



**CITY COUNCIL REGULAR MEETING
TUESDAY, NOVEMBER 22, 2022, AT 9:00 A.M.
PUBLIC WORKS BUILDING**

Mayor, William A. Cathey

**Councilman, Bobby Pollock
Councilman, Jerry Smith**

**Councilman, Richard Wolff
Councilman, Adrian Welle**

Clint McCahill, City Attorney

Douglas Baber, City Administrator

Tammy Brunson, City Clerk

This meeting will be live streamed on the City of Mexico Beach Government Page. If you have any questions/comments on the agenda, please email them up to 2 hours prior to the meeting at city@mexicobeachgov.com

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

V. CITIZEN COMMENTS

VI. CONSENT AGENDA

1. Minutes – November 8, 2022

VII. REGULAR AGENDA

1. Department Report

1. Financial Report – City Accountant

2. Ordinance 803 – Fund Consolidation (First Reading) – City Accountant

AN ORDINANCE ESTABLISHING THE USE AND CONSOLIDATION OF CERTAIN CASH BALANCES TO BE USED FOR CITY COUNCIL APPROVED CAPITAL PROJECTS; ESTABLISHING A RESERVE BALANCE; PROVIDING FOR REPEAL OF ORDINANCES AND RESOLUTIONS IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

- a. Motion to Read Ordinance 803 (By Title Only)
- b. Open Public Discussion
- c. Close Public Discussion
- d. Discussion

3. Lot Combination – 113 38th Street B, C, and D – Carley Hanson

- a. Open Public Discussion
- b. Close Public Discussion
- c. Discussion
- d. Motion to Approve/Deny

4. Parking Requirements for Eating and Drinking Establishments – City Administrator

5. Ordinance 801 – Annexation of 80 acres – (Second Reading) – City Attorney

AN ORDINANCE OF THE CITY OF MEXICO BEACH, FLORIDA PROVIDING FOR THE VOLUNTARY ANNEXATION OF PARCEL ID. No. 04186-000-000; PROVIDING A LEGAL DESCRIPTION OF THE LANDS TO BE ANNEXED, MORE SPECIFICALLY DESCRIBED IN THIS ORDINANCE, AS PETITIONED BY THE PROPERTY OWNER PURSUANT TO SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR THE REDEFINING OF THE CITY BOUNDARIES TO INCLUDE SAID LANDS; MAKING CERTAIN FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- a. Motion to Read Ordinance 801 (By Title Only)
- b. Open Public Discussion
- c. Close Public Discussion
- d. Discussion
- e. Motion to Approve/Deny

6. Resolution 22-09 – Designation of Elected Official into Elected Officer’s Class – City Attorney

A RESOLUTION OF THE CITY OF MEXICO BEACH, FLORIDA DESIGNATING ITS ELECTED POSITIONS FOR THE INCLUSION IN THE ELECTED OFFICERS’ CLASS OF THE FLORIDA RETIREMENT SYSTEM AND PROVIDING AN EFFECTIVE DATE.

- a. Motion to Read Resolution 22-09 (By Title Only)
- b. Open Public Discussion
- c. Close Public Discussion
- d. Discussion
- e. Motion to Approve/Deny

VIII. STAFF REPORTS

- 1. City Administrator
- 2. City Attorney
- 3. City Council

IX. NEXT CITY COUNCIL MEETING

- 1. Tuesday, December 13, 2022 at 9:00 a.m.

X. ADJOURNMENT

Emailed to interested parties and posted on the website on: DATE: 11/22/2022

Note: Copies of the Agenda items are posted on the City's Website www.mexicobeachgov.com. This meeting will be recorded and also on the website.

*You are hereby notified that in accordance with Florida Statutes, you have a right to appeal any decision made by the Council with respect to any matter considered. You may need to ensure that a verbatim record of the proceedings is made which may need to include evidence and testimony upon which the appeal is based. Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact Tammy Brunson, City Clerk, at 201 Paradise Path, Mexico Beach, Florida 32456; or by phone (850) 648-5700 at least five calendar days prior to the meeting. If you are hearing or speech impaired, and you possess TDD equipment, you may contact the City Clerk using the Florida Dual Party Relay System, which can be reached at 1-800-955-8770 (TDD)

City of Mexico Beach Meeting Minutes

TUESDAY NOVEMBER 8, 2022 – 9:00 AM

The City of Mexico Beach City Council met in a regular meeting on Tuesday November 8, 2022, at 9:00 am at the Public Works Building in Mexico Beach. Mayor Al Cathey and the following Councilmen were present: Bobby Pollock, Jerry Smith, Adrian Welle and Richard Wolff. Also present were City Administrator, Doug Baber, City Clerk, Tammy Brunson and Attorney, Clint McCahill.

I. **Call to order:** Mayor Cathey called the meeting to order at 9:00 am

II. **Citizens Comments:** Russ Conklin, 800 Hwy 98, asked about the list of code enforcement issues that had been talked about at past meetings. Gary Hitt, 805 Maryland Blvd, asked for a 90-day extension for his RV permit. Alex Hogan, 425 7th St, asked about getting a ramp for carts and an outdoor shower or rinse off station at the Canal Pavilion's.

III. **Consent Agenda:** Mr. Pollock motioned, and Mr. Smith seconded to approve the meeting minutes from October 25, 2022. Motion passed unanimously.

IV. **Regular Agenda:**

1. *Administrative Policy for city boat slips was brought to the table.* Chief Walker went over the new policy and answered several questions. No public comment was made. Mr. Smith motioned, and Mr. Pollock seconded to approve the policy for city boat slips. Motion passed unanimously.
2. Ordinance 801 – Annexation of 80 acres purchased from St. Joe Co. was brought to the table. No public comment was made. Mr. Smith motioned, and Mr. Pollock seconded to read Ordinance 801 (by title only). Motion passed unanimously.
3. *Council appointment for St. Andrews & St. Joseph Bays Estuary Program was brought to the table.* Mr. Welle volunteered to be the City's representative.
4. *Shaded X flood zone maximum height measurement policy was brought to the table.* Gena Johnson explained the confusion on the height measurements and is asking for policy to continue as to what was discussed in December 2020. "It is the intent of the council to allow property owners who wish to construct buildings with a finished floor elevation previously required by Ordinance 719 to do so without losing buildable height. The finished floor elevation requirement of Ordinance 719 was the 500-year elevation plus 1.5 feet as shown on the "Post-Michael Adapted Preliminary Flood Map for Bay County". Therefore, if a property owner wishes to place the finished floor of a structure at or above the elevation previously required by ordinance 719, the building height will be measured from the 500-year elevation plus 1.5 feet. This allowance applies to all flood zones, including shaded X. This shall be effective as of December 18, 2020." Mr. Wolff motioned, and Mr. Welle seconded to adopt the policy. Motion passed unanimously.

