

City of Mexico Beach  
Planning & Zoning Board Meeting  
March 1, 2021 - 6 p.m.

**Present**

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

**Also Present**

Alternate Post 1 Ms. Miller  
Ms. Johnson  
Mr. Gisbert

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

Mr. Krouse announced that this was going to be his final meeting because he is moving. He thanked everyone for serving with him and encouraged them to continue the good work they are doing.

**December 2020 Minutes were brought to the table.**

Mr. Kerigan motioned, and Ms. Lindsay seconded to accept the December 2020 meeting minutes.

**Variance request – 121 Ocean Plantation Cr – Front setback was brought to the table.**

Public hearing was opened at 6:04 pm

Keith Poole, contractor, explained the plans showed a right-hand garage but when concrete was poured it was flipped resulting in a left hand garage. Due to this being in a cul-de-sac the curve into the property caused the front corner of the house to be 5'4" into the setback. This was not realized until house was almost finished. Ms. Johnson also noted this was permitted before changes in Building Department rules for inspection before concrete or pilings are installed.

Public hearing was closed at 6:09 p.m.

Mr. Masters asked if this was a spec house or already purchased. Mr. Poole stated a spec house. Mr. Kerigan asked about safety or HOA concerns. Ms. Johnson stated so far there were none. Ms. Lindsay expressed concern about prior issues with contractor which were worked through.

Ms. Lindsay motioned, and Mr. Kerigan seconded to recommend denial of the variance request for 121 Ocean Plantation. Motion passed unanimously.

**Replat – 1002 Hwy 98 Units 3 & 4 (Request to combine 2 parcels) was brought to the table.**

Public hearing was opened at 6:17 p.m.

Tyler Marks with SCE spoke on the project. He said they are going to combine these lots and build 1 single family home which will help reduce density. Since property is zoned residential/commercial, Ms. Logan objected to any more commercial land being used for residential purpose. The owner confirmed

there were 2 townhouses on the property before the storm so this would not be taking away from existing commercial property.

Public Hearing was closed at 6:21 p.m.

Ms. Lindsay asked if the giving up of commercial property problem should be brought up to Council.

Mr. Masters motioned, and Mr. Hogan seconded. Motion to recommend replat passed unanimously.

**Replat – 104 32<sup>nd</sup> St A & 3203 Hwy 98 B (Request to combine 2 parcels) was brought to the table.**

Public hearing was opened at 6:25 p.m.

Property owner has unit B of the townhome complex that faces onto Hwy 98. He purchased the lot behind the complex to build a 2-story deck with an elevator for his unit only. It will not impede on the other unit's access or views.

Public hearing was closed at 6:30 p.m.

It was asked if other owners were notified. Owner said they had and were ok with the plan. No other public was present.

Mr. Kerigan motioned, and Mr. Hogan seconded. Motion passed unanimously.

**Replat – 101 S 25<sup>th</sup> St (Request to combine 2 parcels) was brought to the table.**

Public Hearing was opened at 6:33 p.m.

Ms. Johnson explained that the property owner wants to combine the 2 lots to construct a single-family home on one and a pool and pool house on the other. One lot is zoned tourist commercial and the other is high density residential.

Public hearing was closed at 6:38 p.m.

Only concern was to make sure there are no sleeping accommodations or making into a separate house and that it still must adhere to flood construction and planning.

Mr. Hogan motioned, and Mr. Kerigan seconded. Motion passed unanimously.

**Replat – 120 S 41<sup>st</sup> St (Request to combine 2 parcels) was brought to the table.**

Public Hearing was opened at 6:39 p.m.

No Public was present. Ms Johnson told the Board that the original lot had 2 houses on it. The lot was split so one house could be sold. Same person now owns both lots and to combine them for construction of a duplex.

Public hearing was closed at 6:41 p.m.

Ms. Masters motioned, and Mr. Hogan seconded. Motion passed unanimously.

### **Code Enforcement Update**

Mr. Gisbert went over spreadsheets showing what stages the remaining properties that need to be torn down are in. The majority are still in legal battles with insurance company's which they have provided proof of to the city and others are either waiting for a Special Master hearing or about to be added to that list. Mr. Master's asked about replacing the Special Master and Mr. Gisbert said it is still an ongoing process. Also talk about the RVs in the city were discussed and it was noted there are very few problems. Mr. Driver encouraged Council for staying on the right path.

Meeting was adjourned at 7:06 p.m.

By: Bill Driver  
Bill Driver, Chair

Attest: Tammy Brunson  
Tammy Brunson, City Clerk