



**MINUTES
REGULAR MEETING
of THE MARY ESTHER CITY COUNCIL
June 1, 2026 - 6:00 PM**

195 Christobal Road – North, Mary Esther, FL 32569

CITY COUNCIL PRESENT

Chris Stein, Mayor
April Sutton, Councilmember
Susan Coxwell, Councilmember

Bernie Oder, Mayor Pro Tem
Larry Carter, Councilmember
Richard Lawson, Councilmember

CITY STAFF PRESENT

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

Kelvin Cherry, Code Compliance Officer
Heather Day, Finance Director
Shawn Lindsey, Public Works Director

OTHERS PRESENT

Michael Rader, OSCO Captain

1. INVOCATION

No invocation was given.

2. CALL TO ORDER

The meeting was called to order by Mayor Stein 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.

5. APPROVAL OF THE AGENDA

Mayor Stein asked if the council wished to make any changes to the agenda, mentioning swapping items 11.3 (Rezone Request) and 11.1 (Resolution 26-11). Hearing none others, Mayor Stein asked for a motion to approve the agenda, moving 11.3 to 11.1. Councilmember Sutton initiated the motion, seconded by Councilmember Lawson. The motion passed unanimously.

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

6. SPECIAL PRESENTATIONS

6.1. Yard of the Month - June 2026

The nominations for Yard of the Month for June 2026 were presented to council. Mayor Stein asked if the council wished to discuss the topic further. Hearing none, Mayor Stein asked for a motion to select 251 Brian Cir. as the Yard of the Month for June 2026. Councilmember Sutton

initiated the motion, seconded by Councilmember Lawson. The motion passed unanimously.

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

7. CONSENT AGENDA

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

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

7.1. Minutes of the May 4th, 2026, Regular Council Meeting

7.2. Monthly Financial Report

7.3. Monthly Performance Report

8. CITIZENS WHO HAVE REQUESTED TO BE PLACED ON THE AGENDA

8.1. Lisa Wilson - 21276 SW Plantation St.

Lisa Wilson, 21276 SW Plantation St. discussed wanting the ready to serve rate to be removed for her property. There was a discussion among the council with Lisa Wilson and City Manager Cobb answering the council's questions.

9. PUBLIC COMMENT (NON-AGENDA ITEMS)

None.

10. UNFINISHED BUSINESS

None.

11. NEW BUSINESS

11.1. Rezone Request: 180 Mary Esther Blvd.

Tyler Reed, Community Development Director, entered the staff report into the record and discussed changing the zoning of 180 Mary Esther Blvd from C-1 to C-2. Mayor Stein asked City Clerk Morris to read the title of Ordinance 2026-04 (provided in the meeting, see attached) into the record, to which he did.

ORDINANCE NO. 2026-04

AN ORDINANCE OF THE CITY OF MARY ESTHER, FLORIDA, AMENDING THE

ZONING MAP OF APPROXIMATELY ONE POINT SIX EIGHT (1.68) ACRES OF LAND GENERALLY LOCATED ON THE EAST SIDE OF MARY ESTHER BLVD. AND SOUTH OF HOLLYWOOD BLVD: FROM C-1 (LIMITED COMMERCIAL) TO C-2 (GENERAL COMMERCIAL); PROVIDING FOR LEGISLATIVE INTENT, IMPLEMENTING ACTIONS, A SAVINGS PROVISION, SCRIVENER'S ERRORS, CONFLICTS, AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Stein asked if the council wished to discuss the topic further. Hearing none, Mayor Stein asked for a motion to approve the first reading of Ordinance 2026-04. Councilmember Sutton initiated the motion, seconded by Councilmember Lawson. The motion passed unanimously.

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

11.2. Ordinance 2026-03: Election Date Change

City Clerk Morris discussed Ordinance 2026-03, which would change the election dates going forward to align with national elections in November and extend everyone's terms accordingly. Mayor Stein asked City Clerk Morris to read the title of Ordinance 2026-03 into the record, to which he did.

ORDINANCE NO. 2026-03

AN ORDINANCE OF THE CITY OF MARY ESTHER, FLORIDA, AMENDING THE CHARTER OF THE CITY OF MARY ESTHER; AMENDING SECTION 3.05 TITLED "ELECTION AND TERMS"; PROVIDING FOR CODIFICATION; PROVIDING FOR BALLOT QUESTION AND SUMMARY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Stein asked if the council wished to discuss the topic further. There was some discussion among the council. Mayor Stein asked for a motion to approve a first reading of Ordinance 2026-03 amending the charter of the city to change the regular election date to the first Tuesday after the first Monday in November of each even general election year. Mayor Pro Tem Coxwell initiated the motion, seconded by Councilmember Sutton. The motion passed unanimously.

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

11.3. Resolution 26-11: Contract for the Azalea Park and Caswell Circle Neighborhood Improvements Project with ECSC, LLC

City Manager Cobb discussed Resolution 26-11 presented for approval. Mayor Stein asked City Clerk Morris to read the title of Resolution 26-11 into the record, to which he did.

