



# City of Mexico Beach

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## Weekly Report October 3, 2025



### **National Techies Day Edition**

(Forget about learning tech stuff, just get me a 6<sup>th</sup> grader)

#### **CITY ADMINISTRATOR Mell Smigielski**

##### Meetings Next Week

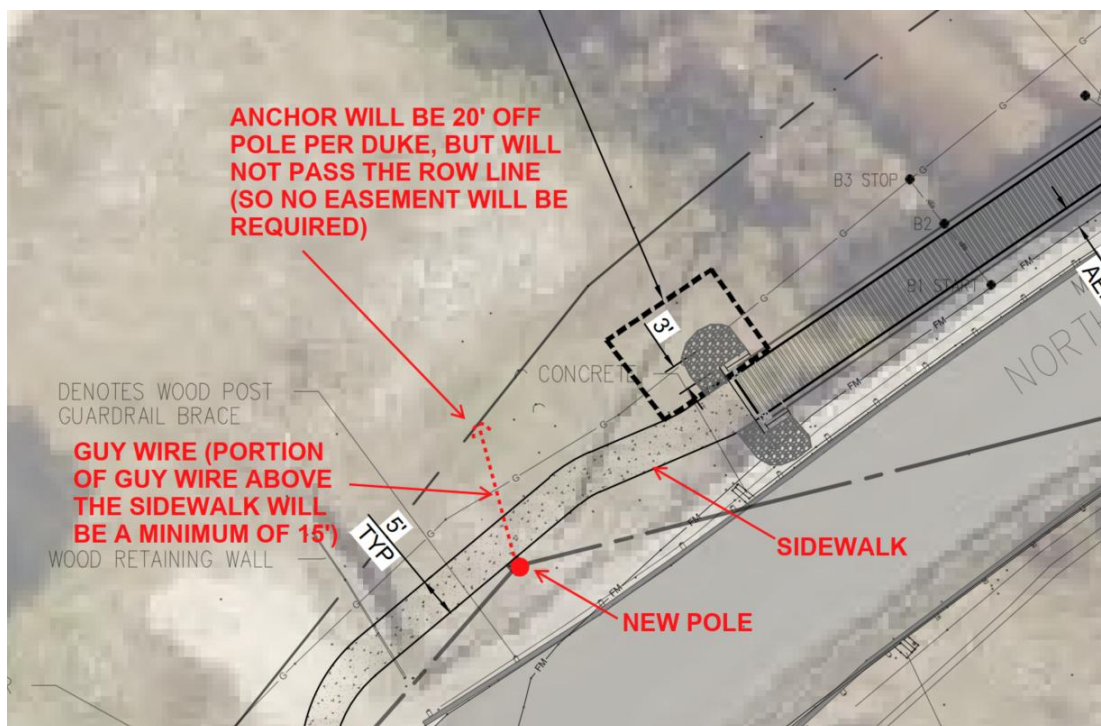
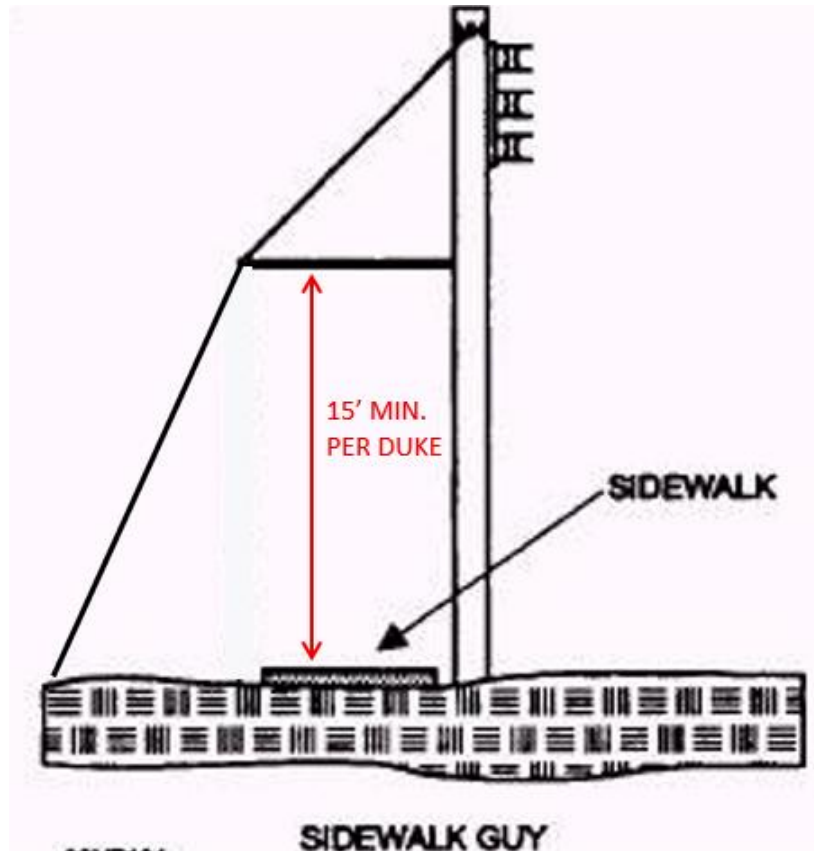
Monday	October 3	6:00 pm	Plan & Zoning
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##### Density Blues

