

# CITY OF APALACHICOLA

## PLANNING AND ZONING BOARD

### REGULAR MEETING

Monday, March 9<sup>th</sup>, 2026

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

#### Minutes

**Attendance: Jim Bachrach, Greg Golgowski, Myrtis Wynn, Bobby Miller, Lee McLemore**

#### **Regular Meeting: 6:00 PM**

1. Approval of February 9<sup>th</sup>, 2026 regular meeting minutes.
  - a. Motion to approve by Greg Golgowski; 2<sup>nd</sup> by Myrtis Wynn – all in favor, motion carried.
2. Review, Discussion and Decision for Accessory Structure. (R-2) @ 202 17th Street. Block 121 Lot 1. Owners: Terry Raymond and Lisa Coates; Contractor: Better Built Barns LLC.
  - a. Terry Raymond and Lisa Coates, Owners – Present. No comment or questions from the Board.
  - b. Motion to approve by Bobby Miller; 2<sup>nd</sup> by Greg Golgowski – all in favor, motion carried.
3. Review, Discussion and Decision for Fence. (R-2) @ 99 Butler Street. Block 1 Lots 15 and east 10' Lot 14, Neels Addition. Owners: Andrew Schriever and Dawn Michele; Contractor: GeoFlora Group LLC.
  - a. Drew Roberston, Contractor – Present. Explained to the Board that the owners had applied around 1 year ago for a concrete block fence on this property which was never built. This application requests a custom wood fence in the same location. Asked about the possibility of building within the setbacks and how doing so would effect the height of the fence.
  - b. City Planner explained that fences can be built within the required setback area and can abut the property line. If the owners opt to place the fence along the property lines rather than the setback lines, the height for portions of the fence will have to be lowered to 2½ feet. If the Owners wish

to change the placement and height of the fence they will need to reapply with a revised site plan.

- c. Bobby Miller asked the Contractor what he would tell the Owners following the meeting. Contractor replied that he would let them know building closer to the property lines is an option. However, he did not think it was likely that they would want to change their request.
  - d. Motion to approve by Greg Gologowski; 2<sup>nd</sup> by Bobby Miller – all in favor, motion carried.
4. Review, Discussion and Decision for Certificate of Appropriateness. (R-1) @ 67 Avenue C. Block 15 Lots 1-2. Owner: Randy Fike; Contractor: GeoFlora Group LLC.
- a. Drew Roberston, Contractor – Present. Explained that the current 4" x 4" posts are very dainty looking, and the owner would like to change the appearance for aesthetic reasons. He also noted that it's not clear if the current posts are original to the house or if they were added more recently.
  - b. City Planner clarified that because this request only requires a Certificate of Appropriateness, the Board's role is primarily to determine whether the change will be visually compatible with the surrounding area.
  - c. Bobby Miller asked if the Owner intended to maintain any of the decorative elements at the top of the existing posts. He stated that the Board's role in this item is to protect the historic integrity of the home and therefore the area. The new columns should not look too modern.
  - d. Greg Gologowski stated that he looked around the surrounding area and did not see any columns larger than 8" x 8" by his estimation. Contractor stated that 8" x 8" could achieve the Owner's goal.
  - e. Jim Bachrach asked for clarification that the change would only be for aesthetic and not structural purposes. Contractor confirmed the change would be aesthetic only. The existing posts themselves would remain; they would be wrapped to achieve the desired size. The new wrapping would be properly attached to the floor and the roof of the porch.

- f. Motion to approve on the condition that the posts not exceed 8" x 8" by Bobby Miller; 2<sup>nd</sup> by Lee McLemore – all in favor, motion carried.
5. Review, Discussion and Decision for Certification of Appropriateness & Addition / Alteration. (R-1) @ 122 Avenue L. Block 161 Lot 6. Owners: Mark and Terry Galbraith; Contractor: Chris Presnell.
  - a. Mark and Terry Galbraith, Owners – Present. Explained the request to create a screened porch to serve as part of the entry to the house. Also noted that the large brick house will likely be demolished in the future, as it is in the worst condition. Interestingly, this house started as shotgun houses, and multiple additions over the years resulted in the structure seen today.
  - b. City Planner explained that all three structures are nonconforming in terms of both minimum setbacks and impervious lot coverage.
  - c. Jim Bachrach stated the Planning and Zoning Board has never approved an addition to a nonconforming structure. A variance from the Board of Adjustment would likely be needed to move forward with the proposal.
  - d. City Attorney added that it is ultimately the choice of the applicant to apply for a variance, but that obtaining one requires meeting a very high bar. Lee McLemore asked for the price of a variance application. City Planner stated it was \$1,600. Additionally, the City Planner further explained that to grant a variance, the Board of Adjustment must find that strict application of the Land Development Code deprives the Owner of reasonable use of the property and/or structure, among other things.
  - e. Greg Golgowski asked if a pervious deck or pavers could be approved. City Planner stated it could be possible, as the Land Development Code expressly prohibits an expansion in square footage of a nonconforming structure. Pavers which are not actually attached to the structure could potentially be approvable.
  - f. Owner withdrew application. No motion made.

**Other/New Business:**

N/A

**Outstanding/Unresolved Issues:**

N/A

**Motion to adjourn the meeting by Lee McLemore; 2<sup>nd</sup> by Bobby Miller.  
All in favor - meeting adjourned at 6:55 P.M.**