



**MINUTES
SPECIAL MEETING
of THE MARY ESTHER CITY COUNCIL**

**February 17, 2025 - 6:00 PM
195 Christobal Road – North, Mary Esther, FL 32569**

CITY COUNCIL PRESENT

Chris Stein, Mayor
Bernie Oder, Councilmember
Susan Coxwell, Councilmember

April Sutton, Mayor Pro Tem
Larry Carter, Councilmember, Virtually
Richard Lawson, Councilmember

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
Shawn Lindsey, Public Works Director

OTHERS PRESENT

1. INVOCATION

No invocation was given.

2. CALL TO ORDER

Mayor Stein called the meeting to order at 6:00 p.m.

3. PLEDGE OF ALLEGIANCE

Mayor Stein led the pledge of allegiance.

4. ROLL CALL

The City Clerk called the roll as reflected above. Mayor Stein asked for a motion for Councilmember Carter to participate virtually. Councilmember Coxwell initiated the motion, seconded by Mayor Pro Tem Sutton. The motion passed 4-0.

RESULT:	(4-0)
MOVER:	Councilmember Susan Coxwell
SECOND:	Mayor Pro Tem April Sutton
AYES:	Bernie Oder, April Sutton, Richard Lawson, Susan Coxwell
NAYS:	None

5. APPROVAL OF THE AGENDA

Mayor Stein asked if the council wished to make any changes to the agenda. Hearing none, Mayor Stein asked for a motion. Councilmember Coxwell initiated the motion, seconded by Mayor Pro Tem Sutton. The motion passed 5-0.

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

6. OLD BUSINESS

- 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 on Ordinance 2024-05 and Ordinance 2025-06. He discussed the applicant, the previous reading of the ordinances, and the staff's recommendation to adopt them. Mayor Stein asked City Clerk Morris to read the title of the ordinance 2024-05, which he read into the record. Mayor Stein asked if there was any discussion. Upon hearing none, Mayor Stein asked for a motion to approve a second reading of Ordinance No. 2024-05 enacting a Small-Scale Future Land Use Map Amendment from Commercial (Com) to Low-Density Residential (LDR) for approximately one point fifteen (1.15) acres, located on the south side of US Highway 98 and approximately three hundred and seventy-five feet (375') west of Windy Lane. Councilmember Coxwell initiated the motion, seconded by Mayor Pro Tem Sutton. The motion passed 5-0.

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

Mayor Stein asked City Clerk Morris to read the title of Ordinance 2024-06, to which he read it into the record. Mayor Stein asked if there was any discussion. Upon hearing none, Mayor Stein asked for a motion to approve a second reading of Ordinance No. 2024-06 enacting a rezone from C-2 (General Commercial) to R-1 (Single Family Residential) zoning district for approximately one point fifteen (1.15) acres located on the south side of US Highway 98 and approximately three hundred and seventy-five feet (375') west of Windy Lane. Councilmember Lawson initiated the motion, seconded by Councilmember Coxwell. The motion passed 5-0.

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

7. NEW BUSINESS

- 7.1. **199 W. Miracle Strip Pkwy Variance Request**
 Community Development Director Reed led the discussion on the variance request, discussing the recent Local Planning Agency meeting, the application, its reasoning, and staff's recommendation. Mayor Stein asked for a motion to approve 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. Mayor Pro Tem Sutton initiated the motion, seconded by Councilmember Coxwell. The motion passed 5-0.

RESULT:	PASSED (5-0)
MOVER:	Mayor Pro Tem April Sutton

SECOND:	Councilmember Susan Coxwell
AYES:	Larry Carter, Bernie Oder, April Sutton, Richard Lawson, Susan Coxwell
NAYS:	None

7.2. Amendment 1 to the Task Order with Kimley-Horn for Springdale and Scottsdale Drainage Improvements

Public Works Director Lindsey presented change order 1 to the task order with Kimley-Horn, discussing the request for \$1,000, additional work, and getting the necessary easement descriptions. Mayor Pro Tem Sutton asked if it was Hurlburt Field or Eglin Airforce Base, to which Public Works Director Lindsey stated it was Eglin. Mayor Stein asked if there was any discussion. Upon hearing none, Mayor Stein asked for a motion to approve Amendment 1 to the agreement with Kimley-Horn in the amount of \$1,000, for a total not-to-exceed amount of \$119,850. Councilmember Lawson initiated the motion, seconded by Mayor Pro Tem Sutton.

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

Public Works Director Lindsey also gave an update on an upcoming change order for Ray's Pond.

7.3. Resolution 25-02, Okaloosa County Wastewater Connection Project

City Manager Cobb led the discussion on Resolution 25-02, which discussed the plans to connect the wastewater to the county, a pump station, maintenance requirements, funding, Hurlburt's due diligence period, and matching funding. Mayor Stein asked if there was any discussion on the resolution. Upon hearing none, he asked City Clerk Morris to read the resolution's title, to which he read it into the record. Mayor Stein asked for a motion to approve Resolution 25-02. Mayor Pro Tem Sutton initiated the motion, seconded by Councilmember Coxwell. The motion passed 5-0.

RESULT:	(5-0)
MOVER:	Mayor Pro Tem April Sutton
SECOND:	Councilmember Susan Coxwell
AYES:	Larry Carter, Bernie Oder, April Sutton, Richard Lawson, Susan Coxwell
NAYS:	None

8. ADJOURN

Mayor Stein opened the floor for any additional comments.

Mayor Pro Tem Sutton discussed attending an emergency cabinet meeting with Governor Ron Desantis.

Public Works Director Lindsey gave an update on the cemetery survey, property lines, and potential spots and conceptual landscapes. He also discussed City Clerk Morris finding old documents about the cemetery pertaining to timelines, property surveys, newspaper articles, and a poem made for the graveyard. Public Works Director Lindsey read the poem to the city council. Councilmember Coxwell discussed the erosion of the sea wall. Public Works Director Lindsey stated that is in the capital

improvements plan.

Councilmember Oder discussed LiveOak digging up one of the property pins and trying to find a survey company to place the property pin back. He also discussed going to Tallahassee to represent the Northwest Florida League of Cities and attending the Gulf Breeze meeting to discuss the Northwest Florida League of Cities.

Mayor Stein adjourned the meeting at 6:31 p.m.

Minutes approved at 3-3-25 meeting.

Dillon Morris

Dillon Morris, City Clerk

