



City of Mexico Beach

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Weekly Report September 12, 2025



National Chocolate Milkshake Day Edition

(Just need to find an old-fashioned soda fountain – for those of us of a certain age)

CITY ADMINISTRATOR

Mell Smigielski

Meetings Next Week

None

Boat ramp

Structural Engineer sent final drawings. Anchor finalizing drawings. Anchor sent the Environmental Consultant a set of drawings to review so permitting can begin.

Public Works Water Tank Aeration System

CROM reviewing the proposal from Cyber Electric

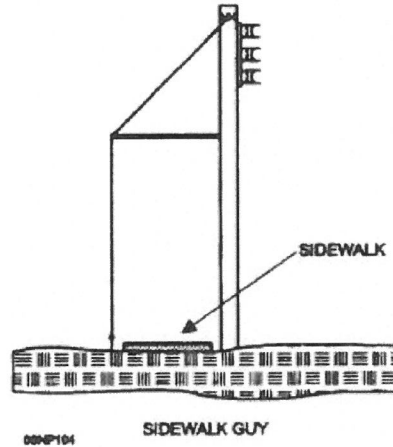
Anchor reached out to Indiantown, FL who has the same mixer and ventilation system installed. The system did reduce their TTHM's, however, they will likely still need to add an aeration system. The rep did say their system had very high TTHM levels, so just the mixer/ventilation may work on Mexico Beach's system—it just depends on how high the TTHM's are currently.

Nickle Creek

Anchor is working on proposal for the city to review utility needs for the proposed subdivision. Anchor reached out to Utility Department regarding locations of lift stations, existing sewer mains, etc.

15th Street Pedestrian Bridge

Anchor coordinated with Duke Energy and the sidewalk should be able to stay in the proposed location. Duke is adding a "sidewalk guy wire" which will allow the sidewalk to run in between the pole and guy wire. See example below.



Bridge Brothers is working on material procurement which will set the delivery schedule (preliminary estimate for March or April at this point). They will be in touch with a fabrication/delivery schedule.

Revised foundation drawings are drafted and under final structural engineer review.

Cul-de-sac on Canal Parkway

Anchor is looking at alternative installation materials (pavement, shells, etc) and will provide pros/cons for each material.

Amphitheater

BGN's design team is finalizing their structural (foundation) and electrical drawings (no change from last week).

Nanook and 14th Street Lift Stations

Anchor waiting on electrical quote from Duke Energy.

Nanook – Mainline received a quote for pump but is still waiting for the submittals. They will send all the information as soon as they have it.

HWY 98 and 4th Street

Anchor is putting together a final addendum to be released. Bids to be opened at 2:00 on Friday September 29.

CASUNA & Ocean Plantation

Tammy and Juli found a set of plans for each of the subdivisions, which was needed by Anchor to finish up their task order for the review of the streets and sidewalks.

Bypass Pumps Installation

Anchor is crafting a task order to oversee the installation of the pumps on behalf of the city.

Dune Walkovers

Anchor and structural engineer are working on drawings. See concept drawing at end of this report.

Another Sewer leak at Canal Parkway

The Utility and Public Works Department were out on Thursday morning repairing another leak on Canal Parkway. Awesome job by the crew to get the repairs done.

Concerning the sewer trunk line from the city to Tyndall AFB, we contacted Bay County Utilities who said they had information on a possible grant from years ago that may be resurrected. So far it turns out the grant about which they were talking was the same as I had mentioned previously. A SRF loan from the state. They put me in touch with their grant writer, K2 Project Management Solutions out of Panama City, who said they will look for something that might be available. As for the SRF loan, we can only qualify once we get our asset management plan completed by Florida Rural Water, which is about 3 to 4 months out.

Fire/Police Facility

Even though FEMA has agreed to allow us to build the new facility in the 25-acre parcel north of the Public Works building, we are working on an issue they have with the ingress/egress road on 22nd Street in in the flood plain. We will have to redesign the complex to fit it in correctly. But before we reengage DAG Architects (design) and Dewberry (topography), we are waiting on assurance from FEMA that they will accept the redesign if we can adjust the plans out of any flood plain area.

You must give FEMA credit in that they are thorough. They read the deed for the property from the St. Joe Company and discovered that after one year if we have not built the F/P facility, we must give the property back to the SJC within six months after they request the transfer. We all know we have had the property for well over a year and the SJC has not asked for the property to be transferred. We contacted the SJC to provide a written document that they do not intend on asking for the property to be transferred back to them.

Dune Walkover Grant

January was notified that her application for Phase 1 (design) of the grant was selected for funding. A final agreement will be sent out when FDEP funding is available.

PUBLIC WORKS

Mark Steele

Beach Projects

- Public Works finishes the collaborated efforts with the Turtle Research Team to support the "Leave No Trace" initiative.