It seems we have been inundated lately with requests to take combined lots back to their original configuration but don't meet our density requirements for building. A good bit of the issue is when changes are made over the years, they lose their non-conforming status and are too late to go back to the way it was. Most communities have language that density is not an issue for originally platted lots. Mexico Beach has similar language, but only for structures in existence on October 9, 2018. If there were never structures built, the lot owners don't have much say. Others wish to split lots that individually don't meet density requirements. But the perplexing issue is in the townhome district. Why would there be a density requirement of 8 dwellings per acre when some of the parcels are only 15 feet wide? That could mean a structure would not meet density requirements. Don't get me wrong, I'm not advocating to relax our density requirements. But we have a spackling of isolated issues that need attention. We'll figure it out.

## 15<sup>th</sup> Street Pedestrian Bridge

Bridge Brothers is working on material procurement which will set the delivery schedule; they will be in touch with a fabrication/delivery schedule. Below is how the pole will be configured.



#### Boat ramp

- ✓ Minor permit drawing revisions underway per environmental consultant (adding a few notes, additional dimensions, etc.)
- ✓ Review set of drawing and revised agreement to FWC for review by the end of this week.
- ✓ Anchor working on quarterly report for FWC.

#### Public Works Water Tank Aeration System

Anchor finalizing options/phasing letter for City review – letter to be on the 10/14 Council Agenda.

#### Lift Station Bypass Pump Project

Razorback is reviewing project drawings and technical specs

#### Cul-de-sac at Canal Parkway

Options letter to be on 10/14 Council Agenda.

#### Nickle Creek

Proposal complete. Will be brought to the next council meeting for council review and approval.

#### Amphitheater

BGN's design team is finalizing their structural (foundation) and electrical drawings. Anchor is hoping to have drawings this week or next.

#### Nanook and 14<sup>th</sup> Street Lift Stations

14<sup>th</sup> Street: Duke has pump info they need, but their scope will require some design that will take 6-8 weeks. Duke will send design and pricing when complete.

The delay in the wet well top slab is due to the steel stirrups being too close to the hole penetrations. They moved the hatch back several inches but needed a new steel design to accomplish. That is complete but they are waiting for the new Agru Liner to be received by the end of the week. Once received, the top slab can be poured and delivered once cured.

Nanook: Anchor reviewing submittals and researching pump options that will work with the existing panel.

#### CASUNA & Ocean Plantation

Assessment task order on 10/14 Council Agenda.

#### Seaside Market Development Order

Review complete and part of P & Z packet for 10/06.

## Sewer Line

Anchor is studying MX-1 relocation and sewer line task order.

## Pier

10-15-25	4:00 pm	Bids due for CEI (construction oversight)
11-19-25	1:00 pm	Bids due for Pier

The laborious process of getting the EA (environmental assessment) approved is in the legal phase. A couple of questions were asked and answered, but the legal team is affected by the government shutdown, so the answers are not yet reviewed.

