



AGENDA
Regular City Council Meeting
Monday, February 2, 2026, 6:00 PM
Council Chambers, 116 First Street, Neptune Beach, Florida

1. CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE
2. AWARDS / PRESENTATIONS / RECOGNITION OF GUESTS / NONE
3. APPROVAL OF MINUTES
 - A. **January 5, 2026 Regular City Council Meeting** p. 3
January 20, 2026 Special City Council Meeting
January 20, 2026 Workshop City Council Meeting
January 20, 2026 Town Hall Meeting
4. COMMENTS FROM THE PUBLIC
5. CITY MANAGER REPORT p. 16
6. CONSENT AGENDA / NONE
7. VARIANCES / SPECIAL EXCEPTIONS / DEVELOPMENT ORDERS
 - A. **DP26-01:** Application for Development Plan as outlined in Chapter 27, Article III, Division 2 of the Unified Land Development Code of Neptune Beach for Reve Brewing for the property located at 1501 Atlantic Boulevard, Neptune Beach, Florida (RE: Parcels 173424-0200). The applicant requests a Development Plan approval to permit a 2,307 square-foot restaurant and taproom with outdoor seating. The property is in the C-2 zoning district p. 21
8. ORDINANCES
 - PH** A. **ORDINANCE NO. 2026-01, SECOND READ AND PUBLIC HEARING,** An Ordinance of the City of Neptune Beach, Florida, Amending Chapter 2, Administration, Article VII, Boards, Commissions, and Committees, Division 4, Finance and Auditor Selection Committee; Providing Codification, Conflicts, Severability, and Providing An Effective Date p. 50
 - PH** B. **ORDINANCE NO. 2026-02, SECOND READ AND PUBLIC HEARING,** An Ordinance of the City of Neptune Beach, Florida, Amending Chapter 2. Administration, Article VII, Boards, Commissions, and Committees, By Amending Division 5, Historical Review Board; Section 2-499.2; Providing Codification, Conflicts, Severability, And Providing An Effective Date p. 56
9. OLD BUSINESS / NONE

10. NEW BUSINESS

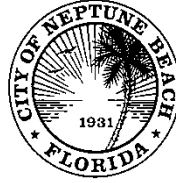
- A. RESOLUTION NO. 2026-02, A Resolution of the City of Neptune Beach, Florida, Establishing Certain Charges or Fees for Solid Waste Collection and Disposal Services p. 62
- B. RESOLUTION NO. 2026-03, A Resolution of the City of Neptune Beach, Florida, Re-appointing Members to the Community Development Board p. 77

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.



**MINUTES
REGULAR CITY COUNCIL MEETING
MONDAY, JANUARY 5, 2026, 6:00 P.M.
NEPTUNE BEACH CITY HALL
116 FIRST STREET
NEPTUNE BEACH, FLORIDA 32266**

Pursuant to proper notice, a Regular City Council Meeting of the City Council of the City of Neptune Beach was held on Monday, January 5, 2026, at 6:00 p.m, at Neptune Beach City Hall, 116 First Street, Neptune Beach, Florida 32266

IN ATTENDANCE:

Mayor Cori Bylund
Vice Mayor Nia Livingston
Councilor Tim Horvath
Councilor Josh Messinger
Councilor Brent Rogers

STAFF:

City Manager Richard Pike
City Attorney Paul Waters
Chief of Police Michael Key
Public Works Director Deryle Calhoun
Community Development Director Heather Whitmore
Senior Accountant Michael Owens
Parks and Sustainability Director Colin Moore
Project Manager Blake West
City Clerk Catherine Ponson

Call to Order/Roll Call

Mayor Bylund called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance

Peace Pole Presentation

Rosemary Takacs, Partnering for Peace-Rotary/Peace Corps Alliance Board, presented information on a Peace Pole that would be installed in Basil Park. A Peace Pole is an internationally recognized symbol of peace. The message on the pole is "May Peace Prevail on Earth" in various languages. The Peace Pole will be dedicated on Saturday, February 21, 2026.

APPROVAL OF MINUTES

Minutes

Made by Horvath , seconded by Livingston.

MOTION: TO APPROVE THE FOLLOWING:

December 1, 2025, Regular City Council Meeting

Roll Call Vote:

Ayes: 5 – Horvath, Livingston, Messinger, Rogers and Bylund
Noes: 0

MOTION CARRIED

PUBLIC COMMENTS

Public Comments Jack Sminkey, 59 Oak Knoll Court, St. Augustine, Florida, 32092, spoke regarding a recent records request to the Neptune Beach Police Department.

Rachel Crismond, 310 Pablo Road, Ponte Vedra Beach, Florida 32082, stated she has been the owner of Kyds Children’s Boutique in the Beaches Town Center for ten years. She commented that since the implementation of the paid parking increase, data shows that there has been a 49% decrease in new customers and a 37% decrease in returning customers. She is requesting the real-world impact on small businesses be carefully considered as policies are evaluated.

Colleen MacGregor, 1000 3rd Street, Neptune Beach, Florida 32266, stated she works at a local restaurant in the Beaches Town Center. She works on the weekend to supplement her income to live at the beach. She reported there has been a huge drop in returning customers since the parking rate increase.

CITY MANAGER REPORT

City Manager Report City Manager Richard Pike stated that if any Councilmember or member of the public would like to review his report, he would be glad to arrange a meeting.

City Manager reports can be located on the City of Neptune Beach website at: <https://www.nbfl.gov/city-manager/pages/city-manager-reports>.

ORDINANCES

Ord. No. 2025-19, BES Agreement (Deferred) Ordinance No. 2025-19, First Read and Public Hearing. Mayor Bylund announced that this item would be deferred.

Ord. No. 2025-20, Certified Recovery Residences Ordinance No. 2025-20, Second Reading and Public Hearing. An Ordinance of the City of Neptune Beach, Florida, Amending the Code of Ordinances, Division 8 – Variances, Article III– Administrative and Enforcement Procedures, to Enact Section 27-145.1, titled “Certified Recovery Residences”; Providing for Repeal of Conflicting Ordinances and Resolutions; Providing for Severability; and Providing an Effective Date.

Public Comment Mayor Bylund opened the public hearing. There being no comments from the public, Mayor Bylund closed the public hearing.

Made by Messinger, seconded by Livingston.

MOTION: TO ADOPT ORDINANCE NO. 2025-20 AT SECOND READ

Roll Call Vote:
 Ayes: 5 – Livingston, Messinger, Rogers, Horvath and Bylund
 Noes: 0

MOTION CARRIED

OLD BUSINESS

5th Street
Stormwater
Outfall-Bay and
Davis

5th Street Stormwater Outfall Ditch – Bay and Davis Culvert Improvements. Public Works Director Derlye Calhoun reported Bay Street and Davis Street were two choke points identified in the Stormwater Strategic Plan developed after receiving input from residents. Jones Edmunds created a city-wide stormwater model that will be used to properly size the subject culverts. Both project designs were included in the FY26 Adopted Budget at \$125,000 each. Construction costs will be budgeted in FY27 or beyond.

Made by Messinger, seconded by Livingston.

MOTION: TO AWARD TO JONES EDMUNDS IN THE AMOUNT OF \$225,104.00

Roll Call Vote:

Ayes: 5-Messinger, Rogers, Horvath, Livingston and Bylund

Noes: 0

MOTION CARRIED

Paid Parking
Program

Paid Parking Program Update. Discussion included employee parking options, the Merchants Association, the Interlocal Agreement status with Atlantic Beach and the parking rate.

Mayor Bylund stated that the parking rate was originally \$2.00 per hour at the program’s inception in 2019. On November 20, 2025, the rate was increased \$5.00 per hour for the set hours with the new program. In early December 2025, the rate was changed to \$2.50 per hour from 11:00 a.m.-5:00 p.m. and \$5.00 per hour from 5:00 p.m. -12:00 a.m. The current rate was one of the options in a study provided by the Merchants Association.

Mayor Bylund pointed out that the Neptune Beach Code states that the City Manager sets the parking rate. The City Manager asks the Council to give direction on the parking rate as they are the elected body.

Mr. Pike expressed that staff and Council are dedicated to the success of the Beaches Town Center (BTC). He added that all of the money spent, including maintenance, Christmas lights and landscaping, comes from the paid parking program.

Mr. Pike requested that Council leave the \$2.50 during the day and reduce the \$5.00 per hour in the evening to \$3.50 per hour. This can be adjusted as needed. He expressed that everyone would work together to come up with a solution that works for the employees and merchants.

Discussion included data for changing the rate, continuing conversations with the BTC and Merchants Association, when to re-evaluate the rate, having a clear project list for the BTC and having more objective data.

Made by Livingston, seconded by Rogers.

MOTION: TO DIRECT THE CITY MANAGER TO ADJUST THE PARKING RATE TO \$2.50 PER HOUR

AMENDED MOTION: TO DIRECT THE CITY MANAGER TO ADJUST THE PARKING RATE TO \$2.50 PER HOUR FOR THE ENFORCED HOURS AS WELL AS SET THE MAXIMUM DAILY RATE AT \$32.50

Roll Call Vote:

Ayes: 5-Rogers, Horvath, Livingston, Messinger and Bylund

Noes: 0

MOTION CARRIED

NEW BUSINESS

Florida Boulevard
Pump Station
Junction Manhole
Lining

Florida Boulevard Pump Station Junction Manhole Lining. Mr. Calhoun explained that during coring of the subject junction manhole for installation of new sewer pipe, it was discovered that concrete wall thickness has significantly degraded since the manhole was installed approximately 25 years ago. Hydro-Klean, LLC has provided a quote and the Purchasing Cooperative of America contract to piggyback, and the City Attorney has approved its use.

Made by Horvath, seconded by Messinger.

MOTION: TO AWARD TO HYDRO-KLEAN, LLC, DBA SOLUTIONS GROUP IN THE AMOUNT OF \$39,630.00 AND AUTHORIZE STAFF A 15% CONTINGENCY FOR UNKNOWNNS

Roll Call Vote:

Ayes: 5 – Horvath, Livingston, Messinger, Rogers and Bylund

Noes: 0

MOTION CARRIED

COUNCIL COMMENTS

Vice Mayor Livingston requested the Peace Pole presented earlier not be placed in the middle of Basil Park.

Councilor Messinger requested seeing what materials are being used and the design of the Peace Pole as we are taking greater care of our parks.

Mayor Bylund announced Legislative Action Days coming up in Tallahassee. There is a lot of legislation being proposed. She reported that one of the major items is property tax reform. She added that there are many iterations. School board taxes would remain and police departments would be protected. Municipalities would fund the police departments. If this iteration were to pass, sales tax would increase 43%. She is stating this early and publicly, so everyone can start reaching out to their legislators.

Vice Mayor Livingston stated that if it goes to a referendum, the messaging wording is important.

Councilor Horvath reported his committee at the Florida League of Cities discussed making sure municipalities keep control of Accessory Dwelling Units.

The next City Council meeting will be Tuesday, January 20, 2026.

Adjournment

There being no further business, Mayor Bylund adjourned the meeting at 7:49 p.m.

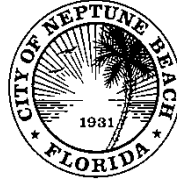
Corrine A. Bylund, Mayor

ATTEST:

Catherine Ponson, CMC
City Clerk

Approved: _____

****These minutes reflect the actions taken and portions of the discussion during the meeting. To review the entire discussion concerning any agenda item, please go to: <https://www.nbfl.gov/minutes-and-agendas>, and click on the video for the meeting in question.***



**MINUTES
SPECIAL CITY COUNCIL MEETING
TUESDAY, JANUARY 20, 2026, 6:00 P.M.
NEPTUNE BEACH CITY HALL
116 FIRST STREET
NEPTUNE BEACH, FLORIDA 32266**

Pursuant to proper notice, a Special City Council Meeting of the City Council of the City of Neptune Beach was held Tuesday, January 20, 2026, at 6:00 p.m., at Neptune Beach City Hall, 116 First Street, Neptune Beach, Florida 32266.

Attendance:

IN ATTENDANCE:

- Mayor Cori Bylund
- Vice Mayor Nia Livingston
- Councilor Tim Horvath
- Councilor Josh Messinger
- Councilor Brent Rogers

STAFF:

- City Manager Richard Pike
- City Attorney Paul Waters
- Chief of Police Michael Key
- Chief Financial Officer Jaime Hernandez
- Public Works Director Deryle Calhoun
- Parks and Sustainability Director Colin Moore
- Community Development Director Heather Whitmore
- Project Manager Blake West
- City Clerk Catherine Ponson

Call to Order/Roll Call/Pledge

Mayor Bylund called the Special Meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

PUBLIC COMMENTS

Public Comment

Pat Hazouri, 207 Florida Boulevard, Neptune Beach, Florida, stated she has concerns regarding public safety and the roundabout. She also commented that no one has answered her emails or responded to questions about the project.

PRESENTATIONS

Penman Road Project Update

Penman Road Project Update. Dow Peters, P.E., Peters and Yaffee (LJA Engineering), introduced Ben Combs, P.E., Russell Yaffee, P.E. and Lauren Folk, E.I. Mr. Peters gave an update on the Penman Road Project. The updates included removal of raised medians and comments received. He stated they had updated traffic counts. The roundabout is still in the plan. There is no new right-of-way. The design phase will be at 60% in March 2026 with construction beginning late 2027. Mr. Combs, Mr. Yaffee and Ms. Folk walked through the latest design for Penman Road. Michael Derbaum, P.E., with City of Jacksonville, was also present.

All of the information for the project can be found at <https://penmanroadproject.com/>.

FY2023-2024 Audit Presentation

FY2023-2024 Audit Presentation. Ron Whitesides, Partner, Purvis Gray, presented the FY2023-2024 Audit for the fiscal year ending September 30, 2024. Mr. Whitesides stated

the audit has an unmodified (clean) opinion. The City is back on schedule with the required financial reporting.

ORDINANCES / RESOLUTIONS

Ord. No. 2026-01, Finance Committee Ordinance No. 2026-01, First Read and Public Hearing. An Ordinance of the City of Neptune Beach, Florida, Amending Chapter 2, Administration, Article VII, Boards, Commissions, and Committees, Division 4, Finance and Auditor Selection Committee; Providing Codification, Conflicts, Severability, and Providing an Effective Date.

Public Hearing Mayor Bylund opened the public hearing. There being no comments from the public, Mayor Bylund closed the public hearing.

Discussion included keeping the committee in place for beyond what the state requires, how valuable the committee has been, and expanding the membership.

City Manager Richard Pike and Chief Financial Officer Jaime Hernandez both agreed that the Finance Committee should remain.

Made by Livingston, seconded by Messinger.

MOTION: **TO APPROVE ORDINANCE NO. 2026-01 AT FIRST READING, WITH THE AMENDMENT TO ADD UP TO FIVE MEMBERS DEPENDING ON QUALIFICATIONS OF APPLICANTS**

Roll Call Vote:
Ayes: 5 - Horvath, Messinger, Rogers, Livingston and Bylund
Noes: 0

MOTION CARRIED

Ord. No. 2026-02, Historical Review Board Ordinance No. 2026-02, First Read and Public Hearing. An Ordinance of the City of Neptune Beach, Florida, Amending Chapter 2. Administration, Article VII, Boards, Commissions, and Committees, By Amending Division 5, Historical Review Board; Section 2-499.2; Providing Codification, Conflicts, Severability, and Providing an Effective Date.

Public Hearing Mayor Bylund opened the public hearing. There being no comments from the public, Mayor Bylund closed the public hearing.

Mayor Bylund explained this ordinance extends the sunset provision from 18 months from the adoption of the enacting ordinance to 18 months after the date of the first meeting of the board.

Made by Messinger, seconded by Livingston.

MOTION: **TO APPROVE ORDINANCE NO. 2026-02 AT FIRST READING**

Roll Call Vote:
Ayes: 5 - Messinger, Rogers, Horvath, Livingston and Bylund
Noes: 0

MOTION CARRIED

Res. No. 2026-01, Riparian Easement Resolution No. 2026-01. A Resolution of the City of Neptune Beach, Duval County, Florida, Approving a Riparian Easement Agreement Over Real Property Previously Dedicated to the Public; Providing for Incorporation of Recitals, Required Findings, Directions to the City Clerk and Providing an Effective Date.

Public Hearing Mayor Bylund opened the public hearing. There being no comments from the public, Mayor Bylund closed the public hearing.

Community Development Director Heather Whitmore explained that a resident at 1848 Nightfall Drive, desires to construct, install, use, maintain, and repair a private dock extending waterward from the Upland Property and encroaching upon or over the City Property. The City is willing to grant a riparian easement for such purpose, subject to the terms, conditions, and limitations of the Riparian Easement Agreement. This is the first time this has been done with the requirements by FDEP.

Ms. Whitmore requested a fee be put in place for this type of application as there was a great amount of staff time spent on this item.

Made by Messinger, seconded by Horvath.

MOTION: TO APPROVE RESOLUTION NO. 2026-01

Roll Call Vote:
 Ayes: 5 -Rogers, Horvath, Messinger, Livingston and Bylund
 Noes: 0

MOTION CARRIED

Adjournment There being no further business, the Special Meeting adjourned at 7:44 p.m.

 Corrine A. Bylund, Mayor

ATTEST:

 Catherine Ponson, CMC
 City Clerk

Approved: _____



**MINUTES
WORKSHOP CITY COUNCIL MEETING
TUESDAY, JANUARY 20, 2026, 7:44 P.M.
IMMEDIATELY FOLLOWING SPECIAL MEETING
NEPTUNE BEACH CITY HALL
116 FIRST STREET
NEPTUNE BEACH, FLORIDA 32266**

Pursuant to proper notice, a Workshop City Council Meeting of the City Council of the City of Neptune Beach was held on Tuesday, January 20, 2026, at 7:44 p.m., in Council Chambers, City Hall, 116 First Street, Neptune Beach, Florida, 32266

Attendance

IN ATTENDANCE:

Mayor Cori Bylund
Vice Mayor Nia Livingston
Councilor Tim Horvath
Councilor Josh Messinger
Councilor Brent Rogers

STAFF:

City Manager Richard Pike
City Attorney Paul Waters
Chief of Police Michael Key
Chief Financial Officer Jaime Hernandez
Public Works Director Deryle Calhoun
Parks and Sustainability Director Colin Moore
Community Development Director Heather Whitmore
Project Manager Blake West
City Clerk Catherine Ponson

Call to Order/Roll Call

Mayor Bylund called the workshop meeting to order at 7:44 p.m.