- Daily inspections and cleaning of the beach are being conducted by the department.
 - Maintenance and monitoring of the 8th Street Canal are ongoing.
 - Normal dredging operations in the mouth of the canal are underway.
 - Dredge maintenance to the bow thruster is being completed.
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Traffic and Safety Improvements

- We continued to work with FDOT regarding U.S. Highway 98 improvements, with progress expected in the coming weeks. These are the projects pending:
 - Two crosswalks are undergoing necessary repairs:
 - One crosswalk button is being relocated to the appropriate side to meet ADA compliance.
 - A second button is being retrofitted with an extender due to its excessive distance from the sidewalk and gaining ADA compliance.
 - Signal issues at a separate crosswalk are being addressed, including a faulty radio connection on the northbound side.
 - We continue to put up new speed limit and "No Outlet" signs throughout the city streets.
 - Public Works is scheduling the continued repairs at the end other streets are being scheduled, including updated signage, sand removal, and asphalt resurfacing.
 - Bridge repairs are underway and being assessed for the next steps.
 - Roadway repaving decisions are being scheduled.
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Stormwater Management

- Two (2) stormwater inspections on new construction.
 - Stormwater canals are under inspection to ensure proper flow and functionality.
 - The department is still actively looking for solutions for the stormwater improvements at Highway 98 and 15th Street, plans are pending.
 - Reviews are underway to better drain the ends of the streets along the beach.
 - Reviews of the 4th Street stormwater system bids are underway.
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Parks and Recreation

- All City restrooms will be locked at 10:00 pm and reopened at 7:00 am.
 - Routine maintenance and updates are ongoing across all park facilities.
 - Landscape updates are nearly finished at Sunset Park.
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Routine Operations and Maintenance

- Restrooms at all public facilities are being cleaned and maintained regularly.
 - Roadway and landscape maintenance activities, including mowing and weeding, are ongoing.
 - Fleet maintenance and preventive servicing continue.
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Sanitation

- Sanitation procedures are being reviewed for more efficient operations.
 - Sanitation violations are being cited.
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Administrative

- Budget and CIP evaluations are nearly complete for the upcoming fiscal year.
 - Employee evaluations are completed and being submitted to City Hall.
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CODE ENFORCEMENT

Kathy Lyons

Here are a few items Code worked on this past week:

- Mr. Brennan is ok to put up For Sale by Owner on his lot.
- Complaint lot on 12th St. Needs cutting, lot was never cut.
- Called solicitors on Maryland, checked they are a religious group. Ok to spread the good word.
- Group working on townhome that the building department has told owner he cannot have any work done until it has been inspected by engineers. Called Greg who told the workers to leave and told they cannot do work on this property. Stop Work Order has been posted.
- Went to Mexico Beach Liquor store and Market to see if Niraj Patel, owner, was in. Said he just left. Told them to tell him to come to City Hall tomorrow to pick up mail. Mr. Patel called me he said he would be in in the morning to pick up envelope.

FLOODPLAIN CONSULTANT

We have issued 510 minor floodplain reports/permits and conducted 87 compliance inspections to date.

Major applications (Commercial, Subdivisions, Plats etc.) listed below have either been reviewed and feedback provided, are pending more information from the applicant, or have been permitted. Please see the lists below for status details:

Pending Application/ Meetings Held:

- LOMR-F Application for Sugar Sands Phase II
- Sweetwater at Mexico Beach: Preliminary meeting held June 25th, 2024.
- Harmony Lakes preliminary meeting held August 28th, 2024.
- Meeting held 6/30/2025 to discuss pier public restroom.

Reviewed & Feedback Provided - Pending new information:

- The Palms - 1008 15th St. Units A-D

- Forgotten Coast Villas (Development Order- Structures)

Approved/ Approved with Comments:

- 3114 Hwy 98- Development Order for Seaside Market Place
- 5501 Hwy 98- Development Order for Hotel
- 102-104 14th St Replat Application
- 2902 Hwy 98 Development Order for Mixed Use Building
- Salt Creek Final Plat Approval
- Cottages at Paradise Cove (Preliminary Plat, Final Plat, & Development Order)
- 480 15th St. - Restaurant (Playa De Mexico)
- 712 Highway 98- Restaurant
- The Driftwood Inn Chapel
- Salt Creek Temporary Parking Lot
- Villas at Mexico Beach (Development Order)
- 100 42nd St. S (Preliminary Plat)
- 314, 316, 318 Hatley Dr. Duplex
- Toucans- 719 Hwy 98 (Development Order- Structure Only)
- 4101 Hwy 98 (Development Order)
- El Governor (Development Order) - Bathroom & Pool
- Salt Creek Townhomes Ph. 2 (Preliminary Plat)
- Aquas Esmeralda (Preliminary Plat)
- Aquas Esmeralda (Development Order)
- Sweetwater at Mexico Beach (Preliminary Plat)
- Cape & Coast Office: 3016 Hwy 98 (Development Order)

