



AGENDA
Special & Regular City Council Meeting
Wednesday, September 3, 2025, 6:00 P.M.
Council Chambers, 116 First Street, Neptune Beach, Florida

1. CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE
- PH 2. ORDINANCE NO. 2025-12, ADOPTING A TENTATIVE MILLAGE RATE, FIRST READ AND PUBLIC HEARING. An Ordinance of the City of Neptune Beach, Florida, Adopting a Tentative Millage Rate and Levying Ad Valorem Taxes for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026; Setting Forth Certain Information Regarding "Rolled-Back Rate"; Directing the City Manager to Adjust the Adopted Millage Rate in the Event of Changes in the Assessment Roll and Taxable Value; Providing an Effective Date
- PH 3. ORDINANCE NO. 2025-13, ADOPTING A PROPOSED BUDGET, FIRST READ AND PUBLIC HEARING. An Ordinance of the City of Neptune Beach, Florida, Adopting a Proposed Budget and Appropriating Funds for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026; Providing an Effective Date
4. ADJOURN

REGULAR CITY COUNCIL MEETING IMMEDIATELY FOLLOWING THE ABOVE BUDGET MEETING

1. CALL TO ORDER / ROLL CALL
2. AWARDS / PRESENTATIONS / RECOGNITION OF GUESTS / NONE
3. APPROVAL OF MINUTES:
 - August 4, 2025, Budget Workshop
 - August 4, 2025, Regular City Council Meeting
 - August 18, 2025, Budget Workshop
 - August 18, 2025, Special City Council Meeting
 - August 18, 2025, Workshop City Council Meeting
 - August 18, 2025, Town Hall Council Meeting
4. COMMENTS FROM THE PUBLIC
5. CITY MANAGER REPORT
6. CONSENT AGENDA / NONE
7. VARIANCES / SPECIAL EXCEPTIONS / DEVELOPMENT ORDERS / NONE

- A. **V25-05:** Application for variance as outlined in Chapter 27, Article III, Division 8 of the Unified Land Development Code of Neptune Beach for 1112 Third Street, LLC for property 1102 and 1112 Third Street, Neptune Beach, Florida (RE: Parcels 172851-0000 and 172852-0000). The applicant requests a variance from Table 27-239 C-1 front yard setback to permit the construction of an office building with a +/- 150-foot front yard maximum setback in lieu of the required 25-foot yard maximum setback. The property is in the C-1 zoning district.

- B. **SE25-01**: Application for Special Exception as outlined in Chapter 27 Article III Division 9 of the Unified Land Development Code of Neptune Beach for 1112 Third Street, LLC for property 1102 and 1112 Third Street, Neptune Beach, Florida (RE Parcels 172851-0000 and 172852-0000). The applicants are requesting a special exception for off-site parking in accordance with Sec. 27-540 Parking requirements (e) Offsite Parking for an office. The property is in the C-1 zoning district.
- C. **DP25-01**: Application for Preliminary Development Plan as outlined in Chapter 27 Article III Division 2 of the Unified Land Development Code of Neptune Beach for 1112 Third Street, LLC for the property 1102 and 1112 Third Street, Neptune Beach, Florida (RE Parcels 172851-0000 and 172852-0000). The applicant requests a Development Plan approval to permit a 27,346 SF office building with associated parking and landscaping. The property is in the C-1 zoning district.

8. ORDINANCES

- PH* A. ORDINANCE NO. 2025-15, FIRST READ AND PUBLIC HEARING, An Ordinance of the City of Neptune Beach, Florida, Amending Chapter 2, Administration By Enacting Section 2-256, by Allowing for Creation of Non-Profit Business Entities; Providing Codification, Conflicts, Severability, and Providing An Effective Date
- PH* B. ORDINANCE NO. 2025-16, FIRST READ AND PUBLIC HEARING, An Ordinance of the City of Neptune Beach, Florida, Amending And Revising Chapter 27; By Revising Article XIII, Parking And Loading, Section 27-541, Payment In-Lieu of Providing Off-Street Parking in the Central Business District; and by Creating Section 27-481, Establishing Procedures For Entering Into Leases with Businesses for Utilizing City Parking Spaces for Dumpsters and Other Uses; Providing Severability; Providing for Repeal of Laws In Conflict; and Providing for an Effective Date

9. OLD BUSINESS / NONE

10. NEW BUSINESS

- A. RESOLUTION NO. 2025-17, A Resolution of the City Council of the City of Neptune Beach, Florida, Establishing Payment In-Lieu of Providing Off-Street Parking in the Central Business District and Providing An Effective Date
- B. Consideration of Approval of Memorandum of Understanding between the City of Neptune Beach and Northeast Florida Public Employees Local 630
- C. Consideration of Approval of Employment Agreement between the City of Neptune Beach and City Clerk

11. COUNCIL COMMENTS

12. ADJOURN

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statute, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at least 48 hours prior to the meeting.

Anyone attending public meetings can use the code **DD14** to validate their parking session at no cost. After 5:30 on the date of the meeting, follow these steps:

Make sure you are parked in a North Beaches public parking space – we can't validate valet parking or parking in private lots.

- **To use a kiosk:** Using a nearby kiosk, press the Start button and then select 2 to enter your plate and the validation code.
- **To use the Flowbird app:** Tap the nearest yellow balloon and tap "Park here." From the payment screen, select "Redeem a code" at the top. Confirm your information and tap "Purchase" – the price will show "Free."