PUBLIC COMMENT

Public Comment

Dustin Kaloostian, 985 Charles Lindbergh Drive, Jacksonville, Florida 32225, stated he is at the meeting on behalf of the Beaches Town Center Merchants Association. He has been working on focusing on solutions for parking. He has been working with Josh McPherson with TriBridge for spaces at the Kmart parking lot. A lease has been secured for 35 spots and will grow to 50 by month one and then 100 by month two. These will be aggregated as the Merchants Association indicate they want to purchase a certain number of spots. It is an extensive contract, with a plan to have a revolving shuttle and signage.

ISSUE DEVELOPMENT

Finance Committee Report

Finance Committee Report. Councilor Rogers reported that the FY23-24 audit was discussed at the January 16, 2026, meeting. The City has not done a good job of keeping up with the sanitation rates and water and sewer rates. He added that the

sanitation fund needs to break even as well as the water and sewer funds. There may be a painful process to bring the City's rates current. He also stated there is no actionable Capital Improvement Plan. He is recommending the City Manager and the Community Development Director work on that. He also would like a process in place to possibly annually review the rates.

Mr. Rogers also stated that the FY26 1st Quarter Financial Report was reviewed. He stated that the City needs to meet reporting obligations internally and with Atlantic Beach for the parking.

Mr. Rogers expressed concerns that the City has not done their due diligence before paying a third party to conduct study.

Mr. Pike explained that the City cannot borrow money to complete a project in a Capitol Improvement Plan, unless an independent study is done to show that money can be paid back.

Made by Messinger, seconded by Livingston.

MOTION: **TO DIRECT THE CITY MANAGER TO DIRECT THE CFO TO MOVE FORWARD WITH WATER AND SEWER RATE STUDY**

Roll Call Vote:

Ayes: 5- Horvath, Messinger, Rogers, Livingston and Bylund

Noes: 0

MOTION CARRIED

Mr. Waters advised that an ordinance could be drafted to create a process to review fees.

Made by Messinger, seconded by Horvath.

MOTION: **TO DIRECT CITY MANAGER TO DIRECT STAFF TO PRESENT OPTIONS AND PROCEDURES FOR CREATING A SPECIAL TAXING DISTRICT OR COMMUNITY REDEVELOPMENT AGENCY (CRA) OR OTHER ECONOMIC DEVELOPMENT ENGINE THAT PRODUCES CONSISTENT REVENUE YEAR OVER YEAR**

Roll Call Vote:

Ayes: 5- Messinger, Rogers, Horvath, Livingston and Bylund

Noes: 0

MOTION CARRIED

Made by Livingston, seconded by Messinger.

MOTION: **TO DIRECT THE CITY MANAGER TO DIRECT COMMUNITY DEVELOPMENT DIRECTOR TO MOVE FORWARD WITH THE DEVELOPMENT OF A PROPER CAPITAL IMPROVEMENT PLAN (CIP)**

Roll Call Vote:

Ayes: 5- Rogers, Horvath, Messinger, Livingston and Bylund

Noes: 0

MOTION CARRIED

COJ Interlocal Agreement Mayor Bylund stated that the City of Atlantic Beach is conducting a study regarding the Interlocal Agreement with the City of Jacksonville. There was no method written in the agreement for renegotiation.

Mayor Bylund requested the City Manager have a discussion with the Atlantic Beach Interim City Manager regarding their position on the Interlocal Agreement.

Jarboe Park 2026 Jarboe Park 2026 Construction Update. Project Manager Blake West gave an update on the next phase of Jarboe Park. The design includes the field with an irrigation system. There will be a multi-use path around the field. Palm trees will be requested from COJ. He will be refining the plan and it will be forwarded for approval.

COUNCIL COMMENTS

Council Comments Councilor Messinger corrected an earlier speaker who gave inaccurate facts that there was no communication regarding the Penman Road Project. He stated that the consultants, the City Manager and Chief of Police have been responsive in great detail in emails and in public meetings. There have been plenty of public comments where they have spoken about public safety.

Vice Mayor Livingston commented that she has been in communication Mr. Garcia of First Christian Church of the Beaches stormwater fees. She discovered that the way Neptune Beach calculates the fee is different than Atlantic Beach and Jacksonville Beach. She added maybe this is something worth looking into to be consistent with then other cities.

Mayor Bylund commented she had also talked with Mr. Garcia and if we make an exception for him we would have to give everyone an exception.

Councilor Messinger suggested looking at incentives for permeability as we are looking at our water and sewer rates.

Mayor Bylund announced she recently attended a luncheon for the Northeast Florida Regional Council. They are looking for two communities to participate in a community visioning study at low or no cost. She would like to try and be part of that study.

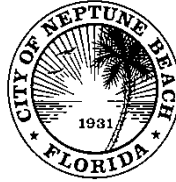
Adjournment There being no further business, the workshop meeting adjourned at 8:56 p.m.

Corrine A. Bylund, Mayor

ATTEST:

Catherine Ponson, CMC
City Clerk

Approved: _____



**MINUTES
TOWN HALL MEETING
IMMEDIATELY FOLLOWING THE WORKSHOP MEETING
TUESDAY, JANUARY 20, 2026, 9:01 P.M.
NEPTUNE BEACH CITY HALL
116 FIRST STREET
NEPTUNE BEACH, FLORIDA 32266**

Pursuant to proper notice, a Town Hall Meeting of the City Council of the City of Neptune Beach was held on Tuesday, January 20, 2026, at 9:01 p.m., at Neptune Beach City Hall, 116 First Street, Neptune Beach, Florida 32266.

Attendance:

IN ATTENDANCE:
Mayor Cori Bylund
Vice Mayor Nia Livingston
Councilor Tim Horvath
Councilor Josh Messinger
Councilor Brent Rogers

STAFF:
City Manager Richard Pike
City Attorney Paul Waters
Chief of Police Michael Key
Chief Financial Officer Jaime Hernandez
Public Works Director Deryle Calhoun
Parks and Sustainability Director Colin Moore
Community Development Director Heather Whitmore
Project Manager Blake West
City Clerk Catherine Ponson

Call to
Order/Roll
Call/Pledge

Mayor Bylund called the Town Hall Meeting to order at 9:01 p.m.

Public
Comments

Mayor Bylund opened public comments.

Dustin Kaloostian, 985 Charles Lindbergh Drive, Jacksonville, Florida 32225, stated he wanted to add to his earlier comments at the workshop. He has met with Mayor Bylund and staff and received input. He had a call with Chief Key who made himself available to introduce staff who works directly with the parking vendor. He has ideas for opportunities when the QR code is scanned. He suggested there could be link for employees and adding Apple Pay.

Vice Mayor Livingston stated he had received the minutes from the Merchants Association meeting and requested being notified when they meet.

City Attorney Paul Waters advised Councilmembers could attend a meeting but could not speak with each other about items they are going to vote on. He did say to proceed with caution. He added that any emails should be sent to clerk@nbfl.us.

Mr. Kaloostian answered Councilor Rogers' inquiry that he owns Beach Buggies.

Adjournment

The Town Hall Meeting adjourned at 9:11 p.m.

Corrine A. Bylund, Mayor

ATTEST:

Catherine Ponson, CMC
City Clerk

Approved: _____

City Manager's Report

Departmental Recaps-01/28/2026

Police Department- Chief Michael Key

(See Separate January 2026 Report)

City Clerk-Catherine Ponson

- Fulfill ongoing public records requests
- Prepare Minutes and Council agenda packets
- Prepare public notices for all upcoming meetings
- Submit required notices for publication in Jacksonville Daily Record

Community Development-Heather Whitmore

1. Public Hearing Agenda Items:

- a. January 21, 2026 Historic Review Board: Training**
- b. January 28, 2026 Historic Review Board: Meeting**
 - i. 228 Florida Blvd Determination of Historical Significance
 - ii. 228 Florida Blvd: Certificate of Appropriateness
- c. Feb 2, 2026 City Council**
 - i. 1501 Atlantic Blvd - Reve Brewing Development Order
 - ii. Development Impact Fees Presentation
- d. February 10, 2026 Special Magistrate**
 - i. Code Enforcement Case #: 2023089**

Violation Address: 1401 Atlantic Blvd, Neptune Beach, Florida
32266

CODE(S) CITED: The Code of Ordinances of the Neptune Beach
City Codes, Chapter 28 Nuisance Code Sec 28.5 (1)(2)(4)(8),
2.4(9)

Expired BP/Unsafe/Unsecure/Junk/Overgrowth
 - ii. Code Enforcement Case #: 2023071**

Violation Address: 2033 Oleander Pl, Neptune Beach, Florida
32266

CODE(S) CITED: The Code of Ordinances of the Neptune Beach
City Codes, Chapter 28 Nuisance Code Sec 28.5 (4)(8), 2.4(9)

Expired BP/Unsafe
- e. February 11, 2026 Community Development Board - Cancelled**
- f. Feb 17, 2026 City Council**

- b. The Annual Financial Report (AFR) has been completed for FY 2023-24. File with the FL Department of Financial Services.
 - c. Back in compliance from FY 2019-20.
- 2. Budget
 - a. Update for Q1 of FY2025-26 was presented to the Finance Committee on January 16, 2026
- 3. Audit preparation in progress for FY 2024-25 (auditors James More):
 - a. Letter signed and sent to Purvis Gray requesting access to their working papers.
 - b. Provided end-of-year (EOY) 2024 Trial balance.
 - c. Sending the prepared by customer (PBC) list, should be ready by 2/16/2026.
 - d. Will begin the week of February 23
 - e. Field work scheduled for the week of March 9, 2026
- 4. Investment Plan:
 - a. In the process of transferring funds to the various trusts
- 5. Upcoming Events:
 - a. Preparing FY 2026-27 budget calendar/schedule
 - b. Planification to upgrade TYLER in the fall of this year
 - c. Request a catch-up of Water & Sewer rates (2019 – 2025) of 3% per year for a total of 21% as per the rate study prepared in 2015.
 - d. Request rates increase for Sanitation due to an increase in the provider rate of 6%
 - e. Develop a 15-year comprehensive capital improvement plan

Human Resources-Jillian McCann

- Human Resources is organizing annual compliance training for all employees. The training will begin in February.
- We are pleased to welcome Ms. Maggie Miller as our new Social Media Specialist. She brings years of experience and strong professionalism to our team.

IT Department-Ricardo Pizarro

- Established connectivity to remaining branch sites
- Initiated DC implementation
- Refreshed security appliances

Parks & Sustainability- Colin Moore

- State Appropriation Request for Davis Street Culvert Improvement Project submitted to State Representative Michael and Senator Yarborough
- Senior Center repairs are complete
- Lifeguard Station refresh is complete
- Cleary Park landscape design installation is currently proceeding
- Concepts for Jarboe Park for Phase 2 of construction will be finalized in early February

- Penman Road Update from the City of Jacksonville consultant at the January 20, 2026, regular Council Workshop
- Modification to curbs on First St at Seagate Ave and Orange St to allow access for low-speed vehicles scheduled for February

Public Works- Deryle Calhoun

(Updates in underline font)

Potable Water System

- Inspection of Wells 3 and 4 – These wells were constructed in the 1970s and should be video logged and inspected to identify any rehabilitation needs. Staff working on a proposal with a well contractor.
- Water Tower – Equipment was damaged at the water tower due to insufficient electrical grounding during tank renovation. The tank maintenance contractor is reimbursing for repair costs. The engineer has since designed and developed specifications for grounding, lightning protection (none currently), and cathodic protection. Will evaluate FY26 capital budget later in the fiscal year or request in FY27.

Wastewater System

- Redundant 3rd Street gravity pipeline – Construction of new pipeline was completed week of 9/22/25. Milling and paving were completed on 10/27/25. As-builts received from the contractor to close the FDOT permit.
- Rehabilitation of junction manhole at Florida Pump Station – During pipeline construction, a significant loss of manhole wall thickness was noted. Rehabilitation of the manhole will occur soon, with a preconstruction meeting scheduled for 1/21/26.
- Senate Bill 64 and Advanced Wastewater Treatment regulatory requirements – A regulatory primer and proposed timeline for choosing an engineer for improvements at the treatment facility were provided to Council for consideration and feedback.

Stormwater System

- Hopkins Creek improvements at Florida and Forest – Due to the pursuit of grant funding for Forest Avenue, construction most likely would begin in the summer of 2027.
- Myra, Margaret and South stormwater improvements – Construction is underway and is estimated to be substantially complete by the end of February.
- Town Center pump station – Design of new discharge point underway to minimize flooding in Town Center. Discussions regarding adding water main crossing of 3rd to the project for water system looping. Probable costs and construction options to minimize disruption on Lemon Street to be presented to Council prior to finalizing design.
- Bay and Davis culvert improvements – Design proposal was approved by Council on 01/05/26.

Public Works

- Public Works roofing project – All roofs except for the generator building are complete. Soffit and gutters remain for project completion.

Senior Center-Leslie Lyne

- YTD DONATIONS/FUNDRAISERS **\$12,608.33**
- YTD Attendees-3,779 (duplicated persons' participation)
- YTD Attendees-461 (unduplicated people)
- YTD Events Offered-1,316 to fill social, cultural, recreational, and physical needs
- Guests/Members scheduled fundraising tours in 2026:
Costa Rica, Holland Belgium Tulip tour, Paris & Normandy tour; Christmas Markets of Europe, Black Hills & Badlands, National Parks, Italy, America's Music Cities, Hawaii, Norway, Machu Picchu, Peru, Magical Rhine River Cruise, Christmas Market Montreal and Quebec, Northern Lights of Finland
- CDBG 2026-2027 Grant submitted requesting \$48,000
- Open Martin Luther King Day, January 19, 2026
- Fall Prevention Balance & Beyond Workshop January 27, 2026
- Travel Presentation fundraiser scheduled January 21, 2026
- February 13, 2026, Annual Valentine's Day Tea
- Tai Chi Festival partnering with New Age Hippie Saturday, February 24, 2026
- Partnership with JBWC Art take-in Saturday, January 31, 2026
- March 10, 2026, Broadway in Jacksonville "Moulin Rouge."
- Community Hospice presentation, March 18, 2026 @ 1:15 pm
- Center to be thoroughly cleaned week of January 26, 2026
- Center closed to activities February 2-4, 2026, for move-in
- Center Grand Reopening Wednesday, February 4, 2026 4 pm-6 pm
- Center reopening for regular schedule* Thursday, February 5, 2026

CITY OF NEPTUNE BEACH – COMMUNITY DEVELOPMENT DEPARTMENT



STAFF REPORT

MEETING DATE: January 14, 2026
BOARD/COMMITTEE: Community Development Board
APPLICATION NUMBER: DP26-01

TO: Community Development Board

FROM: Heather Whitmore, AICP, Community Development Director

DATE: December 29, 2025

SUBJECT: Reve Brewing 1501 Atlantic Blvd (RE Parcels 173424-0200): Development Plan approval to permit a 2,307 SF restaurant and tap room with associated parking and outdoor seating.

I. BACKGROUND:

The applicant requests a Development Plan approval to permit a 2,307 SF restaurant and tap room with associated parking and outdoor seating. The property is in the Commercial-2 (C-2) zoning district and has a Commercial I comprehensive plan future land use designation.

II. DISCUSSION:

Reve Brewing requests approval of the attached development plan for a restaurant and tap room located at 1501 Atlantic Blvd. The applicant proposes to convert the 2,300 SF building from office to restaurant, with 68 total seats (56 indoor/12 outdoor), 22 parking spaces, and 20 bikes spaces. The C-2 zoning district allows restaurants with outdoor seating as a permitted use.

The property is shown in attached vicinity maps and is located at the southwest corner of Atlantic and Brant Boulevard. The 13,000 SF lot contains a 2,300 SF single story building. The site's current impervious lot coverage is 90%, composed largely of concrete parking. The site is bound to the north by mixed commercial and light industrial, to the south by retail, to the east by retail, and to the west by retail.

