



City of Mexico Beach

201 Paradise Path · Mexico Beach, Florida · 32456

Phone: 850-648-5700 · Fax: 850-648-8768

Weekly Report June 12, 2026



National Jerky Day Edition

(It is said that you are what you eat, so please do not become one!)

CITY ADMINISTRATOR

Mell Smigielski

Upcoming Meetings

Tuesday	June 23	9:00 am	City Council
Monday	June 29	5:00 pm	Bailey Lane Meeting
Monday	July 6	6:00 pm	P & Z
Tuesday	July 14	9:00 am	City Council
Tuesday	July 28	9:00 am	City Council

15th Street Pedestrian Bridge

Harders has submitted the final pay app, as-builts and final consent of surety from the bonding company; Gortemoller Engineering sent final pay app to the city.

Boat ramp

Project awarded to H.G. Harders at the June 9th council meeting. Army Corps is reviewing the revised permit drawings.

Budget/Audit Information

Our annual audit will be completed next week, which is a couple of weeks before the deadline (June 30). The number of findings will be reduced. Great work from Mike and his staff along with the steady hand of CRI (Carr Riggs and Ingram). We may request a representative from our auditing firm (James Moore) to make a presentation to the city council and public.

We will get our schedule for budget meetings very soon, but there is one change you will see in the FY 2027 budget that may raise an eyebrow. To explain the change, since 2018 we have had a lot of money the city expended for FEMA projects. Because the items were reimbursed by FEMA we did not include the transactions in our city budget. Money in and money out. This year we were told by our auditors that we will have to include the FEMA-reimbursable items in our budget. Not an extremely difficult task by any means, but our total budget will be increased by the amount of our projects. 10 million for the pier. 4.3 million for the jetty. When you see a budget that goes from 9 million to 25 million, it will not be because of a tax increase. It is just the proper accounting of all of our expenses.

We present our budget in three categories in the hope it provides some consistency. We have a section for personnel-related items like payroll, deductions, medical insurance and etc. Another for operating expenses like supplies, consultants, fuel, electricity and etc. And yet another for capital items like the pier, equipment and larger items and projects that has a useful life of more the 5 years.

Here is a summary of the current FY 2026 budget:

	Personnel	Operating	Capital	Total
General Fund	\$4,065,449	1,378,412	7,818,169	13,262,030
Enterprise Funds	<u>1,131,264</u>	<u>2,575,749</u>	<u>2,139,166</u>	<u>5,846,179</u>
Total All Funds	\$5,196,713	3,954,161	9,957,335	19,108,209

Our personnel budget and operating budget combined is \$9,150,874. That is the figure in which we will look for consistency over the years. This will be a way to see where increases in the cost of services to the public fluctuate over time.

Lift Station Bypass Pump Project

Mainline has completed piping scope at LS 9. In process of demobilizing at LS 9 and move to LS 11 & 13 for piping install. Razorback final pay applications sent to the city for processing. Anchor is reviewing final pay application for LS 9.

Beach Testing

Testing this week is all clear.

Police/Fire/Civic Center

No update.

Dune Walkovers at 7th and Sunset Park

FDEP is working on revising the permit to work during turtle nesting season. The updated permit (allowing work until July 4 had incongruent dates, so working to clarify permit – hopefully allow work until July 10). MKM Construction is working on putting together an itemized change order that includes the required revisions made to the walkover layouts per FDEP/FWC permitting requirements.

Nanook and 14th Street Lift Stations

Mainline working on demobilizing and project closeout. 14th street not working as efficiently as projected, so working to correct before closeout.

Dune Walkover #3

Survey should be received by Anchor this week so design drawings can begin. FDEP & FWC are reviewing conceptual layouts.

Amphitheater

BGN was delayed due to needing to order a specialty drill bit to attach the grade beams to the piles. Once BGN gets an ETA on the drill bit delivery, they will provide an updated schedule. This is not the fault of BGN because the plans did not specify how beams were to be attached to the piles.

BGN submitted pay application #2 and has been reviewed and submitted to the city for payment.

Pier

Cost adjustment has been moved out of EHP, so project moving through FEMA.

Jetty

No update.

1100 HWY 98 Development Order Application

Applicant's engineer called Anchor's office to discuss review comments, and he will be revising the civil drawings per comment.

Duke Energy Foundation Grant

Application sent to Duke for infrastructure grant (thanks to NFPS for their help). We submitted for automatic chlorination equipment that will help consistency and efficiency at the west end of the city. The grant is for \$25,000. Equipment cost is \$36,175, so the Utility Department will pay \$11,175 out of their budget.

PUBLIC WORKS

Sam Buccieri

1. Buried a deceased Loggerhead Turtle.
2. Repaired sinkhole and storm drain on Florida and Louisiana.

CODE ENFORCEMENT

Kathy Lyons

Remember this is Turtle Nesting and Shore Bird Nesting season.

- Make sure holes on the beach are filled back in at the end of day.
- No bright lights visible from the beach.