VI. **City Attorney Report:** Mr. McCahill reported that JEA is initiating the arbitration process regarding the mutual aid agreement.

City of Mexico Beach Meeting Minutes

TUESDAY NOVEMBER 8, 2022 – 9:00 AM

VII. **City Administrator Report:** Mr. Baber gave the Holiday trash schedule and talked about the Tree Lighting and Golf Cart Parade. He clarified the meetings on November 22, 2022 and December 13, 2022 will go on as scheduled, but the December 27, 2022 meeting will only happen if there is a need.

VII. **City Council Report:** Mr. Welle asked for clarification on the RV policy. All agreed those with permits must remove the RV's by November 14, 2022 or face fines and disconnection of services. Occupied properties can still store RV's, but they cannot be lived in or hooked up to water and sewer service. Mr. Wolff stated we need to have a better system for recording and broadcasting our meetings. Mayor Cathey thanked everyone involved with the fund-raising event that took place. He said around \$30,000 would be given to Samaritan's Purse to benefit those affected by Hurricane Ian.

IX. **Next Meeting:** Tuesday November 22, 2022, at 9:00 am

X. **Adjournment:** Mr. Pollock adjourned the meeting at 9:53 am.

By: _____

Mayor William A. Cathey

Attest: _____

City Clerk, Tammy Brunson



CITY OF MEXICO BEACH CITY COUNCIL

Agenda Abstract Form

Meeting Date: 11/22/2022
 Department: Finance
 Public Hearing: Yes No
 Date of Public Hearing: 11/22/2022

For Clerk's Use Only
 AGENDA ITEM #

<i>Consent Agenda</i>	<i>Regular Agenda</i>	<i>Closed Session</i>

PRESENTER/INFORMATION CONTACT:

ITEM TO BE CONSIDERED

Subject: Ordinance 803
Establishing the use and consolidation of the Utility Tax Fund, Building Replacement Fund and the Pier Fund into the Capital Replacement fund. All uses of these funds must be approved by a majority vote of the City Council of the City of Mexico Beach for Capital Purchase/Replacement or Improvements for the General Fund. This ordinance will also allow for funds to be placed in the City's Reserve Fund for a total of \$2,000,000.

Attachment(s):
Ordinance 803

Brief Summary:
Consolidation of funds to be used for capital purposes only after majority vote by the City Council. Transfer of funds to the General Fund Reserve account for a total of \$2,000,000.

Action Requested:
Approve the consolidation of accounts and transfer of funds.

ISSUE OVERVIEW

Background Information & Issue Summary:

Financial Impacts:
N/A

Staff Recommendations/Comments:
Consolidation of accounts.

ORDINANCE 803

AN ORDINANCE ESTABLISHING THE USE AND CONSOLIDATION OF CERTAIN CASH BALANCES TO BE USED FOR CITY COUNCIL APPROVED CAPITAL PROJECTS; ESTABLISHING A RESERVE BALANCE; PROVIDING FOR REPEAL OF ORDINANCES AND RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Mexico Beach has determined that it is in the best interest of the City that this ordinance be enacted.

NOW THEREFORE, be it ordained by the City Council of Mexico Beach, Florida that:

Section 1

That the funds accruing to the City of Mexico Beach from the Utility Tax Revenue shall be dedicated to General Fund Capital Replacement purposes.

Section 2

All cash balances in the following designated accounts will be combined into one cash account titled "Capital Replacement" and part of the General Fund cash balances:

- Utility Tax Fund
- Building Replacement Fund
- Pier Fund

These funds will only be used for Capital Purchase, Replacement or Improvements for the General Fund. All uses of these funds will be approved by a majority vote of the City Council of the City of Mexico Beach.

Section 3

Further, the following account balances will be transferred to the General Fund Reserve account to bring the City of Mexico Beach's Reserve Balance to two million dollars:

- Civic Center
- Portion of Utility Tax Fund

The reserve fund is intended as a savings account that funds are set aside to cover expenses in case of a catastrophic event that financially impairs the City of Mexico Beach or specific City Council designated uses.

Section 4

All ordinances and resolutions or parts of any ordinances and resolutions in conflict herewith are hereby repealed.

Section 5

If any part of this Ordinance is found to be invalid the remainder shall remain in full force and effect.

Section 6

This Ordinance shall become effective upon passage.

INTRODUCED at a Regular Meeting of the City Council on the ____ day of November 2022 and adopted by the City Council on the ____ day of December 2022.

