

City of Mexico Beach  
Planning & Zoning Board Meeting  
January 4, 2021 - 6 p.m.

**Present**

Post 1. Mr. Hogan  
Post 4 Bill Driver - Chair  
Post 5 David Masters

**Also Present**

Alternate Post 1 Michele Miller  
Alternate post 2 Chuck Krouse  
Mario Gisbert  
Gena Johnson

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

**Meeting Minutes for the October 5, 2020 and November 2, 2020 meeting were brought to the table for approval.**

Mr. Hogan motioned, and Mr. Masters seconded to approve the minutes. Motioned was carried unanimously.

**Minor Replat – 107 38<sup>th</sup> St S A & B (Request to combine 2 lots) was brought to the table.**

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

Owner was present and explained he wants to put a duplex on the 2 lots that would improve the area by making it less dense.

Public Hearing was closed at 6:03 p.m.

Mr. Masters asked about setbacks and it was noted there are zero lot lines because a 6 plex was there before the storm. That means no windows on the sides unless they do a 10-foot setback on the sides.

Mr. Hogan motioned, and Ms. Miller seconded to recommend approval of the combination of lot's A & B. Motioned carried unanimously.

**Minor Replat – 107 38<sup>th</sup> St S C & d (Request to combine 2 lots) was brought to the table.**

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

Property owner Cheryl was present. She stated she was wanting to do the same thing as the request for lot's A & B. If was asked if the 2 property owners had a parting wall agreement which they said they do have.

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

Mr. Masters motioned, and Mr. Hogan seconded to recommend approval of the combination of lot's A & B. Motioned carried unanimously.

**Variance – 118 Canal Pkwy – Front setback was brought to the table.**

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

Homeowner was present and explained they want to continue tier deck around the front side of the house so they can enjoy the sunsets and boats in the canal. Mr. Gisbert explained the setback on the front is 20 feet and the deck would encroach into the setback by 5' 1". Mr. Hogan offered options asking if it was possible to continue the deck on just the west side since they have the room there.

Public hearing was closed at 6:16 p.m.

Mr. Driver noted in the five years he has been on the Commission that they have not issued a recommendation for a variance even for as little as 6 inches and that had a hardship associated with it. Ms. Johnson confirmed the encroachment is not within guidelines.

Mr. Masters motioned, and Mr. Krouse seconded to recommend denial of the setback variance. Motion carried unanimously.

**Change in use – 101 40<sup>th</sup> St was brought to the table.**

No public present

Ms. Johnson stated this was a change in use only. Location was previously a restaurant, and they want to change it to a souvenir shop which was still allowable in the current zoning for the property. Mr. Krouse asked why if just a change in use and no zoning change, they are having to review. Ms. Johnson said Council requested all change in use go before Planning and Zoning Board.

Mr. Krouse motioned, and Mr. Hogan seconded to recommend the change in use. Motion carries unanimously.

**Change in use – 2802 Hwy 98 Unit C was brought to the table.**


No public present


Ms. Johnson explained current retail store wants to add an ice cream store. This would not require any changes to zoning as this is currently allowable.

Mr. Masters motioned, and Ms. Miller seconded to recommend the change in use. Motion carried unanimously.

Mr. Driver opened the floor to an additional public or Board comments or discussions. No Additional discussions.

**Meeting was adjourned at 6:28 p.m.**

By:   
Bill Driver, Chair

Attest:   
Tammy Brunson, City Clerk