



City of Mexico Beach

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Weekly Report February 27, 2026



National Strawberry Day Edition

(A sad strawberry is actually a blueberry. The berry above is not sad)

CITY ADMINISTRATOR Mell Smigielski

Upcoming Meetings

Monday	March 2	6:00 pm	P & Z
Tuesday	March 10	9:00 am	City Council
Tuesday	March 24	9:00 am	City Council

Beach Water Sampling

The County Health Department sampling earlier this week came back all clear.

Sunset Park

The insurance company is coordinating a person from their office to work with one of our contractors who submitted a quote to repair the pavilion. I was assured that the process should take no more than 2 weeks. If the parties come to an agreement, then the repairs can move forward.

Lift Station Bypass Pump Project

Anchor is reviewing the RFI from building department (EPCI) and submittals from Razorback.

Boat ramp

FWC is reviewing the amended agreement. FDEP Environmental Permitting review is still underway.

15th Street Pedestrian Bridge

Coordination and installation efforts continue. Bridge to be delivered in February (not much February left).

Updated drawings with sidewalk shift sent to Harders.

FEMA UPDATE

FEMA has entered emergency operating status, and is scaling back to bare-minimum, life-saving operations only. Effective 6:00 a.m. on February 22, FEMA will cease all non-essential activities and focus exclusively on immediate disaster response where there is an active threat to life, public health, or safety. As a result:

Public Assistance will not move forward for ongoing or legacy disasters. FEMA will only carry out Public Assistance activities for new or recent disasters requiring immediate emergency action to protect lives or prevent catastrophic damage.

All non-emergency recovery work is paused, including project formulation, long-term recovery efforts, planning, and administrative processing that does not address an imminent threat.

Non-disaster-related activities are halted so limited personnel and resources can be redirected to urgent response operations.

New initiatives, discretionary programs, pilot efforts, and policy development are suspended until funding is restored.

Travel, deployments, and operational support are restricted to those strictly necessary to respond to active disasters and life-safety emergencies.

These actions reflect the reality of operating without appropriations. FEMA cannot continue normal recovery operations under these conditions and must prioritize only its most critical, life-saving responsibilities. Full recovery and assistance operations will resume once funding is restored.

Public Works Water Tank Mixer System

FDEP accepted the clearance forms and system approved for operation. The City will need to test TTHM/byproduct levels to compare to pre-install levels (may be better to wait until summer when TTHM/byproduct levels are higher).

Walkovers at Public Access at 7th and Sunset Park

FDEP permitting review is underway. Anchor has responded to RFI questions.

We have the signed contract between the city and MKM Construction. Once the FDEP permits are secured, the notice to proceed will be issued.

Additional Walkover

Anchor is working on putting conceptual drawings to be presented in a Public Hearing. Here is the estimated schedule:

- Concept layouts – March 4
- Public Meeting – March 16th – 18th
- Design Proposal – April 8th
- Survey – April 15th – 30th
- Design – May 1 – June 1
- Submit for permitting – June 1

Amphitheater

Structural comments sent back to BGN. BGN will order concrete piles. While waiting for the piles, other projects can continue like moving the electrical panels to the rear of the structure.

Nanook and 14th Street Lift Stations

Nanook – Pump and accessory installation is ongoing.

14th Street – Electrician is awaiting material delivery before completing his work so Duke Energy can come out and complete power connection.

Anchor is looking at the gate shift; will need to coordinate with bypass pump locations.

HWY 98 and 4th Street Project

Work is ongoing. Mainline will notify prior to paving.

Anchor is drafting change orders.

This project, as well as the Canal Parkway cul-de-sac, is expected to be completed in late April according to the Gantt chart provided by the contractor.

4th Street Stormwater Project and Cul-de-sac

Work is ongoing. Mainline will notify prior to paving.

3 change orders were executed.

Before paving the cul-de-sac, the city will need to clear out the current cul-de-sac of cones and other materials.

Traffic flow at the Retail Markets (2802 HWY 98)

Pre-hurricane, the traffic pattern in front of the shops was one way in off of 28th Street and exit on 29th Street. After the hurricane the old traffic pattern was not reinstated. Currently, we have several vehicles crossing the sidewalk, which was not built for traffic. Vehicles are also exiting through the sidewalk which creates a safety problem. We are assessing the situation to come up with a plan to return to the old one-way model, but the available space there is very tight.

LDC Timeframe Report

February 24, 2026

To: Mell Smigielski, City Administrator

From: Allara Mills-Gutcher, AICP

Subject: Mexico Beach Land Development Code Updates Progress Report

The following update is offered by Article of the Land Development Code, and includes the newly created Appendix. These updates are provided to indicate the completion date of initial reviews and recommendations by the Planning & Zoning (P&Z Board), with anticipation of a final recommendation for the entire Land Development Code to be held at the May 2026 hearing for transmittal to the City Council for adoption.

As listed by Table of Contents:

Article I General Provisions

Proposed language at September 8, 2025 P&Z

Submitted in full – one more hearing needed for P&Z final recommendation (with requested revisions)

Article II Zoning

Proposed language at the September 8 and December 1, 2025 P&Z

proposed PUD language at January 5, 2026 P&Z

Provided workshop in January as a request of the P&Z

The PUD revisions are anticipated at the March 2026 P&Z hearing

Submitted in full – one more hearing needed for P&Z final recommendation (with requested revisions)

Article III Subdivision Regulations

Forthcoming - Anticipated hearing date April 2026

Article IV Natural Resources Protection

Forthcoming – Anticipated hearing date April 2026

Article V Signs

Proposed language at October 13 and November 3, 2025 P&Z

Submitted in full – one more hearing needed for P&Z final recommendation (with requested revisions)

Article VI Off-Street Parking, Circulation and Access

Provided off-street parking comparisons for residential uses at January workshop

Forthcoming – Anticipated hearing date March 2026

Article VII Administration, Appeals, and Concurrency

Part of this Article was moved into Article I (Boards)

Forthcoming – Anticipated hearing date March 2026

NEW Section

Appendix

Proposed language at September 8, 2025 P&Z

Submitted in full – one more hearing needed for P&Z final recommendation (with requested revisions)

It is anticipated the final recommendation with requested revisions will occur at one hearing after all Articles have been initially heard and requested revisions have been incorporated as made by the P&Z Board.

Also during the timeframe of this memo was the consideration of a change to Article II regarding boat docks as accessory or primary uses, in addition to a policy change to allow development on legally created lots.

2026 Major School Districts & University Spring Break Dates

March 1- 7

Georgia schools, including Pace Academy, Lovett School, Westminster, and multiple Florida counties like Duval and Hillsborough.

March 8-14

Texas, Tennessee, Mississippi, Georgia, Kentucky, Missouri, and Indiana, plus major Universities including Auburn, Louisville, Samford, LSU, Ole Miss, and many more.

March 15-21

Alabama, Houston and Georgia high schools, including Montgomery Academy and Huntsville City Schools. Universities including FSU, UGA, UF, Illinois, Ohio State, and UCF. Multiple Florida counties including Bay, Gulf, Escambia, Walton, Okaloosa, Leon and Santa Rosa schools.

March 22-28

Large districts from Alabama, Arkansas, Georgia, Kentucky, Louisiana, Missouri, and Ohio. Multiple Florida counties including Jackson, Holmes and Washington schools.

March 29- April 1

Schools from Alabama, Georgia, Louisiana, Illinois, middle-Tennessee, Mississippi, and more, including Loyola University and Southeastern University.

April 5-11

Georgia districts such as Cobb County, Fulton County, Gwinnett County, and DeKalb County, plus Universities in Arkansas, Kentucky, Georgia, Louisiana, and Missouri.

April 12-18

Primarily high schools from Alabama and Tennessee.

AVCON Stormwater Update

There was a hard and fast deadline for phase I deliverables on or before February 28. Some of the items were design, analysis, surveying, permitting, H & H Report and cost estimate. It took a lot coordination, but AVCON provided the documents to Atkins Realis on Thursday in time for Atkins to submit to FDEM on Friday.

PUBLIC WORKS

City Hall Flagpole

Flagpole has been received.

Installation scheduled for next week.

Pole Barn and Bathroom Roof (MKM)

Purchase Order in process for MKM.

Anticipated project start within the next few weeks.

Solid Waste Containers

New garbage cans scheduled for delivery next week.

Gumbo Festival

Event setup completed.

Pickleball Courts

Scheduled for next week: removal of slats from fencing in preparation for new fencing installation.

Awaiting confirmed installation date for new fencing.

Storm Drain Project – Pine Street & Magnolia Avenue

Grass seed applied in disturbed areas following storm drain installation.

Street cut on Pine Street repaired where pavement was removed for storm drain installation.