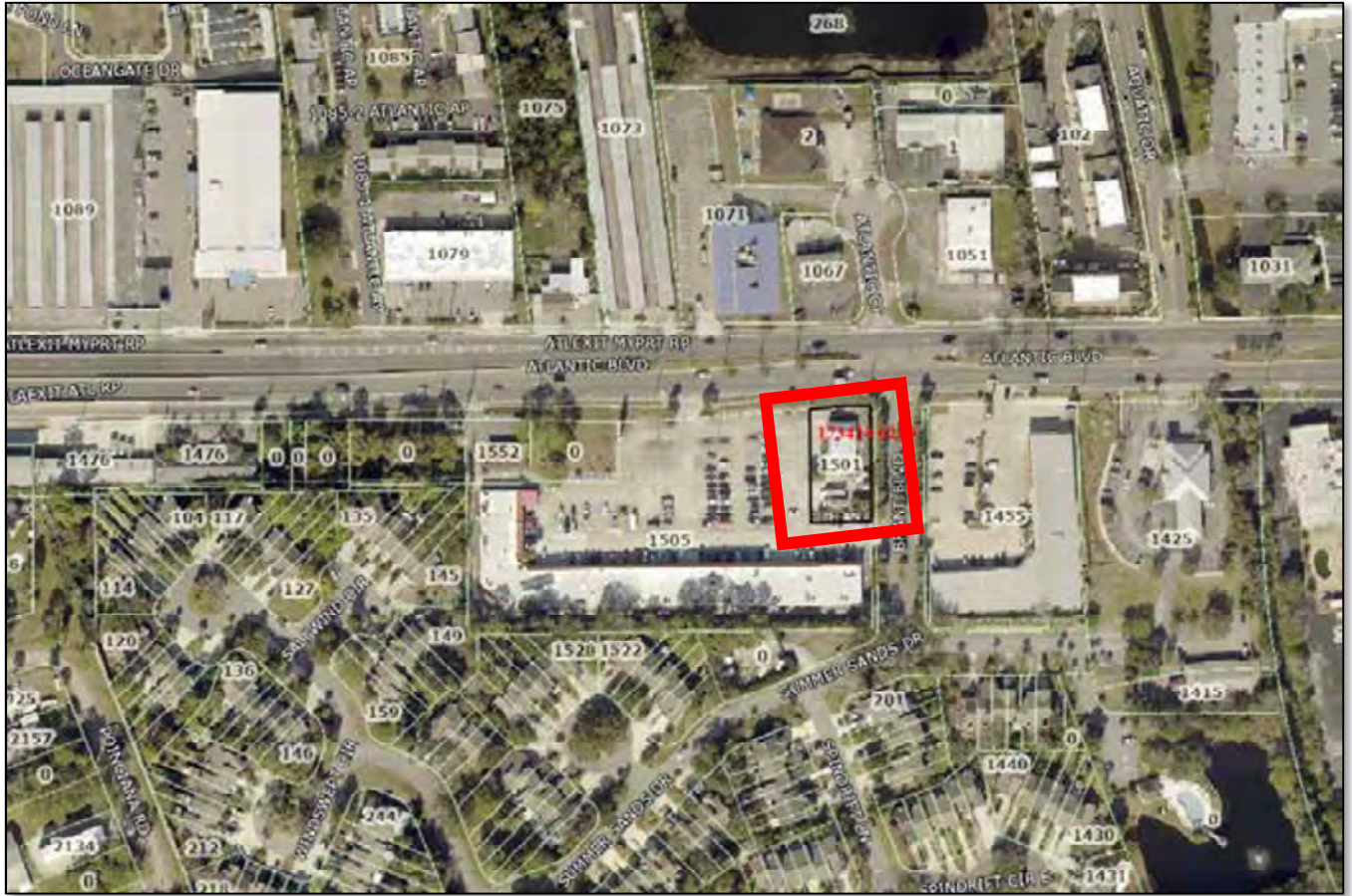


Figure 1: 1501 Atlantic Blvd, Neptune Beach, FL

The 68 seat bar requires a minimum of 19 parking spaces, based on one (1) space per four (4) seats and two (2) spaces for employees. The site is served by 17 standard parking spaces, five golf cart spaces, and 20 bicycle spaces. The project is an interior conversion, so the site’s post-development impervious lot coverage will not change.

The project has been issued a Certificate of Concurrency (attached) for traffic. The project traffic volume will not decrease the current level of service on the immediate traffic network. The project will generate approximately 109 net new trips per day. Atlantic Blvd from Mayport to Third Street has adequate available traffic capacity to permit 109 new trips without a reduction in level of service.

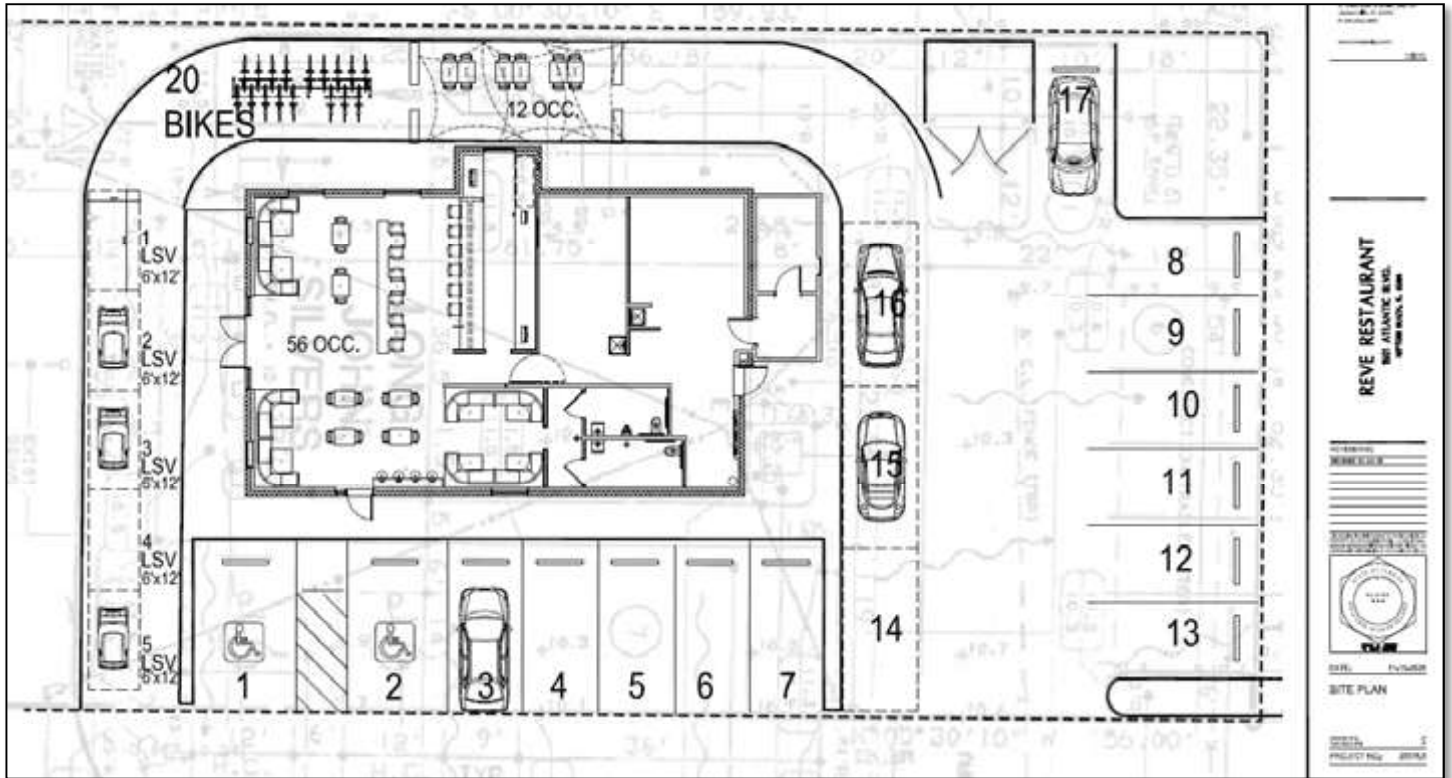


Figure 2: Preliminary Development Plan: Reve Brewing 1501 Atlantic Blvd

III. DP26-01 FINDINGS:

Sec. 27-82. - Procedures for applying for and issuing preliminary and final development orders state the community development board shall conduct a quasijudicial public hearing and shall consider the following factors when issuing a development order:

- 1. Characteristics of the site and surrounding area, including important natural and manmade features, the size and accessibility of the site, and surrounding land uses.**

Staff Response: The proposed restaurant and brewery use is consistent with the surrounding zoning and uses. The site is surrounded by commercial uses on all sides.

- 2. Whether the concurrency requirements of article VI of this Code could be met if the development were built.**

Staff Response:

Traffic: The project has been issued a Certificate of Concurrency (attached) for traffic. The project traffic volume will not decrease the current level of service on the immediate traffic network. The project will generate approximately 109 net new trips

per day. Atlantic Blvd from Mayport to Third Street has adequate available traffic capacity to permit 109 new trips without a reduction in level of service.

Water/Sewer: This project has been issued a water and sewer letter of available from City of Neptune Public Works.

School: Not applicable

Drainage: Not applicable as site impervious will not change.

- 3. The nature of the proposed development, including land use types and densities; the placement of proposed buildings and other improvements on the site; the location, type and method of maintenance of open space and public use areas; the preservation of natural features; proposed parking areas; internal traffic circulation system, including trails; the approximate total ground coverage of paved areas and structures; and types of water and sewage treatment systems.**

Staff Response: The proposed restaurant and brewery use is consistent with the surrounding zoning and uses. This is an interior conversion; therefore, the site plan will remain generally the same. The site provides the required minimum parking.

- 4. Conformity of the proposed development with the comprehensive plan, this Code, and other applicable regulations.**

Staff Response: The restaurant site plan and building are consistent with comprehensive plan Commercial-1 land use which states:

Commercial I: These areas shall include offices, professional services, retail sales, and light industrial/artisan uses that serve one or more local neighborhoods.

- 5. Applicable regulations, review procedures, and submission requirements.**

Staff Response: The proposed restaurant and brewery use is consistent with the surrounding zoning and uses. This is an interior conversion; therefore, the site plan will remain generally the same. The site provides the required minimum parking.

- 6. Concerns and desires of surrounding landowners and other persons.**

Staff Response: The development order request was noticed as required to property owners within 300 feet. A sign was posted on the property according to requirements. Staff have not received any comments from the public.

7. Other applicable factors and criteria prescribed by the comprehensive plan, this Code, or other law.

Staff Response: The proposed restaurant and brewery use is consistent with the surrounding zoning and uses. This is an interior conversion; therefore, the site plan will remain generally the same. The site provides the required minimum parking.

IV. STAFF RECOMMENDATION

Staff recommends approval of the application for development plan DP26-01 for Reve Brewing to permit a 2,307 SF restaurant and tap room with associated parking and outdoor seating, as presented.

The developer shall submit a final development plan for review by the City Council. The final development plan shall be consistent with the preliminary development Plan shall contain no land uses different than those approved in the preliminary development plan.

V. RECOMMENDED MOTION:

DP26-01

a. I recommend approval of DP26-01

OR

b. I recommend denial of DP26-01

VI. Exhibits:

- A. Development Order Application
- B. Development Plan
- C. Vicinity Maps
- D. Elevation/Building Renderings
- E. Certificate of Concurrency and Traffic Analysis
- F. Water and Sewer Service Availability Letter

APPLICATION FOR DEVELOPMENT PLAN REVIEW



CITY OF NEPTUNE BEACH COMMUNITY DEVELOPMENT DEPARTMENT
 116 FIRST STREET
 NEPTUNE BEACH, FLORIDA 32266-6140
 PH: 270-2400
 Bldgclerk@NBFL.US

Date Filed:	Name and address of the applicant requesting development review: (NOTE: If the applicant is other than all the legal owners of the property, notarized written consent signed by all the legal owners of the property shall be attached. In the case of corporation ownership, the authorized signature shall be accompanied by a notation of the signer's office in the corporation, and the embossed with the corporate seal). The undersigned hereby applies for a development review as follows.	
Name & Mailing address of Owner of Record: <u>Reve Brewing LLC</u> <u>1237 Mayport Rd, Atlantic Bch, FI 32233</u> Contact phone <u>#904-472-1985</u> e-mail address <u>eric@revebrewing.com</u>	Property Address: <u>1501 Atlantic Blvd</u> <u>Neptune Beach, FL 32266</u> Real Estate ID # <u>173424-0200</u> Lot_D (portion of) <u> </u> Block <u> 16 </u> Subdivision <u> Prado Ferrer Plat </u> Zoning District: <u>C2</u>	
Name and Address of Agent/Applicant: <u>Ian A. Brown, Esq.</u> <u>245 Riverside Ave, Suite 100, Jax, FL 32202</u>	Telephone #: <u>904-203-4133</u> Email: <u>ian@yield-coach.com</u>	
Describe Request being made:		
<u>Change of use and associated permitting to convert an existing building back to restaurant</u>		
<u>PLEASE BE ADVISED THE COMMUNITY DEVELOPMENT BOARD CONDUCTS A PUBLIC HEARING TO CONSIDER CERTAIN FACTORS IN ORDER TO MAKE A RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OR DISAPPROVAL OF THE DEVELOPMENT PLAN.</u>		

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND THE INFORMATION CONTAINED IN THIS APPLICATION. THAT I AM THE PROPERTY OWNER OR AUTHORIZED AGENT FOR THE OWNER WITH AUTHORITY TO MAKE THIS APPLICATION, AND THAT ALL OF THE INFORMATION CONTAINED IN THIS APPLICATION, INCLUDING THE ATTACHMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I HEREBY APPLY FOR DEVELOPMENT REVIEW AS REQUESTED.

OWNER'S AUTHORIZATION FOR AGENT/AFFIDAVIT OF ASSENT

***THIS FORM MUST BE FILLED OUT IN THE CASE THAT THE APPLICANT IS NOT THE**

OWNER OF THE PREMISES UNDER WHICH THE PARTICULAR APPLICATION IS BEING FILED.*

Ian A. Brown is hereby authorized TO ACT ON BEHALF OF

Reve Brewing LLC, a Florida limited liability company, the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to Neptune Beach, Florida, for an application related to a development review:

<input type="checkbox"/> Development Order	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Comp Plan Amendment
<input type="checkbox"/> Historical Significance Designation	<input type="checkbox"/> Concurrency
<input type="checkbox"/> Certificate of Appropriateness	<input type="checkbox"/> Other/Tree Champion or Heritage Tree Removal

BY: _____ Eric Luman
 Signature of Owner Print Name

 Signature of Owner Print Name

State of Florida
 County of Duval

Signed and sworn before me on this _____ day of December, 2025.

By Eric Luman, as AMBR of Reve Brewing LLC, a Florida limited liability company

Identification verified: _____ Oath sworn: X Yes ___ No

 Notary Signature My Commission expires: _____

CHECKLIST FOR DEVELOPMENT PLAN REVIEW

For a complete list of requirements see Article III, Chapter 27 of the Code of Ordinances

Commonly required items needed for development reviews.

- Site Plan
- Elevations and Building plans (all four sides)
- Survey of property (dated within one year)
- Landscape Plan/Existing Tree Survey
- Impervious Surface Calculations
- Light Plan (exterior only)
- Signage Plan
- Certificate of Appropriateness
- Floor Plan
- Parking Plan
- Stormwater and drainage plan
- Wetland Buffer
- Utility Plan with existing and/or proposed easements
- Historical Determination Review

DISCLAIMER: This helpful guide is not intended to replace any or all of the Unified Land Development Regulations, requirements for application and review procedures required for development orders and certain types of permits. The guide is meant to assist in the facilitation of the review process only.

Prepared by and return to:
Beth Murphy
Richard T. Morehead Title & Escrow, Inc.
444 Third Street
Neptune Beach, Florida 32266

File Number: 25B7037



Corporate Warranty Deed

This Indenture, made, October 31, 2025 A.D.

Between

Day or Night Moves, Inc., a Florida corporation whose post office address is:
355 Sailfish Drive, Atlantic Beach, Florida 32233 a corporation existing under the
laws of the State of Florida, Grantor and **Reve Brewing LLC, a Florida limited
liability company** whose post office address is: 1237 Mayport Road, Atlantic
Beach, Florida 32233, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid
by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the
following described land, situate, lying and being in the County of Duval, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 173424-0200

And the said Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the
grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land, and
will defend the same against the lawful claims of all persons whomsoever.

Prepared by:
Beth Murphy
Richard T. Morehead Title & Escrow, Inc.
444 Third Street
Neptune Beach, Florida 32266

File Number: 25B7037

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed and Sealed in Our Presence:

Day or Night Moves, Inc., a Florida corporation

[Signature]
Signature: _____ - Witness

[Signature]
By: **Joseph T. Quest** - Seller
Its: **President**

ELIZABETH A MURPHY
Print name

444 3rd St.
Address Line 1

NEPTUNE BEACH, FL 32266
Address Line 2

[Signature]
Signature: _____ - Witness

Robert Hillis III
Print name:

60 Ocean Blvd, Ste 7
Address Line 1:

Atlantic Beach, FL 32233
Address Line 2

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of X physical presence or [] online notarization this 31st day of October, 2025, by Joseph T. Quest, the President of Day or Night Moves, Inc., a Florida corporation existing under the laws of the State of Florida, on behalf of the corporation. He/She is personally known to me or has produced DRIVERS LICENSE as identification.