CITY OF MEXICO BEACH, FLORIDA

William A. Cathey, Mayor

Attest:

Tammy Brunson, City Clerk

Current Accounts	Description	Notes	Balance as of Last Financial Report
Gen Fund Designated Accounts			
Civic Center	Proceeds from Civic Center Rentals	This is from prior to 2018	\$ 2,003.02
Boat Launch Fund	Proceeds from Boat Ramp Fees	To be used for boat launch improvements	\$ 172,611.26
Paving & Maintenance	Proceeds from SOF Local Option Gas Tax	This would remain a separate account	\$ 850,043.74
Canal Park	Proceeds from docking fees	To be used for Canal Park improvements	\$ 454,137.74
Building Replacement Fund	Proceeds from Insurance Company for Parker House Fire	This was to be used for future City Hall after Park House burned down	\$ 235,467.61
Gen Fund Reserve	Reserve Fund used only in case of catastrophic events	This would remain a separate account	\$ 1,004,361.87
Infrastructure	Establishes from Canal Project Close out transferred from Canal Park	Established in 2018-To be used for Pier Imp	\$ 300,549.97
Pier Fund	Proceeds from Water/Electricity/Hot Gas Utility Tax	To be used for Pier/Road Imp/Paving 50% Split	\$ 1,144,236.37
Utility Tax Fund			\$
Grand Total			\$ 4,439,521.21

Accounts after Ord 803 Adoption			
Gen Fund Designated Accounts	Consolidation Purpose	Balance	
Gen Fund Reserve	Reserve Fund used on v in case of catastrophic events	\$ 1,004,361.87	
Civic Center	Move to Gen Fund Reserve	\$ 2,003.02	
Utility Tax Fund	Split General Fund Capital Replacement/Reserve Fund	\$ 993,635.11	
Balance after Consolidation	General Fund Reserve	\$ 2,000,000.00	
Capital Fund Designated Accounts	Consolidation Purpose	Balance	
Utility Tax Fund	Split General Fund Capital Replacement/Reserve Fund	\$ 150,601.26	
Building Replacement Fund	General Fund Capital Replacement	\$ 235,467.61	
Pier Fund	General Fund Capital Replacement	\$ 300,549.97	
Balance after Consolidation	Capital Replacement Fund	\$ 686,618.84	
These accounts will remain separate balances			
Boat Launch Fund	Proceeds from Boat Ramp Fees to be used for Boat Launch Imp	\$ 172,611.26	
Canal Park	Proceeds from Docking Fees to be used for Canal Park Imp	\$ 454,137.74	
Paving & Maintenance	Cannot Consolidate Local Option Gas Tax	\$ 850,043.74	
Infrastructure	Cannot Consolidate SOF Infrastructure Tax	\$ 235,467.61	
Grand Total		\$ 4,439,521.21	



CITY OF MEXICO BEACH CITY COUNCIL
Agenda Abstract Form

Meeting Date: 11/22/22
 Department: Planning
 Public Hearing: Yes No
 Date of Public Hearing: 11/22/22

For Clerk's Use Only
 AGENDA ITEM #

Consent Agenda	Regular Agenda	Closed Session

PRESENTER/INFORMATION CONTACT: the planning collaborative, Carly Hanson

ITEM TO BE CONSIDERED

Subject:
 113 38th Street B, C, and D

Attachment(s):
 Lot Combination Request Form, Email from Applicant, Survey, and Planning Staff Report

Brief Summary:
 Request to combine 113 38th Street B, C, and D with the intent to build a detached single-family home, in place of the previous existing 3 connected townhomes

Action Requested:
 The Council to review to lot combination application package


ISSUE OVERVIEW

Background Information & Issue Summary:
 Owner is seeking to combine 113 38th Street B, C, and D.
 Greg/EPCI found this request to meet the requirements of the LDC.
 Approved by Planning and Zoning Board 5-0 on 11/7/22.

Financial Impacts:

Staff Recommendations/Comments:
 This report finds this application for a lot combination consistent with the City's Comprehensive Plan and Land Development Code and recommends approval.

Re: Request for Combination of Parcels

 Karrie Larson <karrie17@gmail.com>
To: Mexico Beach
Cc: Eric Larson

 Read

 You replied to this message on 9/13/2022, 9:52 AM.

Hi Rachel,

We intend to build a single family home on the combined parcels, rather than build back the previously existing 3 connected townhomes. Let me know if you need anything else.

Thanks,

Karrie Larson

On Sep 12, 2022, at 1:57 PM, Mexico Beach <mexicobeach@codesouth.com> wrote:

All I need is a brief summary for why you want to combine these lots.

Thanks
Rachel
EPC



Mon 9/12/2022 2:57 PM



the planning collaborative

October 17, 2022

Memorandum for Record

To: Mr. Doug Baber, City Administrator
City of Mexico Beach

RE: 113 South 38th Street B, C, and D – Lot Combination

Project Address: 113 South 38th Street B, C, and D

Parcel ID: 04639-213-000, 04639-214-000, 04639-015-000

Applicant Contact: Karrie & Eric Larson– karrie17@gmail.com, ericmlarson@gmail.com, mb@fbbuilders.me

Future Land Use Map Designation: High-Density Residential

Zoning District: Townhome District

Project Description

This is a request for a lot combination of 113 38th Street B, C, and D, Bay County Property Appraiser parcel ID numbers 04639-213-000, 04639-214-000, and 04639-015-000, respectively. This request is being made with the intent "to build a single family home on the combined parcels, rather than build back the previously existing 3 connected townhomes".¹

Facts and Findings

1. *Consistency with the Mexico Beach Comprehensive Plan*
 - a. *Future Land Use Category– Policy 1.1.4.C*

The High-Density-Residential (HDR) Future Land Use category "is intended to provide areas for higher density residential development including apartments and condominiums." Allowable uses within this category include single family residential homes. The construction of a detached single-family home **is not inconsistent with this policy.**

The density for this category is "No more than eight (8) dwelling units per gross acre".² With one (1) dwelling unit on the three (3) combined lots totaling +/- 0.12 acres, the density for the proposed lot combination is 8.33 units per acre.³ Although this exceeds the maximum density for this category, **Policy 1.8.7 allows for the redevelopment of this parcel.**

Policy 1.8.7. "Parcels of record or recorded platted lots that are within a land use category that allows

¹ Email From Karrie Larson sent on 9/12/22, attached with Application Package

² Mexico Beach Comprehensive Plan, Future Land Use Element Policy (Policy 1.1.4)

³ Combination of Parcels Application Package dated 9/9/22, submitted by Eric and Karrie Larson

for residential development and that existed on or prior to the original adoption date of this Plan, shall not be prohibited by applicable density requirements from having the same number of dwelling units as existing on them on October 9, 2018”.

