



**MINUTES  
REGULAR CITY COUNCIL MEETING  
MONDAY, MAY 4, 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, May 4, 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  
Police Commander Gary Stucki  
Senior Accountant Michael Owens  
Public Works Director Deryle Calhoun  
Community Development Director Heather Whitmore  
Parks and Sustainability Director Colin Moore  
Project Manager Blake West  
City Clerk Catherine Ponson

Call to Order/Roll Call

Mayor Bylund provided the invocation, led the Pledge of Allegiance, and called the meeting to order.

**APPROVAL OF MINUTES**

Minutes

Made by Horvath, seconded by Livingston.

**MOTION: TO APPROVE THE FOLLOWING:**

- April 6, 2026, Regular City Council Meeting**
- April 20, 2026, Special City Council Meeting**
- April 20, 2026, Workshop City Council Meeting**
- April 20, 2026, Town Hall Meeting**

Roll Call Vote:

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

**MOTION CARRIED**

**CITY MANAGER REPORT**

Community Development

Community Development Director Heather Whitmore reminded everyone that hurricane season is starting soon. She is initializing the Clean and Safe Campaign. The campaign encourages keeping yards clear of debris and removing loose outdoor items that could become a safety hazard.

Ms. Whitmore also reported that residents who live in a floodplain would be getting notified of the need for an Elevation Certificate to be issued a building permit. The certificate provides essential information relative to the BFE (Base Flood Elevation).

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

### **CONSENT AGENDA**

Consent Agenda Water Plant High Service Pump Replacements.

Stormwater Improvements on Myra, Margaret and South Streets – Change Order 2 for Asphalt Milling and Additional Paving.

Stormwater Improvements on Myra, Margaret and South Streets – Change Order 3 for Water Main Conflict Resolution.

Dancin' in the Streets Event - Final Approval.

Public Comments Mayor Bylund opened the floor for public comments. No members of the public wished to speak.

Made by Livingston, seconded by Messinger.

**MOTION:**            **TO APPROVE THE CONSENT AGENDA**

Roll Call Vote:

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

Noes: 0

**MOTION CARRIED**

### **VARIANCES / SPECIAL EXCEPTIONS / DEVELOPMENT ORDERS**

V26-03, Fifth Third Bank, 626 Atlantic Blvd **V26-03:** Application for variance as outlined in Chapter 27 Article III Division 8 of the Unified Land Development Code of Neptune Beach for Fifth Third Bank/BDG Architects for the property currently known 626 Atlantic Blvd (RE# 172398-0100). The applicant requests a variance from table 27-239 C-3 frontage buildout to permit a 30% building frontage in lieu of the required 70% building frontage. The property is in the C-3 Zoning District.

SE26-01, Fifth Third Bank, 626 Atlantic Blvd **SE26-01:** Application for art project as outlined in Chapter 27 Article XV Section 27-596 of the Unified Land Development Code of Neptune Beach for Fifth Third Bank/BDG Architects for the property currently known 626 Atlantic Blvd (RE# 172398-0100). The applicant requests approval for mural. The property is in the C-3 zoning district.

DP26-04, Fifth Third Bank, 626 Atlantic Blvd **DP26-04:** Application for Development Plan as outlined in Chapter 27 Article III Division 2 of the Unified Land Development Code of Neptune Beach for Fifth Third Bank/BDG Architects for the property currently known 626 Atlantic Blvd (RE# 172398-0100). The applicant requests to establish a 1,978 square foot bank The property is in the C-3 zoning district.

Ex Parte Communications and Oath City Attorney Paul Waters explained that the three agenda items would be presented as one item but would require three separate votes. He reminded Council that the items are all quasi-judicial hearings which means the decisions must be made based on competent substantial evidence. He reported are also other formalities that are required, including ex

parte communications and swearing in of speakers. Mr. Waters asked for any ex parte disclosures.

Councilor Horvath reported he had spoken with Fifth Third Bank’s representation.

Councilor Rogers stated he had spoken with the applicant and the architect.

Mayor Bylund disclosed there was email communication.

Vice Mayor Livingston reported she had not spoken with anyone.

Councilor Messinger stated there had been email with the applicant and he had conversations with City staff.

City Clerk Catherine Ponson administered the oath to individuals providing testimony.

Staff Presentation

Ms. Whitmore explained this is a request for three items, which are V26-03, SE26-01 and DP26-04. The applicant requests a development plan approval to permit a bank building with associated parking and drive-thru landscaping. The property is zoned Commercial 3, or C3 Zoning, and has a Commercial-II comprehensive plan future land use designation. The Community Development Board unanimously approved all requests on April 8, 2026.

