



City of Mexico Beach

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Weekly Report March 6, 2026



National Employee Appreciation Day Edition (We are all lucky to have each other)

CITY ADMINISTRATOR **Mell Smigielski**

Upcoming Meetings

Tuesday	March 10	9:00 am	City Council
Thursday	March 12	6:00 pm	P & Z
Wednesday	March 18	5:00 pm	Walkover Open House
Tuesday	March 24	9:00 am	City Council
Monday	April 13	6:00 pm	P & Z
Tuesday	April 14	9:00 am	City Council

Beach Water Sampling

The County Health Department sampling earlier this week came back all clear. As things heat up, I'm sure that will change. The County did say, however, that our levels are much better than the other locations they monitor.

Sunset Park

The insurance company sent their consultant (who has contracting experience) to meet with Sam and me to take a detailed look at the damage and what it will take to make the repairs. We hope to hear something next week. We both told him that the pavilion should have been repaired by now, let alone not started yet.

Lift Station Bypass Pump Project

Razorback is putting pricing together to raise lift station 13 pump by 1.5' to bring it to 15.4' (1.5' above the crown of the roadway). The original plans were under a previous version of the floodplain ordinance, which didn't have that requirement. Construction is to begin next week.

Florida Flood Awareness Week

March 9 through March 15 Thoughts for each day.

Day 1: Do you know where your home falls on a flood map? Look at FEMA's Floodmap Service Center to see where your home is zoned! <https://msc.fema.gov/portal/home>.

Day 2: Are you aware that property insurance is not the same as flood insurance? Flood insurance helps renters, owners and businesses recover from flood damage, which is often not covered by property insurance.

Day 3: Flooding can happen fast. Having a disaster supply kit and a preparedness plan helps keep you safe when it matters most. Find a supply checklist and planning resources here: <https://www.floridadisaster.org/planprepare/>.

Day 4: Flood damage to your home can be reduced with simple, low-cost actions. Small upgrades can make a big difference. Learn how to protect your property. Visit <https://www.fema.gov/>.

Day 5: Are you thinking of developing in a new area? Before you start building, check to make sure that your plans align with the floodplain regulations.

Day 6: Floodplains can help reduce flood severity. But in order to work, drains should stay clear of debris so systems don't overflow. Please report any undesirable dumping in drains, such as grass clippings.

Day 7: Since Mexico Beach is in a coastal area, we are susceptible to higher frequencies of coastal flooding. Having higher flood risk makes events like storm surges, erosion, and damage to infrastructure more possible as well.

Day 8: Flooding is costly, but prevention saves money. For every \$1 invested in mitigation like insurance, elevation or retrofitting saves \$6 in recovery costs. Learn about funding options at fema.gov/grants or <https://floridadep.gov/rcp/resilient-florida-program/content/resilient-florida-grants>.

Boat ramp

FDEP Environmental Permitting review is still underway.

15th Street Pedestrian Bridge

Bridge to be delivered on March 23. Bridge delivery is pushed back due to changes in bridge manufacturer's schedule, but Harders is confident they will still meet the project deadline. Anchor working with Harders and Gortemoller Engineering on the sidewalk at Joe Drive.

Walkovers at Public Access at 7th and Sunset Park

Anchor reached out to FDEP for an update on the permit status. Piles will need to be installed before April 30th (peak turtle season). Per discussion with MKM Construction, they still have time to get the notice to proceed and get piles installed if FDEP can issue permits soon. MKM Construction provided certificates of insurance.

Additional Walkover

Anchor gave us a peek at the conceptual drawings to be presented in a public open house. Here is the estimated schedule:

Public Open House – March 18th at 5:00 pm

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. Still looking at end of May completion.

Nanook and 14th Street Lift Stations

Nanook – Mainline had to dewater the site. On Monday while digging down to core the wet well for the 2" forcemain, they encountered groundwater. Tuesday they were able to connect the 2" forcemain.

14th Street – Mainline demobilized, waiting on Razorback to start work on the bypass. The electrician will finish the work so Duke Energy can come out and complete power connection.