2. Consistency with Mexico Beach Land Development Code

a. Article II Section 2.02.02.D: Zoning Districts

This parcel is located within the Townhome District. The intent of the district is “to specifically allow common wall townhomes within the City. This district allows for single family attached and multi-family attached residential dwelling units at a maximum density of 8 dwelling units per acre”. “Residential Single Family detached” is listed as a Principal Use. **This request meets the requirements of the district intent (with the support of Comprehensive Plan Policy 1.8.7), the allowable location, and the principal use of this zoning district.**

b. Article III Section 3.01.01 Minimum Lot Area Requirements

Section 3.01.01 A states that “All development shall have a total land area sufficient to meet all development design standards in this Code, including, but not limited to, land required to provide setbacks from abutting right-of-way, buffers, stormwater management, off street parking and circulation, protection of environmentally sensitive lands, and any other provisions which may require land area to be set aside”. Section 3.01.01 B adds that “Gross density of the area shall not exceed that specified in the Section 2.02.02.” **With the allowance of Comprehensive Plan Policy 1.8.7, this criterion is met.**

c. Article III Section 3.08.00 Lot Combination

Section 3.08.00 states “Lot combinations involving the combination of three (3) or more lots shall instead be reviewed pursuant to the process for a lot split”

In order to qualify for a lot split, or a lot combination in this case, Section 3.07.00 provides that “any resulting lots must meet all the requirements of the City of Mexico Beach Comprehensive Plan and Land Development Codes and must conform to the physical characteristics of the neighborhood where located”. **This report provides evidence that this proposed development meets this criteria.**

3. Recommendation

We have received the application documents and reviewed them against the City’s Comprehensive Plan and Land Development Code

This report recommends approval

NOTES:

1. No improvements were located in this survey other than those shown hereon.
2. No underground encroachments, utilities or foundations were located in this survey.
3. All measurements shown hereon are Standard U.S. Survey Feet and decimals thereof.
4. As worked from Flood Insurance Rate Map for Brow County, Florida, Community Parcel Number 12000C 0008 (1:1 Scale of Fire Index June 2, 2008). This Property is located in Zone "X".
5. The use of this survey is limited to the specific transaction shown hereon.
6. Subject to zoning setbacks, easements and restrictions of record.
7. Adjusting deeds of record were not provided to this firm.

EXISTING CONDITION

U.S. HIGHWAY #98
(100' R/W) (OPEN/PAVED) R/W

LEGEND

- | | | |
|-----------------------------|-----------------------|--------------------------------|
| ID - IDENTIFICATION | FLU - FENCED | RC - ROD AND CAP |
| RE - REBAR | W - TELEVISION DOK | SS - SANITARY SEWER |
| OF - OFFICIAL RECORDS BOOK | PLD - PLYWOOD CORNER | OC - NO CONCRETE MONUMENT |
| CM - CONCRETE MONUMENT | T - TOWNSHIP | OC - FND MONUMENTATION |
| POB - POINT OF BEGINNING | R - RANGE | L1 - LINE TAG (SEE LINE TABLE) |
| POC - POINT OF COMMENCEMENT | N - NORTH | WS - WATER SERVICE |
| D - DEED | S - SOUTH | WB - WATER BOX |
| R - REBARRED | E - EAST | WM - WATER METER |
| RP - REBARRED PLAT | W - WEST | WT - WOT TO SOLE |
| R/W - RIGHT OF WAY | CP - CALCULATED POINT | |

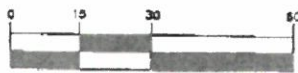
Line Table(M)

Line #	Bearing	Length
L1	S56°04'54"E	100.06'
L2	S33°56'30"W	15.71'
L3	N56°01'12"W	99.96'
L4	N33°36'17"E	15.60'
L5	S33°36'17"W	15.60'
L6	S56°01'12"E	99.96'
L7	S33°56'30"W	15.38'
L8	N56°05'48"W	99.99'
L9	N34°02'58"E	15.61'
L10	S34°02'59"W	15.51'
L11	S56°05'48"E	99.99'
L12	S33°56'30"W	20.57'
L13	N33°31'20"E	20.49'



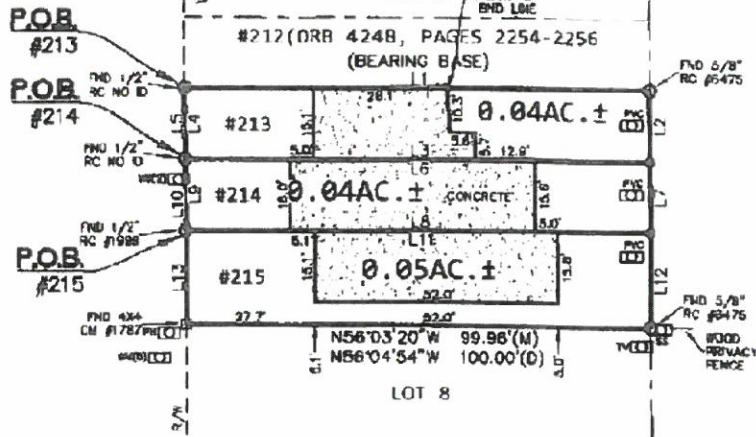
POC
COMMENCE AT THE NW CORNER OF LOT 8, BLOCK "5", MEXICO BEACH UNIT NO. 5, AS PER MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 61, IN THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

SOUTH 38TH STREET (F)
FOURTH AVENUE (P)
(50' R/W) (OPEN/PAVED)



EDWIN BROWN & ASSOCIATES

SURVEYORS

(904) 998-3916 (850) 998-3916 FAX (904) 998-3916
P.O. Box 625 2615 CHRISTMAS ISLAND FL 32110

The undersigned surveyor has not been provided with any other documents or records of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

Not valid without the signature and the seal of a Florida Licensed Surveyor and Mapper.

