

WORKSHOP
APALACHICOLA CITY COMMISSION
TUESDAY, SEPTEMBER 22, 2026 – 6:00PM
74 6th STREET APALACHICOLA, FLORIDA 32320

AGENDA

You are welcome to comment on any matter under consideration by the Apalachicola City Commission when recognized to do so by the Mayor. Once recognized please rise to the podium, state your name for the record and adhere to the five minutes time limit for public comment. Comments may also be sent by email to the City Manager or to Commissioners.

- I. Call to Order**
- II. Agenda Adoption**
- III. Public Comment**
- IV. City Property Analysis & Discussion**

Adjournment

Any person who desires to appeal any decision at this meeting will need a record of the proceeding and for this purpose, may need to ensure that a verbatim record of the proceeding is made which includes testimony and evidence upon which the appeal is based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office 48 hours in advance of the meeting.

**APALACHICOLA CITY COMMISSION
REQUEST FOR BOARD ACTION
Meeting Date: September 22, 2026**

SUBJECT: City Property Analysis and Discussion

AGENDA INFORMATION:

Agenda Location: Workshop
Item Number:
Department: Administration
Contact: Chuck Anderson, City Manager
Presenter: Chuck Anderson, City Manager

Brief Summary:

The workshop will begin to identify property owned by the city to gain a full understanding of the city’s real estate portfolio. This workshop will start that discussion by outlining current city properties via a map and cross-reference excel spreadsheet. There are properties within the portfolio currently in use, some with and some without agreements, and other properties have associated restrictions. This will be part of that discussion. Opportunities available to the commission include public/private partnerships and lease options at several locations including the Johnson Complex (14th St) and the Harbor Master house. In next year’s budget, there is a place holder to complete the restoration of the old city hall on 1 Ave E, and selecting a permanent city hall location is one of the objectives of this workshop.

Recommended Motion: Not Applicable.

Funded Source: Not applicable.

Staff Comments and Recommendations: Staff recommends the Commission begin this discussion, provide direction on items they would like to pursue or hear more information on.

Physical Address	Property Known As	Deed Restriction	Eligible for Sale	Notes
7th Street	African American Museum			
201 5th Street	City Barn		Review	
228 Ellis Van Fleet St	City Utility Station		Review	Last sale \$5,000 on 11/8/2002
Ellis Van Vleet	City Utility Station		Review	
Highway 98	City Utility Station		Review	
74 6th Street	Commission Meeting Room		Review	City Square
991 Highway 98	Gun Range / Sprayfields		Review	Last sale \$313,000 on 5/12/2004
203 7th Street	Holy Family Center			
230 5th Street	House			
Avenue C between 7th & 8th	Land		Review	
991 Highway 98	Land Behind Wastewater Treatment Plant		Review	
192 14th Street	Matchbox / Old AHS		Review	
176 Market Street	New Vacuum Station		Review	
1 AVE E	Old City Hall			
239 Water St	Old Coast Guard Property		Review	Requested USCG to transfer ownership to city
231 Water Street	Old Fire Station			
Commerce Street	Parking Lot		Review	
127 AVE E	Police Station			
Brownsville Rd / Pal Rivers Rd / Kevin Rd	Sprayfield Land		Unknown	Grant Funded
Highway 98	Sprayfield Land / Hiking Trail		Review	
25th Street	Vacant Land		Review	
25th Street	Vacant Land		Review	
24th Avenue	Vacant Land		Review	
25th Street	Vacant Land		Review	
25th Street	Vacant Land		Review	
Cornelius Rizer	Vacant Land		Review	
Cornelius Rizer & 22nd Avenue	Vacant Land		Review	Last sale \$100 on 12/9/2010
Between Ellis Van Vleet & Prado	Vacant Land		Review	
22nd Avenue & Prado	Vacant Land		Review	
Prado	Vacant Land		Review	
43 WATER ST	Vacant Land			
61 WATER ST	Vacant Land			
Water Street	Vacant Land			
5th Street	Vacant Land			
Ford Motor Company	Vacant Land			
218 15TH ST	Vacant Land			
12th Street	Vacant Land			
10th Street	Vacant Land			