4th Street Stormwater Project

Work is ongoing. Mainline will notify prior to paving.

Anchor is drafting change orders due to a change in an 18" to 12" pipe to avoid conflict with existing utilities. The 12" pipe will be able to handle the stormwater. The change order should be a wash (or close to it) due to the lower cost of the 12" pipe compared to the 18".

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.

Sunstop

You may know the Sunstop convenience store is not currently within our municipal boundaries. There was a three-year agreement in which the owners made annual PILOT payments (payments in lieu of taxes). The property will voluntarily annex at the end of the period. The three-year term runs out this April. Applications and fees were sent to the owners so that item will remain on our radar.

Garbage Can Delivery

Delivery from the can manufacturer will be divided into three shipments. First shipment will be the week of the 16th, the second shipment will be the week of the 23rd and the remainder will be the week of the 30th.

Entrance Signs

Public works did an awesome job of beautifying the entrance signs. Take a look as you drive past. But not too long. Keep your eyes on the road.

New Food trailer to share space with Point Break Pizza

The owners of Point Break Pizza will soon have a second trailer that will share space with the pizza trailer. We are not aware of the name yet, but the trailer will serve doughnuts. Before we gave final approval, we made sure it met the requirements of the new food trailer ordinance.

Randy June & EEOC

Randy June did file a complaint against the city with the EEOC. EEOC dismissed the case, but opened the door that if he wishes to file suit against the city he must file a suit within 90 days of receipt of the EEOC dismissal.

BUILDING DEPARTMENT

Issued Permits

Permit Issued Date: 02/27/2026 - 03/05/2026

Permit Issued Date	Property Address	Permit Number	Contractor	Category	Valuation	Subdivision
Permit Type			Attached Single Family			
Permit Status			In Progress			
03/03/2026	106 37TH ST S A, Mexico Beach	26MB-RB0011	DAVID FLETCHER D&D CBC12634106	Residential New	\$550,000.00	MEXICO BEACH UNIT 5 BEG AT ELY

Count: 1

Total: \$550,000.00

Permit Type			Coastal Construction Control Line			
Permit Status			Completed			
02/27/2026	117 38TH ST S D, Mexico Beach	26MB-RBDO0002		Zoning		MEXICO BEACH UNIT 5(8.04)213D1
02/27/2026	117 38TH ST S E, Mexico Beach	26MB-RBDO0003		Zoning		MEXICO BEACH UNIT 5(8.05)213D1

Count: 2

Total:

Permit Type			Detached Single Family			
Permit Status			In Progress			
03/04/2026	111 SEA ST A, Mexico Beach	26MB-RB0012	Hinds & Company- Ben Hinds - RR282811994	Residential New	\$585,000.00	MEXICO BEACH UNIT # 9
02/27/2026	136 CANAL PKWY, Mexico Beach	26MB-RB0014	Gulf Building Company of Florida, LLC	Residential New	\$600,000.00	MEXICO BEACH UNIT #7
03/03/2026	109 35TH ST, Mexico Beach	25MB-RB0165	Homeowner	Residential New	\$700,000.00	MEXICO BEACH UNIT 6 235C2

Count: 3

Total: \$1,885,000.00

Permit Type			Electric Permit			
Permit Status			In Progress			
03/04/2026	205 ALABAMA DR, Mexico Beach	26MB-E0028	Sasser Electric	One Stop	\$66,500.00	MEXICO BEACH UNIT #12

Count: 1

Total: \$66,500.00

Permit Type			Gas Permit			
Permit Status			Completed			
03/05/2026	118 MIRAMAR DR, Mexico Beach	25MB-G0008		One Stop	\$4,850.00	MEXICO BEACH UNIT # 7 213D1

Count: 1

Total: \$4,850.00

Permit Type			Mechanical Permit			
Permit Status			In Progress			
03/02/2026	312 HATLEY DR, Mexico Beach	26MB-M0028	Brick City Heating and Air, LLC	One Stop	\$296,800.00	NORTH LAKE ESTATES
03/04/2026	104 22ND ST N, Mexico Beach	26MB-M0029		One Stop	\$140,000.00	MEXICO BEACH UNIT #3 235C4

