



**MINUTES
SPECIAL CITY COUNCIL MEETING
MONDAY, JUNE 15, 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 Monday, June 15, 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 Public Works Director Deryle Calhoun Senior Accountant Michael Owens Community Development Director Heather Whitmore Parks and Sustainability Director Colin Moore Project Manager Blake West City Clerk Catherine Ponson
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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.
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Ord. No. 2026-06, Special Events	<u>Ordinance No. 2026-06, Second Reading and Public Hearing.</u>
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Public Hearing	Mayor Bylund opened the public hearing. There being no comments from the public, Mayor Bylund closed the public hearing.
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Made by Horvath, seconded by Livingston.

MOTION: TO ADOPT ORDINANCE NO. 2026-06.

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

MOTION CARRIED

Live Local Act

Facilitation of Sponsorship of Amendment to F.S. 166.04151 ("Live Local Act"). Councilor Rogers reviewed a draft amendment to the Live Local Act authorizing communities to opt out based on small developable areas on the barrier island. He requested that City Attorney Waters be authorized and directed to meet with the attorneys for Atlantic Beach and Jacksonville Beach to invite them to sign on to the request, which would then be presented to State Representative Kiyon Michael and Senator Clay Yarborough to move forward on behalf of the communities.

Discussion included history of discussion with legislators related to the Live Local Act.

Made by Messinger, seconded by Livingston.

MOTION: **TO FACILITATE SPONSORSHIP OF AN AMENDMENT TO F.S. 166.04151 "LIVE LOCAL ACT".**

Roll Call Vote:

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

Noes: 0

MOTION CARRIED

Jarboe Park Pump Track Project

Jarboe Park Pump Track Project. Project Manager Blake West advised design of a pump track at Jarboe Park had been approved in 2025. He presented the design and sought approval to move forward with the piggyback agreement and cost disbursement agreement for the project, to be fully funded by the City of Jacksonville.

Discussion included physical dimensions, civil engineering, contractor roles, documentation of the project, cost estimates, maintenance costs, project timeline, amenities, target users, potential delays, ownership of the drawings, potential alternative construction companies, and a desire to review the actual construction documents.

Made by Messinger, seconded by Horvath.

MOTION: **TO DEFER THE PIGGYBACK AGREEMENT AND COST DISBURSEMENT AGREEMENT WITH THE CITY OF JACKSONVILLE FOR THE CONSTRUCTION OF THE JARBOE PARK PUMP TRACK TO THE JULY 20 MEETING, AT WHICH TIME A FULL SET OF PLANS AND SPECS SHOULD BE PROVIDED FOR REVIEW**

Roll Call Vote:

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

Noes: 0

MOTION CARRIED

Parking Agreement Amendment

Amendment No. 1 to Paid Parking Agreement for Paid Parking Program at the Beaches Town Center. Parks and Sustainability Director Colin Moore advised the item was an extension of the expired agreement until December 31, 2026, to allow for a full year of data collection.

Discussion included the timeline for the agreement and scheduling meetings with stakeholders to put a new agreement in place by the expiration of this agreement.

Made by Messinger, seconded by Livingston.

MOTION: **TO APPROVE AMENDMENT NO. 1 TO THE INTERLOCAL AGREEMENT FOR THE PAID PARKING PROGRAM AT THE BEACHES TOWN CENTER AND TO DIRECT STAFF A NEW AGREEMENT SHOULD BE NEGOTIATED IN CONJUNCTION WITH ATLANTIC BEACH AND THE TOWN CENTER AGENCY TO TAKE EFFECT ON OR BEFORE THE EXPIRATION DATE.**

Roll Call Vote:

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

Noes: 0

MOTION CARRIED

Adjournment There being no further business, the Special Meeting adjourned at 6:46 p.m.


Corrine A. Bylund, Mayor

ATTEST:


Catherine Ponson, CMC
City Clerk



Approved: 08/03/2026

****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.***



MINUTES
WORKSHOP CITY COUNCIL MEETING
MONDAY, JUNE 15, 2026, 6:46 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 Monday, June 15, 2026, at 6:46 p.m., in Council Chambers, City Hall, 116 First Street, Neptune Beach, Florida, 32266

Attendance

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

City Manager Richard Pike
City Attorney Paul Waters
Chief of Police Michael Key
Public Works Director Deryle Calhoun
Senior Accountant Michael Owens
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 called the workshop meeting to order at 6:46 p.m.

ISSUE DEVELOPMENT

500 Atlantic

500 Atlantic Redevelopment Discussion

Steve Diebenow, Attorney with Driver McAfee, Hawthorne & Diebenow, made a presentation regarding four redevelopment ideas for the former K-Mart building at 500 Atlantic Drive. He advised that potable water and sewer services had been remedied, but the need for water pressure for fire suppression was outstanding.

Attorney Diebenow reviewed the four (4) potential proposals scenarios, including a 145-room hotel and retail, townhomes for sale, 100 percent retail, and multi-family rental. He advised that because community feedback was that multi-family rental was not the preferred solution, the focus would be on the three (3) remaining options in the spirit of working collaboratively with the community. He briefly reviewed the details of the individual ideas, including their traffic contexts and water and sewer demands.

Mayor Bylund provided an overview of the application process and highlighted future opportunities for public comment specific to an actual proposal.

Public
Comments

Jim Anderson, 21 Oak Street, Neptune Beach, asked that the baseline traffic numbers be reviewed, inquired as to the square footage per unit would be, and questioned road access to the retail project. He asked if other opportunities, such as a public/private partnership, would be considered. He commented on parking requirements for a hotel and stated the proposal looked tight. He asked if a Live Local Act project could be pushed through without community support.