Physical Address	Property Known As	Deed Restriction	Eligible for Sale	Notes
10th Street	Vacant Land			
Avenue M	Vacant Land			
Market Street	Vacant Land			
Market Street	Vacant Land			
5th Street	Vacant Land			
9th Street & Avenue F	Vacuum Station		Review	
991 Highway 98	Wastewater Treatment Plant		Review	
29 Chapman Rd	Water Plant		Review	
1 BAY AVE	10ft Hole - City Hall			
Water Street	Andris Property	FCT Grant	No	FCT Grant - Not Eligible for Sale
81 WATER ST	Andris Property			
70 BAY AVE	Battery Park - 10ft Hole			
150 Bay Ave	Bay Avenue Park	FCT Grant	No	Last sale \$85,000 on 3/24/1999
268 U.S 98	Bayside Park	FCT Grant	No	Last sale \$900,000 on 8/30/2007
268 U.S 98	Bayside Park	FCT Grant	No	Last sale \$349,900 on 2/26/2009
317 Water St	Bodiford Property		Review	
317 Water St	Bodiford Property		Review	
230 Market St	Chapman Gardens		Review	
230 Market St	Chapman Gardens		Review	
230 Market St	Chapman Gardens		Review	
230 Market St	Chapman Gardens		Unknown	
230 Market St	Chapman Gardens		Review	
230 Market St	Chapman Gardens		Unknown	
230 Market St	Chapman Gardens		Review	
5th Street	Chapman Gardens			
5th Street	Chapman Gardens			
5th Street	Chapman Gardens			
5th Street	Chapman Gardens			
5th Street	Chapman Gardens			
5th Street	Chapman Gardens			
92 Avenue E	Chestnut Cemetery		Review	
24th Street & Bobby Cato	City Utility Station		Review	
105 8TH ST	Community Garden			
104 8TH ST	Community Garden			
86 Water Street	HCA Building			
Avenue H between 14th & 15th	Housing Authority		Review	
Avenue H between 15th & 16th	Housing Authority		Review	

Physical Address	Property Known As	Deed Restriction	Eligible for Sale	Notes
11th Street	Housing Authority		Review	
12th Street	Housing Authority		Review	
12th Street	Housing Authority		Review	
14th Street	Housing Authority		Review	
265 11th Street	Housing Authority / Land		Review	
169 Avenue B	Lafayette Park		Review	
169 Avenue B	Lafayette Park		Review	
67 Dr Martin Luther King Jr Ave	Larrys Fish Cleaning			
341 12th Street	Magnolia Cemetery		Review	
341 12th Street	Magnolia Cemetery		Review	
341 12th Street	Magnolia Cemetery		Review	
341 12th Street	Magnolia Cemetery		Review	
341 12th Street	Magnolia Cemetery		Review	
341 12th St	Magnolia Cemetery		Review	
322 Cottage Hill	Magnolia Cemetery / Cottage Hill		Review	
322 Cottage Hill	Magnolia Cemetery / Cottage Hill		Review	
322 Cottage Hill	Magnolia Cemetery / Cottage Hill		Review	
80 12TH ST	Margaret Key Library			
Unplatted	Marsh Land		Review	
Water Street	New City Utility Station		Review	
205 Market Street	Parking Lot		Review	
85 COMMERCE ST	Public Restrooms			
128 MARKET ST	Rainey House			
175 Water St	Riverfront Park	FCT Grant	No	FCT Grant - Not Eligible for Sale
199 Water St	Riverfront Park	FCT Grant	No	FCT Grant - Not Eligible for Sale
Water Street	Riverfront Park			
180 WATER ST	Riverfront Park			
186 WATER ST	Riverfront Park			
Scipio Creek	Scipio Creek			
Scipio Creek	Scipio Creek / Hayes Marine		Review	
10th Street	Sylvester Williams Park		Review	
10th Street	Sylvester Williams Park		Review	
230 Market Street	Veterans Memorial Plaza		Review	
6th Street	6th Street Park		Review	
222 6th Street	City Recreation Center			
14th Street & Avenue L	City Square		Review	
14th Street & Avenue L	City Square		Review	

Physical Address	Property Known As	Deed Restriction	Eligible for Sale	Notes
14th Street & Avenue D	City Square / Vacant		Review	
14th Street & Avenue D	City Square / Vacant		Review	
8th Street & Avenue F	Community Garden		Review	City Square
14th Street & Avenue L	Old Water Tower		Review	
166 Ave L	Skate Park		Review	
56-44 14th St	Tennis Courts		Review	
6th Street	Tennis Courts			
Land - Holy Family Center	Vacant Land			
209 6TH ST	Vacant Land			

CITY of APALACHICOLA, FLORIDA
CITY OWNED PROPERTIES