[Signature] (Seal)

Notary Public
Notary Printed Name: _____

My Commission Expires:

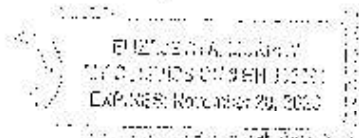
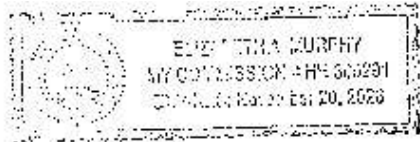


Exhibit "A"

A PORTION OF LOT D, BLOCK 16, FIRST REPLAT OF PART OF PRADO FERRER FLORIDA BEACH, AS RECORDED IN PLAT BOOK 16, PAGE 27 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF LOT 15 BLOCK 15 AS SHOWN ON PLAT OF PRADO FERRER PLAT NO. 2 OF FLORIDA BEACH AS SHOWN ON PLAT RECORDED IN PLAT BOOK 11, PAGE 61, CURRENT PUBLIC RECORDS OF SAID COUNTY, AND RUN NORTH 89°29'50" EAST ALONG THE NORTHERLY LINE OF 20 FOOT ALLEY AS SHOWN ON SAID PLAT AND ITS EASTERLY PROLONGATION, AND ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 1659 PAGE 53, A DISTANCE OF 714.22 FEET TO THE SOUTHEAST CORNER OF LOT 24, BLOCK 16, SAID PRADO FERRER PLAT NO. 2 OF FLORIDA BEACH; RUN THENCE NORTH 00°30'10" WEST ALONG THE EASTERLY LINE OF SAID LOT 24, BLOCK 16, A DISTANCE OF 82.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD - COUNTY ROAD NO. 10 (AS PER J.T.A. RIGHT OF WAY MAP PROJECT NO. 72100-3178, AND RECORDED IN OFFICIAL RECORDS BOOK 2668, PAGE 781 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY); RUN THENCE NORTH 89°29'50" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 80.00 FEET TO AN ANGLE POINT IN SAID SOUTHERLY RIGHT OF WAY LINE; RUN THENCE NORTH 85°12'29" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 188.17 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 85°12'29" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 52.50 FEET TO AN ANGLE POINT IN SAID SOUTHERLY RIGHT OF WAY LINE; RUN THENCE NORTH 89°29'50" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE PLAT OF SUMMER SANDS, AS RECORDED IN PLAT BOOK 41, PAGES 56, 56A AND 56B OF SAID CURRENT PUBLIC RECORDS; RUN THENCE SOUTH 00°30'10" EAST, ALONG SAID PLAT OF SUMMER SANDS, A DISTANCE OF 159.93 FEET TO A POINT; RUN THENCE SOUTH 89°29'50" WEST, A DISTANCE OF 82.35 FEET TO A POINT; RUN THENCE NORTH 00°30'10" WEST, A DISTANCE OF 156.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR ACCESS AND PARKING GRANTED IN OFFICIAL RECORDS BOOK 6357, PAGE 113 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

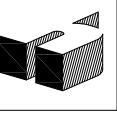
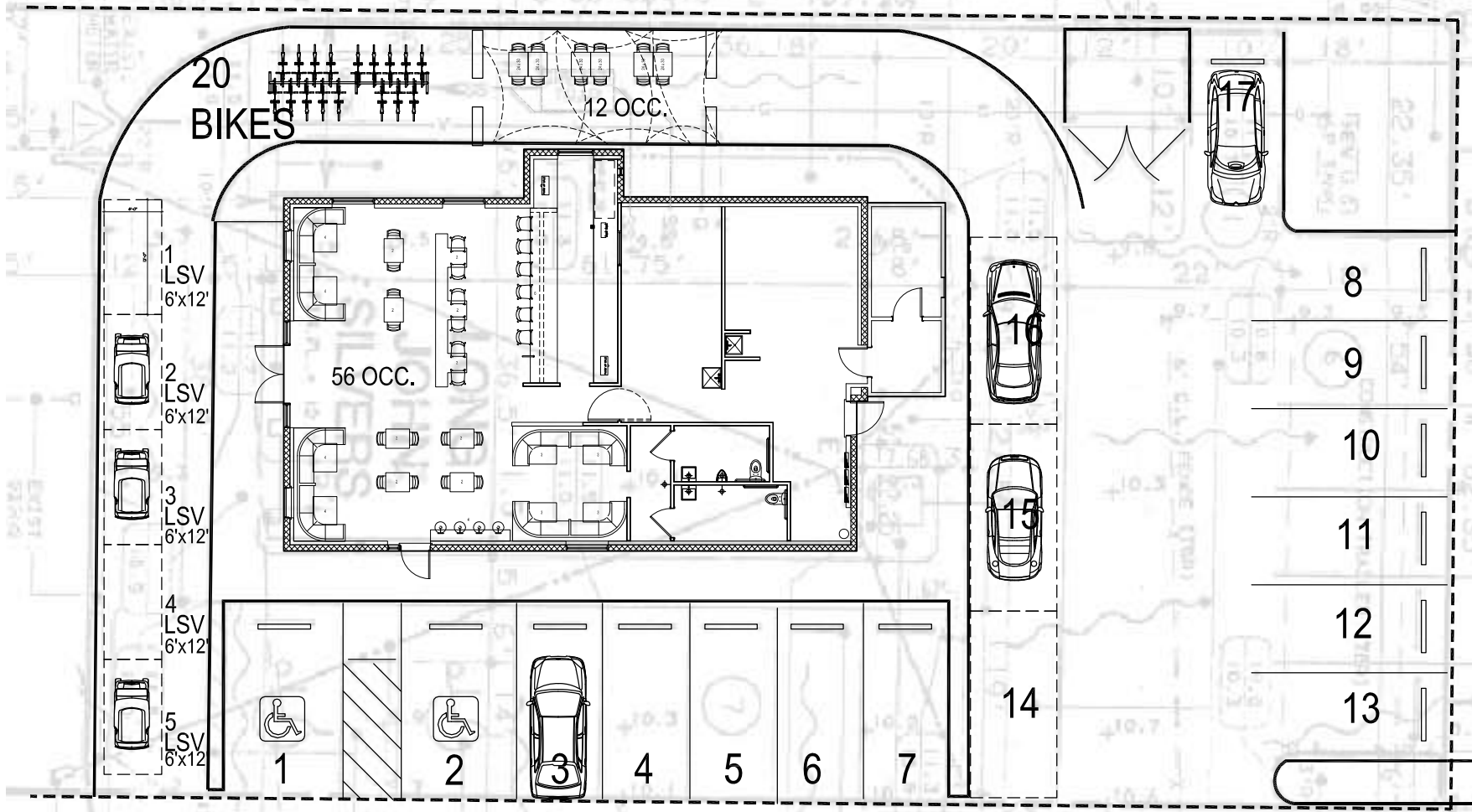
CURRENT BUILDING



PROPOSED BUILDING



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HOTA DESIGN STUDIO, LLC
 31 West Adams Street, Ste. 103
 Jacksonville, FL 32202
 P: 904.622.4800

www.hotadesign.com

REVE RESTAURANT
 1501 ATLANTIC BLVD.
 NEPTUNE BEACH, FL 32266

REVISIONS:

REVISIONED	12-22-25

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DATE: 11-15-2025

SITE PLAN

DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: 25038.0

DESIGN DEVELOPMENT

City of Neptune Beach



APPLICATION FOR CONCURRENCY DETERMINATION

Date: 12/18/25 Project Name: REVE RESTAURANT

1. Applicant/Agent Name, Address, Phone Number: ERIC LUMAN
1839 TWELVE OAKS LANE EAST
NEPTUN BEACH FL 32266

2. Property Owner(s) Name, Address, Phone No.: REVE BREWING LLC
1237 MAYPORT RD
ATLANTIC BEACH FL 32233

3. Property Location/Street Address: 1501 ATLANTIC BLVD
NEPTUNE BEACH FL 32266

4. Present use of Property: MOVING COMPANY

5. Real Estate Number: 173424-0200

6. Present Zoning: C2 Proposed Zoning (if applicable): _____ Total Acres: _____

7. Subdivision name (if applicable): 0371 FLA BH PAT 2 PRAD FEED

8. Brief Description of Proposed Development/Modification:
CONVERT PROPERTY BACK INTO A RESTAURANT

9. Trip Generation and Phasing Schedule: Provide the type, amount and trip generation of the development by Phase.
 (ITE Trip Generation (7th edition) for trip generation rates)

Residential Phase Number	Type of Residential (e.g. SF, MF, Condo)	Number of Dwelling Units	Date Phase to Begin	Date Phase to End	Total (Gross) ADTs Generated

Non-Residential Phase Number	Type of Development (e.g. Retail, Office, Restaurant)	# of Units or Square Feet	Date Phase to Begin	Date Phase to End	Total (Gross) ADTs Generated

11. **Water/Sewer** availability of capacity (check if attached):

_____ If within the service area of a public utility, please attach a letter certifying available capacity and connection agreement for each development phase.

-----If a private well will be used, permits will be required by the Department of Health, the St. Johns River Water Management District or the Florida Department of Environmental Services, as applicable.

12. **Name of utility** providing service to the development (obtain water and sewer demand from utility provide.)

Water: NEPTUNE BEACH Total water demand (gal./day): 5000
Sewer: NEPTUNE BEACH Total sewage demand (gal./day): 500

13. **Drainage** - State that the project will comply with all federal, state, regional and local regulations.

- a. Attach a preliminary drainage plan
- b. Will on-site stormwater management comply with adopted City Ordinances (see Article XII. Stormwater Management and Erosion Control)

14. **Solid Waste** - Provide solid waste generation (pounds/day) by phase using the following formulas:

Residential: Number of Dwelling Units X 2.68 persons X 6.45 lbs. = Total Pounds per Day.

Commercial: Container Size (cu.yd.) X 500 Lbs. X Number of Pickups per week / 7 = Total Lbs. Per Day.

	Phase 1	Phase 2	Phase 3	Total=	(ppd)
a. Residential:	_____	_____	_____	_____	_____
b. Commercial:	_____	_____	<u>429</u>	Total=	(ppd)

Commercial Container Size = 3 YARD

15. **Provide the type(s)** of solid waste which will be generated by the development: CARDBOARD, FOOD WASTE

16. **Will any hazardous waste be generated?** If yes, provide type(s) and quantity: NO

17. **Attach the following to this application:**

- a. Legal Description. (Attach as Exhibit A.)
- b. Duval County Property Appraiser's Map. Clearly outline the boundaries of the property included in this application. (Attach as Exhibit B.)
- c. Owner's authorization, if applicable.
- d. Appropriate Traffic Study.
- e. Water/ Sewer availability letter, if applicable. (Must be less than 60 days old.)

I/WE HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of all owners or authorized person if letter of authorization is attached:

Printed or typed name(s): _____

ERIC JON LUMAN

Signature(s): Eric Jon Luman

CONTACT INFORMATION OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION:

Name: ERIC JON LUMAN

Address: 1839 TWELVE CARS LANE E NEPTUNE BEACH 32264

Email: ERIC@REVE BREWING.COM Phone: 904-472-1985

Note: If the application is determined incomplete, the applicant will be notified within 15 working days of submission.



Home (default.aspx) Layers Tools



REVE BREWING LLC
 1237 MAYPORT RD
 ATLANTIC BEACH, FL 32233-3435

Primary Site Address
 1501 ATLANTIC BLVD
 Neptune Beach FL 32266-

Official Record Book/Page
 21683-01088

Title #
 9420

1501 ATLANTIC BLVD
 Property Detail

RE #	173424-0200
Tax District	USD4
Property Use	1191 Store Retail
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03171 FLA BCH PLAT 2 PRADO FERR
Total Area	13072

Value Summary

Value Description	2025 Certified	2026 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$347,380.00	\$347,380.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$554,100.00	\$554,100.00
Assessed Value	\$554,100.00	\$554,100.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$554,100.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
21683-01088	10/31/2025	\$1,850,000.00	WD - Warranty Deed	Qualified	Improved
18657-00659	1/7/2019	\$100.00	QC - Quit Claim	Unqualified	Improved
17416-01585	10/23/2015	\$100.00	QC - Quit Claim	Unqualified	Improved
17307-02479	9/17/2015	\$100.00	MS - Miscellaneous	Unqualified	Improved
12540-00921	5/31/2005	\$500,000.00	SW - Special Warranty	Qualified	Improved
12190-01393	12/15/2004	\$360,000.00	SW - Special Warranty	Qualified	Improved
11673-01229	8/15/2003	\$452,700.00	SW - Special Warranty	Unqualified	Improved
09434-00483	9/1/1999	\$100.00	SW - Special Warranty	Unqualified	Improved
06357-00113	6/26/1987	\$275,000.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVCC1	Paving Concrete	1	0	0	7,870.00	\$13,847.00
2	WMCC1	Wall Masonry/Concrt	1	0	0	238.00	\$848.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	NC-2	0.00	0.00	Common	12,632.00	Square Footage	\$347,380.00

Legal

LN	Legal Description
1	16-27 38-2S-29E .29
2	1ST R/P PT PRADO FERRER PLAT 2
3	FLORIDA BEACH
4	PT LOT D RECD O/R 21683-1088
5	BLK 16

Buildings

Building 1
 Building 1 Site Address
 1501 ATLANTIC BLVD Unit
 Neptune Beach FL 32266-

Building Type	2201 - REST FAST FOOD
Year Built	1987
Building Value	\$137,565.00

Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Roof Struct	4	4 Wood Truss
Roofing Cover	4	4 Built Up/T&G
Interior Wall	4	4 Plywood panel
Int Flooring	15	15 Quar/Hrd Tile

City of Atlantic Beach

800 Seminole Road
Atlantic Beach, FL 32233
Telephone: (904) 247-5816
Fax: (904) 247-5877

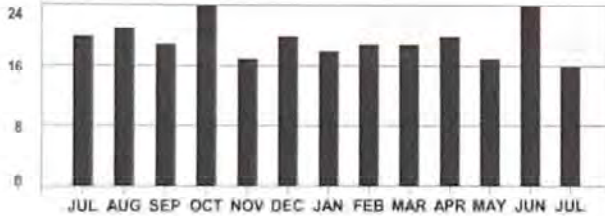


Account Number:
Customer Name:
Service Address:
Bill Date:
Current Charges Due Date:

75337-7114
REVE BREWING LLC
1237 MAYPORT RD
07/14/25
07/28/25

Service Period	Meter Number	Current Reading	Previous Reading	Usage in 1000 Gallons
05/16/25 TO 06/16/25	83276871	1433.00	1417.00	16.00

Service	Total	Service	Total
SEWER BASE			
SEWER BASE-2 INCH	67.25		
SEWER VOLUME			
RANGE 1 TO 3,000	5.55		
RANGE 4 TO 999,999	84.11		
WATER VOLUME			
RANGE 1 TO 2,000	2.32		
RANGE 3 TO 999,999	38.92		
WATER BASE			
WATER BASE	40.91		
		CURRENT BILL	239.06
		PREV. BALANCE	0.00
		TOTAL DUE	239.06
		AFTER DUE DATE PAY	262.97



PERIOD	GAL X 1000	DAILY AVG.
CURRENT	16	0.516
LAST PERIOD	24	0.774
YEAR AGO	20	0.690

PLEASE BRING ENTIRE BILL IF PAYING IN PERSON. PLEASE DETACH AND RETURN BOTTOM PORTION IF PAYING BY MAIL.



CITY OF ATLANTIC BEACH
800 SEMINOLE RD
ATLANTIC BEACH FL 32233-5444

ACCOUNT NUMBER	BILLING DATE	
75337-7114	07/14/25	
	CURRENT BILL	239.06
	PREV. BALANCE	0.00
07/28/25	TOTAL DUE	239.06
AFTER DUE DATE PAY		262.97

FL22579F

Check Box For Change of Address or Bank Draft Sign Up

*****AUTO**5-DIGIT 32224



REVE BREWING LLC 6
1237 MAYPORT RD 1491
ATLANTIC BEACH FL 32233-3435



PLEASE ENTER AMOUNT PAID \$

CITY OF ATLANTIC BEACH 03-20
800 SEMINOLE RD
ATLANTIC BEACH FL 32233-5444





City of Neptune Beach
Certificate of Concurrency

January 2, 2026

Project Name: Reve Brewing

Project Address: 1501 Atlantic Blvd, Neptune Beach, Florida (RE Parcels 173424-0200)

Project Description: 2,300 brewery, bar, and restaurant

The proposed development is not exempt from concurrency requirements. An assessment of project-related impacts and an assessment of public potable water, sanitary sewer, and transportation capacity has been conducted. Based on this assessment, there is available capacity for all public facilities for project-related impacts in accordance with Land Development Code Chapter 27: Article VI Section 27-352, "Criteria for satisfaction of concurrency requirements". The facilities needed to meet the adopted level of service standards are in place at the time a development order is issued. If a development fails to commence in good faith within one (1) year from the date the development order is issued, the concurrency certificate shall be null and void.

A handwritten signature in blue ink that reads "Heather Whitmore".

