

City of Mexico Beach
Planning & Zoning Board Meeting
April 5, 2021 - 6 p.m.

Present

Post 1 Mr. Hogan

Post 5 Mr. Masters - Chair

Also Present

Alternate Post 1 Ms. Miller

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

Replat Request – 111 38th St 8 & 109 38th St 9 was brought to the table.

Public hearing was opened at 6:01 p.m.

Property owner wants to combine the 2 lots to build a single-family home.

Public hearing was closed at 6:01 p.m.

Mr. Hogan motioned and seconded by Ms. Miller to recommend approval of replat request. Motion passed unanimously.

Variance request – 3800 Hwy 98 – Side setback was brought to the table.

Public hearing was opened at 6:03 p.m.

Nick Hunter with The Shell Shack explained that this is for their business sign. He is asking to put the sign back where it was pre-storm which is 10 ft off the property line. A 20 ft setback would put it in the middle of the parking lot.

Public Hearing was closed at 6:04 p.m.

Mr. Hogan motioned, and Ms. Miller seconded to recommend approval of the variance request. Motion passed unanimously.

Variance request – 512 A Hwy 98 – Side setback was brought to the table.

Public hearing was opened at 6:05 p.m.

Property owner stated there was a triplex pre-storm, they want to eliminate the middle set back to build a duplex.

Public hearing was closed at 6:08 p.m.

Ms. Miller motioned, and Mr. Hogan seconded to recommend approval of the variance request. Motion passed unanimously.

Variance request – 512 B Hwy 98 – Side setback was brought to the table.

Public Hearing was opened at 6:10 p.m.

Property owner stated there was a triplex pre-storm, they want to eliminate the middle set back to build a duplex.

Public hearing was closed at 6:10 p.m.

Ms. Miller motioned, and Mr. Hogan seconded to recommend approval of the variance request. Motion passed unanimously.

Replat Request – 113 33rd Street S (Request to combine 2 lots) was brought to the table.

Public Hearing was opened at 6:11 p.m.

Lance from SEC explained this was approved a year ago to split this lot. New owner of both lots wants to combine them and change how the house faces which changes the setbacks. This will change 20 ft setback from the road to a 10 ft and change the egress from 10 ft to 18 ft. All other setbacks will remain.

Public Hearing was opened at 6:18 p.m.

Mr. Hogan motioned, and Ms. Miller seconded to recommend approval of the request. Motion passed unanimously.

Replat Request – 113 35th Street S Units A, B, 3, 4 and 5 (Request to abandon 5-unit condominium and split into 2 parcels) was brought to the table.

Public Hearing was opened at 6:19 p.m.

Lance from SEC stated there are 2 owners of the 5 lots. One owner has 2 lots and wants to combine them into one and the other owner has 3 lots they want to combine into one.

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

Ms. Miller motioned, and Mr. Hogan seconded to recommend approval of the request. Motion passed unanimously.

Replat Request – 10 14th Street (Request to split 1 lot into 2 lots) was brought to the table.

Public Hearing was opened at 6:23 p.m.

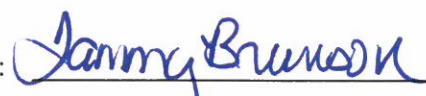
Builder explained that he would like to split the lot that is currently 120 x 175, into 2 lots 60 x 175 lots and build two single family homes. There was concern over density, since this street already has large lots and some commercial.

Public hearing was closed at 6:28 p.m.

Mr. Hogan motioned, and Ms. Miller seconded to recommend denial of the request. Motion passed by a 2 to 1 vote.

Meeting was adjourned at 6:35 p.m.

By: 
David Masters, Chair

Attest: 
Tammy Brunson, City Clerk