

CITY OF APALACHICOLA

PLANNING AND ZONING BOARD

REGULAR MEETING

Monday, May 11th, 2026

City Meeting Room – 74 6th Street

Minutes

Attendance: Joe Taylor, Jim Bachrach, Lee McLemore, Elizabeth Milliken, Myrtis Wynn, Bobby Miller, Greg Golgowski, Ashley Leonard, Alternate (*non-voting*)

Regular Meeting: 6:00 PM

1. Approval of April 13th, 2026 regular meeting minutes.
 - a. Dennis Winterringer, Resident. Requested that P&Z meetings be recorded and posted to the City's website more consistently.
 - b. Apalachee Regional Planning Council to coordinate with the City Clerk to record all future meetings.
 - c. Motion to approve by Jim Bachrach; 2nd by Lee McLemore - all in favor, motion carried.
2. Review, Discussion and Decision for Certificate of Appropriateness & Fence. (R-1) @ 112 7th Street. Block 60 Lot 3. Owner: Josh Porter; Contractor: NRG Industries.
 - a. Josh Porter, Owner – Present. Stated that the floodplain administrator has approved the site plan.
 - b. Dennis Winterringer, Resident. Provided written and verbal comment on concerns about stormwater management between private residential properties.
 - c. Dan Hartman, City Attorney. Advised the Board to refrain from commenting and to allow private residents to resolve stormwater management disputes amongst themselves. He also noted that the City Manager has issued a request for proposals for continued engineering services, with additional details forthcoming.
 - d. Motion to approve by Jim Bachrach; 2nd by Lee McLemore - Elizabeth Milliken opposed, motion carried 6-1.

3. Review, Discussion and Decision for New Residential Construction. **(R-2) @ 18 Adams Street**. Neels Addition Block 5 East 24' Lot 3 and Lot 4. Owner: Leslie Rindler; Contractor: Galloway Construction.
 - a. Galloway Construction, Contractor – Present. Described the intended use of the property. The contractor stated that their design is consistent with the neighborhood and noted that the trees at the front of the property will be preserved, while those at the rear will be removed.
 - b. Greg Golgowski expressed concerns regarding the size of the storage and garage portions of the property.
 - c. Dan Hartman, City Attorney. Stated that because there is no separate accessory structure and all uses are contained under one roof, with all portions being heated and cooled, the home's interior design falls within the discretions of the private property owner.
 - d. Greg Golgowski also expressed concerns about the industrial design of the building and requested that an additional vegetative buffer be included as a condition of approval.
 - e. Bobby Miller stated that the submitted site plan provides a sufficient vegetative buffer and that requiring additional screening beyond what is shown would not be necessary.
 - f. Motion to approve by Lee McLemore; 2nd by Bobby Miller - Greg Golgowski opposed, motion carried 6-1.
4. Review, Discussion and Decision for Certificate of Appropriateness & Accessory Structure. **(R-1) @ 196 7th Street**. Block 170 Lot 4. Owners: Bill and Sherryl Eckles; Contractor: Bestway Portable Buildings.
 - a. Kayla Bronough, Contractor – Present.
 - b. Stella Kearns, Apalachee Regional Planning Council. Site plan meets all requirements of the Code of Ordinance including impervious lot coverage.
 - c. Motion to approve by Greg Golgowski; 2nd by Jim Bachrach - all in favor, motion carried.
5. Review, Discussion and Decision for Fence. **(R-2) @ 170 20th Avenue**. Block 246 Lots 1-3. Owner: Brooke Evans; Contractor: Mr. Fence of Florida.

