



**CITY COUNCIL REGULAR MEETING
TUESDAY, DECEMBER 9, 2025 AT 9:00 A.M
PUBLIC WORKS BUILDING**

Mayor, Richard Wolff

Councilwoman, Linda Hamilton
Councilman, Jason Adams

Councilman, Erik Fosshage
Councilman, Steve Cox

City Attorney, Tim Sloan

City Administrator, Mell Smigielski

City Clerk, Tammy Brunson

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

V. CONSENT AGENDA

1. Minutes: November 12, 2025 – City Council Meeting
2. Minutes: November 18, 2025 – City Council Meeting

VI. REGULAR AGENDA

1. **Setback Variance-113 Circle Drive (P&Z approved on 12/1/25) – Allara Mills-Gutcher, tpc**
 - a. Open Public Discussion
 - b. Close Public Discussion
 - c. Discussion
 - d. Motion to Approve or Deny

2. Ordinance 877 – Hybrid Food Establishments (Second Reading) Mell Smigielski

AN ORDINANCE OF THE CITY OF MEXICO BEACH AMENDING THE LAND DEVELOPMENT CODE TO ESTABLISH REGULATIONS RELATING TO HYBRID FOOD ESTABLISHMENTS; TRANSFERRING REGULATIONS FROM LAND DEVELOPMENT CODE FOR FOOD TRAILERS AND FOOD TRUCKS; REPEALING ORDINANCES IN CONFLICT TO THE EXTENT OF THAT CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS AND LIBERAL CONSTRUCTION; AND PROVIDING AN EFFECTIVE DATE.

- a. Motion to Read Ordinance 877 (By Title Only)
- b. Open Public Discussion
- c. Close Public Discussion
- d. Discussion
- e. Motion to Adopt/Deny Ordinance 877

3. Ordinance 878 - Mobile Food Operations (Second Reading) Mell Smigielski

AN ORDINANCE OF THE CITY OF MEXICO BEACH, FLORIDA AMENDING THE CODE OF ORDINANCES TO ADD CHAPTER 115 TO THE CITY OF MEXICO BEACH CODE OF ORDINANCES TO BE ENTITLED “MOBILE FOOD OPERATIONS”, RELATING TO MOBILE FOOD OPERATIONS INCLUDING FOOD TRUCKS; ADDING DEFINITIONS; CLARIFYING OPERATIONAL REQUIREMENTS; PROVIDING FOR VIOLATIONS AND PENALTIES; PROVIDING FOR INCLUSION IN THE CODE, REPEAL OF CONFLICTING PROVISIONS, SEVERABILITY, CORRECTION OF SCRIVENER’S ERRORS, AND LIBERAL CONSTRUCTION; AND PROVIDING FOR AN EFFECTIVE DATE.

- a. Motion to Read Ordinance 878 (By Title Only)
- b. Open Public Discussion
- c. Close Public Discussion
- d. Discussion
- e. Motion to Adopt/Deny Ordinance 878

**4. Ordinance 875 – Mexico Beach Shopping Center Overlay District (First Reading)
Allara Mills-Gutcher, tpc**

AN ORDINANCE OF THE CITY OF MEXICO BEACH, FLORIDA AMENDING THE CITY'S LAND DEVELOPMENT CODE CREATING A SECTION ENTITLED "OVERLAY DISTRICTS" AND THE MEXICO BEACH SHOPPING CENTER OVERLAY DISTRICT BY ADDING SECTION 2.12.00 WITH SUBSECTIONS AND MAP 2.12; REPEALING ORDINANCE NO. 540 AND PROVIDING A GENERAL REPEALER; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, LIBERAL CONSTRUCTION AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

- a. Motion to Read Ordinance 875 (By Title Only)
- b. Open Public Discussion
- c. Close Public Discussion
- d. Discussion

5. Ordinance 876 – Amend LDC to include Water Dependent uses as a Primary Structure (First Reading) Allara Mills-Gutcher, tpc

AN ORDINANCE OF THE CITY OF MEXICO BEACH, FLORIDA AMENDING THE CITY'S LAND DEVELOPMENT CODE RELATING TO DOCKS, PIERS, BOAT SLIPS, AND BOAT HOUSES AND ACCESSORY STRUCTURES; PROVIDING FOR A REPEALER, SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, LIBERAL CONSTRUCTION AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

- a. Motion to Read Ordinance 877 (By Title Only)
- b. Open Public Discussion
- c. Close Public Discussion
- d. Discussion

6. Ordinance 879 – 5 Year CIP (First Reading) Allara Mills Gutcher, tpc

AN ORDINANCE OF THE CITY OF MEXICO BEACH ADOPTING AN UPDATED 5-YEAR CAPITAL IMPROVEMENTS SCHEDULE 2026-2030; PROVIDING FOR A REPEALER, SEVERABILITY, AND CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

- a. Motion to Read Ordinance 877. (By Title Only)
- b. Open Public Discussion
- c. Close Public Discussion
- d. Discussion

7. Ordinance 880 – Amend Future Land Use Element to Allow at Least a Single-Family Dwelling to be Constructed on any Certain Nonconforming Legally Recorded Lot without being Limited to Existing Density. (First Reading) Allara Mills-Gutcher, tpc

AN ORDINANCE AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF MEXICO BEACH, SPECIFICALLY TO CLARIFY THE APPLICABLE VERSION OF THE TRIP GENERATION MANUAL AND TO ALLOW AT LEAST A SINGLE-FAMILY DWELLING TO BE CONSTRUCTED ON ANY CERTAIN NONCONFORMING LEGALLY RECORDED LOT WITHOUT BEING LIMITED BY EXISTING DENSITY PROVISIONS; PROVIDING FOR A FILE COPY OF THE COMPREHENSIVE PLAN; PROVIDING A REPEALER, FOR SEVERABILITY, AND FOR CORRECTION OF SCRIVENER’S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

- a. Motion to Read Ordinance 880. (By Title Only)
- b. Open Public Discussion
- c. Close Public Discussion
- d. Discussion

8. 500 15th Street Lot Split Discussion – Mell Smigielski

9. Expiring P & Z Terms to be Re-appointed - Mell Smigielski

- a. Lee Ellzey – Post 2
- b. Rock Kries – Post 4

VII. CITIZEN COMMENTS

- 1. Speaker must come to the podium and state name and city of residence
- 2. Comments are limited to 3 minutes

VIII. STAFF COMMENTS

IX. COUNCIL COMMENTS

X. MAYOR COMMENTS

XI. NEXT CITY COUNCIL MEETING – Tuesday, December 16, 2025 at 9:00 a.m.

XII. ADJOURNMENT

Posted on the City Website on December 4, 2025

Note: Copies of the Agenda items are posted on the City's Website mexicobeachfl.gov. This meeting will be recorded on the city YouTube page and posted on the City of Mexico Beach website.

*You are hereby notified that in accordance with Florida Statutes, you have a right to appeal against any decision made by the Council with respect to any matter considered. You may need to ensure that a verbatim record of the proceedings is made, which may need to include evidence and testimony upon which the appeal is based. Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact Tammy Brunson, City Clerk, at 201 Paradise Path, Mexico Beach, Florida 32456; or by phone (850) 648-5700 at least five calendar days prior to the meeting. If you are hearing or speech impaired, and you possess TDD equipment, you may contact the City Clerk using the Florida Dual Party Relay System, which can be reached at 800-955-8770 TDD.