EDWIN G. BROWN
Surveyor & Mapper
Florida Certificate No. 5909
(LB# 8475)



THIS SURVEY IS CERTIFIED TO:
ERIC & KARRIE LARSON

THIS SURVEY WAS PREPARED FOR THE SOLE BENEFIT OF THE ABOVE DERIVED ENTITIES AND/OR INDIVIDUALS AND IS INTENDED TO BE USED FOR THE CURRENT TRANSACTION ONLY. INDIVIDUALS OR ENTITIES WHICH ARE NOT SPECIFICALLY LISTED ABOVE ARE NOT ENTITLED TO RELY UPON THIS BOUNDARY SURVEY FOR ANY PURPOSE. FURTHERMORE, THE SURVEYOR IS NOT OBLIGATED TO AND WILL NOT SUPPORT THIS BOUNDARY SURVEY TO ANY INDIVIDUAL OR ENTITY WHICH IS NOT SPECIFICALLY LISTED ABOVE.

PLAT OF BOUNDARY SURVEY PREPARED FOR:
ERIC & KARRIE LARSON

PREPARED BY:
EDWIN G. BROWN AND ASSOCIATES, INC.

2615 CHRISTMAS ISLAND, FL. P.O. BOX 625 CHRISTMAS ISLAND, FL. 32110 (904)998-3916

INTERIOR/PAGE	SECTION: 23	SCALE: 1" = 30'	REVISION BY: WGB
INTERIOR/PAGE	TOWNSHIP: 8-SOUTH	SURVEY DATE: AUGUST 17, 2008	CHECKED BY: WGB
SHEET: 1 OF 3	RANGE: 18-WEST	JOB NUMBER: 22-595	PLAT:
			46245

NOTES:

- No improvements were located in this survey other than those shown herein.
- No underground encroachments, utilities or foundations were located in this survey.
- All measurements shown herein are Standard U.S. Survey Feet, and decimals thereof.
- As noted from Flood Insurance Rate Map for Bay County, Florida, Community Panel Number 12080 000E H; Date of Firm Issue: June 7, 2008. This Property is located in Zone "X".
- The use of this survey is limited to the specific transaction shown herein.
- Subject to zoning ordinances, easements and restrictions of record.
- Adjoining deeds of record were not provided to this firm.

BOUNDARY LINE ADJUSTEMENT

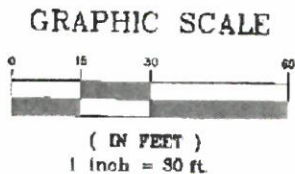
U.S. HIGHWAY #98

(100' ~R/W) (OPEN/PAVED) R/W

LEGAL DESCRIPTION:

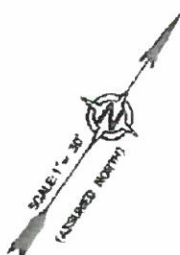
Commence at the Northwest corner of Lot 6, Block "5", Mexico Beach Unit #5 as per map or plat thereof recorded in Plat Book 7, Page 61 in the Public Records of Bay County, Florida; thence run along the Easterly right of way line of a 50' wide right of way known as South 38th Street South 33 degrees 58 minutes 53 seconds West 98.49 feet to a re-bar marking the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING and said Easterly right of way line run South 56 degrees 04 minutes 54 seconds East 100.06 feet to a re-bar; thence South 33 degrees 56 minutes 30 seconds West 51.66 feet to a re-bar; thence North 56 degrees 03 minutes 20 seconds West 99.96 feet to a concrete monument lying on the Easterly right of way line of said South 38th Street; thence run along said Easterly right of way Line North 33 degrees 50 minutes 17 seconds East 51.61 feet to the POINT OF BEGINNING. Containing 0.12 acres more or less

POC
COMMENCE AT THE NW CORNER OF LOT 6, BLOCK "5", MEXICO BEACH UNIT NO. 5, AS PER MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 61, IN THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA



LEGEND

- | | | |
|----------------------------|------------------------|------------------------------|
| B - BENCHMARK | FB - FENCED | RC - ROD AND CAP |
| BB - RE-BAR | W - WELDED WIRE | RS - SURVEY SIGN |
| OS - OFFICIAL RECORDS BOOK | PC - POLYMER CHAINLINK | MC - METAL CONCRETE MONUMENT |
| CM - CONCRETE MONUMENT | T - TYPED | ND - NODIFICATION |
| POB - POINT OF BEGINNING | R - RANGE | LI - LINE AND CURVE TABLE |
| PC - POINT OF CONFORMANCE | N - NORTH | WS - WATER SERVICE |
| C - CURVE | E - EAST | PM - PHONE BOX |
| M - MEASURED | S - SOUTH | WM - WATER METER |
| R - RECORDED PLAT | W - WEST | W - WEST |
| R/W - RIGHT OF WAY | C - CALCULATED POINT | NS - NOT TO SCALE |

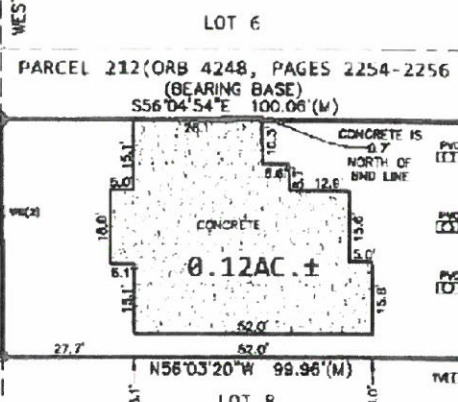


SOUTH 38TH STREET (F)
FOURTH AVENUE (P)
(50' ~R/W) (OPEN/PAVED)

POB

R/W 1/2' RC NO ID

R/W 1/2' RC NO ID



THIS SURVEY IS CERTIFIED TO:
ERIC & KARRIE LARSON.

THIS SURVEY WAS PREPARED FOR THE SOLE BENEFIT OF THE ABOVE CERTIFIED ENTITIES AND/OR INDIVIDUALS AND IS INTENDED TO BE USED FOR THE CURRENT TRANSACTION ONLY. INDIVIDUALS OR ENTITIES WHICH ARE NOT SPECIFICALLY LISTED ABOVE ARE NOT ENTITLED TO RELY UPON THIS BOUNDARY SURVEY FOR ANY PURPOSE. FURTHERMORE, THIS SURVEY IS NOT OBLIGED TO AND WILL NOT SUPPORT THIS BOUNDARY SURVEY TO ANY INDIVIDUAL OR ENTITY WHICH IS NOT SPECIFICALLY LISTED ABOVE.