Heather Whitmore, AICP, PTP
Community Development Director
City of Neptune Beach
Community Development Department
116 1st Street
Neptune Beach, FL 32266

TRAFFIC IMPACT ASSESSMENT

Project Name: Reve Brewing

Project Address: 1501 Atlantic Blvd, Neptune Beach, Florida (RE Parcels 173424-0200)

Project Description: 2,300 brewery, bar, and restaurant

Brewery New Vehicle Trip Demand: 142 Daily Trips

Office Use Vehicle Trip Credit: 33 Daily Trips

109 Net New Daily Vehicle Trips

ATLANTIC BLVD From: Mayport Rd WB To: PENMAN RD

2024 AADT: 37,500 Daily Vehicle Trips

Maximum Service Volume AADT LOS D: 38,430 = (36,600*1.05)

930 Daily Trip Available Capacity

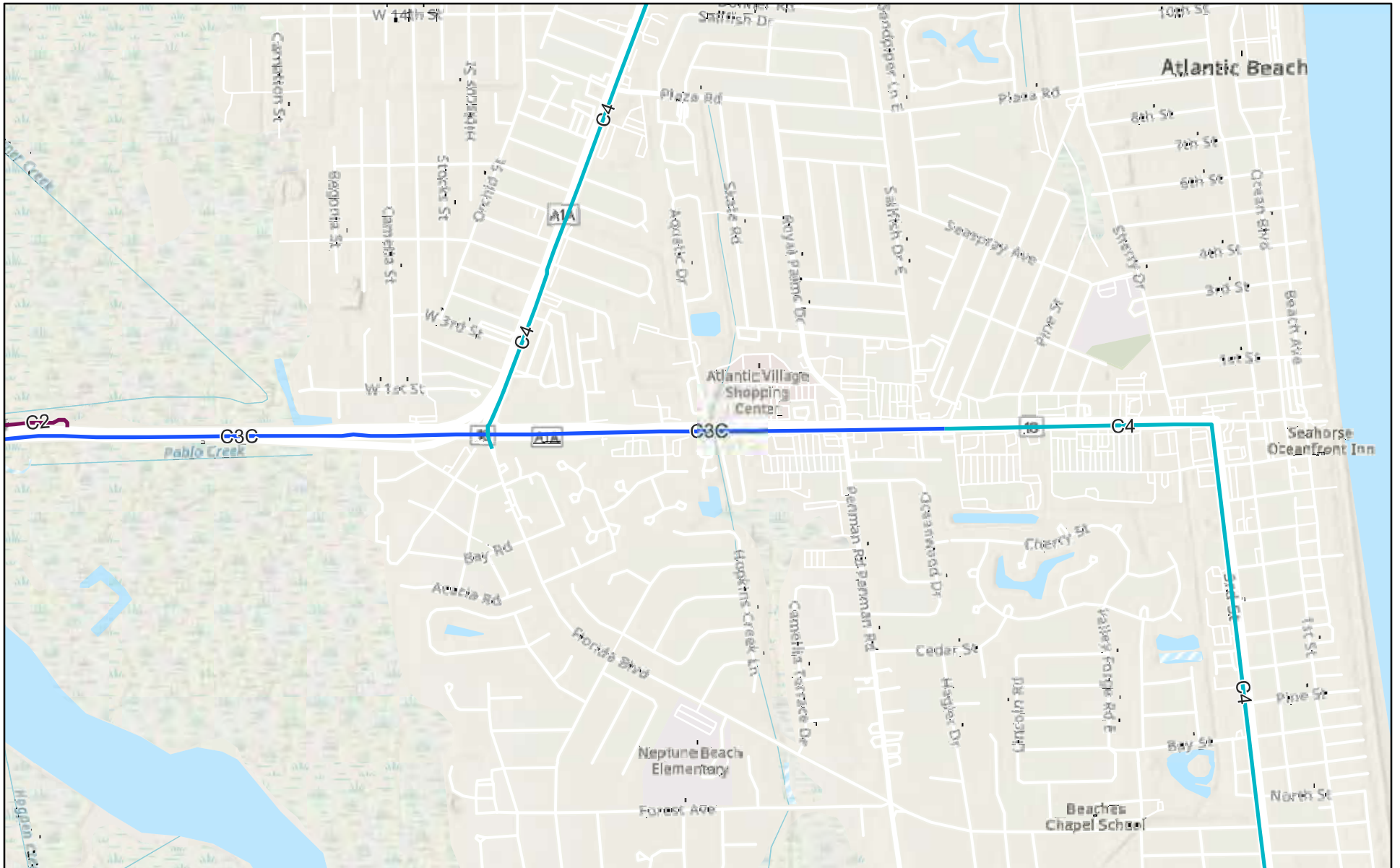
ATLANTIC BLVD From: PENMAN RD To: ATLANTIC BLVD

2024 AADT: 23,500 Daily Vehicle Trips

Maximum Service Volume AADT LOS D: 37,905 = (36,100 * 1.05)

21,605 Daily Trip Available Capacity

FDOT CONTEXT CLASS

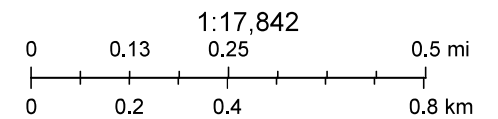


1/2/2026

Preliminary_Context_Classification_TDA

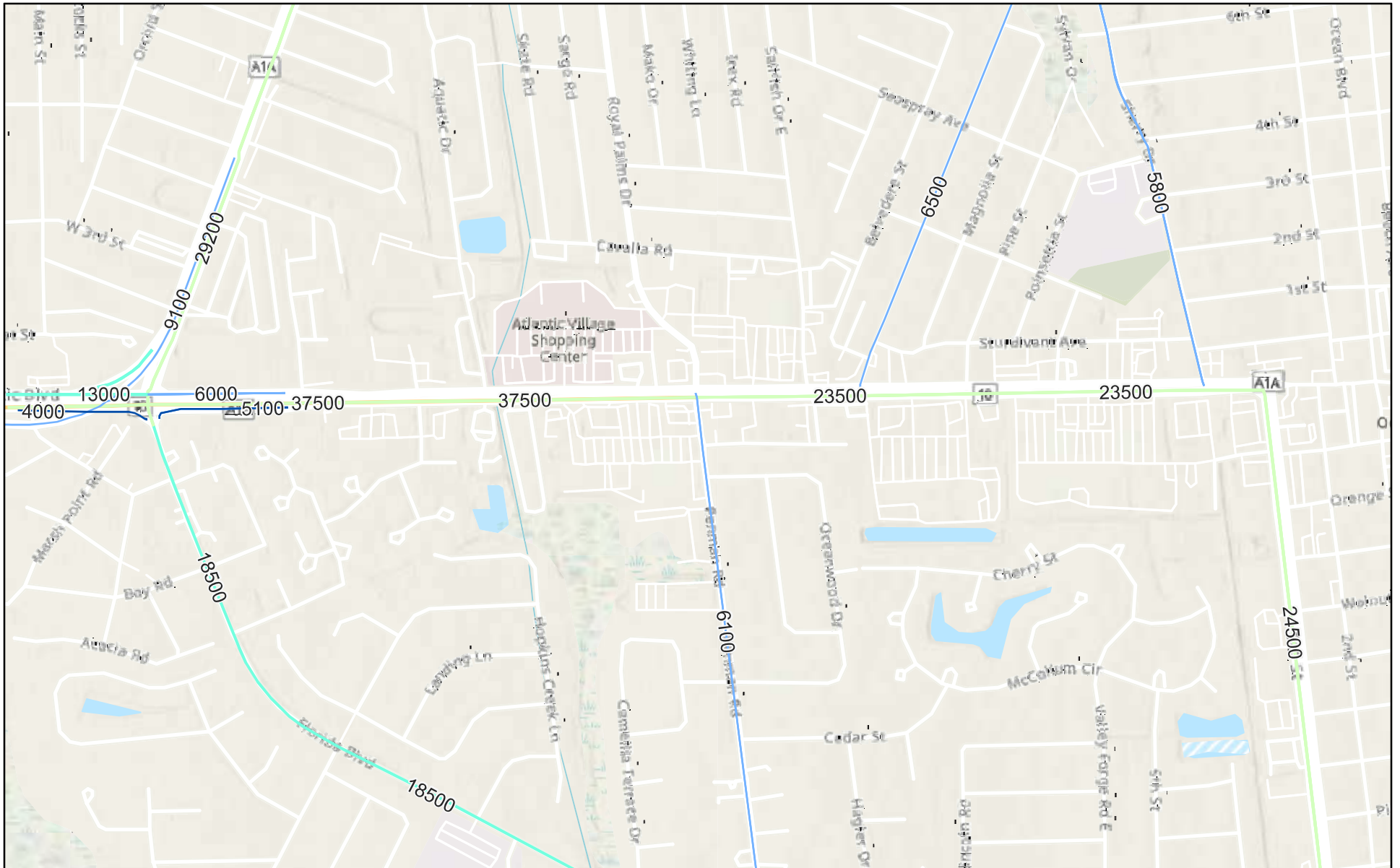
- C2-Rural
- C3-Suburban

- C4-Urban General
- World_Hillshade



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User

2024 AADT



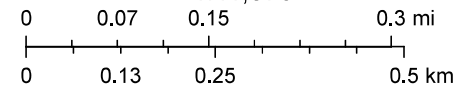
1/2/2026

Annual_Average_Daily_Traffic_Historical_TDA

- 0 - 5,000
- 5,001 - 10,000
- 10,000 - 20,000

- 20,000 - 40,000
- 40,000 - 80,000
- World_Hillshade

1:11,578



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User

Appendix B: Florida's Generalized Service Volume Tables

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

Peak Hour Directional



	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

	B	C	D	E
2 Lane	*	15,300	21,700	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

Adjustment Factors

The peak hour directional service volumes should be adjusted by multiplying by 1.2 for one-way facilities
 The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided
 2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80

Exclusive right turn lane(s): Multiply by 1.05
 Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
 Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
 Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

Input Parameters

Roadway Characteristics

	C3C	C3R
Number of Lanes (one direction)	1-4	1-3
Posted Speed (mph)	45	45
Facility Length (miles)	3.98	2.57

Traffic Characteristics

	C3C		C3R	
Planning Analysis Hour Factor (K)	0.09		0.09	
Directional Distribution Factor (D)	0.55		0.55	
Peak Hour Factor (PHF)	0.95		0.92	
Base Saturation Flow Rate	1,950		1,950	
Heavy Vehicle Percent (%)	4		4	
Lane Width	12		12	
Median Type	Non Restrictive (1 lane)	Restrictive (2,3,4 lanes)	Non Restrictive (1 lane)	Restrictive (2,3 lanes)
Roadway Edge Type	Curbed		Flush	
On-Street Parking	None		None	

Control Characteristics

	C3C		C3R
Cycle Length	160		190
Major Street Through g/c	0.5 (1,2,3 lanes)	0.45 (4 lanes)	0.5
Yellow Change Interval	5.1		5.1
Red Change Interval	2		2
Number of Signals	10		5

C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables



(C2T-Rural Town)

Peak Hour Directional

	B	C	D	E
1 Lane	*	720	940	**
2 Lane	*	1,140	1,640	**
3 Lane	*	2,120	2,510	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,310	1,710	**
4 Lane	*	2,070	2,980	**
6 Lane	*	3,850	4,560	**

AADT

	B	C	D	E
2 Lane	*	13,800	18,000	**
4 Lane	*	21,800	31,400	**
6 Lane	*	40,500	48,000	**



	B	C	D	E
1 Lane	*	*	870	1,190
2 Lane	*	1,210	1,790	2,020
3 Lane	*	2,210	2,810	2,990
4 Lane	*	2,590	3,310	3,510

	B	C	D	E
2 Lane	*	*	1,580	2,160
4 Lane	*	2,200	3,250	3,670
6 Lane	*	4,020	5,110	5,440
8 Lane	*	4,710	6,020	6,380

	B	C	D	E
2 Lane	*	*	17,600	24,000
6 Lane	*	44,700	56,800	60,400
8 Lane	*	52,300	66,900	70,900



(C5-Urban Center)

	B	C	D	E
1 Lane	*	*	690	1,080
2 Lane	*	1,290	1,900	2,130
3 Lane	*	1,410	2,670	3,110
4 Lane	*	2,910	3,560	3,640

	B	C	D	E
2 Lane	*	*	1,250	1,960
4 Lane	*	2,350	3,450	3,870
6 Lane	*	2,560	4,850	5,650
8 Lane	*	5,290	6,470	6,620

	B	C	D	E
2 Lane	*	*	13,900	21,800
4 Lane	*	26,100	38,300	43,000
6 Lane	*	28,400	53,900	62,800
8 Lane	*	58,800	71,900	73,600



(C6-Urban Core)

	B	C	D	E
1 Lane	*	***	790	1,030
2 Lane	*	***	1,490	1,920
3 Lane	*	***	2,730	2,940
4 Lane	*	***	3,250	3,490

	B	C	D	E
2 Lane	*	***	1,440	1,870
4 Lane	*	***	2,710	3,490
6 Lane	*	***	4,960	5,350
8 Lane	*	***	5,910	6,350

	B	C	D	E
2 Lane	*	***	16,000	20,800
4 Lane	*	***	30,100	38,800
6 Lane	*	***	55,100	59,400
8 Lane	*	***	65,700	70,600

Adjustment Factors

The peak hour directional service volumes should be adjusted by multiplying by 1.2 for one-way facilities
 The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided
 2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80

Exclusive right turn lane(s): Multiply by 1.05
 Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
 Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
 Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables

Input Parameters

Roadway Characteristics

	C2T	C4	C5	C6
Number of Lanes (one direction)	1-3	1-4	1-4	1-4
Posted Speed (mph)	40	45	35	30
Facility Length (miles)	0.78	1.83	1.18	0.74
Number of Signals	4	9	9	7

Traffic Characteristics

	C2T	C4	C5	C6
Planning Analysis Hour Factor (K)	0.095	0.09	0.09	0.09
Directional Distribution Factor (D)	0.55	0.55	0.55	0.55
Peak Hour Factor (PHF)	0.92	0.95	0.95	0.95
Base Saturation Flow Rate	1,700	1,950	1,950	1,950
Heavy Vehicle Percent (%)	5	3	2	2
Lane Width	11	11	10	10
Median Type	Non Restrictive	Non Restrictive	Non Restrictive	Non Restrictive
Roadway Edge Type	Curb	Curb	Curb	Curb
On-Street Parking	50%	100%	100%	100%

Signal Characteristics

	C2T	C4	C5	C6
Cycle Length	90	170	150	120
Major Street Through g/c	0.47	0.52 (1,2,3 lanes) 0.47 (4 lanes)	0.55 (1,2,3 lanes) 0.48 (4 lanes)	0.52 (1,2,3 lanes) 0.46 (4 lanes)
Yellow Change Interval	4.4	4.8	4	3.7
Red Change Interval	2	2	2	2



MINUTES
COMMUNITY DEVELOPMENT BOARD
January 14, 2026, 6:00 P.M.
COUNCIL CHAMBERS
116 FIRST STREET
NEPTUNE BEACH, FLORIDA 32266

Pursuant to proper notice a public hearing of the Community Development Board for the City of Neptune Beach was held in person on Wednesday January 14, 2026 at 6:00 p.m. in the Council Chambers.

Attendance

Board members were in attendance:
Greg Swchwarzenberger, Chair
Rene Atayan, Vice-Chair
Charlie Miller, Member
Hillary Weatherhead, Member
Will Hilton, Member
Tony Mazzola, Member
Lynda Padrta, Member

Coral Messina, Alternate Member, was also in attendance.

The following staff members were present:
Heather Whitmore, Community Development Director
Paul Waters, City Attorney
Dallas Alvarez, Administrative Assistant

Call to Order & Roll Call

Chair Swchwarzenberger called the meeting to order at 6:00 p.m.

Pledge

Pledge of Allegiance.

Minutes

Approval of Minutes for the November 12, 2025 meeting.

Made by Mazzola, seconded by Padrta.

MOTION: TO APPROVE NOVEMBER 12, 2025 MINUTES, AS SUBMITTED.

Roll Call Vote:

Ayes: - Weatherhead, Mazzola, Miller, Padrta, Hilton, Atayan, Swchwarzenberger
Noes: 0

MOTION CARRIED

V26-01: Application for variance as outlined in Chapter 27 Article III Division 8 of the Unified Land Development Code of Neptune Beach for Matthew D Wilford & Ashley Wilford for the property currently known as 405 Davis Street (RE# 173056-0000). The applicant requests a variance

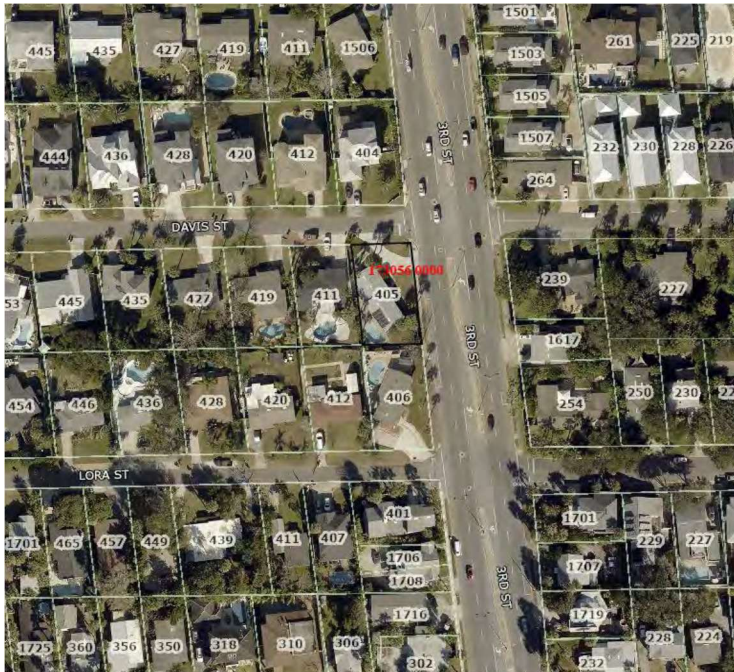
from Table 27-239 R-3 side yard setback to permit a +/- four (4) foot setback in lieu of the required seven (7) foot yard minimum setback. The property is in the R-3 zoning district.

I. BACKGROUND:

Application for variance as outlined in Chapter 27 Article III Division 8 of the Unified Land Development Code of Neptune Beach for Matthew D Wilford & Ashley Wilford for the property currently known as 405 Davis Street (RE# 173056-0000). The applicant requests a variance from Table 27-239 R-3 side yard setback to permit a +/- four (4) foot setback in lieu of the required seven (7) foot yard minimum setback. The property is in the R-3 zoning district.

II. DISCUSSION:

The applicant requests a variance from Table 27-239 for the western interior side yard to allow a +/- four (4) foot setback rather than the required seven foot. The home is located on the south western corner of the intersection of Third and Davis Street. The purpose of the request is to renovate an existing single-family home. The current, existing side setback on the western side of the home is two and a half (2.5) feet. The current garage has a crumbling foundation and needs to be replaced. The owners would like to retain as much of the original footprint and layout of the home as possible. The side yard setbacks will be more compliant, with a 4.34 foot and 3.95 foot setback on the western side yard. The addition is both lateral and vertical. The owners propose to add a second floor to the northern side of the home, over the garage replacement.



III. FINDINGS:

1. The property has unique and peculiar circumstances, which create an exceptional and unique hardship. For the purpose of this determination, the unique hardship shall be unique to the parcel and not shared by other property owners in the same zoning district.

a. Applicant Response: The current, pre-existing condition(s) prevent positive drainage due to the close proximity to the neighboring property line as well as uncomforming to the current code. The neighboring property elevations are higher than ours which produces a "ponding" effect on our property. Additionally, our current site conditions exceed the 50% lot coverage outside of the code.

b. Staff Response: The property is unique in size or peculiar in circumstances. The non-conforming setback is existing. The current side setback on the western side of the home is two and a half (2.5) feet. The owner's plan to retain as much of the original footprint and layout of the home and must maintain required front and street side setbacks.

2. The proposed variance is the minimum necessary to allow the reasonable use of the parcel of land.

a. Applicant Response: The proposed variance will allow our property to become more compliant with the current, allowable setbacks as well as bringing the lot coverage within the required 50%.

b. Staff Response: The requested variance for the side setback is the minimum necessary to allow for minimal repair/replacement of the existing home on the same general footprint.

3. The proposed variance would not adversely affect adjacent and nearby properties or the public in general.

a. Applicant Response: The proposed variance will provide more distance along the western side allowing us to create a positive drainage area. Currently, our site is the lowest of the surrounding sites and we do not plan on raising the site elevation but utilizing pop-up, "french-style" drainage and swales to direct shedding water to the street and away from neighboring properties.

b. Staff Response: The proposed variance to the side setbacks would not negatively impact adjacent and nearby properties or the public in general, as it would bring the home more in compliance. The variance is minimal to accommodate the hardship.

4. The proposed variance will not substantially diminish property values in, nor alter the essential character of the area surrounding the site.

a. Applicant Response: The proposed variance will increase property value by allowing us to renovate and modify the home increasing the square footage and providing an elevation that fits the look of the area. In addition, the variance will allow for a more appealing landscaping once the renovation/addition is complete.

b. Staff Response: The proposed variance to the side setbacks would not substantially diminish property values in or alter the essential character of the area surrounding the site. The variance is minimal to accommodate the hardship.

5. The effect of the proposed variance is in harmony with the general intent of the ULDC and the specific intent of the relevant subject area(s) of the ULDC.

a. Applicant Response: If the variance is granted, the changes will bring our site/home closer to compliance with the Unified Land Development Code by decreasing the lot coverage and shifting the side setbacks closer to compliance. Additionally, the home modification would improve the aesthetics of our home to match the existing neighboring beach design.

b. Staff Response: The variance request is in harmony with the general intent of the LDC.

6. The need for the variance has not been created by the actions of the property owner or developer nor is the result of mere disregard for the provisions from which relief is sought.

a. Applicant Response: The current site/home conditions are pre-existing and in place when we purchased our home. Our intent is to rectify, to the best of our ability, the current non-conformities.

b. Staff Response: The variance request for side setback is not created through the actions of the property owner. The current side setback on the western side of the home is two and a half (2.5) feet. The owner's plan to retain as much of the original footprint and layout of the home and must maintain required front and street side setbacks.

7. Granting the variance will not confer upon the applicant any special privilege that is denied by the ULDC to other lands, buildings, or structures in the same zoning district.

a. Applicant Response: The proposed variance, if approved, would not provide special privileges as we are attempting to better the property by complying with current code through increasing the side setback and decreasing the lot coverage.

b. Staff Response: Granting the variance request for the side setback would not confer upon the applicant a special privilege not granted in the zoning district.

IV. CONCLUSION: Staff recommends approval of the variance request to allow a +/- four (4) foot western interior side setback rather than the required seven foot as requested.

Heather Whitmore explained variance V26-01 to the board and attendees. She told of the drooping garage and explained that once replaced that the property would be more compliant and the footprint would be smaller.

Applicant Ashly Wilford introduced herself and explained that with this variance there will be more space between the fence and property line and answers questions about the fence placement that was asked by Tony Mazzola and William Hilton.

V. RECOMMENDED MOTION:

a. I recommend approval of V26-01

OR

b. I recommend denial of V26-01

Made by Miller, seconded by Atayan.

MOTION: TO APPROVE V26-01

Findings of fact: The property is unique in size or peculiar in circumstances which creates an exceptional and unique hardship. The non-conforming setback is existing. The proposed variance to the side setbacks would not negatively impact adjacent and nearby properties or the public in general, as it would bring the home more in compliance. The variance is minimal to accommodate the hardship. The variance request for side setback is not created through the actions of the property owner.

Roll Call Vote:

Ayes: Weatherhead, Mazzola, Miller, Padra, Hilton, Atayan, Schwartzenberger

Nos: 0

MOTION APPROVED

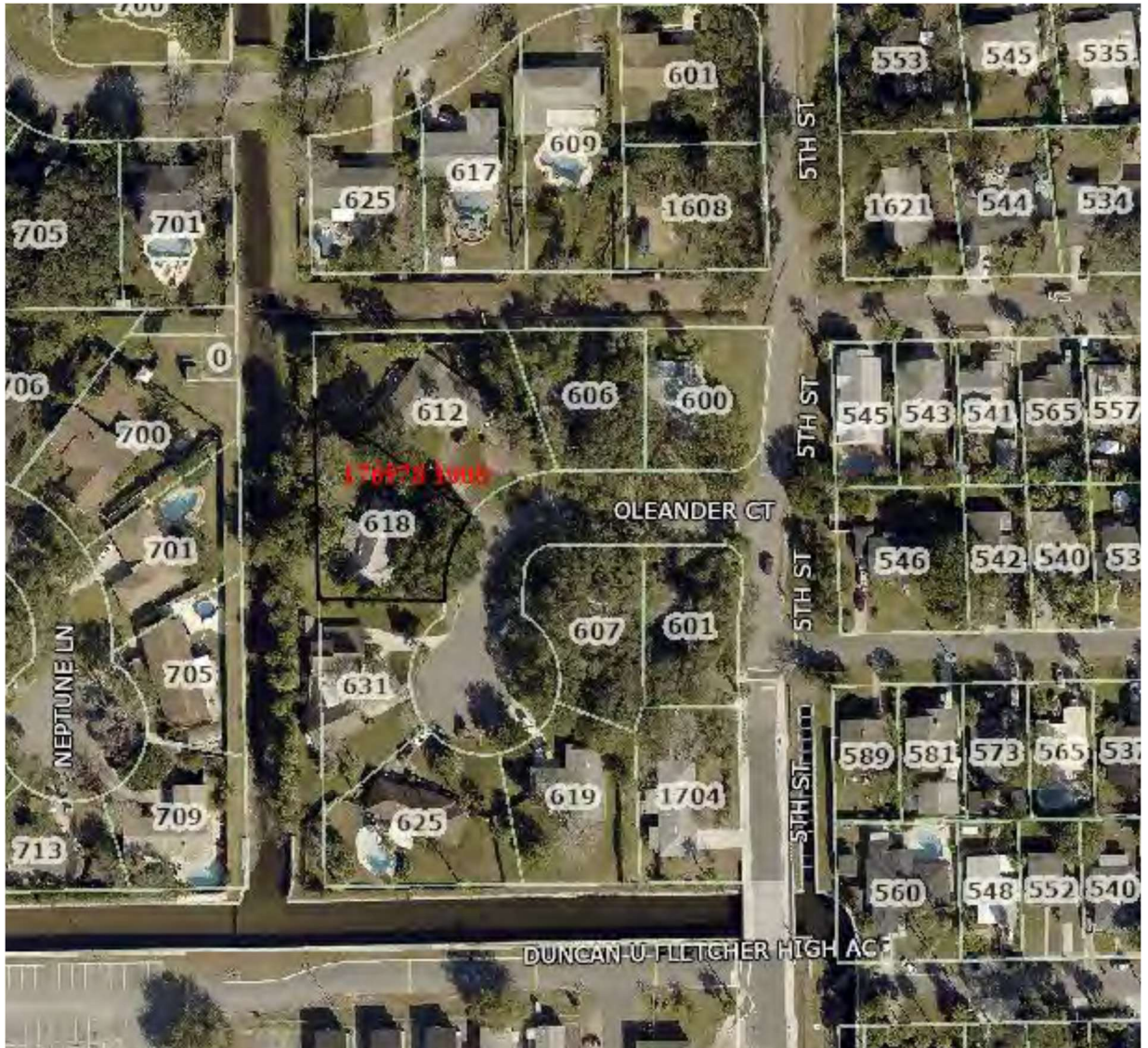
V26-02: Application for variance as outlined in Chapter 27 Article III Division 8 of the Unified Land Development Code of Neptune Beach for Danaila Hughes and Madeleine Granados for the property currently known as 618 Oleander Court (RE# 176978-1008). The applicant requests a variance from Table 27-239 R-1 side yard setback to permit a +/- six and half (6.5) foot setback in lieu of the required ten (10) foot yard minimum setback. The property is in the R-1 zoning district.

I. BACKGROUND:

Application for variance as outlined in Chapter 27 Article III Division 8 of the Unified Land Development Code of Neptune Beach for Danaila Hughes and Madeleine Granados for the property currently known as 618 Oleander Court (RE# 176978-1008). The applicant requests a variance from Table 27-239 R-1 setback to permit a +/- six and half (6.5) foot northern side yard setback in lieu of the required ten (10) foot yard minimum setback.

II. DISCUSSION:

The applicant requests a variance from Table 27-239 R-1 yard setback to permit a +/- six and half (6.5) foot northern side setback in lieu of the required ten (10) foot yard minimum setback. The vacant lot is located at the cul-de-sac terminus of Oleander Court. The purpose of the request is to build a new single-family home. The applicant would like to extend the home's northern face roof line for architectural design reasons.



III. FINDINGS:

1. The property has unique and peculiar circumstances, which create an exceptional and unique hardship. For the purpose of this determination, the unique hardship shall be unique to the parcel and not shared by other property owners in the same zoning district.

a. Applicant Response: Specifically, the lot contains an irregular and angled side property line that significantly reduces the usable building envelope. Strict enforcement of the side setback requirement, when applied to this angled boundary, creates a hardship by forcing unfavorable building geometry at the front right portion of the structure. This results in complex roof intersections and

constrained wall conditions that complicate proper roof-to-wall connections and long-term waterproofing.

b. Staff Response: The property is not unique in size or peculiar in circumstances. The lot is currently vacant. The preexisting home met all required setbacks.

2. The proposed variance is the minimum necessary to allow the reasonable use of the parcel of land.

a. Applicant Response: The requested variance represents the minimum relief necessary to allow reasonable use of the property while maintaining sound construction practices. The proposed design minimizes encroachment into the side setback and allows for straightforward roof geometry, compliant structural connections, and continuous waterproofing assemblies. No additional or unnecessary setback reduction is requested beyond what is shown on the submitted site plan.

b. Staff Response: The requested variance for the side setback is not the minimum necessary to allow for construction of a single-family home.

3. The proposed variance would not adversely affect adjacent and nearby properties or the public in general.

a. Applicant Response: Granting the requested variance will not adversely affect adjacent or nearby properties or the public in general. The proposed placement maintains appropriate separation between structures and does not obstruct light, air, or access. The new construction proposed will elevate surrounding property values.

b. Staff Response: It's unknown if the proposed variance to the side setback would negatively impact adjacent and nearby properties or the public in general.

4. The proposed variance will not substantially diminish property values in, nor alter the essential character of the area surrounding the site.

a. Applicant Response: The proposed variance will not diminish surrounding property values nor alter the established character of the neighborhood. The scale, massing, and architectural style of the proposed improvement are consistent with nearby residences and compatible with existing development patterns.

b. Staff Response: It is unknown if the proposed variance would diminish property value.

5. The effect of the proposed variance is in harmony with the general intent of the ULDC and the specific intent of the relevant subject area(s) of the ULDC.

a. Applicant Response: The requested variance is in harmony with the general intent and purpose of the Unified Land Development Code by allowing reasonable residential development while maintaining neighborhood character and promoting safe, durable construction.

b. Staff Response: The variance request is not in harmony with the general intent of the LDC.

6. The need for the variance has not been created by the actions of the property owner or developer nor is the result of mere disregard for the provisions from which relief is sought.

a. Applicant Response: The need for the proposed variance has not been created by the applicant or any developer. The hardship arises from the original configuration of the lot, including the angled side property line, which predates the applicant's ownership.

b. Staff Response: The variance request is created through the actions of the property owner.

7. Granting the variance will not confer upon the applicant any special privilege that is denied by the ULDC to other lands, buildings, or structures in the same zoning district.

a. Applicant Response: Granting the requested variance will not confer any special privilege denied to other properties within the same zoning district. The relief requested is narrowly tailored to address conditions unique to this parcel and does not permit development otherwise prohibited by the Unified Land Development

Code.

b. Staff Response: Granting the variance request for the side setback would not confer upon the applicant a special privilege not granted in the zoning district.

IV. CONCLUSION: Staff recommends denial of the variance request to allow a +/- six and half (6.5) foot side setback in lieu of the required ten (10) foot yard setback.

William Hilton asks about the bumped-out wall in the house.

Applicant Madeleine Granados and her contractor described the context of the property and flood zone. They go on to explain the wall to roof connection and weatherproofing as well as the current plans make for a better-looking house.

Linda Padrta wants to know why the home can't be built within our code and asks about the flood zone X and AE.

Heather Whitmore explained the 50% rule, freeboard, Florida building code and flood zone.

Tony Mazzola asked if this was for astatic only.

Contractor answered yes but also explained that the design helps with water damage and runoff.

Rane Atayan gave examples of what has been done on smaller lots and suggested to applicants that they pivot and choose another design.

William Hilton said that this application doesn't meet the test of unique or peculiar circumstances.

V. RECOMMENDED MOTION:

a. I recommend approval of V26-02

OR

b. I recommend denial of V26-02

Made by Hilton, seconded by Padtra.

MOTION: TO DENY V26-02

Findings of fact: The property is not unique in size or peculiar in circumstances and has no exceptional and unique hardship. The proposed variance to the side setbacks would negatively impact adjacent and nearby properties or the public in general. The variance request for side setback is created through the actions of the property owner.

Roll Call Vote:

Ayes: Weatherhead, Mazzola, Miller, Padtra, Hilton, Atayan, Schwartzenberger

Nos: 0

MOTION APPROVED

DP26-01: Application for Preliminary Development Plan as outlined in Chapter 27 Article III Division 2 of the Unified Land Development Code of Neptune Beach for Reve Brewing for the property 1501 Atlantic Blvd, Neptune Beach, Florida (RE Parcels 173424-0200). The applicant requests a Development Plan approval to permit a 2,307 SF restaurant and taproom with outdoor seating. The property is in the C-2 zoning district.

I. BACKGROUND:

The applicant requests a Development Plan approval to permit a 2,307 SF restaurant and tap room with associated parking and outdoor seating. The property is in the Commercial-2 (C-2) zoning district and has a Commercial I comprehensive plan future land use designation.

II. DISCUSSION:

Reve Brewing requests approval of the attached development plan for a restaurant and tap room located at 1501 Atlantic Blvd. The applicant proposes to convert the 2,300 SF building from office to restaurant, with 68 total seats (56 indoor/12 outdoor), 22 parking spaces, and 20 bikes spaces. The C-2 zoning district allows restaurants with outdoor seating as a permitted use.

The property is shown in attached vicinity maps and is located at the southwest corner of Atlantic and Brant Boulevard. The 13,000 SF lot contains a 2,300 SF single story building. The site's current impervious lot coverage is 90%, composed largely of concrete parking. The site is bound to the north by mixed commercial and light industrial, to the south by retail, to the east by retail, and to the west by retail.

The 68 seat bar requires a minimum of 19 parking spaces, based on one (1) space per four (4) seats and two (2) spaces for employees. The site is served by 17 standard parking spaces, five golf cart spaces, and 20 bicycle spaces. The project is an interior conversion, so the site's post-development impervious lot coverage will not change.

The project has been issued a Certificate of Concurrency (attached) for traffic. The project traffic volume will not decrease the current level of service on the immediate traffic network. The project will generate approximately 109 net new trips per day.

Atlantic Blvd from Mayport to Third Street has adequate available traffic capacity to permit 109 new trips without a reduction in level of service.

III. DP26-01 FINDINGS:

Sec. 27-82. - Procedures for applying for and issuing preliminary and final development orders state the community development board shall conduct a quasijudicial public hearing and shall consider the following factors when issuing a development order:

1. Characteristics of the site and surrounding area, including important natural and manmade features, the size and accessibility of the site, and surrounding land uses.

Staff Response: The proposed restaurant and brewery use is consistent with the surrounding zoning and uses. The site is surrounded by commercial uses on all sides

2. Whether the concurrency requirements of article VI of this Code could be met if the development were built.

Staff Response:

Traffic: The project has been issued a Certificate of Concurrency (attached) for traffic. The project traffic volume will not decrease the current level of service on the immediate traffic network. The project will generate approximately 109 net new trips per day. Atlantic Blvd from Mayport to Third Street has adequate available traffic capacity to permit 109 new trips without a reduction in level of service.

Water/Sewer: This project has been issued a water and sewer letter of available from City of Neptune Public Works.

School: Not applicable

Drainage: Not applicable as site impervious will not change.

3. The nature of the proposed development, including land use types and densities; the placement of proposed buildings and other improvements on the site; the location, type and method of maintenance of open space and public use areas; the preservation of natural features; proposed parking areas; internal traffic circulation system, including trails; the approximate total ground coverage of paved areas and structures; and types of water and sewage treatment systems.

Staff Response: The proposed restaurant and brewery use is consistent with the surrounding zoning and uses. This is an interior conversion; therefore, the site plan will remain generally the same. The site provides the required minimum parking.

4. Conformity of the proposed development with the comprehensive plan, this Code, and other applicable regulations.

Staff Response: The restaurant site plan and building are consistent with comprehensive plan Commercial-1 land use which states:

Commercial I: These areas shall include offices, professional services, retail sales, and light industrial/artisan uses that serve one or more local neighborhoods.

5. Applicable regulations, review procedures, and submission requirements.

Staff Response: The proposed restaurant and brewery use is consistent with the surrounding zoning and uses. This is an interior conversion; therefore, the site plan will remain generally the same. The site provides the required minimum parking.

6. Concerns and desires of surrounding landowners and other persons.

Staff Response: The development order request was noticed as required to property owners within 300 feet. A sign was posted on the property according to requirements. Staff have not received any comments from the public.

7. Other applicable factors and criteria prescribed by the comprehensive plan, this Code, or other law.

Staff Response: The proposed restaurant and brewery use is consistent with the surrounding zoning and uses. This is an interior conversion; therefore, the site plan will remain generally the same. The site provides the required minimum parking.

IV. STAFF RECOMMENDATION

Staff recommends approval of the application for development plan DP26-01 for Reve Brewing to permit a 2,307 SF restaurant and tap room with associated parking and outdoor seating, as presented.

The developer shall submit a final development plan for review by the City Council.