- a. Brooke Evans, Owner – Present. Requested approval to install a six-foot vinyl fence in the same location as the previous galvanized fence. She stated that the galvanized fence had already been removed and provided photos of its previous condition.
 - b. Joe Taylor stated that the removal of the fence requires that any new fence comply with the Code of Ordinances, and the fence location would need to be adjusted accordingly.
 - c. Brooke Evans stated that existing trees and a well are located near the area where the Board has suggested the fence be placed.
 - d. Bobby Miller stated that either the trees would need to be removed and the well relocated, or that the property owner should consider installing a four-foot fence in the previous fence location.
 - e. Motion by Lee McLemore to approve two options for the owner's consideration: **Option 1:** Install a four-foot fence along the street side at the existing property line. **Option 2:** Install a six-foot fence along the street side (front lot line), attached to and aligned with the rear of the principal structure; 2nd by Jim Bachrach - all in favor, motion carried.
6. Review, Discussion and Decision for Accessory Structure & Fence. **(R-2) @ 197 14th Street**. Block 140 Lots 6-7. Owners: Michael and Constance Sams; Contractor: GeoFlora Group LLC.
- a. GeoFlora Group LLC, Contractor – Present. Stated that the pool's location and size is still undetermined by the property owners. The contractor indicated that the intent was to obtain approval for all items to avoid having to return to the Board. The contractor further states that the property can accommodate a pool exceeding 1,300 square feet while remaining within allowable impervious surface limits; however, the anticipated pool size is between 500 and 600 square feet.
 - b. Stella Kearns, Apalachee Regional Planning Council. Recommended that the Board to not approve the pool due to insufficient information provided by the applicant.

- c. Ashley Leonard, Alternate (non-voting at this meeting). Requested verbal confirmation that the parcels had been joined, as this is not reflected on the Property Appraiser's website, and inquired whether any protected trees are located on the property, noting that a tree survey was not included with the application.
 - d. GeoFlora Group LLC, confirmed that the parcels have been properly joined and stated that no protected trees are located on the property. The contractor noted that this can be verified by "Tree HELP! LLC."
 - e. Greg Golgowski inquired about requiring an additional 15-foot vegetative buffer as a condition of approval due to the industrial design of the property.
 - f. Dan Hartman, City Attorney. Stated that conditional approvals are typical for commercial developments; however, because this is a residential property, a conditional approval would not serve as a basis for denial.
 - g. Motion by Bobby Miller to approve fence and pole barn but require applicant to return to the Board with a separate application for the pool once they have the exact pool size and location determined; 2nd by Jim Bachrach - all in favor, motion carried.
7. 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. GeoFlora Group LLC, Contractor – Present. Has returned before the Board following approval of the 8" x 8" columns at the March P& Z meeting. The contractor stated that the property owner had since determined the 8" columns were insufficient for the proportion of the home and noted that the proposed increase in size would have minimal visual impact from the roadway.
 - b. Bobby Miller inquired about the overall design intent of the project and stated that the proposed revisions by the contractor were architecturally sound.

- c. Greg Golgowksi inquired whether the sample images provided by the applicant reflected dimensions similar to those being requested.
- d. The contractor explained that the dimensions in the images could be estimated using the average door width as the reference point. The contractor noted that the columns were not directly measured but were approximated using this method and further clarified that the posts would be framed to achieve the desired aesthetic.
- e. Motion to approve by Jim Bachrach; 2nd by Bobby Miller - all in favor, motion carried.

Other/New Business:

- 1. Housekeeping items presented by Dan Hartman, City Attorney.
 - a. Joe Taylor has exceeded his term as Chair. The City Attorney recommended that the Board open nominations for the position of Chair, allowing for renomination, a new nominee, or for the current Chair to step down.
 - i. Jim Bachrach, Vice Chair, nominated Joe Taylor to continue serving as Chair. Joe Taylor accepted the nomination. 2nd by Greg Golgowski – all in favor, motion carried.
 - b. The following Board members have served beyond four-year terms and indicated willingness to continue serving: Elizabeth Milliken, Jim Bachrach, Lee McLemore, and Bobby Miller.
 - i. Dan Hartman, City Attorney, will report the status of these Board members to the City Commission.

Outstanding/Unresolved Issues: N/A

**Motion to adjourn the meeting by Lee McLemore; 2nd by Joe Taylor. All
in favor – meeting adjourned at 7:52 P.M.**