PLAT OF BOUNDARY SURVEY PREPARED FOR:
ERIC & KARRIE LARSON

PREPARED BY:
EDWIN G. BROWN & ASSOCIATES, INC.

2511 CHAFFORDVILLE HWY., P.O. BOX 426 CHAFFORDVILLE, FL. 32120 (352) 938-3748

INSTRUMENT/PAGE 979/47	COUNTY: BAY	DRAWN BY: EBM	REVIEWED BY: WGB
EXTENSION/PAGE	SECTION: 23	SCALE: 1"=30'	CHECKED BY: WGB
INSTRUMENT/PAGE	TOWNSHIP: 6-SOUTH	SURVEY DATE: AUGUST 17, 2008	
SHEET: 6 OF 3	RANGE: 12-WEST	AGE NUMBER	PROJ
		22-595	46245

EDWIN BROWN & ASSOCIATES
SURVEYORS & MAPPERS
(352) 938-3748 FAX (352) 938-3748
P.O. Box 426 Chaffordville, FL 32120

The undersigned surveyor has not been provided a current list of all owners or abstract of matters affecting the site or boundary in the subject property. It is possible there are deeds of records, unrecorded deeds, easements, or other instruments which could affect the boundaries.

Not valid without the signature and seal of the STATE OF FLORIDA

ERIC & KARRIE LARSON
Surveyor & Mapper
Florida Certificate No. 3659
(L# 6-175)



EXISTING CONDITION

LEGAL DESCRIPTION:

PARCEL #213

Commence at the Northwest corner of Lot 6, Block "5", Mexico Beach Unit #5 as per map or plat thereof recorded in Plat Book 7, Page 61 in the Public Records of Bay County, Florida; thence run along the Easterly right of way line of a 50' wide right of way known as South 38th Street, South 33 degrees 58 minutes 53 seconds West 98.49 feet to a re-bar marking the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING and said Easterly right of way line run South 56 degrees 04 minutes 54 seconds East 100.06 feet to a re-bar; thence South 33 degrees 56 minutes 30 seconds West 15.71 feet; thence North 56 degrees 01 minutes 12 West 99.96 feet to a re-bar lying on the Easterly right of way line of said South 38th Street; thence run along said Easterly right of way line North 33 degrees 36 minutes 17 seconds East 15.60 feet to the POINT OF BEGINNING. Containing 0.04 acres more or less

PARCEL #214

Commence at the Northwest corner of Lot 6, Block "5", Mexico Beach Unit #5 as per map or plat thereof recorded in Plat Book 7, Page 61 in the Public Records of Bay County, Florida; thence run along the Easterly right of way line of a 50' wide right of way known as South 38th Street as follows: South 33 degrees 58 minutes 53 seconds West 98.49 feet to a re-bar; thence South 33 degrees 36 minutes 17 seconds West 15.60 feet to a re-bar marking the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING and said Easterly right of way line run South 56 degrees 01 minutes 12 seconds East 99.96 feet; thence South 33 degrees 56 minutes 30 seconds West 15.38 feet; thence North 56 degrees 05 minutes 48 seconds West 99.99 feet to a re-bar lying on the Easterly right of way line of said South 38th Street; thence run along said Easterly right of way line North 34 degrees 02 minutes 59 seconds East 15.51 feet to the POINT OF BEGINNING. Containing 0.04 acres more or less

PARCEL #214

Commence at the Northwest corner of Lot 6, Block "5", Mexico Beach Unit #5 as per map or plat thereof recorded in Plat Book 7, Page 61 in the Public Records of Bay County, Florida; thence run along the Easterly right of way line of a 50' wide right of way known as South 38th Street as follows: South 33 degrees 58 minutes 53 seconds West 98.49 feet to a re-bar; thence South 33 degrees 36 minutes 17 seconds West 15.60 feet to a re-bar marking the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING and said Easterly right of way line run South 56 degrees 01 minutes 12 seconds East 99.96 feet; thence South 33 degrees 56 minutes 30 seconds West 15.38 feet; thence North 56 degrees 05 minutes 48 seconds West 99.99 feet to a re-bar lying on the Easterly right of way line of said South 38th Street; thence run along said Easterly right of way line North 34 degrees 02 minutes 59 seconds East 15.51 feet to the POINT OF BEGINNING. Containing 0.04 acres more or less

EDWIN BROWN & ASSOCIATES
 SURVEYORS & MAPPERS
 2501 9th St S, Ste 113, Jacksonville, FL 32216
 P.O. Box 628, 2613 South 1st St, Jacksonville, FL 32232

The undersigned surveyor has not been provided with any title, deed, plan or abstract of matters affecting title or boundary by the holder of records. It is possible there are deeds of records, unrecorded, or other matters or other instruments which could affect the boundaries.

Not valid without the signature and the original of this plat.

EDWIN C. BROWN
 Surveyor & Mapper
 Florida Certificate No. 0000
 (L# 6473)



THIS SURVEY IS CERTIFIED TO:
 ERIC & KARRIE LARSON

THIS SURVEY WAS PREPARED FOR THE SOLE BENEFIT OF THE ABOVE CERTIFIED ENTITIES AND/OR INDIVIDUALS AND IS INTENDED TO BE USED FOR THE CURRENT TRANSACTION ONLY. INDIVIDUALS OR ENTITIES WHICH ARE NOT SPECIFICALLY LISTED ABOVE ARE NOT ENTITLED TO RELY UPON THIS BOUNDARY SURVEY FOR ANY PURPOSE. FURTHERMORE, THIS SURVEYOR IS NOT OBLIGATED TO AND WILL NOT SUPPORT THIS BOUNDARY SURVEY TO ANY INDIVIDUAL OR ENTITY WHICH IS NOT SPECIFICALLY LISTED ABOVE.