CODE ENFORCEMENT

Kathy Lyons

1. Notice of Violation for incorrect fence installed on Georgia.
2. Had an RV removed from vacant lot on Fortner.

3. Notice of Violation issued for boat parked on right of way.
4. Received several Special Events.
5. Notice of Violation sent to have dock repaired.
6. Dog found walking along Hwy. 98, dog belonged to Finley Cook, dog returned.
7. House on 7th Street has completed installing roof and gutters.
8. Picked up several snipe signs.
9. Mobile home on 4th and house on Fortner sent Notice of Violation to Mrs. Barco that both places need to be repaired and cleaned up. Mrs. Barco call said she is working on hiring someone to do the repairs, will keep me up to date.
10. People with incorrect fence have filed a request for a hearing. Meeting with Special Master set for a date in March.

FIRE DEPARTMENT

Chief Sandy Walker

This year the department put in for a VFA Grant for two fire extinguishers that produce 60 gallons of foam from 3 gallons of water. These have been placed in ATV 43 and in Chief 43, giving fire suppression capabilities to all apparatus used by the department.

We also have been able to purchase through the VFA grant an EV fire suppression nozzle which will help us meet the growing demands on fire departments by EVs and their battery fires. Training on this piece of equipment is on going.

Every year the department members have to do an agility test, to be sure they are ready for what the job entails. All members have completed the test in under the allowed time which is always a tough exercise.

We are gearing up for the onset of the 2026 season with both the jet ski and ATV being serviced at this time. Once we have them back in service, we will be completing our yearly training and putting both apparatus in full service again.

HARBOR MASTER

Bookings are coming in for the coming season, but it is still early in the year so no real idea on how things will turn out.

I am working with our parks and recs to be sure we are ready for what is coming.

BUILDING DEPARTMENT

Issued Permits

Permit Issued Date: 02/20/2026 - 02/26/2026

Permit Issued Date	Property Address	Permit Number	Contractor	Category	Valuation	Subdivision
Permit Type			Coastal Construction Control Line			
Permit Status			Completed			
02/23/2026	113 34TH ST, Mexico Beach	26MB-RBDO0001		Zoning		MEXICO BEACH UNIT 5 235C2

Count: 1

Total:

Permit Type			Detached Single Family			
Permit Status			In Progress			
02/24/2026	410 La Siesta Drive, Mexico Beach	25MB-RB0159	Jubilee Builders	Residential New	\$386,609.00	

Count: 1

Total: \$386,609.00

Permit Type			Electric Permit			
Permit Status			Completed			
02/26/2026	100 42ND ST S, Mexico Beach	26MB-E0027	Current Solutions - EC13007319	One Stop	\$3,200,000.00	MEXICO BEACH UNIT #7 LOTS 5,6

Count: 1

Total: \$3,200,000.00

Permit Status			In Progress			
02/25/2026	106 26TH ST, Mexico Beach	26MB-E0026		One Stop	\$49,000.00	MEXICO BEACH UNIT 4 235C2

Count: 2

Total: \$3,249,000.00

Permit Type			Mechanical Permit			
Permit Status			In Progress			
02/26/2026	105 38TH ST S10, Mexico Beach	26MB-M0027		One Stop	\$5,591.50	MEXICO BEACH UNIT 5 213D1
02/25/2026	428 SALT CREEK LN, Mexico Beach	26MB-M0025		One Stop	\$330,000.00	SALT CREEK AT MEXICO BEACH PH2
02/25/2026	416 SALT CREEK LN, Mexico Beach	26MB-M0026		One Stop	\$325,000.00	SALT CREEK AT MEXICO BEACH PH2
02/23/2026	112 6TH ST, Mexico Beach	26MB-M0024		One Stop		MEXICO BEACH U-1 236A2 (11.1)

Count: 4

Total: \$660,591.50

Permit Type			Pool / Hot Tub (Residential Alteration)			
Permit Status			In Progress			
02/25/2026	205 ALABAMA DR, Mexico Beach	26MB-RB0007		Residential Alteration	\$66,500.00	MEXICO BEACH UNIT #12

Count: 1

Total: \$66,500.00

Permit Type			Residential New Roof			
Permit Status			In Progress			
02/20/2026	456 Town Village Way, Mexico Beach	26MB-RR0011	Archer Exteriors - CCC13277201	One Stop	\$335,000.00	Salt Creek

Count: 1

Total: \$335,000.00

Total Permits: 10

Valuation Total: \$4,697,700.50