

City of Mexico Beach
Planning & Zoning Board Meeting
June 7, 2021 - 6 p.m.

Present

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

Also Present

Alternate Post 1 Ms. Miller
City Administrator, Mr. Gisbert
Building Dept. Engineer, Ms. Johnson
City Clerk, Ms. Brunson

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

Meeting minutes approved by consent was brought to the table.

Mr. Kerigan motioned, and Ms. Lindsay seconded to approve meeting minutes for May 2021. Motion passed unanimously.

Ordinance no. 764 was brought to the table.

Ms. Lindsay motioned, and Mr. Masters seconded to recommend approval of Ordinance 764. Motion passed unanimously.

Zoning District Change Request for 110 40th St was brought to the table.

Request was tabled to the July 2021 meeting due to notification issues.

Change Request for 114 12th St was brought to the table.

Request was tabled to the July 2021 meeting due to notification issues.

Commercial Development Order for 103 34th St was brought to the table.

Public hearing was opened at 6:09 pm

Lisa Logan expressed Tourist Commercial zoned property should not be used for residential property.

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

Ms. Johnson stated this is a new tri-plex and recommended that if it is approved it would be with a contingent because they are not meeting the rear set requirements, parking issues and finished floor elevation all of which could be fixed.

Mr. Masters motioned and Ms. Lindsay seconded to table the request allowing for revisions to be made. Motion passed unanimously.

Subdivision Plat Request – 101 42nd St was brought to the table.

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

Jason Adams, property owner, explained 8 duplexes are already built and he wants to plat each unit separately so he can sell them individually with an attachment easement.

Public Hearing was closed at 6:20 p.m.

Mr. Masters motioned and Mr. Kerrigan seconded to recommend approval of subdivision plat request at 101 42nd St. Motion passed unanimously.

Accessory Dwelling Unit Discussion was brought to the table.

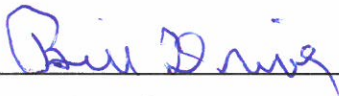
Ms. Johnson explained the LDR on accessory dwelling is confusing and wanted clarification on if density dictates if one would be allowed. After much discussion, Mr Driver suggested they have legal guidance at the next meeting since there will be a variance request regarding this on the agenda.

Board Discussion

Mr. Kerigan expressed concern about the quality of sand that was being used on the beach. Specifically at the 20th street access point. Mr. Gisbert said there is a specific quality of sand that must be used and he will look into the issue. He thought it might be due to the construction next to that access point.

Ms. Lindsay motioned and Mr. Kerigan seconded to adjourn this meeting. Motion passed unanimously.

Meeting was adjourned at 6:54 p.m.

By: 
Mr. Driver, Chair

Attest: 
Tammy Brunson, City Clerk