

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

Monday, January 12<sup>th</sup>, 2026

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

Minutes

**Attendance: Joe Taylor, Lee McLemore, Elizabeth Milliken, Myrtis Wynn**

**Regular Meeting: 6:00 PM**

1. Approval of December 8<sup>th</sup>, 2025 meeting minutes.
  - a. Motion to approve by Myrtis Wynn; 2<sup>nd</sup> by Lee McLemore - all in favor, motion carried.
2. Review, Discussion and Decision for Accessory Structure. (R-2) @ 99 Butler Street. Block 1 Lot 15 and east 10' Lot 14. Owners: Andrew and Dawn Shriever; Contractor: GeoFlora Group LLC.
  - a. Drew Roberston, Contractor – Present on behalf of Owners. No comment and no questions from the Board.
  - b. Motion to approve by Elizabeth Milliken; 2<sup>nd</sup> by Lee McLemore – all in favor, motion carried.
3. Review, Discussion and Decision for Certificate of Appropriateness & Accessory Structure. (R-1) @ 121 6<sup>th</sup> Street. Block 19 Lot 10. Owners: Gary and Georgeanna McCray. Contractor: Self / TBD.
  - a. Owners not present. City Planner summarized staff findings and recommendation.
  - b. City Attorney proposed modified recommendation – the Owners must have a new survey made to determine whether the principal structure meets setback requirements.
  - c. Elizabeth Milliken asked if the Planning and Zoning Board would need to review applications to raise buildings. City Planner stated that, in the Historic District, a Certificate of Appropriateness is required for any change in the external appearance of a building.

- d. Myrtis Wynn stated that in her lifetime as a resident of Apalachicola, this specific block has always had issues with flooding.
  - e. Motion to approve on the condition that the Owners obtain a new survey to determine setback conformity, and pursue one of the following: (1) If conforming, build the deck as originally requested; (2) If nonconforming, build the deck to provide safe access to the building, as determined by the Building Official, by Lee McLemore; 2<sup>nd</sup> by Myrtis Wynn – all in favor, motion carried.
4. Review, Discussion and Decision for Certificate of Appropriateness & Alteration/Renovation. (R-1) @ 40 9<sup>th</sup> Street. Block 38 Lot 5. Owner: Christopher Niles. Contractor: Byrd's Construction.
- a. Christopher Niles, Owner – Present. Stated that the intent of the project is to retain the historic character of the building. Also noted that several houses in the surrounding area have similar shed dormers.
  - b. Motion to approve by Lee McLemore; 2<sup>nd</sup> by Elizabeth Milliken – all in favor, motion carried.
5. Review, Discussion and Decision for Certificate of Appropriateness & Addition. (C-1) @ 41 Commerce Street. Block C-1 SE 20' Lot 15, Lots 16-17. Owner: Steve Watkins. Contractor: CP Squared LLC.
- a. Chris Presnell, Contractor – Present on behalf of Owner. Summarized the project: to replace and cover a section of an existing uncovered deck. Roof material to match existing roof.
  - b. Motion to approve by Lee McLemore; 2<sup>nd</sup> by Myrtis Wynn – all in favor, motion carried.

#### **Other/New Business:**

- 1. Vice Chair Chase Galloway gave notice of resignation from the Planning and Zoning Board.
  - a. City Attorney stated Greg Gologowski, the current alternate member, will become a full-time member. The City Commission must appoint a new

alternate member. The Planning and Zoning Board must elect a new Vice Chair.

- b. Motion for (1) Greg Golgowski to become a full-time Planning and Zoning Board member and (2) the City Attorney to request the City Commission begin the process of selecting a new alternate member by Lee McLemore; 2<sup>nd</sup> by Elizabeth Milliken – all in favor, motion carried.

**Outstanding/Unresolved Issues:**

N/A

**Motion to adjourn the meeting by Lee McLemore; 2<sup>nd</sup> by Elizabeth Milliken. All in favor – meeting adjourned at 6:22 P.M.**