

CITY OF APALACHICOLA
PLANNING AND ZONING BOARD
WORKSHOP

Monday, September 14th, 2026

City Meeting Room – 74 6th Street

Agenda

Attendance: Greg Golgowksi, Bobby Miller, Elizabeth Milliken, Greg Perkins, Al Ingle

Workshop: 5:00 PM

1. Introduction:

- a. City Planner summarized the purpose of the workshop as part one in a longer series of workshops on the topic of parking in the C-1 District. The goal of today's workshop is to identify concerns with the City's current parking ordinance and to focus on the best solution to correct or clarify those concerns including possible ordinance revision.

2. Public Comments:

- a. Anita Grove, Resident. Summarized the work completed by former City Planner Bree on the state of the City's parking. This report identifies specific areas within the City's code which merit discussion and potential revision. She further identified the following issues:
 - i. New businesses moving into Apalachicola do not know about parking mitigation requirements.
 - ii. The administration and management of the parking mitigation program and fund is very difficult and would require a full-time staff planner or other City employee.
 1. For example, it would likely be necessary to reconstruct previous work in order to determine which businesses have paid parking mitigation.
- b. Additionally, she stated that unless businesses have dedicated or reserved parking lots, all public parking is ultimately shared among and between businesses. She concluded that the City's parking requirements

are not excessive, but the City needs to keep with those requirements and hold everyone to the same standard.

3. Board Member Comments:

- a. Bobby Miller asked the following questions:
 - i. What happens to the funding the City collects for parking mitigation.
 - 1. This money should go into a separate, dedicated fund, per Ms. Grove.
 - ii. What will be done with the old fire station building? His understanding is that the City has funding to demolish it.
 - 1. Ms. Grove stated that there is a ribbon cutting for this project among others on Friday, September 25th.
 - iii. Does the grant funding for the fire station project include conversion into a potential parking lot?
 - 1. No, it does not. This funding would have to come from the parking mitigation fund.
- b. Bobby Miller also stated that an example of a city with true parking problems is Port St. Joe on a busy day. He further stated that the City's streets and right-of-way are so wide in order to allow room for horses and buggies to turn around. The City founders could not have imagined the current parking situation. Therefore, it is difficult to plan for future parking problems in the present. He concluded that the ultimate problem with the City's parking requirements is that they do not match the character of the downtown area, and when businesses move in downtown they are beaten down by parking requirements.
- c. Greg Perkins asked the following questions:
 - i. Is the parking mitigation a one-time fee?
 - 1. Planner confirmed it is. The City Manager or Finance Director would know more about the amount of money in the parking mitigation fund.
- d. Greg Perkis also stated that many business owners downtown are not meeting the code requirements for their type of business/use.

- i. Elizabeth Milliken added that because most businesses do not own or have the right to reserve public parking spaces; anyone can park in those spaces. For example, the Gibson Inn cannot ask you to move your car from the public parking in front of their building if you are not staying there. If the business owns the parking lot, then the situation is different and.
 - 1. Greg Perkins summarized his main point that multiple businesses utilize the same parking spaces.
 - a. Antia Grove noted that this is the purpose of tracking parking mitigation with a map or other visual aid.
- e. Elizabeth Milliken asked the following question:
 - i. Why is there an issue with dirt or unpaved parking lots, especially given that asphalt and concrete can cause adverse effects like increased stormwater runoff and increased temperatures?
 - 1. City Planner stated that the parking requirements do not specify required or permitted surfaces, just that a certain number of spaces must be provided.
 - 2. Anita Grove further added that the new parking lots proposed for constructed are planned to be gravel/rocked.
 - a. Elizabeth Milliken stated that it is very difficult to keep up with weeds and general maintenance in these types of parking lots.
 - ii. She also gave the post office as an example of building with dedicated parking which is never utilized to its full potential in terms of number of cars parked there.
- f. Al Ingle made the following comments:
 - i. Given that there are more cars than there are parking spaces in the downtown, the City should make more efficient use of existing parking. He gave the following examples of how this could be done:

1. Reserve a portion of the northern parking lot(s) for boats, RVs, and other large vehicles and prohibit them from parking in other areas downtown.
 2. Implement or support a golf cart or pedicab taxi service from the northern parking lot(s) to the more central downtown area, to encourage use of these more distant parking lots.
- ii. There is an overabundance of parking on the north half of the downtown. The problem is that this is usually a distance people are not willing to walk. He concluded that the principal issue with parking mitigation is that there are no longer any such spaces to buy.
- g. Greg Golgowski made the following comments:
- i. Based on projects which have been proposed in the past year, it seems difficult to get commercial projects approved because of the way the required number of parking spaces is counted (i.e., based on tables, stools, employees, etc.). As a result, in order to open, businesses have chosen to downsize or reduce their capacity, staff, etc.
 - ii. Making the parking review and approval process simpler and easier to navigate is an important step the City should take. Simplifying the entire process would be an important step.
 - iii. He concluded that, given the historic nature of the downtown Apalachicola, it is not realistic or necessarily desirable to simply build more parking lots.

4. Group Discussion:

- a. City Planner asked the Board if codification of the parking plan requirements and review process, as well as the creation of a dedicated parking section would be a good first step for the next workshop.
 - i. Attorney Hartman stated that outside of major events, there has always been enough parking in Apalachicola. In the worst-case

scenario, one can park in more remote or inconveniently located areas and walk wherever one wants to go.

- b. The Board's consensus was that any potential changes should make more efficient use of parking in the downtown and better align the City's parking requirements with the character of the downtown.

Workshop adjourned at 5:51 P.M.