design of the mural to be different from the signs.
  - i. Bobby Miller stated that the words should be removed from the mural, and that beyond this the content of the mural was not the concern of the Board.
  - j. Greg Gologowski questioned whether replicating the same design as the signs would be considered original artwork. He stated that at the time the sign ordinance was last being revised, there was concern that murals would become signs or be called signs, to get around the requirements specific to signs. He raised the possibility that the Owner could change her request and make the mural a sign to keep the proposed design.
  - k. City Attorney summarized two options for the Owner: (1) remove the words from the mural and alter the design to be different from the two signs; (2) change the request from a mural to a second building façade sign.
  - l. Jim Bachrach emphasized to the Owner that the Board was not telling her to go for one option over the other, and that it was her decision which to opt for.
  - m. Motion to table the mural application to the December 8<sup>th</sup> meeting by Bobby Miller; 2<sup>nd</sup> by Jim Bacrach – all in favor, motion carried.
- 6. Review, Discussion and Decision for Accessory Structure. (R-2) @ 237 Prado.**
- Block 1 Lots 17-18. Owner: James Owens; Contractor: Self.
- a. James Owens, Owner – Present. Jim Bachrach asked the Owner to describe the project. Owner replied that this pole barn is a replacement for an older aluminum shed destroyed by Hurricane Michael.
  - b. Greg Gologowski asked if the structure would be used commercially. Owner confirmed it would not; the pole barn will be used for storage.

- c. Motion to approve by Bobby Miller; 2<sup>nd</sup> by Jim Bachrach– all in favor, motion carried.
7. Review, Discussion and Decision for New Residential Construction. (R-3) @ 194 25<sup>th</sup> Avenue. Block 240 Lots 4-5. Owner: Joycelyn Escobar; Contractor: Randall McClelland.
- a. Jocelyn Escobar, Owner – Present. Greg Gologowski asked if anything had already been done on the lot. Owner confirmed that the pad had already been prepared.
  - b. City Attorney confirmed that the Owner understood that no additional fill material could be placed on the property, and that any additional elevation required by the floodplain administrator must be achieved using other means (e.g., piers or pilings).
  - c. Jim Bachrach informed the Owner that there could be potential issues in the future from the State regarding development in a wetland area.
  - d. Motion to approve on the condition that no additional fill be placed on the property by Jim Bachrach; 2<sup>nd</sup> by Elizabeth Milliken– all in favor, motion carried.
8. Review, Discussion and Decision for New Residential Construction. (R-2) @ 217 15<sup>th</sup> Street. Block 135 Lot 9. Owner: Coastal Life Homes LLC; Contractor: Ronnie Gooch.
- a. Dawson Gooch, Representative - Present on behalf of the owner. No comments provided and no questions from the Board.
  - b. Motion to approve by Jim Bachrach; 2<sup>nd</sup> by Bobby Miller – all in favor, motion carried.
9. Review, Discussion and Decision for New Residential Construction. (R-2) @ 69 Avenue L. Block 135 Lot 10. Owner: Coastal Life Homes LLC; Contractor: Ronnie Gooch.
- a. Greg Gologowski asked if the two buildings would have a different façade. Representative replied yes, each building will have a slightly different façade so they won't look too similar next to each other.

- b. Myrtis Wynn asked if 69 Avenue L was the correct address.  
Representative replied that the property had been given a new address very recently, 215 15<sup>th</sup> Street.
- c. Motion to approve by Bobby Miller; 2<sup>nd</sup> by Myrtis Wynn – all in favor, motion carried.

**Other/New Business:**

- 1. Joint workshop between Planning and Zoning Board and Tree Committee.
  - a. Chair Joe Taylor stated that he had been asked by the Tree Committee chair about the possibility of a joint workshop between the two bodies in January or February.
  - b. City Attorney advised that the Tree Committee defer to the City Commission regarding the need for and possibility of such a workshop being held.

**Outstanding/Unresolved Issues:**

N/A

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

**All in favor – meeting adjourned at 7:01 P.M.**