Mayor Bylund addressed concerns with a Live Local Act project and noted that pushing through an affordable housing project under this Act would absolutely be legal so long as it complied with the Statute.

City Attorney Waters confirmed they would be able to build under the Live Local Act by right.

Hilary Weatherhead, 1145 Hamlet Court, Neptune Beach, stated the voices had been heard regarding the Live Local Act. She advised that the community is not against progress, but in support of responsible progress.

Ginny Thurson, 1200 7th Street, Neptune Beach, speaking for Shellie Thole, read a statement regarding maintaining Neptune Beach's charm and character by avoiding an increase to density and overloading traffic, infrastructure, and services. She stated of the options, the hotel and retail plan was most compatible with the residential beach community.

Council
Comments

Vice Mayor Livingston stated she felt most comfortable with the hotel and retail, highlighting history related to redevelopment of this property and noting the potential for a buffer of townhouses between the project and the adjacent neighborhood.

Councilor Messinger commented that the City wanted to work with the developer to make the project a Special Taxing District so that tax dollars benefit Neptune Beach. He reiterated the desire for consideration of a potential buffer with reduced intensity between the residential neighborhood and a hotel. He stated a hotel would benefit the community's businesses and residents who have guests, and advised he did not like the 100 percent retail, but a high-quality residential project which maintained the character could blend well.

Councilor Horvarth stated he would love to see the character of the existing commercial district extended to this site. He noted the potential for an easement to benefit the park.

Councilor Rogers advised that he saw good things in several of the proposals and there was potential for something positive to benefit the community. He stated he looked forward to the shopping center being removed.

Mayor Bylund agreed that the hotel and retail options would benefit the community and was the option she liked. She invited Attorney Diebenow and staff to respond to questions brought up during public comments. Discussion continued regarding the green monster, fire suppression, and potential density.

Fee Table
UpdateFee Table Update

Community Development Director Heather Whitmore presented the proposed updates to the Fee Table. She advised the changes had been reviewed by the Finance Committee the previous week and generally represented a five- percent increase with limited exceptions and additions. She noted legislation requiring cost-based fees.

Councilor Rogers stated the department must be operating efficiently, because the fees were low relative to other municipalities.

Mayor Bylund noted the Senior Center rental and Neptune House rental were not consistent with one another. She stated language limiting to beer and wine only should be stricken. She suggested the Mayor's qualifying fee be amended to \$85. She asked if signs were protected. City Attorney Waters clarified. Discussion continued.

Councilor Rogers commented on sewer connection fees and stated a revision to the language was needed to correct the sizing referenced.

COUNCIL COMMENTS

Council
Comments

Vice Mayor Livingston thanked everyone involved in the Jarboe June Jubilee. She stated she and her son had a blast and it was a well-attended event.

Councilor Rogers added that the Neptune Beach Preservation House displays were fantastic and encouraged everyone to view them at the Neptune House.

Mayor Bylund agreed it was an amazing event and corrected comments on social media regarding Friends of Neptune Beach Parks. She noted the City had contributed man hours but had not funded the amenities. She recognized the hard work of volunteers. She advised there would not be a meeting on July 6, so the next Council meeting would be July 20.

City Attorney Waters highlighted a lawsuit filed to challenge the ballot language related to tax reform.

Adjournment

There being no further business, the workshop meeting adjourned at 7:46 p.m.


Corrine A. Bylund, Mayor

ATTEST:


Catherine Ponson, CMC
City Clerk



Approved: _____

08/03/2024

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**MINUTES
TOWN HALL MEETING
IMMEDIATELY FOLLOWING THE WORKSHOP MEETING
MONDAY, JUNE 15, 2026, 7:46 P.M.
NEPTUNE BEACH CITY HALL
116 FIRST STREET
NEPTUNE BEACH, FLORIDA 32266**

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Attendance:

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Mayor Cori Bylund
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Councilor Tim Horvath
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STAFF:

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

Call to
Order/Roll
Call/Pledge

Vice Mayor Livingston called the Town Hall Meeting to order at 7:46 p.m.

Public
Comments

Jim Anderson, 218 Oak Street, Neptune Beach, commented on the sizing of the Jarboe Park Pump Jack project and asked about costs associated with maintenance and how drainage would be addressed.

Project Manager Blake West shared that a Geotech report had found there was adequate drainage utilizing the soil. He noted it was a small site and discussed the size of the track.

Mayor Bylund noted from the beginning when the funding was approved, it was known this would be a small pump jack on a small site.

Ginny Thurson, 1200 7th Street, Neptune Beach, asked if there would be parking spaces near the pump track side of the park.

Mr. West confirmed there would be parking and discussed plans to redo Magnolia.

Vice Mayor Livingston asked about the longevity of the pump track and future maintenance and upkeep needs. She asked Mr. West to reach out to the contractor for clarification.

Mr. West noted the project was for kids and advised they had worked with California Skateparks to ensure features were interesting to children as they grow.

Councilor Horvath advised that he had shared concerns with the size from the beginning. He asked the age range targeted.

Mr. West discussed the growing age range interested in wheel sports and stated he expected it to reach people of all ages in a challenging, social environment.

Mayor Bylund echoed concerns regarding maintenance costs and stated she wanted to stay within the funds provided.

Adjournment The Town Hall Meeting adjourned at 7:58 p.m.


Corrine A. Bylund, Mayor

ATTEST:


Catherine Ponson, CMC
City Clerk

Approved: 08/03/2026



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