



**MINUTES
SPECIAL MEETING
of THE MARY ESTHER LOCAL PLANNING AGENCY
February 17, 2025 - 5:30 PM
195 Christobal Road – North, Mary Esther, FL 32569**

LOCAL PLANNING AGENCY PRESENT

Chris Stein, Chairman
Bernie Oder, Board Member
Susan Coxwell, Board Member

April Sutton, Board Member
Larry Carter, Board Member, Virtual
Richard Lawson, Board Member

CITY STAFF PRESENT

Jared Cobb, City Manager
Hayward Dykes, City Attorney
Dillon Morris, City Clerk

Kelvin Cherry, Code Compliance Officer
Tyler Reed, Community Development Director

1. INVOCATION

No invocation was given.

2. CALL TO ORDER

Chairman Stein called the meeting to order at 5:30 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.

Chairman Stein asked for a motion for Board Member Carter to participate virtually. Board Member Sutton initiated the motion, seconded by Board Member Coxwell. The motion passed 4-0.

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

5. ADMINISTRATION OF OATH TO THOSE PERSONS TESTIFYING

City Clerk Morris administered the oath to those persons testifying.

6. ITEMS FOR CONSIDERATION

6.1. 199 W. Miracle Strip Pkwy Variance Request

Community Development Director Reed led the discussion on the variance request, discussing the placement of an accessory structure in the front yard, the zoning of the property, the reasoning of the request, property setbacks, and that staff is requesting for the local planning agency recommend to the city council approval of the variance request. Chairman Stein asked if Community Development Director Reed saw any issues with the application, to which he responded that he did not. Chairman Stein asked if there was any public comment, to which there was none. Chairman Stein asked if there was any LPA discussion, to which there was none. City Attorney Dykes mentioned the possibility of conditioning the variance for only the accessory structure. Mayor Stein asked for a motion to recommend to the city council approval for a variance request to the land development code 7.15.1(j)(3), allowing for an accessory structure not to exceed 160 square feet to extend forward of the front of the dwelling and encroach into the required front yard for the property at 199 W Miracle Strip Parkway, Mary


Esther, Florida. Board Member Sutton initiated the motion, seconded by Board Member Coxwell. The motion passed 5-0.

RESULT:	PASSED (5-0)
MOVER:	Board Member April Sutton
SECOND:	Board Member Susan Coxwell
AYES:	Larry Carter, Bernie Oder, April Sutton, Richard Lawson, Susan Coxwell
NAYS:	None

7. **ADJOURN**

The local planning agency meeting adjourned at 5:42 p.m.

Minutes approved at the 3-3-29 meeting.


Dillon Morris, City Clerk