Count: 2

Total: \$436,800.00

Permit Type			Plumbing Permit			
Permit Status			Completed			
03/05/2026	118 MIRAMAR DR, Mexico Beach	25MB-P0034	Solid Rock Plumbing/CFC14 29078	One Stop	\$950,000.00	MEXICO BEACH UNIT # 7 213D1

Count: 1

Total: \$950,000.00

Permit Type			Pool / Hot Tub (Commercial Alteration)			
Permit Status			In Progress			
03/03/2026	5501 Hwy 98, Mexico Beach	26MB-CB0003	H and H Pools LLC - CPC052512	Commercial Alteration	\$140,000.00	

Count: 1

Total: \$140,000.00

Permit Type			Pool / Hot Tub (Residential Alteration)			
Permit Status			In Progress			
03/02/2026	216 KIM KOVE, Mexico Beach	26MB-RB0013		Residential Alteration	\$94,600.00	GRAND ISLE UNIT 15
03/02/2026	226 KIM KOVE RD, Mexico Beach	26MB-RB0016	Cox Swimming Pools CPC1458607	Residential Alteration	\$57,100.00	GRAND ISLE UNIT 15 235C4
03/04/2026	228 KIM KOVE, Mexico Beach	26MB-RB0017	Gulf Coast Pool Consulting & Construction CPC056661	Residential Alteration	\$58,600.00	GRAND ISLE UNIT 15

Count: 3

Total: \$210,300.00

Permit Type			Residential Minor			
Permit Status			Completed			
03/02/2026	105 ST FRANCES ST, Mexico Beach	26MB-RM0001		Zoning		CASUNA SUB.
Count: 1			Total:			
Permit Type			Residential Remodel - CC			
Permit Status			In Progress			
03/04/2026	107 20TH ST N, Mexico Beach	26MB-RB0022	DAVID FLETCHER D&D CBC12634106	Residential Alteration	\$32,000.00	MEXICO BEACH U-3
03/04/2026	118 1ST ST, Mexico Beach	26MB-RB0021	Coastal Building Construction, Inc.	Residential Alteration	\$48,961.00	MEXICO BEACH U-9
Count: 2			Total: \$80,961.00			
Permit Type			Residential Re-Roof			
Permit Status			In Progress			
03/03/2026	106 22nd Street, Mexico Beach	26MB-RR0012		One Stop	\$85,000.00	
03/03/2026	108 22nd Street, Mexico Beach	26MB-RR0013		One Stop	\$72,000.00	
Count: 2			Total: \$157,000.00			
Total Permits: 20			Valuation Total: \$4,481,411.00			

STORMWATER CONSULTANT

We have issued 571 minor floodplain reports/permits and conducted 110 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:

- Sweetwater at Mexico Beach: Preliminary meeting held June 25th, 2024.
- Harmony Lakes preliminary meeting held August 28th, 2024.
- Meeting held June 30th, 2025 to discuss pier public restroom.
- Meeting held October 24th, 2025 with FDEM to discuss CAV status.

Reviewed & Feedback Provided - Pending new information:

- Forgotten Coast Villas (Development Order- Structures)

Approved/ Approved with Comments:

- 2202 Hwy 98- Commercial Remodel
- 113 N 35th St- LOMR-F Request (Single Family Residential Lot)
- LOMR Application for Salt Creek Phases I and II
- LOMR-F Application for Sugar Sands Phase II (Fill was not included in review as it was previously permitted by Bay County by annexed into the City after placement).

- The Palms - 1008 15th St. Units 12 A-D (Building Application)
- 3114 Hwy 98 - Seaside Market Place (Development Order & Building Application)
- 5501 Hwy 98 Hotel (Building Application)
- 102-104 14th St Replat Application
- 2902 Hwy 98 Mixed Use Building (Development Order & Building Application)
- 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 (Building Application)
- The Driftwood Inn Chapel (Building Application)
- 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- Bathroom & Pool (Building Application)
- 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 (Building Application)