



MINUTES
SPECIAL MEETING
of THE MARY ESTHER LOCAL PLANNING AGENCY
May 18, 2026 - 5:45 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
Richard Lawson, Board Member

CITY STAFF PRESENT

Jared Cobb, City Manager
Hayward Dykes, City Attorney
Dillon Morris, City Clerk (Virtually)

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

1. INVOCATION

No invocation was given.

2. CALL TO ORDER

The meeting was called to order by Chairman Stein at 5:45 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.

5. ADMINISTRATION OF OATH TO THOSE PERSONS TESTIFYING

City Manager Jared Cobb administered the oaths to everyone testifying.

6. ITEMS FOR CONSIDERATION

6.1. Variance — 22 Misty Water Lane

Tyler Reed, Community Development Director, presented the background for the variance request at 22 Misty Water Lane. Trey Goodwin, 315 E. Hollywood Blvd, discussed some of the reasons for this variance request and introduced Charles Gauthier to present. Charles Gauthier, 1780 Copperfield Cir, provided the board with additional information regarding the lot (see attachments). Trey Goodwin provided a final summary of the presentation. There was some discussion among the board. John Moll, 18 Misty Water Ln, discussed his view of the water being affected by the house, the construction practices, and the house's violation. There was some further discussion among the board. Estephan Daher, 22 Misty Water Ln, answered some of the board's questions and comments. Chairman Stein asked if the board wished to discuss the topic further. Hearing none, Chairman Stein asked for a motion to recommend approval of the after-the-fact dimensional variance, authorizing a rear yard setback of approximately seventeen (17) feet in lieu of the required twenty (20) foot setback along the eastern line of the property at 22 Misty Water Lane. Boardmember Oder initiated the motion, seconded by Boardmember Coxwell. The motion passed 4-1.

RESULT:	PASSED (4-1)
MOVER:	Boardmember Bernie Oder
SECOND:	Boardmember Susan Coxwell

AYES:	Larry Carter, Bernie Oder, Richard Lawson, Susan Coxwell
NAYS:	April Sutton

7. **ADJOURN**

The meeting adjourned at 6:42 p.m.

Minutes approved at the 7/6/2026
meeting.

Dillon Morris
Dillon Morris, City Clerk



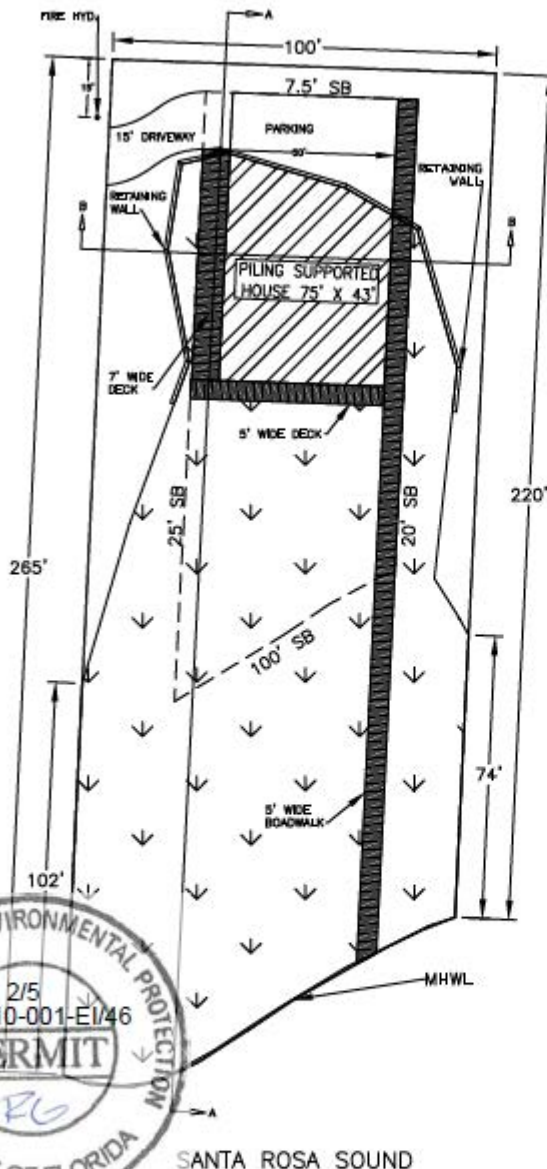




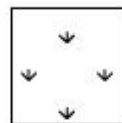
30° 24' 26.2" N
86° 39' 1.0" W



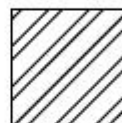
MISTY WATER LANE



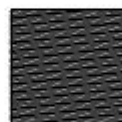
UPLAND AREA
6,017 Sq Ft
(0.13 AC)



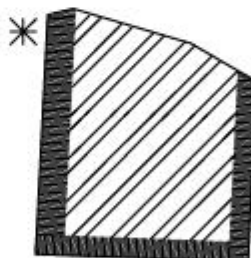
FDEP REMAINING
WETLAND AREA
14,851 Sq Ft
(0.34 AC)



FDEP PILING
SUPPORTED WETLAND
IMPACT AREA 2,288
Sq Ft (0.05 AC)



FDEP DECKS AND
BOARDWALK WETLAND
IMPACT AREA 1,649
Sq Ft (0.04 AC)



FDEP HOUSE
AND DECKS
WETLAND
IMPACT AREA
3,208 Sq Ft
(0.07 AC)



SANTA ROSA SOUND



Applicant: Binh Cao
Project No: 2260.001
County: Okaloosa
Parcel ID No: 16-2S-24-2630-0004-0180

Purpose: Proposed
Date: 09/05/2017
Sheet No: 2 of 5