## HWY 98 and 4<sup>th</sup> Street Project

Anchor putting recommendation of award letter together for 10/14 Council Agenda.

## Dune Walkovers at Public Access at 7<sup>th</sup> and Sunset Park

- ✓ Anchor is updating cost estimate and pulling pricing from similar projects that have been bid recently.
- ✓ Anchor to have 90% construction bid set by 10/15 and out to bid by end of this month depending on permitting timeline (Anchor has reached out to environmental consultant concerning estimated permitting timeline).

## Pristine Properties

Contacted the owner of Pristine Properties to inquire about the continued use of the temporary building (the ordinance allowing it has expired). He indicated the construction of a new building doesn't make financial sense and has no plans at this point. I shared with him we have had complaints from city council members as well as members of the public. I'll follow up as I'm sure the complaints will continue.

## City Millage

Mike got us through the process to certify the DR-487. Once the County finishes their review of the DR-422, we'll certify that and be done with the millage process.

## City Insurance

We received our premiums for the current year. I didn't do the math myself, but I understand the increase was just over 5% from the previous year.

## **PUBLIC WORKS**

### **Mark Steele**

#### Beach Projects

- 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 is still underway for the bow thruster.
- Beach raking is underway.

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## Traffic and Safety Improvements

- FDOT has reported they are finished with the U.S. Highway 98 improvements are completed.
  - We continue to put up new speed limit and "No Outlet" signs throughout the city streets.
  - Roadway milling and repaving services have been scheduled for several critical infrastructure upgrades to start Monday.
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## Stormwater Management

- Stormwater canals are under inspection to ensure proper flow and functionality.
  - Assessments to the beach side roadways are underway.
  - Stormwater repairs to drainage have been completed at 22<sup>nd</sup> Street.
  - Stormwater and landscape trimming have been completed on Paradise Path.
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## Parks and Recreation

- Routine maintenance and updates are ongoing across all park facilities.
  - Landscape updates are being completed at Sunset Park, Under the Palms Park is next for some upgrades and repairs.
  - New landscaping is being planted in the median of Florida Avenue. This is part of our initiative for the Tree City Designation that we have proudly earned every year for the last four years.
  - Park upgrades and repairs are constantly evaluated to ensure the best parks and public spaces in Bay County.
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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 Truck # 010 is down for repairs.
  - The lease for the new sanitation truck is being completed, and we hope to have the new truck soon.
  - The purchase of the new City trash cans is being completed, and we hope to roll out with the cans by the next couple of months.
  - The dumpster has been removed from the boat ramp.
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## FIRE DEPARTMENT Chief Sandy Walker

As the fiscal year drew to a close, we had our apparatus yearly maintenance completed. This involves a total head to toe service for all parts of the apparatus and puts us in good health as we head into the new budget cycle. The good news is nothing nasty was found and all the issues we did have are taken care of giving us a clean bill of health moving forward.

There was a small article in The Apalachicola Times and The Port St. Joe Star regarding Mr. and Mrs. Middleton who played very large part in starting both the volunteer fire department and the ladies auxiliary in Mexico Beach. I have added a copy below.

THE APALACHICOLA TIMES AND THE PORT ST. JOE STAR THURSDAY, SEPTEMBER 25, 2025 7B

# Mexico Beach honors founding firefighters

Special to the Star

It was a touching way for Mexico Beach Fire Rescue to honor a couple who served as two of its most prominent members when the then-volunteer fire department was founded more than 50 years ago.

Ladder 43, a second-hand ladder truck the department obtained and equipped in 2024 thanks to a \$500,000 state appropriation, had been named for the first chief, the late James Middleton, and was "pushed in" the station with the help of his widow, Elsie, who was a founder member in the early '70s of the department's ladies auxiliary.

Elsie Middleton did not live long enough to celebrate in the naming, as she passed away earlier this summer.

But on July 28, at the memorial service, Chief Sandy Walker and three of his firefighters drove the truck to where Traci Gaddis, her sister Terri McFarland, and four grandchildren were honored by the visit.

