



**MINUTES
SPECIAL MEETING
of THE MARY ESTHER LOCAL PLANNING AGENCY
December 9, 2024 - 5:00 PM
195 Christobal Road – North, Mary Esther, FL 32569**

LOCAL PLANNING AGENCY PRESENT

Chris Stein, Chairman
Bernie Oder, Board Member

April Sutton, Board Member
Larry Carter, Board Member (Virtually)
Richard Lawson, Board Member

CITY STAFF PRESENT

Jared Cobb, City Manager
Jennifer Comella, City Attorney
Dillon Morris, City Clerk

Tyler Reed, Community Development Director

1. INVOCATION

No invocation was given.

2. CALL TO ORDER

Chairman Stein called the meeting to order at 5:00 p.m.

3. PLEDGE OF ALLEGIANCE

Chairman Stein led the pledge of allegiance.

4. ROLL CALL

The City Clerk called the roll as reflected above. Board Member Carter was participating virtually, so Chairman Stein asked for a motion for Board Member Carter to participate virtually. Board Member Sutton initiated the motion, seconded by Board Member Lawson. The motion passed 3-0.

RESULT:	PASSED (3-0)
MOVER:	Board Member April Sutton
SECOND:	Board Member Richard Lawson
AYES:	Bernie Oder, April Sutton, Richard Lawson
NAYS:	None

5. ADMINISTRATION OF OATH TO THOSE PERSONS TESTIFYING

City Clerk Morris administered the oaths to everyone testifying.

6. ITEMS FOR CONSIDERATION

- 6.1. **Ordinance No. 2024-05 and No. 2024-06, Consider a Small-Scale Future Land Use Map Amendment from Commercial (Com) to Low Density Residential (LDR) and a Rezone from C-2 General Commercial to R-1 Single Family Residential for approximately 1.15 acres. (Damian Curtis, Applicant) (Tyler Reed, Community Development Director)**

Community Development Director Reed led the discussion of changing the city's future land use map and rezoning from commercial to low-density residential on a plot located on the south side of US Highway 98 and approximately 375 feet west of Windy Lane. He stated the applicant wishes to demolish the current structures and build three new homes. He discussed the city recommends the rezone. Board Member Sutton asked for clarification on what the applicant was asking for, with Community Development Director Reed stating that the parcel would be divided into 3 separate lots with 3 separate homes built on them. He discussed that the utilities would remain the same. Chairman Stein asked for clarification on the current lots with Community Development Director Reed, stating that currently, the front lot is zoned commercial, and the one closest to the water is zoned residential, but both lots have always been used for residential. City

Manager Cobb clarified that this request is only for rezoning, not splitting the lot. Chairman Stein opened public comment at 5:07 p.m. After no one wished to speak, he closed public comment at 5:07 p.m.

Chairman Stein asked if there was any more discussion. Hearing none, he asked for a motion to recommend to the city council adoption of an ordinance enacting a small-scale future land use map amendment from commercial to low-density residential for approximately 1.15 acres, located on the south side of US Highway 98 and approximately 375 feet west of Windy Lane. Board Member Sutton initiated the motion, seconded by Board Member Lawson. The motion passed 4-0.

RESULT:	PASSED (4-0)
MOVER:	Board Member April Sutton
SECOND:	Board Member Richard Lawson
AYES:	Larry Carter, Bernie Oder, April Sutton, Richard Lawson
NAYS:	None

Chairman Stein asked for a motion to recommend to the city council adoption of an ordinance enacting a rezone from C-2 (General Commercial) to R-1 (Single Family Residential) zoning district for approximately 1.15 acres, located on the south side of US Highway 98 and approximately 375 feet west of Windy Lane. The motion was initiated by Board Member Lawson and seconded by Board Member Sutton. The motion passed 4-0.

RESULT:	PASSED (4-0)
MOVER:	Board Member Richard Lawson
SECOND:	Board Member April Sutton
AYES:	Larry Carter, Bernie Oder, April Sutton, Richard Lawson
NAYS:	None

7. ADJOURN

The council meeting adjourned at 5:10 p.m.

Minutes approved at the 2/3/2025 meeting.

Dillon Morris
Dillon Morris, City Clerk