Ms. Whitmore reported that the proposal is a one-story bank with a drive-thru and enhanced landscaping. It was previously a Kentucky Fried Chicken. The applicant requests a variance from Table 27-239 C-3 Primary Street Frontage Buildout to permit the construction of a +/- 30-foot wide office building in lieu of the required 70-foot building width. The proposed building is approximately 30 feet wide and 60 feet deep. The applicant requests approval of associated special exception SE26-01 for a mural in accordance with Section 27-596 Art Project, to allow an original Ernesto Maranje mural on the southern and west exterior walls.

Ms. Whitmore stated that the Community Development Board unanimously approved all requests at the April 8, 2026, meeting.

Made by Messinger, seconded by Horvath.

V26-03

**MOTION:**                    **TO APPROVE V26-03**

Roll Call Vote:

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

Noes: 0

**MOTION CARRIED**

SE26-01

Made by Messinger, seconded by Livingston.

**MOTION:**                    **TO APPROVE SE26-01**

Roll Call Vote:

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

Noes: 0

**MOTION CARRIED**

Made by Messinger, seconded by Livingston

DP26-04

**MOTION: TO APPROVE DP26-04**

Roll Call Vote:

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

Noes: 0

**MOTION CARRIED**

**ORDINANCES**

Ord. No. 2026-04,  
Easements

Ordinance No. 2026-04, Second Read and Public Hearing. An Ordinance of the City of Neptune Beach, Florida, Amending the Code of Ordinances, Chapter 18, Streets, Sidewalks and Other Places; Article I, Section 18-5, Abandoning or Private Use of Public Property or Rights-of-Way; Providing Codification, Conflicts, Severability, and Providing an Effective Date (Adds Easements).

Public Hearing

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

Made by Messinger, seconded by Horvath.

**MOTION: TO ADOPT ORDINANCE NO. 2026-04 AT SECOND READ**

Roll Call Vote:

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

Noes: 0

**MOTION CARRIED**

Ord. No. 2026-05,  
Amends FY26  
Budget

Ordinance No. 2026-05, Second Read and Public Hearing. An Ordinance of the City of Neptune Beach, Florida Amending the Operating Budget for Fiscal Year 2025-26, Beginning October 1, 2025, and Ending September 30, 2026; Authorizing the Purchase of a Vehicle Not Included in the Adopted Budget; Increasing General Fund Appropriations for Capital Outlay; Authorizing an Interfund Transfer from the Special Revenue Fund to the General Fund; Providing for Findings; Providing for Authority; Providing for Budget Amendment and Appropriations; Providing for Accounting Entries; Providing for Severability; Providing for Conflicts; and Providing for an Effective Date

Public Comment

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

Made by Messinger, seconded by Rogers.

**MOTION: TO APPROVE ORDINANCE NO. 2026-05 AT FIRST READ**

Roll Call Vote:

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

Noes: 0

**MOTION CARRIED**

City Property Value  
Estimate Discussion

City Property Value Estimate Discussion. Councilor Rogers reported he reached out to three different commercial brokers for the value of the City Hall and Police Department properties. He expressed there was a big spread between the three brokers. The average projected offer for both properties was between \$12,350,000 at the high end and \$6,750,000 at the low end. He stated that some of the challenges that the brokers faced were the comparable sales. He added that this gives a baseline to see if moving is feasible.

Mayor Bylund indicated this is no secret that she has discussed this before and we do need to explore options. There would be challenges as far as where to relocate. City Hall and the Police Department should not be separated. There is not much space to accommodate what is needed.

Councilor Horvath stated that \$12 million dollar price is unrealistic. The dental office nearby that was sold offers more parking, which makes it more valuable.

Councilor Messinger agreed with Councilor Horvath regarding the higher price. He also stated he shared the concerns about the relocation. Relocating would have to be worthwhile. The City would want to build a structure that is in place for the long haul. He is not opposed to exploring it more.

Vice Mayor Livingston remarked that seeing the numbers makes her now question how would this be done. She added that if the City is going to move forward with this, we need to be smart and take the time. She does not want to put money towards this until there are more viable options.

Mayor Bylund commented that currently in City Hall, employees have offices in storage rooms and there is not adequate parking for people to attend Council meetings. She added that a change is needed. She does not want to hire consultant at this point. The conversation needs to continue by exploring potential sites.

**COUNCIL COMMENTS**

Mayor Bylund announced she would be out of town for the next meeting on May 18, 2026. Councilor Rogers stated he would possibly be unable to attend. Vice Mayor Livingston, Councilor Messinger and Councilor Horvath would be in attendance so the May 18, 2026, meeting will stay on schedule.

Adjournment

There being no further business, Mayor Bylund adjourned the meeting at 6:36 p.m.

  
Corrine A. Bylund, Mayor

ATTEST:



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Catherine Ponson, CMC  
City Clerk



Approved: 06-01-2026

***\*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.***