The final development plan shall be consistent with the preliminary development Plan shall contain no land uses different than those approved in the preliminary development plan.

Rene Atayan wanted clarification on whether the establishment was an active brewery or if the brewery would remain on Mayport Rd.

Heather Whitmore answered that it would not be a production facility and would not affect Neptune Beach water.

Linda Padrta asked about special licensing and minimum number of seats for liquor license.

Heather Whitmore responded with codes for seat requirements when serving alcohol as well as minimum setbacks from churches and schools.

V. RECOMMENDED MOTION:

DP26-01

a. I recommend approval of DP26-01

OR

b. I recommend denial of DP26-01

Made by Hilton, seconded by Mazzola.

MOTION: TO APPROVE DP26-01

Findings of fact: The proposed restaurant and brewery use is consistent with the land development code, surrounding zoning and uses. The project has been issued a Certificate of Concurrence and Service Availability Letter. This is an interior conversion; therefore, the site plan will remain generally the same. The site provides the required minimum parking.

Roll Call Vote:

Ayes: Weatherhead, Mazzola , Miller, Padtra, Hilton, Atayan, Schwartzenberger

Nos: 0

Subcommittee Reports

Ranee Atayan told everyone that she is looking forward to the Historical Preservation Committee and appreciates all that will be participating. She gave the news that the 18-month sunset clause will be resetting the clock to January and thanked Attorney Paul Waters for setting that up.

Adjourn 7:26PM



**Agenda Item #8A
Ord. No. 2026-01
Finance Committee
Second Read**

**CITY OF NEPTUNE BEACH
CITY COUNCIL MEETING
STAFF REPORT**

AGENDA ITEM:	<u>Ordinance 2026-01, Second Reading and Public Hearing</u> AN ORDINANCE OF THE CITY OF NEPTUNE BEACH, FLORIDA, AMENDING CHAPTER 2, ADMINISTRATION; ARTICLE VII, BOARDS, COMMISSIONS, AND COMMITTEES; DIVISION 4. FINANCE AND AUDITOR SELECTION COMMITTEE; PROVIDING CODIFICATION, CONFLICTS, SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE
SUBMITTED BY:	Paul Waters, City Attorney
DATE:	January 28, 2026
BACKGROUND:	<p>The ordinance changes the meeting schedule of the Finance and Auditor Selection Committee from monthly to quarterly. It also removes the one-year sunseting requirement of certain non-audit related duties.</p> <p>At the January 20, 2026, Council meeting the ordinance was amended expand the committee to up to five (5) members.</p>
RECOMMENDATION:	Adoption of Ordinance No. 2026-01
ATTACHMENT(S):	Ordinance No. 2026-01(Second Reading) Business Impact Statement

SPONSORED BY:

MAYOR CORRINE A. BYLUND



ORDINANCE NO. 2026-01

A BILL TO BE ENTITLED

AN ORDINANCE OF THE CITY OF NEPTUNE BEACH, FLORIDA, AMENDING CHAPER 2, ADMINISTRATION; ARTICLE VII, BOARDS, COMMISSIONS, AND COMMITTEES; DIVISION 4. FINANCE AND AUDITOR SELECTION COMMITTEE; PROVIDING CODIFICATION, CONFLICTS, SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Finance and Auditor Selection Committee was established by the City Council to perform statutory duties as required by Section 218.391, Florida Statutes to establish specific auditor firm selection processes and procedures; and

WHEREAS, the Finance and Auditor Selection Committee reviews and makes recommendations regarding non-pension investment, debt or asset management strategies; recommends guidelines regarding the City's debt, investment and other financial management policies; and, considers financial matters, including appropriations; budgets; budgetary transfers; financial reporting, bonds; fiscal and investment policies; and,

WHEREAS, fiscal accountability is necessary to ensure good government and to minimize financial burdens on the taxpayer; and

WHEREAS, all levels of government should continue to work to eliminate unnecessary and inappropriate spending; and

WHEREAS, it is the intent of this Ordinance to change the meeting schedule from monthly to quarterly. It is also the intent of this Ordinance to eliminate the one-year sunset provision and replace it with dissolution and termination of certain duties Finance and Auditor Selection Committee by a majority vote of City Council.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL ON BEHALF OF THE PEOPLE OF THE CITY OF NEPTUNE BEACH, FLORIDA that:

SECTION 1. Chapter 2., Article VII of the Code of Ordinances, City of Neptune Beach, Florida is hereby amended to read as follows: (~~strikethrough~~ text shall mean deletions and underlined / highlighted text shall mean additions):

DIVISION 4. FINANCE AND AUDITOR SELECTION COMMITTEE

Sec. 2-487. Composition, qualifications and terms of office.

- (a) The Finance and Auditor Selection Committee shall consist of up to **five (5)** ~~three (3)~~ members, one of whom shall be a member of the governing body , who shall serve

as the committee Chair, the other members will be members of the public. All members of the Finance and Audit Committee shall be appointed by the Mayor and confirmed by the City Council. The **two** members of the public shall have backgrounds in accounting, banking, business, and/or finance.

Sec. 2-488. Meetings.

The finance and auditor selection committee shall hold at least one (1) meeting per **month fiscal quarter** or any time otherwise deemed necessary by the finance and auditor selection committee or as directed by the city council. Meetings of the finance and auditor selection committee shall be conducted during normal office hours (between the hours of 8:00 a.m. and 5:00 p.m.). Meetings of the finance and auditor selection committee shall be held in City Hall unless it is necessary to change locations for providing public access and previous notice is properly published. Members of the finance and auditor selection committee are expected to attend each committee meeting in person. More than three (3) unexcused absences in a rolling twelve-month period shall be grounds for removal for cause. All meetings of the finance and auditor selection committee shall be publicly noticed and an agenda shall be published at least five (5) days prior to the meeting. The city clerk or their designee shall record audio of the meetings and shall prepare meeting minutes.

Sec. 2-491. Expiration.

Sections 2-489(b) Other powers and duties, 2-490 Annual report and recommendations to the City Council, and all other provisions of division 4, Finance and Auditor Selection Committee, unrelated to those powers and duties established by F.S. § 218.391, shall terminate **thirty (30) calendar days after one (1) year of the adoption date of Ordinance 2025-04 upon majority vote of the City Council.**

SECTION 2: Codification. The provisions of this Ordinance shall become and be made a part of the *Code of Ordinances of the City of Neptune Beach, Florida* and the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention and the word “Ordinance”, or similar words, may be changed to “Section,” “Article”, or other appropriate word; provided, however, that Sections Three, Four, Five, and Six shall not be codified.

SECTION 3. Conflict. All ordinances, resolutions, official determinations, or parts thereof previously adopted or entered by the City or any of its officials and in conflict with this ordinance are repealed to the extent inconsistent herewith.

SECTION 4. Severability. If a Court of competent jurisdiction at any time finds any provision of this Ordinance to be unlawful, illegal, or unenforceable, the offending provision shall be deemed severable and removed from the remaining provisions of this Ordinance which shall remain in full force and intact.

SECTION 5. Effective Date. This ordinance shall immediately take effect upon second reading and approval.

VOTE RESULTS OF FIRST READING:

Mayor Corrine A. Bylund	YES
Vice Mayor Nia Livingston	YES
Councilor Josh Messinger	YES
Councilor Brent Rogers	YES
Councilor Tim Horvath	YES

Passed at First Reading this 20th day of January, 2026.

VOTE RESULTS OF SECOND READING:

Mayor Corrine A. Bylund	_____
Vice Mayor Nia Livingston	_____
Councilor Josh Messinger	_____
Councilor Brent Rogers	_____
Councilor Tim Horvath	_____

Passed at Second and Final Reading this ___ day of _____, 2026.

Corrine A. Bylund, Mayor

ATTEST:

Catherine Ponson, City Clerk

Approved as to form and content:



Paul Waters, City Attorney



Business Impact Estimate

This form should be included in agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City of Neptune Beach's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: **ORDINANCE NO. 2026-01, AN ORDINANCE OF THE CITY OF NEPTUNE BEACH, FLORIDA, AMENDING CHAPTER 2, ADMINISTRATION; ARTICLE VII, BOARDS, COMMISSIONS, AND COMMITTEES; DIVISION 4. FINANCE AND AUDITOR SELECTION COMMITTEE; PROVIDING CODIFICATION, CONFLICTS, SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE**

This Business Impact Estimate is provided in accordance with section 166.041(4), *Florida Statutes*. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City is, nevertheless providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government.
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
 - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
 - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

¹ See Section 166.041(4)(c), *Florida Statutes*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The Ordinance is being amended to change the meeting times of the Finance Committee from monthly to quarterly. It also changes the sunseting of certain duties of the Committee from one year to a majority vote of the City Commission.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance, or for which businesses will be financially responsible; and
- (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

(a) None

(b) None

(c) None.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

No impact is anticipated.

4. Additional information the governing body deems useful (if any):

N/A



**Agenda Item #8B
Ord. No. 2026-02
Historical Review Board
Second Read**

**CITY OF NEPTUNE BEACH
CITY COUNCIL MEETING
STAFF REPORT**

AGENDA ITEM:	<u>Ordinance No. 2026-02, Second Read and Public Hearing</u> AN ORDINANCE OF THE CITY OF NEPTUNE BEACH, FLORIDA, AMENDING CHAPTER 2. ADMINISTRATION, ARTICLE VII. BOARDS AND COMMISSIONS BY AMENDING DIVISION 5. HISTORICAL REVIEW BOARD; SECTION 2.499.2; PROVIDING CODIFICATION, CONFLICTS, SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE
SUBMITTED BY:	Heather Whitmore, AICP, PTP, Community Development Director
DATE:	January 28, 2026
BACKGROUND:	The proposed ordinance extends the “sunset provision” from 18 months of the date of adoption of the enacting ordinance to 18 months after the first meeting of the Board.
RECOMMENDATION:	Adoption of Ordinance No. 2025-02
ATTACHMENT:	<ol style="list-style-type: none"> 1. Ordinance No. 2026-02 (Second Reading) 2. Business Impact Statement

SPONSORED BY:

MAYOR CORRINE A. BYLUND



ORDINANCE NO. 2026-02

A BILL TO BE ENTITLED

AN ORDINANCE OF THE CITY OF NEPTUNE BEACH, FLORIDA, AMENDING CHAPTER 2. ADMINISTRATION, ARTICLE VII. BOARDS AND COMMISSIONS BY AMENDING DIVISION 5. HISTORICAL REVIEW BOARD; SECTION 2.499.2; PROVIDING CODIFICATION, CONFLICTS, SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 2, Article VII of the City of Neptune Beach's Code of Ordinances establishes Boards and Commissions; and

WHEREAS, the Historical Review Board was created to make Determinations of Historical Significance and to issue Certificates of Appropriateness; and

WHEREAS, the Historical Review Board enables a process whereby applicants for Development Permits may submit a Certificate of Appropriateness based on a Determination of Historical Significance to request an exception to certain requirements found in Chapter 27, Article IV, related to setbacks, lot coverage, floor area ratio and standards particular to the RC Overlay of the Unified Land Development Regulations; and

WHEREAS, it is the intent of this Ordinance to extend the "sunset provision" contained in Section 2.499.2.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL ON BEHALF OF THE PEOPLE OF THE CITY OF NEPTUNE BEACH, FLORIDA that:

SECTION 1. Chapter 2., Article VII of the Code of Ordinances, City of Neptune Beach, Florida is hereby amended to read as follows: (~~strikethrough~~ text shall mean deletions and underlined / highlighted text shall mean additions):

Sec. 2-499.2. Sunset provision.

The provisions of this part shall be automatically repealed on the last day of the eighteenth month after the ~~final adoption date unless after review~~ first publicly noticed meeting of the Board, unless the city council determines to extend its term. The repeal shall not affect any previous approvals or determinations described herein. Any applications that are pending at the time of repeal shall be allowed to proceed to final action

SECTION 2: Codification. The provisions of this Ordinance shall become and be made a part of the *Code of Ordinances of the City of Neptune Beach, Florida* and the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention and the

word "Ordinance", or similar words, may be changed to "Section," "Article", or other appropriate word; provided, however, that Sections Three, Four, Five, and Six shall not be codified.

SECTION 3. Conflict. All ordinances, resolutions, official determinations, or parts thereof previously adopted or entered by the City or any of its officials and in conflict with this ordinance are repealed to the extent inconsistent herewith.

SECTION 4. Severability. If a Court of competent jurisdiction at any time finds any provision of this Ordinance to be unlawful, illegal, or unenforceable, the offending provision shall be deemed severable and removed from the remaining provisions of this Ordinance which shall remain in full force and intact.

SECTION 5. Effective Date. This ordinance shall immediately take effect upon second reading and approval.

(SIGNATURE AND ADOPTION PAGE FOLLOWS)

VOTE RESULTS OF FIRST READING:

Mayor Corrine A. Bylund	YES
Vice Mayor Nia Livingston	YES
Councilor Josh Messinger	YES
Councilor Brent Rogers	YES
Councilor Tim Horvath	YES

Passed at First Reading this 20th day of January, 2026.

VOTE RESULTS OF SECOND READING:

Mayor Corrine A. Bylund	_____
Vice Mayor Nia Livingston	_____
Councilor Josh Messinger	_____
Councilor Brent Rogers	_____
Councilor Tim Horvath	_____

Passed at Second and Final Reading this _____ day of _____, 2026.

Corrine A. Bylund, Mayor

ATTEST:

Catherine Ponson, City Clerk

Approved as to form and content:



Paul Waters, City Attorney



Business Impact Estimate

This form should be included in agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City of Neptune Beach's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: **ORDINANCE NO. 2026-02, AN ORDINANCE OF THE CITY OF NEPTUNE BEACH, FLORIDA, AMENDING CHAPTER 2. ADMINISTRATION, ARTICLE VII. BOARDS AND COMMISSIONS BY AMENDING DIVISION 5. HISTORICAL REVIEW BOARD; SECTION 2.499.2; PROVIDING CODIFICATION, CONFLICTS, SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.**

This Business Impact Estimate is provided in accordance with section 166.041(4), *Florida Statutes*. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City is, nevertheless providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- X The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government.
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
 - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
 - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

¹ See Section 166.041(4)(c), *Florida Statutes*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The Ordinance extends the "sunset provision" of the Historic Review Board

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance, or for which businesses will be financially responsible; and
- (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

(a) *None*

(b) *None*

(c) *None.*

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

All businesses in the incorporated City limit total 213. No impact is anticipated.

4. Additional information the governing body deems useful (if any):

N/A



**Agenda Item #10A
Res. No. 2026-02
Solid Waste Fees**

**CITY OF NEPTUNE BEACH
CITY COUNCIL MEETING
STAFF REPORT**

AGENDA ITEM:	<u>Resolution No. 2026-02</u> , A Resolution of the City of Neptune Beach, Florida, Establishing Certain Charges or Fees for Solid Waste Collection and Disposal Services
SUBMITTED BY:	Chief Financial Officer Jaime Hernandez
DATE:	January 28, 2026
BACKGROUND:	Waste Pro has notified the City of a 6% increase in service fees, effective January 1, 2026. The current Sanitation rates do not cover the increased cost of services. Maintaining financial sustainability is essential to continue providing reliable sanitation services
RECOMMENDATION:	Consider adoption of Resolution No. 2026-02
ATTACHMENT:	<ol style="list-style-type: none"> 1. Resolution No. 2026-02 2. Price Increase Breakdown 3. Notification from Waste Pro 4. Waste Pro Contract Amendment 5. Resolution No. 2024-02



RESOLUTION NO. 2026-02

A RESOLUTION OF THE CITY OF NEPTUNE BEACH, FL., ESTABLISHING CERTAIN CHARGES OR FEES FOR SOLID WASTE COLLECTION AND DISPOSAL SERVICES

WHEREAS, the City of Neptune Beach, Florida, previously entered into a solid waste collection, removal, and disposal contract with Waste Pro and;

WHEREAS, this contract was amended on July 11, 2023, including revising rates charged by Waste Pro, and;

WHEREAS, the City Council has adopted Ordinance No. 2001-05 on June 4, 2001, and;

WHEREAS, Ordinance 2001-05 authorizes the City Council to establish by Resolution certain charges or fees for solid waste collection and disposal services, and;

WHEREAS, Waste Pro has notified the City of a 6% increase in service fees, effective January 1, 2026;

WHEREAS, the current Sanitation rates do not cover the increased cost of services;

WHEREAS, maintaining financial sustainability is essential to continue providing reliable sanitation services;

WHEREAS, the City seeks to ensure that Sanitation operations remain fully funded without compromising service quality;

It is the desire of City Council to establish such fees to become effective immediately.

NOW THEREFORE BE IT RESOLVED THAT, the following schedule of fees is established:

SERVICE TYPE	Service Level	Rate
Residential Solid Waste	2 times per week	\$40.36
Recycling	1 time per week	
Yard Waste	1 time per week	
Bulk	1 time per week	
Sludge	As Needed	\$1,110.56
Commercial	As Needed	\$14.37
Roll-off	As Needed	\$1,110.56

-

ADOPTED by the City Council of the City of Neptune Beach, Florida, on this ____ day of _____, 2026.