RESOLUTION NO. 26-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARY ESTHER, FLORIDA, AUTHORIZING THE CITY TO ENTER INTO A CONSTRUCTION CONTRACT WITH ECSC, LLC FOR THE AZALEA PARK AND CASWELL CIRCLE NEIGHBORHOOD IMPROVEMENTS PROJECT IN THE AMOUNT OF \$6,929,530.14; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; PROVIDING FOR NOTICE TO PROCEED AUTHORITY FOR ADDITIVE ALTERNATE NO. 7 CONTINGENT UPON THE CITY'S FFY 2025 CDBG AWARD DECISION; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Stein asked if the council wished to discuss the topic further. Hearing none, Mayor Stein asked for a motion to adopt Resolution 26-11, approving the construction contract with ECSC, LLC for the Azalea Park and Caswell Circle Neighborhood Improvements Project in the amount of \$6,929,530.14, authorizing the Mayor to execute the Agreement, and authorizing the City Manager to withhold the Notice to Proceed for Additive Alternate No. 7 pending the City's FFY 2025 CDBG award decision. Mayor Pro Tem Coxwell initiated the motion, seconded by Councilmember Sutton. The motion passed unanimously.

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

12. COUNCILS' STANDING COMMITTEE STATUS REPORTS

Councilmember Sutton discussed the ECRC and Walton Committee meetings and the priority No. 16, looking to extend Hollywood Blvd through Hill Ave, and being appointed vice chair of the Okaloosa Walton TPO, and thanked the Ocean City-Wright Fire Department for making Mary Esther Elementary's last day special.

Mayor Pro Tem Coxwell discussed the goodbye to Mary Esther Elementary, and asked about a city hospice program for holiday trees. There was some discussion among the council on this topic with comments from Capt. Rader and City Manager Cobb.

Councilmember Lawson discussed the library's attendance for the summer event.

Mayor Stein discussed the Memorial Day ceremony at the American Legion.

Councilmember Carter discussed the citizen speaker request and the need to provide a follow-up. There was some discussion among the council on this topic, with City Manager Cobb and City Attorney Dykes answering the council's questions.

Councilmember Oder discussed the library cooperative meeting and its organization's benefits, the library's summer program, and a hurricane season preparation PDF from the library cooperative.

13. OTHER COMMENTS

City Attorney Hayward Dykes had no additional comment.

City Clerk Dillon Morris discussed the council's financial disclosure, cybersecurity and ethics training, and reminded the council to check their mailboxes and of his upcoming conference.

City Manager Jared Cobb discussed the special session about the ad valorem tax issue and is almost ready to provide an update on the city hall.

14. ADJOURN

The council meeting adjourned at 6:48 p.m.

Minutes approved at the 7/6/2026
meeting.

Dillon Morris

Dillon Morris, City Clerk



ORDINANCE NO. 2026-04

AN ORDINANCE OF THE CITY OF MARY ESTHER, FLORIDA, AMENDING THE ZONING MAP OF APPROXIMATELY ONE POINT SIX EIGHT (1.68) ACRES OF LAND GENERALLY LOCATED ON THE EAST SIDE OF MARY ESTHER BLVD. AND SOUTH OF HOLLYWOOD BLVD: FROM C-1 (LIMITED COMMERCIAL) TO C-2 (GENERAL COMMERCIAL); PROVIDING FOR LEGISLATIVE INTENT, IMPLEMENTING ACTIONS, A SAVINGS PROVISION, SCRIVENER'S ERRORS, CONFLICTS, AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF MARY ESTHER, FLORIDA, AS FOLLOWS:

SECTION 1. Legislative Findings and Intent.

- (a). The City of Mary Esther has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance.
- (b). This Ordinance is internally consistent with the goals, objectives and policies of the *Comprehensive Plan of the City of Mary Esther*.
- (c). The exhibits to this Ordinance are incorporated herein as if fully set forth herein verbatim.

SECTION 2. Adoption of the Amendment to the Official Zoning Map.

- (a). In exercise of its authority, the City Council of the City of Mary Esther, Florida finds it necessary and desirable to adopt and does hereby adopt this amendment and update to the City of Mary Esther's zoning map, attached hereto as Exhibit "D" in order to encourage the most appropriate use of land, water, and resources, consistent with the public interest; and to deal effectively with future problems that may result from the use and development of land within City of Mary Esther, Florida.
- (b). All exhibits to this Ordinance are incorporated into the text and substance of this Ordinance as if fully set forth herein verbatim.

SECTION 3. Implementing Administrative Actions. The City Manager is hereby authorized and directed to take such actions as he may deem necessary and appropriate in order to implement the provisions of this Ordinance. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 4. Savings. The prior actions and activities of the City of Mary Esther relating to the comprehensive planning and land development regulatory programs and actions of the City are hereby ratified and affirmed.

SECTION 5. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Manager, or designee, without the need for a public hearing.

SECTION 6. Conflicts. All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed; provided, however, that any code or ordinance that provides for an alternative process to effectuate the general purposes of this Ordinance shall not be deemed a conflicting code or ordinance.

SECTION 7. Severability. If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 8. Effective Date. This Ordinance shall become effective immediately upon adoption.

So Done this _____ day of _____, 2026.

By: _____

Chris Stein, Mayor
City of Mary Esther, Florida

ATTEST:

Dillon Morris
City Clerk

1st Reading:

Published:

2nd Reading: