

City of Mexico Beach
Planning & Zoning Board Meeting
September 13, 2021 - 6 p.m.

Present

Post 1 Dr. Miller
Post 2 Ms. Lindsay
Post 3 Mr. Kerigan
Post 4 Mr. Driver - Chair
Post 5 Mr. Masters

Also Present

1st Alternate Ms. Ward
City Administrator, Mr. Baber
Building Dept. Engineer, Ms. Johnson
City Clerk, Ms. Brunson

Meeting was called to order at 6:00 p.m.

Meeting minutes approval by consent were brought to the table.

Ms. Lindsay motioned, and Mr. Kerigan seconded to approve meeting minutes from July 12, 2021. Motion passed unanimously.

Preliminary Plat/Development Order Request (N Hwy 98, west of Salt Creek) was brought to the table.

Public hearing was opened at 6:04 pm

Chris Short with Dewberry, representing The St Joe Company, presented information about the 12.16-acre site starting with 32 residential homes in The Town Village subdivision located on the west end of town. Several comments were made regarding stormwater, water pressure, traffic, parks, commercial property and the entrance road to the boat ramp. Mr. Short explained the road cannot be moved because of DOT safety requirements. The 1.78-acre boat ramp parking extension was done to help alleviate parking on the side of the road up to Hwy 98. It was explained that the homes involved with this request are accessed by another road, not the boat ramp road.

Public hearing was closed at 7:02 p.m.

Mr. Master asked Ms. Johnson if the building department gets involved with traffic and streets. She said she has looked at traffic studies and that this meets all city requirements. Mr. Driver asked Mr. Short what they could give the board to make them feel like concerns that have been addressed are not lost. Mr. Short advised that all the concerns are listed in the final revision of the PUD Master Plan report. Mr. Driver asked that Mr. Short meet with Mr. Baber to work out a schedule with completion dates to make sure these items stay in focus. Mr. Short agreed to make that happen. Mr. Baber will get something together they can take to council to stay involved in this process.

Mr. Kerigan motioned and was seconded by Dr. Miller to recommend approval given that Mr. Baber and Mr. Short put together a schedule for items of concern. Motion passed with a 4 to 1 vote.

Ms. Lindsay expressed concern about the lack of commercial property that is being developed. Mr. Driver suggested it be an agenda item for the next meeting. Mr. Baber will bring statistics and some ideas on what can be done going forward.

Ms. Lindsay motioned, and Mr. Master seconded to adjourn the meeting.

Meeting was adjourned at 7:35 p.m.

By: Bill Driver
Mr. Driver, Chair

Attest: Tammy Brunson
Tammy Brunson, City Clerk