Corrine A. Bylund, Mayor

ATTEST:

Catherine Ponson, City Clerk

Proposed Charges with 6% Increase Break-Even

SERVICE TYPE	SERVICE LEVEL	RATE	Cost
Residential Solid Waste	2 times per week	\$40.36	34.56 + Indirect = 5.80 = \$40.36
Recycling	1 time per week		
Yard Waste	1 time per week		
Bulk	1 time per week		
Sludge	As needed	\$1,110.56 Per Haul & Disposal	\$910.54 Per Haul + \$40.28 Disposal Fee + \$159.74 indirect = \$1,110.56 PCY
Commercial	As needed	\$14.36	\$7.30 + \$1.26 Fee + \$3.53 direct + 2.27 indirect = \$14.36 PCY
Roll-off	As needed	\$1,110.56 Per Haul & Disposal	\$910.54 Per Haul + \$40.28 Disposal Fee + \$159.74 Direct Cost = \$1,110.56 PCY

Current Charges		Brake-Even	
SERVICE TYPE	SERVICE LEVEL	RATE	Cost
Residential Solid Waste	2 times per week	\$38.08	32.6 + 5.48 Indirect = \$38.08
Recycling	1 time per week		
Yard Waste	1 time per week		
Bulk	1 time per week		
Sludge	As needed	\$1,047.70 Per Haul & Disposal	\$859.00 Per Haul + \$38.00 Disposal Fee + \$150.70 Indirect Cost = (1,047.70)PCY
Commercial	As needed	\$13.56	\$9.50 + \$.78342 Fee + \$3.28 Indirect = \$13.56 PCY
Roll-off	As needed	\$1,047.70 Per Haul & Disposal	\$859.00 Per Haul + \$38.00 Disposal Fee + 150.70 = (1,047.70)PCY

RE: CPI

From David Searcy <dsearcy@wasteprousa.com>

Date Tue 12/30/2025 3:27 PM

To Jaime Hernandez <jhernandez@nbfl.us>; Cheryl Bäck <cback@nbfl.us>

Cc Richard Pike <cop@nbfl.us>

CAUTION This email originated from outside the organization. Do NOT click links or open attachments unless you recognize the sender and know the content is safe.

Thank you again, Jaime.

From: Jaime Hernandez <jhernandez@nbfl.us>
Sent: Tuesday, December 30, 2025 3:21 PM
To: David Searcy <dsearcy@wasteprousa.com>; Cheryl Bäck <cback@nbfl.us>
Cc: Richard Pike <cop@nbfl.us>
Subject: Re: CPI

CAUTION: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

David,

Yes, we can use this data as official confirmation.

Regards,

Jaime F Hernandez, MBA

Chief Financial Officer

City of Neptune Beach

116 First Street

Neptune Beach, FL 32266

Main: 904-270-2400 X24

Mobile: 904-749-0063



From: David Searcy <dsearcy@wasteprousa.com>
Sent: Tuesday, December 30, 2025 3:07 PM
To: Jaime Hernandez <jhernandez@nbfl.us>; Cheryl Bäck <cback@nbfl.us>

Cc: Richard Pike <cop@nbfl.us>

Subject: RE: CPI

CAUTION This email originated from outside the organization. Do NOT click links or open attachments unless you recognize the sender and know the content is safe.

Thank you, Jaime. Can this information be used as our official request or would you like for us to submit it in a different email?

From: Jaime Hernandez <jhernandez@nbfl.us>

Sent: Tuesday, December 30, 2025 2:54 PM

To: Cheryl Bäck <cback@nbfl.us>; David Searcy <dsearcy@wasteprousa.com>

Cc: Richard Pike <cop@nbfl.us>

Subject: Re: CPI

CAUTION: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

The CPI calculation of 5% as percentage of change from the prior year is acceptable. Section 4.5 – Modification to Rates states that “Contractor shall increase the rates for services effective on each anniversary date of this contract in the amount equal to the percentage increases in the CPI for All Urban Consumers, using the most recently **available trailing 12-month** average.” Since the 12-month trailing is interrupted, I use the two years starting October 1, 2023, and ending September 30, 2025. The CPI price increase calculation came the same as yours, 5% change.

Regards,

Jaime F Hernandez, MBA

Chief Financial Officer

City of Neptune Beach

116 First Street

Neptune Beach, FL 32266

Main: 904-270-2400 X24

Mobile: 904-749-0063



From: Cheryl Bäck <cback@nbfl.us>
Sent: Tuesday, December 30, 2025 8:35 AM
To: dsearcy@wasteprousa.com <dsearcy@wasteprousa.com>
Cc: Jaime Hernandez <jhernandez@nbfl.us>; Richard Pike <cop@nbfl.us>
Subject: RE: CPI

Good Morning, David,

Thanks for sending this. Our CFO is currently reviewing the information.

Cheryl L. Bäck
Asst. to the City Manager
City of Neptune Beach
116 First Street
Neptune Beach, FL 32266
904-270-2400



From: David Searcy <dsearcy@wasteprousa.com>
Sent: Monday, December 29, 2025 12:54 PM
To: Richard Pike <cop@nbfl.us>
Cc: Cheryl Bäck <cback@nbfl.us>
Subject: FW: CPI

CAUTION This email originated from outside the organization. Do NOT click links or open attachments unless you recognize the sender and know the content is safe.

Richard, I have attached the excel spreadsheet that our controller is working from. Cheryl can give me a call with any questions that she may have. I will get her answers as quickly as possible. Thank you for your help with this and sorry for the fire drill.

From: David Searcy
Sent: Monday, December 29, 2025 12:26 PM
To: Cheryl Bäck <cback@nbfl.us>
Subject: CPI

Good afternoon, Cheryl.

I have a question about our CPI. Can you give me a call when you have a moment. Thank you.

Consumer Price Index for All Urban Consumers (CPI-U)
Original Data Value

Series Id: CUSR0000SEHG
Seasonally Adjusted
Series Title: Water and sewer and trash collection services in U.S. city average,
Area: U.S. city average
Item: Water and sewer and trash collection services
Base Period: DECEMBER 1997=100
Years: 2023 to 2025

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	281.461	283.663	284.166	285.052	286.322	287.457	289.005	290.975	291.279	291.683	292.694	292.915
2024	297.079	298.751	299.183	300.178	299.987	300.652	302.106	303.311	305.117	306.336	308.015	308.234
2025	310.239	313.344	313.925	314.820	315.585	316.851	318.244	319.403	319.867		321.363	

2025 Average	314.991
2024 Average	299.859
Increase	15.13
% Increase	5.05%

Aniversary Date:	9/6/2025
2025 Average	313.739
2024 Average	298.638
Increase	15.10
% Increase	5.06%

**AMENDMENT TO CITY OF NEPTUNE BEACH
MUNICIPAL SOLID WASTE SERVICES CONTRACT**

THIS AMENDMENT TO CITY OF NEPTUNE BEACH MUNICIPAL SOLID WASTE SERVICES CONTRACT (this "**Amendment**") is entered into as of the date of last signature below (the "Effective Date") by and among between the **CITY OF NEPTUNE BEACH, FLORIDA** (the "City"), and **WASTE PRO OF FLORIDA, INC.** ("Contractor") in order to provide the following amendments to that certain City of Neptune Beach Municipal Solid Waste Services Contract between City and Contractor dated September 6, 2016 (the "Contract"). Capitalized terms used within this Amendment without definition have the meanings given thereto in the Contract.

RECITALS

A. The City and Contractor entered into the Contract for purposes municipal solid waste services as described in the Contract.

B. The initial term of the Contract was scheduled to expire on October 31, 2023 and the City and Contractor previously agreed to extend such term to November 30, 2023.

C. Seller and Buyer desire to memorialize the above extension, provide for an additional extension, update the rates to be charged, and to make other changes to the Contract.

NOW THEREFORE, in consideration of the mutual promises contained in this Amendment, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties, with the intention to be legally bound, agree as follows:

1. The background is incorporated.
2. The City and Contractor adopt and confirm the extension of the initial term to November 30, 2023.
3. A dispute arose between the City and Contractor regarding respective amounts owed between the parties for the Fuel Recovery Fee and the Franchise Fee. The parties agree that the City owes Contractor \$169,310.13 when a net analysis of such figures is made. In consideration of this Amendment and the terms contained herein, the City and Contractor agree to release each other of any claims related to the Fuel Recovery Fee and Franchise Fee. City releases Contractor, and Contractor releases City, with such releases extending to each party's predecessors, successors, officers, employees, agents, insurers, lenders, heirs, and assigns, and any related persons or parties, from any and all manners of action and actions, cause and causes of action, suits, debts, dues, sums of money, accounts, reckonings, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages, judgments, executions, claims, warranties and demands whatsoever, in law or in equity, for, regarding or relating to the dispute over the Fuel Recovery Fee and the Franchise Fee.
4. Contractor will routinely pressure wash and deodorize the trash compactor at the Town Center every sixty (60) days.

5. Exhibit C shall be replaced with the attached Exhibit C.
6. The City and Contractor agree to the following changes to the Contract:
 - a. The term set forth in Section 4 on the first page is amended to provide “December 1, 2023 until November 30, 2029”.
 - b. In Section 5 on the first page, strike the first sentence and replace it with the following: “At the mutual option of the City and Contractor, this Contract may be extended for three (3) year periods by either party giving written notice to the other party of its desire to so extend the Contract no later than one hundred eighty (180) days prior to the end of the initial or any extended period hereunder.”
 - c. In Section 5 on the first page, add after the second sentence: “If the receiving party has not provided such written notice, the parties may continue to negotiate without a need for formal extension of such period.”
 - d. In Section 3.3, replace “City shall publish at its expense at least once during each calendar year a map of the Residential Unit collection routes in the newspaper published of such size to clearly show all pertinent information” with “Upon any change to Residential Unit collection routes, City shall provide notice of such change to impacted customers with its utility bill mailing or by separate mailing.”
 - e. In Section 3.13, add “Contractor shall commence efforts to clean up the litter caused by the spillage within one day of notice of such spillage.”
 - f. The Fuel Recovery Fee set forth in Section 4.3(a)(i) is stricken in its entirety.
 - g. In Section 4.4 add the following language after the first sentence: “In the event the tipping fee is increased above the amount charged when this Amendment is executed, any such increase shall be paid by the City.”
 - h. Add the following to the end of Section 4.5: “Notwithstanding anything to the contrary, and subject to the last paragraph of this Section 4.5, rates shall not increase in an amount greater than six percent (6%) in any single year. If the CPI increase exceeds six percent (6%) in any single year, Contractor shall be entitled to retain the right to apply any excess to future years so long as the increase any single year is not greater than six percent (6%) of the prior year. For example, if in Year 1, the increase in CPI is seven percent (7%), then the rate shall increase six percent (6%) and Contractor shall carry over one percent (1%). If the increase in CPI in Year 2 is five percent, then the rate will increase by six percent (6%), accounting for both the banked increase from Year 1 and the Year 2 increase. Banked increases shall carryover until such time as they are used or the term expires.

The Contractor may petition the City for a rate adjustment on the basis of extraordinary or unusual changes in the costs of its operations that could not be reasonably foreseen by a prudent person. Contractor’s petition shall contain a detailed justification for any rate adjustment. Among other things, the Contractor’s petition shall include an audited statement of Contractor’s historical and current expenses, demonstrating that the Contractor has incurred an extraordinary increase in Contractor’s costs due to factors

beyond Contractor's control, which have occurred through no fault or negligence of Contractor. The audited statement shall be prepared by a certified public accountant that is licensed at the State of Florida and not an employee of Contractor or its affiliates. At its expense, the City may audit the Contractor's records to evaluate the Contractor's request. The Contractor shall be given a reasonable opportunity to explain the grounds for its petition at a public meeting conducted by the City. The determination of whether to grant the petition shall be in the exclusive discretion of the City."

- i. In Section 4.9, replace "ninety (90) days" with "twelve (12) months."
- j. Section 5 is stricken in its entirety and replaced with the following language:
"The Contractor shall have a disaster response plan for the removal and disposal of excessive amounts of debris and/or refuse accumulated by reason of a storm event, natural disaster, severe weather disturbance, riot or other calamity. The Contractor's emergency response plan shall have operation details and unit pricing. Should an event as described above occur, the City and the Contractor shall meet as soon as practical to determine the capacity and ability of the Contractor to respond and formulate and agree upon a service and clean-up plan. Contractor agrees to provide a copy of such plan to the City and to provide updated versions when adopted from time to time. City shall notify Contractor as to what information is required in order for Contractor to be reimbursed by the City."
- k. In Section 6, "the City's Easter in the Park and Christmas in the Park events" is replaced with "such public events sponsored by the City as identified by the City".
- l. References to the "initial term" in Section 14.1 shall be stricken and such provision shall apply to any term of the Contract.
- m. The second sentence of Section 15 is deleted and is replaced with "City shall be liable for all lost or damage to such equipment (except for normal wear and tear and for loss or damage resulting from Contractor's handling of the equipment) caused by any matters for which the City is responsible for maintenance."

7. This Amendment shall be deemed part of, but shall take precedence over and supersede any provisions to the contrary in the Contract. Except as specifically modified by this Amendment, all the provisions of the Contract remain unmodified and in full force and effect and is hereby ratified and reaffirmed by the parties. Any and all references in the Contract to "this Agreement" or "this Contract" shall constitute references to the Contract as amended by this Amendment. Unless defined herein, capitalized terms shall have the same meaning as in the Contract.

8. This Amendment may not be amended or discharged except by an instrument in writing duly executed by all of the parties to this Amendment.

9. This Amendment may be executed in several counterparts with the same effect as if all the parties to hereto had signed the same document. All counterparts shall be construed together and shall constitute one agreement. The delivery of an executed counterpart by facsimile or other means of electronic transmission (such as the delivery of a "pdf" copy by e-mail delivery) shall constitute the delivery of an originally executed counterpart.

EXHIBIT C

CONTRACTOR'S PRICING

<u>SERVICE TYPE</u>	<u>SERVICE LEVEL</u>	<u>RATE</u>
Residential Solid Waste	2 times per week	\$32.60
Recycling	1 time per week	
Yard Waste	1 time per week	
Bulk	1 time per week	
Sludge	As needed	\$859.00 Per Haul & Disposal
Commercial	As needed	\$9.50 Per Cubic Yard
Roll-off	As needed	\$859.00 Per Haul & Disposal

IN WITNESS WHEREOF, the City and Contractor have executed this Amendment as of the Effective Date.

**WASTE PRO OF FLORIDA, INC.,
a Florida corporation**

7-11-2023
Dated

By: [Signature]
Printed Name: Tim Williams
Its: Division Manager

[Signature]
Witness
Print: Maria Brewer

[Signature]
Witness
Print: Phil Kuenstle

CITY OF NEPTUNE BEACH

ATTEST:

[Signature]
Catherine Ponson, Clerk

[Signature]
Richard Pike, Interim City Manager

[Signature]
Witness
Print: Cheryl L. Bäck

[Signature]
Witness
Print: Jillian E. McCann

Approved as to correctness of form:

[Signature]
Zachary Roth, City Attorney



RESOLUTION NO. 2024-02

A RESOLUTION OF THE CITY OF NEPTUNE BEACH, FL., ESTABLISHING CERTAIN CHARGES OR FEES FOR SOLID WASTE COLLECTION AND DISPOSAL SERVICES

WHEREAS, the City of Neptune Beach, Florida, previously entered into a solid waste collection, removal, and disposal contract with Waste Pro and;

WHEREAS, this contract was amended on July 11, 2023, including to revise rates charged by Waste Pro, and;

WHEREAS, the City Council has adopted Ordinance No. 2001-05 on June 4, 2001, and;

WHEREAS, Ordinance 2001-05 authorizes the City Council to establish by Resolution certain charges or fees for solid waste collection and disposal services and;

WHEREAS, it is the desire of City Council to establish such fees to become effective immediately.

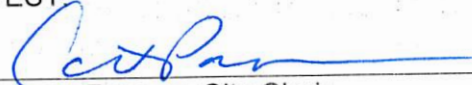
NOW THEREFORE BE IT RESOLVED THAT, the following schedule of fees is established:

SERVICE TYPE	Service Level	Rate
Residential Solid Waste	2 times per week	\$38.08
Recycling	1 time per week	
Yard Waste	1 time per week	
Bulk	1 time per week	
Sludge	As Needed	\$1,047.70
Commercial	As Needed	\$13.56
Roll-off	As Needed	\$1,047.70

ADOPTED by the City Council of the City of Neptune Beach, Florida, on this 1st day of April, 2024.


Elaine E. Brown, Mayor

ATTEST:


Catherine Ponson, City Clerk

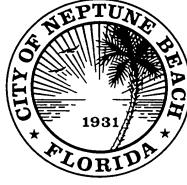




**Agenda Item #10B
Res. No. 2026-03
CDB Reappointments**

**CITY OF NEPTUNE BEACH
CITY COUNCIL MEETING
STAFF REPORT**

AGENDA ITEM:	Resolution No. 2026-03 , A Resolution of the City of Neptune Beach, Florida, Reappointing Members to the Community Development Board
SUBMITTED BY:	City Clerk Catherine Ponson
DATE:	January 28, 2026
BACKGROUND:	<p>Jeffry DeAngelis, Kathy Lahr-David and Coral Messina were appointed as alternate members to the Community Development Board on January 21, 2025, for a one-year term that expires on February 6, 2026.</p> <p>Ms. Lahr-David and Ms. Messina have expressed that they would like to be appointed for a second one-year term.</p> <p>Mr. DeAngelis declined to be reappointed.</p>
RECOMMENDATION:	Consider Adoption of Resolution No. 2026-03, Reappointing Kathy Lahr-David and Coral Messina to a second one-year term and advertise for a third alternate
ATTACHMENT:	<ol style="list-style-type: none"> 1. Resolution No. 2026-03 2. Current alternates applications



RESOLUTION NO. 2026-03

A RESOLUTION REAPPOINTING MEMBERS TO THE COMMUNITY DEVELOPMENT BOARD (CDB)

RESOLVED, the City Council of the City of Neptune Beach, Florida, hereby confirms the following CDB members:

COMMUNITY DEVELOPMENT BOARD

Member	Type	Term	Begins	Ends
Kathy Lahr-David	Alternate Member	2 nd 1-year	02/06/2026	02/06/2027
Coral Messina	Alternate Member	2 nd 1-year	02/06/2026	02/06/2027

This Resolution adopted by the City Council of Neptune Beach, Florida, at the Regular Council Meeting held this ___ day of _____, 2026.

Corrine A. Bylund, Mayor

ATTEST:

Catherine Ponson, CMC
City Clerk