- For more information regarding Turtle Lights you can visit FWC's Wildlife Lighting Guidelines.
- No animals (pets) on the beach
- No fires on the beach
- No vehicles allowed on the beach.
- RV being used as extra sleeping quarters, Notified home owner RV removed
- Notice of violation sent to house on Carolina, received call today home being demoed.
- Notice of violation sent to have lot cut.

BUILDING DEPARTMENT

Issued Permits

Permit Issued Date: 06/05/2026 - 06/11/2026

Permit Issued Date	Property Address	Permit Number	Contractor	Category	Valuation	Subdivision
Permit Type			Electric Permit			
06/09/2026	120 PALM ST, Mexico Beach	26MB-E0057	WESLEY'S ELECTRICAL SERVICES, INC. EC13009866	One Stop	\$995,081.27	MEXICO BEACH UNIT #11
06/09/2026	611 MARYLAND BLVD, MEXICO BEACH	26MB-E0058	Current Solutions - EC13007319	One Stop	\$58,450.00	
Count: 2					Total: \$1,053,531.27	
Permit Type			Plumbing Permit			
06/05/2026	118 42ND ST S, Mexico Beach	26MB-P0038		One Stop	\$623,058.00	MEXICO BEACH UNIT # 7
Count: 1					Total: \$623,058.00	
Permit Type			Residential Re-Roof			
06/09/2026	402 TEXAS DR, Mexico Beach	26MB-RR0045		One Stop	\$30,000.00	MEXICO BEACH UNIT #14 236A2
Count: 1					Total: \$30,000.00	
Total Permits: 4			Valuation Total: \$1,706,589.27			

Legislation update from City Attorney

TIMOTHY J. SLOAN, P.A.

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June 2, 2026

VIA EMAIL

Mayor Richard Wolff
City of Mexico Beach
201 Paradise Path
Mexico Beach, FL 32456

Re: 2026 Legislation

Dear Mayor Wolff:

The 2026 legislative session has spawned substantial legislation relating to general topics for cities. I will provide a brief synopsis of what I see as the relevant material changes; however, the actual bills (enclosed) should be consulted for the specific text and minor detail changes. In addition, there were other bills that also affected cities in areas that I do not think would affect Mexico Beach.

- House Bill 1389 relates to affordable housing. It requires municipalities to authorize multifamily and mixed-use residential uses as allowable uses for specified property and provides requirements for certain proposed developments. It prohibits municipalities from restricting the height of certain proposed developments through other dimensional means and from requiring certain setbacks or stepbacks. It also requires municipalities to allow certain applicants to submit revised applications, written requests, and notices of intent to account for changes made by the act. In addition, it authorizes a local government to provide a density bonus incentive to landowners who make certain real property donations to assist in the provision of affordable housing for military families. It also requires the Office of Program Policy Analysis and Government Accountability to evaluate the efficacy of using mezzanine finance and the potential of tiny homes for specified purposes, etc. This Bill shall take effect on July 1, 2026.

Mayor Richard Wolff
City of Mexico Beach
June 2, 2026
Page 2

- House Bill 1451 relates to utility services. It requires that certain public meetings be held as a condition precedent to the effectiveness of a new or extended agreement under which a municipality will provide specified utility services in other municipalities or unincorporated areas. It also requires municipalities that provide specified utility services to report certain information by a specified date, and annually thereafter, to the Florida Public Service Commission and requires the commission to compile such information and submit a report by a specified date, and annually thereafter, to the Governor and the Legislature; preempting to the state the subject of a regional utilities authority and other related matters. This Bill will take effect on July 1, 2027.
- House Bill 1399 a/k/a Chapter 2026-007, Laws of Florida, relates to land use and development regulations. It requires the amount of application fees associated with development permits or orders to reasonably relate to certain costs. It also requires public schools interlocal agreements to address reasonable access to certain public easements and public rights-of-way. In addition, it requires local governments to administratively approve applications for minor special exceptions or variances submitted by large destination resorts that meet certain requirements. It further requires local government comprehensive plans and land development regulations to include factors for assessing compatibility of certain residential uses and requires land development regulations to incorporate measures for mitigating or minimizing potential incompatibility. **It prohibits residential manufactured buildings from being denied a building permit for placement on certain lots and requires housing units located on a mobile home lot to be taxed in a specified manner and be subject to payments to a specified fund. It also requires off-site constructed residential dwellings to be permitted as of right in certain zoning districts.** In addition, it requires local government regulations to be reasonable and uniformly enforced. This law took effect on March 27, 2026.
- Senate Bill 290 a/k/a Chapter 2026-3, Laws of Florida, relates to the Department of Agriculture and Consumer Services. It prohibits counties from enacting or enforcing any law that

Mayor Richard Wolff
City of Mexico Beach
June 2, 2026
Page 3

restricts or prohibits the use of gasoline-powered farm equipment or gasoline-powered landscape equipment or that distinguishes such equipment from any other equipment under certain circumstances. It clarifies the definition of "public facilities" for the local option surtax. This law becomes effective on July 1, 2026.

