



**MINUTES
SPECIAL MEETING
of THE MARY ESTHER LOCAL PLANNING AGENCY
April 7, 2025 - 5:00 PM
195 Christobal Road – North, Mary Esther, FL 32569**

LOCAL PLANNING AGENCY PRESENT

Chris Stein, Chairman
Bernard 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 5:00 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. Chairman Stein asked for a motion for Board Member Carter to participate virtually. Board Member Coxwell initiated the motion, which Board Member Sutton seconded. The motion passed unanimously.

RESULT:	PASSED (4-0)
MOVER:	Board Member Coxwell
SECOND:	Board Member Sutton
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. Conditional Use Permit for Privacy Fence- 161 W. Miracle Strip Parkway

Community Development Director Tyler Reed led the discussion of the conditional use permit, discussing the applicant, the request, the details of the privacy fence, the surrounding properties and potential impacts, zoning regulations, and the comprehensive plan. He stated that the city recommends the local planning agency recommend to the city council approval of the privacy fence. Chairman Stein asked if he saw any detriments to the fence. Community Development Director Reed stated the city did not see issues. Board Member Oder asked if the variance request would be transferred to a new owner if the property is sold. Legal Attorney Dykes stated the use would run with the land unless the Board makes that condition on the conditional use. Ted Graves, 161 West Miracle Strip Parkway, thanked the Board for their consideration and the city staff for their help. Chairman Stein asked if anyone on the Board had had additional discussion, to which there was none. Chairman Stein asked if the public had any comments, to which there were none. Chairman Stein asked for a motion to recommend to the City Council to approve the conditional use to allow a privacy fence with gate to extend the front elevation of

the principal dwelling unit, subject to the conditions therein. Board Member Coxwell initiated the motion, which Board Member Sutton seconded. The motion passed unanimously.

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

7. **ADJOURN**

Chairman Stein told the applicants the next step of the process and how it would be taken to the City Council. Board Member Oder commented that it was a good-looking fence.

The local planning agency meeting adjourned at 5:13 p.m.

Minutes approved at the 5/5/2025 meeting.


Dillon Morris, City Clerk