PLAT OF BOUNDARY SURVEY PREPARED FOR
ERIC & KARRIE LARSON
 PREPARED BY:
EDWIN C. BROWN AND ASSOCIATES, INC.
 2613 GRANFORDVILLE HWY. P.O. BOX 628, JACKSONVILLE, FL 32232 (904)206-3016

BOOK/PAGE 976/42	COUNTY BAY	DRAWN BY: EB	REVIEWED BY: WCB
INTERIOR/PAGE	SECTION 88	SCALE 1"=30'	CHANGED BY: WCB
BOOK/PAGE	TOWNSHIP: 8-SOUTH	SURVEY DATE:	AUGUST 17, 2023
SHEET: 2 OF 3	RANGE: 18-WEST	JOB NUMBER	PG#
		22-595	46245



CITY OF MEXICO BEACH CITY COUNCIL

Agenda Abstract Form

Meeting Date: 11/22/2022
 Department: Administration
 Public Hearing: Yes No
 Date of Public Hearing: N/A

For Clerk's Use Only
 AGENDA ITEM #

Consent Agenda	Regular Agenda	Closed Session

PRESENTER/INFORMATION CONTACT: Douglas Baber, City Administrator

ITEM TO BE CONSIDERED

Subject:

6.03.00 Off-Street Parking Standards - Eating and Drinking Establishments

Attachment(s):

Section 6.03.00 of the LDC

Brief Summary:

Discussion of parking space requirements for eating and drinking establishments.

Action Requested:

Recommend review of "Section 6.03.00 Off Street Parking Standards" - by Planning & Zoning Board to be brought back to Council for final review. Specifically, "Clarification on 1 spot per 4 seats or 1 per 100 sq. feet of gross floor area, whichever is greater".

ISSUE OVERVIEW

Background Information & Issue Summary:

Open discussion on this topic as outlined above.

Financial Impacts:

N/A

Staff Recommendations/Comments:

Recommend P&Z review of "Section 6.03.00 Off Street Parking Standards" for removal of the "or 1 per 100 sq. feet of gross floor area, whichever is greater." text in the LDC to be brought back to Council for final review.

6.02.00 GENERAL PROVISIONS

A. Purpose

The requirements set forth in this section are designed to ensure the adequate provision of safe access, efficient on-site traffic flow, and acceptable parking for every building, structure, or use erected or instituted.

B. Existing Structures and Uses

1. Conforming Uses

As of the effective date of this Code, existing buildings or structures may be modernized, altered, or repaired without having to apply these regulations, provided there is no increase in floor area or capacity and no change of occupancy classification.

2. Expansion of Structure

The proposed expansion of any existing structure or building in floor area, volume, capacity, or space shall result in the compliance with the requirements governed by this Code for both existing and new structures or buildings.

3. Non-Conforming Uses

Non-conforming uses destroyed or damaged in excess of fifty percent (50%), when rebuilding, must comply with Section 6 of this Code.

4. Change in Use

A change in use of a structure or building resulting in additional requirements over that of the present use, shall be bound to comply with the regulations contained in this Code.

(Ord. 711, passed 2-5-2019)

6.03.00 OFF-STREET PARKING STANDARDS

A. Space Requirements

The following matrix specifies the required minimum number of automobile spaces for a particular land use.

LAND USE	SPACES REQUIRED
1. DWELLINGS	
a. All Residential (houses, apartments, condominiums, townhouses, and mobile homes)	2 per unit
b. Hotel and Motel	1.25 per room or suite, and 10 per 1000 sq. feet of floor area or 1 per 4 seats, whichever is greater for restaurant and lounge area
c. Boarding and Rooming Houses, and Dormitories	1 per each bedroom
d. Travel Trailer Parks	1 per unit
2. PUBLIC ASSEMBLY	
a. Churches, Temple, or Places of Worship	1 per 4 seating spaces in main assembly area
b. Fraternal Organization	1 per 300 sq. feet of gross floor area

LAND USE	SPACES REQUIRED
2. PUBLIC ASSEMBLY	
c. Theater or Place of Assembly	1 per 3 seats
d. Day Care Facilities	1 per staff member plus 1 space per 5 children (based on maximum capacity)
e. Amusement Place, Dance Hall	1 per 4 seats or 1 per 100 sq. feet of gross floor area, whichever is greater
3. HEALTH FACILITIES	
a. Nursing Homes	1 per 4 beds, plus 1 per 4 employees
b. Medical, Dental, and Health Offices and Clinics	1 per 300 sq. feet gross floor area
4. COMMERCIAL	
a. Banks	1 per 300 sq. feet gross floor area
b. Food Store	1 per 300 sq. feet gross floor area
c. Food Stores with Gas Pump	1 per 300 sq. feet gross floor area
d. Automobile Service Station	2 plus 4 spaces per service bay
e. General Business, Commercial, or Personal Service Establishment Catering to Retail Trade	1 per 300 sq. feet gross floor area
f. Offices, Excluding Medical, Dental, and Health Clinics and Offices	1 per 300 sq. feet gross floor area
g. Eating and Drinking Establishments	1 per 4 seats or 1 per 100 sq. feet of gross floor area, whichever is greater
h. Take out establishments only	1 per 200 sq. feet of gross floor area
i. Shopping Centers	1 per 300 sq. feet of gross floor area
5. RECREATION	
a. Marina	0.5 per wet slip and 0.5 per dry slip
6. INDUSTRIAL	
a. Warehousing	1 per 2000 sq. feet gross floor area
b. Wholesale, Manufacture, Processing, or Assembly	2 per 1000 sq. feet gross floor area. For each sq. foot up to 150,000 sq. feet plus 1 space per 1000 sq. feet for each sq. feet over 150,000 sq. feet of gross floor area
7. MIXED USE	
a. Mixed Use	Sum of individual categories
Categories not listed above shall be established by the City Council based upon recommendations from the Planning and Zoning Board	



CITY OF MEXICO BEACH CITY COUNCIL
Agenda Abstract Form

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AGENDA ITEM #

<i>Consent Agenda</i>	<i>Regular Agenda</i>	<i>Closed Session</i>

PRESENTER/INFORMATION CONTACT: City Attorney/Clint McCahill

ITEM TO BE CONSIDERED

Subject:

Ordinance 801- Second Reading of Ordinance annexing 80 acres purchased from St. Joe Company into the City limits.