- House Bill 929 a/k/a Chapter 2026-55, Laws of Florida, relates to local government regulation of chickees. It prohibits counties and municipalities from enacting ordinance, regulation, or policy that prevents chickee from being constructed by certain persons in specified locations. It also prohibits counties and municipalities from enacting ordinance, regulation, or policy concerning chickees that is more restrictive than certain federal regulations. In addition, it provides penalty for certain persons who construct chickees in an attempt to assert exemption from Florida Building Code and exempts certain chickees from the Florida Fire Prevention Code. This law becomes effective on July 1, 2026.
- House Bill 803 a/k/a Chapter 2026-63, Laws of Florida, relates to building permits and inspections. It provides for the method of taxation on mobile home lots. In addition, it prohibits the Department of Business and Professional Regulation from denying a building permit for certain residential manufactured buildings. It prohibits a local government from adopting or enforcing a certain zoning, land use, or development regulation that treat an offsite-constructed residential dwelling differently or more restrictively than certain dwellings in the same district. It also requires local governments to exempt certain owners and contractors from requiring a building permit for the installation of temporary residential hurricane and flood protection walls or barriers that meet certain requirements. In addition, it requires a local government to make certain decisions relating to certain building permits within a specified timeframe. This law becomes effective on July 1, 2026.

Mayor Richard Wolff
City of Mexico Beach
June 2, 2026
Page 4

- House Bill 967 relates to electronic payments made to units of local governments. It requires units of local government to accept certain forms of payments and requires such local governments accept payments online. This Bill will take effect on January 1, 2027.
- House Bill 1085 relates to local government cyber security. It creates the Local Government Cybersecurity Protection Program within the Florida Digital Service, to be administered by the Florida Digital Service. It requires the Florida Digital Service to enter into certain data-sharing agreements with local governments for a specified purpose. It also requires the Florida Digital Service to administer the grant program based on specified criteria to provide information technology commodities and services to local governments for a specified purpose and requires the Florida Digital Service to contract for information technology commodities and services and award such commodities and services to local governments. This Bill will take effect on July 1, 2026.
- House Bill 1103 a/k/a Chapter 2026-36, Laws of Florida, relates to local administration of vessel restrictions. It authorizes municipalities to adopt ordinances authorizing code enforcement officers to administer enforcement of certain provisions relating to vessels at risk of becoming derelict and long-term anchoring permit requirements, respectively. It also provides that such ordinances may not take effect until reviewed and approved by FWCC. In addition, it revises exemption from anchoring limitation area requirements for certain vessels. It authorizes municipalities to adopt ordinances to extend boating-restricted areas under certain conditions and requires boundaries of such areas to be clearly marked with specified markers. This law will take effect on July 1, 2026.
- Senate Bill 504 a/k/a Chapter 2026-48, Laws of Florida, relates to Code Inspector body cameras. It requires a governmental entity that permits its code inspectors to wear body cameras to establish certain policies and procedures. It also requires such governmental entity to ensure that certain training occurs. In addition, it must retain certain data in accordance

Mayor Richard Wolff
City of Mexico Beach
June 2, 2026
Page 5

with public records laws and perform a periodic review of actual body camera practices. It provides that certain provisions relating to the interception of wire, electronic, and oral communications do not apply to body camera recordings made by code inspectors, etc. This law will take effect on July 1, 2026.

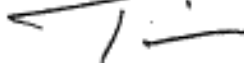
- Senate Bill 506 a/k/a Chapter 2026-49, Laws of Florida, relates to public records/body camera recordings recorded by a Code Inspector. It provides an exemption from public records requirements for body camera recordings recorded by a code inspector under certain circumstances and provides exceptions. It requires a local government to retain body camera recordings for a specified timeframe. This law will take effect on July 1, 2026.
- Senate Bill 1134 a/k/a Chapter 2026-43, Laws of Florida, relates to official actions of local governments. It prohibits municipalities from funding, promoting or taking official action as it relates to diversity, equity, and inclusion. It also provides that certain ordinances, resolutions, rules, regulations, programs, and policies are void. In addition, it provides that a member of the governing body of a municipality, or any other county or municipal official acting in an official capacity who violates certain provisions commits misfeasance or malfeasance in office. This law will take effect on January 1, 2027.
- House Bill 1329 relates, among other things, to transportation concurrency and impact fees. It revises the timeframe during which tentative budgets, and the length of time for which final budgets, must be posted on its websites and/or the county's website and requires the city to hold a budget workshop for a specified purpose by a certain date. This Bill will take effect on January 1, 2027.

Mayor Richard Wolff
City of Mexico Beach
June 2, 2026
Page 6

In the event you, the council members, or the City staff have any questions or comments, please do not hesitate to contact me.

Very truly yours,

~~TIMOTHY J. SLOAN, P.A.~~



Timothy J. Sloan

TJS/jfk

Encl.

cc: Mell Smigielski
Tammy Brunson