



**MINUTES
REGULAR CITY COUNCIL MEETING
MONDAY, FEBRUARY 2, 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, February 2, 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 (*absent*)
Councilor Brent Rogers

STAFF:

City Manager Richard Pike
City Attorney Paul Waters
Public Works Director Deryle Calhoun
Police Commander Gary Stucki
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.

APPROVAL OF MINUTES

Minutes

Made by Livingston, seconded by Horvath.

MOTION: TO APPROVE THE FOLLOWING:

January 5, 2025, Regular City Council Meeting
January 20, 2026, Special City Council Meeting
January 20, 2026, Workshop City Council Meeting
January 20, 2026, Town Hall Meeting

Roll Call Vote:

Ayes: 4 – Horvath, Livingston, Rogers and Bylund
Noes: 0

MOTION CARRIED

PUBLIC COMMENTS

Public Comments

Pat Hazouri, 207 Florida Boulevard, Neptune Beach, stated she had concerns regarding the Penman Road presentation and the increase in traffic that is expected. She added that stoplights are what is needed.

CITY MANAGER REPORT

- City Manager Report City Manager Richard Pike reported that he and the Chief Financial Officer would be presenting a schedule at the next workshop for the FY2026-2027 Budget. He commended staff on the completion of projects including the Senior Center, Public Works roofing and the Ocean Rescue station.
- City Manager reports can be located on the City of Neptune Beach website at: <https://www.nbfl.gov/city-manager/pages/city-manager-reports>.
- DP26-01, 1501 Atlantic Boulevard **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
- Staff Presentation Community Development Director Heather Whitmore explained that Reve Brewing requests approval of a 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 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
- Ms. Whitmore reported that the Land Development Code (LDC) requires development plan approval for any intensification or conversion of use and not just a new build. The project has been issued a Certificate of Concurrency 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 Boulevard from Mayport to Third Street has adequate available traffic capacity to permit 109 new trips without a reduction in level of service. Staff recommends approval of the application for development plan DP26-01 for Reve Brewing to permit a 2,307 square-foot restaurant and tap room with associated parking and outdoor seating, as presented. DP 26-01 was approved at the January 14, 2026, Community Development Board meeting.
- Ex Parte Communications City Attorney Paul Waters reminded everyone that this is a quasi-judicial hearing and asked Council to disclose any ex parte communications.
- Mayor Bylund stated she may have had an email.
- Councilor Horvath disclosed he had met with the applicants and their attorney, Ian Brown, Esq.
- Councilor Rogers declared he had received a phone call with someone representing the applicant.
- Vice Mayor Livingston stated she had spoken with Ian Brown, who represents the applicants.
- Swearing In City Clerk Catherine Ponson administered the oath to those providing testimony.
- Applicant Presentation Ian Brown, Esq., on behalf Eric and Vanessa Lumen, applicants, gave an introduction and background. The applicants are owners of Reve Brewing & Bones Pizza and Mayport Garden Club. The building was constructed in 1987 as a Long John Silvers. It has been a

moving service for 20 years with the kitchen still in place. There is no zoning relief being sought or building expansion proposed. The site plan conforms to Neptune Beach parking requirements and will add 5 LSV (golf cart) parking spaces and 20 bicycle spaces.

Made by Horvath, seconded by Livingston.

MOTION: TO APPROVE DP 26-01

Roll Call Vote:

Ayes: 4- Livingston, Rogers, Horvath and Bylund

Noes: 0

MOTION CARRIED

ORDINANCES

Ord. No. 2026-01, Finance Committee 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.

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

Made by Livingston, seconded by Rogers.

MOTION: TO ADOPT ORDINANCE NO. 2026-01 AT SECOND READ

Roll Call Vote:

Ayes: 4 –Rogers, Horvath, Livingston and Bylund

Noes: 0

MOTION CARRIED

Ord. No. 2026-02, Historical Review Board 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.

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

Made by Horvath, seconded by Livingston.

MOTION: TO ADOPT ORDINANCE NO. 2026-02 AT SECOND READ

Roll Call Vote:

Ayes: 4 –Horvath, Livingston, Rogers and Bylund

Noes: 0

MOTION CARRIED

NEW BUSINESS

Res. No. 2026-02, Solid Waste Fees 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.

Chief Financial Officer Jaime Hernandez reported that Waste Pro had notified the City of a 5% increase authorized by the current contract.

Discussion included the status of the sanitation fund due to the deficit and a plan for the sanitation fund to pay back the general fund.

Mr. Waters advised that the resolution could be amended to meet the current CPI calculation and if the CPI increases, the rate is automatically increased.

Public Comment

Mayor Bylund opened the floor for public comment. There being no comments from the public, Mayor Bylund closed public comments.

Made by Horvath, seconded by Rogers.

MOTION: **TO APPROVE RESOLUTION NO. 2026-02, TO AMEND THE LANGUAGE TO STATE THAT THE RATE WOULD BE CONSISTENT WITH THE MOST RECENT CPI AND SUBSEQUENT CPIs, AND TO ADD A SURCHARGE CONSISTENT WITH A FIVE-YEAR PAYMENT PLAN**

Roll Call Vote:

Ayes: 4-Rogers, Horvath, Livingston, and Bylund

Noes: 0

MOTION CARRIED

Res. No. 2026-03,
CDB
Reappointments

Resolution No. 2026-03, A Resolution of the City of Neptune Beach, Florida, Re-appointing Members to the Community Development Board.

Resolution No. 2026-03 reappoints alternate members listed below to the CDB:

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

Made by Rogers, seconded by Livingston.

MOTION: **TO APPROVE RESOLUTION NO. 2026-03**

Roll Call Vote:

Ayes: 4-Rogers, Horvath, Livingston, and Bylund

Noes: 0

MOTION CARRIED

COUNCIL COMMENTS

Mayor Bylund announced the reopening of the Senior Center. There would be a reception on Wednesday, February 4, 2026, at 4:30 p.m. The City Managers of the beach cities would be presenting information on the effect of the proposed property tax legislation at the Beaches Watch meeting also on February 4, 2026, at 7:00 p.m. at the Beaches Branch Library.


Mayor Bylund reported that Congressman John Rutherford's office advised that the City was awarded \$1.6 for the Neptune Beach dune walkover project.

She commented that she, Vice Mayor Livingston, Councilor Horvath and Parks and Sustainability Director Colin Moore had attended Florida Legislative Days in Tallahassee on January 26-28, 2026. The City has requested funding for the Davis Street culvert to finish the City's stormwater project.


The DONNA Run was held on Sunday, February 1, 2026. She commended the citizens of Neptune Beach, the Police Department and Public Works for their efforts in making a difference during the race.

Adjournment

There being no further business, Mayor Bylund adjourned the meeting at 6:47 p.m.


Corrine A. Bylund, Mayor

ATTEST:


Catherine Ponson, CMC
City Clerk



Approved: 03-02-2024

****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.***