"Mom didn't live long enough to see it," said Gaddis. "I said 'did you have to do this today? You just wanted to see me cry.'"

She said that every Christmas morning, they would give her mom a bouquet of flowers, in honor of the contribution of her husband and her work with the auxiliary, one of whose original projects was to buy all the firefighters windbreakers.

"It was a homegrown, hometown thing," Gaddis said. "And now it's grown into a wonderful fire department."



Traci Gaddis hold the plaque in her dad's honor, surrounded by, from left, Michael 'Chance' Cunningham; Chief Sandy Walker; Brian Hunt and Avery Thomas. Not pictured is Terri McFarland. | MEXICO BEACH FIRE RESCUE |



James and Elsie Middleton's great-grandchildren, from left, Emma, Spencer, Olivia and Ella Cribbs. | MEXICO BEACH FIRE RESCUE |

Hydrant testing continues throughout the city, but it should cause no interference with water quality.

## **HARBOR MASTER**

With September behind us we can look back at the season we have had in and around the city marina.

We have gained five new yearly rentals and now have five boat lifts installed. This has helped us increase our slip rental for the year by 10%. Yearly boat ramp passes are on a par with 2024, but our daily launch ticket sales are up on 2024 also by 10%.

As the city uses the shell pile, we are slowly getting the trailer and overflow parking area back to its intended use. It has been a good season at the boat slip and city marina, thank you to all that keep the place looking good and ready for use.

## **BAY COUNTY SHERIFF'S OFFICE**

September 2025

Calls for Service	274
Miles Patrolled	11,022
Traffic Stops	49
Citations	1
Warnings	30
Arrests	2 Misdemeanor 1 Criminal Traffic
Traffic Accidents	1

## **FLOODPLAIN CONSULTANT**

We have issued 515 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:

- LOMR-F Application for Sugar Sands Phase II- revisions requested
- 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

## Issued Permits

Permit Issued Date: 09/26/2025 - 10/02/2025

Permit Issued Date	Property Address	Permit Number	Contractor	Category	Valuation	Subdivision
Permit Type			Commercial Remodel C/C			
Permit Status			In Progress			
10/02/2025	4000 Hwy 98, Mexico Beach	25MB-CB0005	MINCY CONSTRUCTION - CGC1516368	Commercial Alteration	\$20,000.00	
<b>Count: 1</b>					<b>Total: \$20,000.00</b>	
<b>Count: 1</b>					<b>Total: \$20,000.00</b>	
Permit Type			Electric Permit			
Permit Status			In Progress			
10/02/2025	112 CANAL PKWY, Mexico Beach	25MB-E0082	Jerry Pybus Electric - EC13005609/EC000510	One Stop	\$30,000.00	MEXICO BEACH UNIT #7
<b>Count: 1</b>					<b>Total: \$30,000.00</b>	
<b>Count: 1</b>					<b>Total: \$30,000.00</b>	
Permit Type			Pool / Hot Tub (Residential Alteration)			
Permit Status			In Progress			
09/30/2025	200 HWY 98, Mexico Beach	25MB-RB0129	EMERALD COAST POOLS CPC1459855	Residential Alteration	\$60,000.00	MEXICO BEACH UNIT #1
<b>Count: 1</b>					<b>Total: \$60,000.00</b>	
<b>Count: 1</b>					<b>Total: \$60,000.00</b>	
Permit Type			Residential New Roof			
Permit Status			In Progress			
10/01/2025	447 SALT CREEK LN, Mexico Beach	25MB-RR0066		One Stop	\$315,000.00	SALT CREEK AT MEXICO BEACH PH2
10/01/2025	455 SALT CREEK LN, Mexico Beach	25MB-RR0067		One Stop	\$305,000.00	SALT CREEK AT MEXICO BEACH PH2
<b>Count: 2</b>					<b>Total: \$620,000.00</b>	
<b>Count: 2</b>					<b>Total: \$620,000.00</b>	
<b>Total Permits: 5</b>					<b>Valuation Total: \$730,000.00</b>	