BUILDING DEPARTMENT

Permit Issued Date: 09/05/2025 - 09/12/2025

Permit Issued Date	Property Address	Permit Number	Contractor	Category	Valuation	Subdivision
Permit Type			Detached Single Family			
Permit Status			In Progress			
09/11/2025	226 KIM KOVE RD, Mexico Beach	25MB-RB0110		Residential New	\$450,000.00	GRAND ISLE UNIT 15 235C4
Count: 1			Total: \$450,000.00			
Count: 1			Total: \$450,000.00			
Permit Type			Dock/Boat House (Residential Alteration)			
Permit Status			In Progress			
09/11/2025	109 35TH ST, Mexico Beach	25MB-RB00001	Art Construction OF NW FLA, LLC	Residential Alteration	\$46,500.00	MEXICO BEACH UNIT 6 235C2
Count: 1			Total: \$46,500.00			
Count: 1			Total: \$46,500.00			
Permit Type			Electric Permit			
Permit Status			In Progress			
09/11/2025	122 14TH ST, Mexico Beach	25MB-E0077	Bay Engineering Solutions, LLC	One Stop	\$50,000.00	MEXICO BEACH BUSINESS CENTER
09/09/2025	304 BAILEY LN, Mexico Beach	25MB-E0075	Jerys Framing Crew Inc	One Stop	\$35,000.00	23 6S 12W -23-MAP 235C4
09/09/2025	304 BAILEY LN, Mexico Beach	25MB-E0076	Jerys Framing Crew Inc	One Stop	\$130,000.00	23 6S 12W -23-MAP 235C4
Count: 3			Total: \$215,000.00			
Count: 3			Total: \$215,000.00			
Permit Type			Gas Permit			
Permit Status			In Progress			
09/11/2025	109 26TH ST, Mexico Beach	25MB-G0012	Hometown Gas Services, LLC	One Stop	\$700,000.00	MEXICO BEACH UNIT 4 235C2
Count: 1			Total: \$700,000.00			
Count: 1			Total: \$700,000.00			
Permit Type			Plumbing Permit			
Permit Status			In Progress			
09/10/2025	105 26TH ST, Mexico Beach	25MB-P0066	M and L Plumbing CFC1432572	One Stop	\$1,143,769.00	MEXICO BEACH UNIT 4 235C2
09/09/2025	443 SALT CREEK LN, Mexico Beach	25MB-P0065		One Stop	\$303,000.00	SALT CREEK AT MEXICO BEACH PH2
09/05/2025	455 SALT CREEK LN, Mexico Beach	25MB-P0062	Hobbs Plumbing	One Stop	\$305,000.00	SALT CREEK AT MEXICO BEACH PH2
09/05/2025	451 SALT CREEK LN, Mexico Beach	25MB-P0063	Hobbs Plumbing	One Stop	\$320,000.00	SALT CREEK AT MEXICO BEACH PH2
09/05/2025	447 SALT CREEK LN, Mexico Beach	25MB-P0064	Hobbs Plumbing	One Stop	\$315,000.00	SALT CREEK AT MEXICO BEACH PH2
Count: 5			Total: \$2,386,769.00			
Count: 5			Total: \$2,386,769.00			
Permit Type			Pole Barn / Shed			
Permit Status			In Progress			
09/08/2025	312 MARYLAND BLVD Unit B, Mexico Beach	25MB-RB0114		Residential Alteration	\$16,271.00	25 6S 12W -2.21-236A1
Count: 1			Total: \$16,271.00			
Count: 1			Total: \$16,271.00			
Permit Type			Pool / Hot Tub (Residential Alteration)			
Permit Status			In Progress			
09/08/2025	238 WILLIAM WAY, Mexico Beach	25MB-RB0122	Cox Pools - CPC1459628	Residential Alteration	\$63,935.00	GRAND ISLE UNIT 15 235C4
09/10/2025	104 26TH ST S, Mexico Beach	25MB-RB0127	Cox Swimming Pools CPC1458607	Residential Alteration	\$49,750.00	MEXICO BEACH UNIT 4
09/11/2025	116 37TH ST Unit C, Mexico Beach	25MB-RB0125	Cox Pools - CPC1459628	Residential Alteration	\$61,912.00	MEXICO BEACH UNIT 5(10.2)213D1
Count: 3			Total: \$175,597.00			
Count: 3			Total: \$175,597.00			
Permit Type			Residential New Roof			
Permit Status			In Progress			
09/10/2025	134 MIRAMAR DR, Mexico Beach	25MB-RR0062	Standing Seam Roofing LLC CCC1333346	One Stop	\$1,250,000.00	MEXICO BEACH UNIT #7 213D1
09/09/2025	304 BAILEY LN, Mexico Beach	25MB-RR0061	Jerys Framing Crew Inc	One Stop	\$35,000.00	23 6S 12W -23-MAP 235C4
Count: 2			Total: \$1,285,000.00			
Count: 2			Total: \$1,285,000.00			
Permit Type			Residential Re-Roof			
Permit Status			In Progress			
09/09/2025	64 HWY 98, Mexico Beach	25MB-RR0060	East Point Roofing & Metal Sales Inc	One Stop	\$24,200.00	25 6S 12W -8-BEG E LINE
Count: 1			Total: \$24,200.00			
Count: 1			Total: \$24,200.00			
Total Permits: 18			Valuation Total: \$5,299,337.00			