Attachment(s):

Ordinance 801

Brief Summary:

See above

Action Requested:

That the City Council make a motion for Second reading of Ordinance 801 and motion to approve

ISSUE OVERVIEW

Background Information & Issue Summary:

The City of Mexico Beach purchased the 80 acre parcel and now it needs to be annexed into the City.

Financial Impacts:

Staff Recommendations/Comments:

That the Council make a motion for second reading of Ordinance 801 and motion to approve.

ORDINANCE NO. 801

AN ORDINANCE OF THE CITY OF MEXICO BEACH, FLORIDA PROVIDING FOR THE VOLUNTARY ANNEXATION OF PARCEL ID. No. 04186-000-000; PROVIDING A LEGAL DESCRIPTION OF THE LANDS TO BE ANNEXED, MORE SPECIFICALLY DESCRIBED IN THIS ORDINANCE, AS PETITIONED BY THE PROPERTY OWNER PURSUANT TO SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR THE REDEFINING OF THE CITY BOUNDARIES TO INCLUDE SAID LANDS; MAKING CERTAIN FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 171, Florida, provides the exclusive method of municipal annexation; and

WHEREAS, the City of Mexico Beach has determined the areas to be annexed have met all the requirements of Chapter 171, Florida Statutes, including being contiguous to the City of Mexico Beach and are reasonably compact; and

WHEREAS, the City of Mexico Beach has determined it is able to provide certain essential services for the subject properties; and

WHEREAS, the owner of the land, which contains approximately 80 acres, pursuant to Section 171.044, Florida Statutes, has filed on May 24, 2022, a voluntary petition to the City of Mexico Beach ("City") to annex the Property into the City; and

WHEREAS, the description of the Property is as follows:

Parcel Id No. 04186-000-000:

Original Lots 1 & 7, being the East ½ of the Northwest Quarter of Section 25, Township 6 South, Range 12 West, Bay County, Florida.

WHEREAS, pursuant to the provisions of section 171.044, Florida Statutes, notice of this annexation has been provided to the Bay County Board of County Commissioners, and published once a week for two (2) consecutive weeks in the News Herald, a newspaper of general circulation in Bay County, notifying the public of the proposed Ordinance and of the public hearings to be held; and

WHEREAS, the property owner having an ownership interest in the property hereinafter described and the same having voluntarily requested the City Limits of the City of Mexico Beach be extended so as to include the land described and depicted above; and

WHEREAS, it is in the best interest of the public health, safety and welfare of the citizens of the City of Mexico Beach for the City Council to annex the real property described in this Ordinance into the municipal boundaries of the City of Mexico Beach.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MEXICO BEACH, FLORIDA:

1. The City does hereby annex the Property into the City of Mexico Beach, Florida
2. The City boundaries shall be amended and redefined to include the Property.
3. REPEAL: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

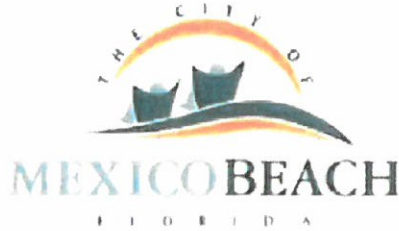
4. SEVERABILITY: If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be held void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.
5. EFFECTIVE DATE: This Ordinance shall become effective upon adoption as provided by law.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Mexico Beach,
Florida, this ___ day of _____, 2022.

THE CITY OF MEXICO BEACH

BY: _____
WILLIAM A. CATHEY, MAYOR

ATTEST: _____
TAMMY BRUNSON
City Clerk



CITY OF MEXICO BEACH CITY COUNCIL

Agenda Abstract Form

Meeting Date: 11/22/2022
 Department: Administration
 Public Hearing: Yes No
 Date of Public Hearing: _____

For Clerk's Use Only
AGENDA ITEM #

Consent Agenda	Regular Agenda	Closed Session

PRESENTER/INFORMATION CONTACT: Clint McCahill/City Attorney

ITEM TO BE CONSIDERED

Subject:

Resolution 22-09

Attachment(s):

Resolution 22-09

Brief Summary:

A Resolution designating elected city official into the Florida Retirement System as members in the "Elected Officials Class".

Action Requested:

Approve or deny Resolution 22-09

ISSUE OVERVIEW

Background Information & Issue Summary:

The City Council previously passed Resolution 22-08 for the joining of elected officials with delegation into the elected member's class, however; FRS is requiring a second resolution specifically delegating elected officials into the elected member's class.

Financial Impacts:

Staff Recommendations/Comments:

The staff recommends passing Resolution 22-09

RESOLUTION 22-09

A RESOLUTION OF THE CITY OF MEXICO BEACH, FLORIDA DESIGNATING ITS ELECTED POSITIONS FOR INCLUSION IN ELECTED OFFICERS' CLASS OF THE FLORIDA RETIREMENT SYSTEM; AND PROVIDING AN EFFECTIVE DATE.

WITNESSETH

WHEREAS, The Florida State Legislature has provided the city of Mexico Beach, Florida's elected officials the ability to be included in the Elected Officers' Class of the Florida Retirement System; and

WHEREAS, the City of Mexico Beach, Florida feels it is important to provide this benefit to its eligible elected officials in appreciation of their faithful service to the city of Mexico Beach, Florida

NOW THEREFORE, be it resolved by the City Council vote at the regular meeting on the 22nd day of November 2022 as follows:

Section 1. Designation of Elective Officials: That the city of Mexico Beach, Florida herein designates all its elective positions for inclusion in the Elected Officers' Class of the Florida Retirement System.

Section 2. Effective Date: That this designation shall be effective the first day of the month following receipt of this adopted resolution by the Florida Division of Retirement.

PASSED AND ADOPTED THIS 22ND DAY OF NOVEMBER 2022

CITY OF MEXICO BEACH, FLORIDA

By: _____
WILLIAM A. CATHEY
MAYOR

ATTEST:

TAMMY BRUNSON
CITY CLERK

Approved as to form and correctness:

CLINTON T. MCCAHHILL
City Attorney