

OPENING CEREMONIES: INVOCATION, FOLLOWED BY SALUTE TO THE FLAG

Council Member Janson provided the invocation, followed by the Pledge of Allegiance.

CALL TO ORDER:

Mayor Hoffman called the meeting to order at 6:00 P.M.

ROLL CALL:

Mayor: Christine Hoffman

Council Members:	Sandy Golding	Bill Horn	Dan Janson
	Fernando Meza	Greg Sutton	John Wagner

Also present were: City Manager Mike Staffopoulos, Director of Planning and Development Heather Ireland, Interim Legal Counsel Cliff Shepard, and City Clerk Sheri Gosselin.

APPROVAL OF MINUTES:

Motion: It was moved by Ms. Golding, seconded by Mr. Janson, and passed unanimously to approve the following minutes:

- City Council Briefing held on March 4, 2024
- Regular City Council Meeting held on March 4, 2024
- City Council Briefing held on March 11, 2024

APPROVAL OF THE AGENDA

Motion: It was moved by Ms. Golding, seconded by Mr. Janson, to approve the agenda.

Motion to Amend: It was moved by Mr. Sutton, seconded by Mr. Horn, to amend the agenda to include a discussion based on yesterday's events.

Voice Vote: In a voice vote, it was passed unanimously to approve the amendment.

Voice Vote: In a voice vote, it was passed unanimously to approve the agenda, as amended.

ANNOUNCEMENTS:

Council Member Golding mentioned the Legislative Session was officially over and noted Senate Bill 280 (vacation rentals) was passed. She recognized Representative Michael and Senator Yarborough who voted against Senate Bill 280 and she encouraged citizens to contact the Governor's Office to veto the bill. She noted additional bills passed included the Release of Balloons bill [HB 321], Live Local Glitch bill [SB 328], several planning bills, and the Homeless Sleeping and Camping bill [HB 1365]. Also, Representative Michael offered her full support regarding the March 17, 2024 shooting. Council Member Golding expressed gratitude to the Jacksonville Beach Police Department for keeping the community safe.

Council Member Meza spoke about the March 17, 2024 situation. Mr. Meza thanked the Jacksonville Beach Police Department.

Council Member Janson provided an update on the Sovereign Immunity bill [SB 472] and the Decker-Backmann Act [SB 350]. He spoke about the March 17, 2024 incident and stated the Jacksonville Beach Police Department had the full support of the City Council.

Council Member Meza further commended the Jacksonville Beach Police Department. He echoed the sentiments about full support and thanked additional agencies who assisted the Police Department. Additionally, he thanked Mayor Hoffman and City Manager Staffopoulos for their presence and support.

Mayor Hoffman read the following prepared statement, "I'm saddened by the senseless violence and tragic loss of life that occurred in our community last night. At the same time I am proud of the men and women of the Jacksonville Beach Police Department and our partners who reacted quickly to three separate incidents that occurred in quick succession. I look forward to continuing to support our Police Department as they bring the suspects to justice. Jacksonville Beach is a wonderful city and I am proud to be its Mayor." She also welcomed a delegation of women through the Congressional Open World Program to the meeting. She announced the Presidential preference primary would be held March 19, 2024.

COURTESY OF THE FLOOR TO VISITORS:

The following spoke about the March 17, 2024 incident and public safety resources:

- Rico Nieves, 531 7th Avenue North, Jacksonville Beach
 - Mitch Kaufmann, 1015 Penman Road, Jacksonville Beach
 - Steve Zona, 2302 Sawgrass Road, Jacksonville Beach
 - Ken Marsh, 2011 Gail Avenue, Jacksonville Beach
 - Bruce Kern, 1031 1st Street North, Jacksonville Beach
 - Jennifer Crews, 3782 Sanctuary Way South, Jacksonville Beach
 - David Murphy, 431 12th Avenue North, Jacksonville Beach
 - Scott Randolph, 15 Palmwood Court, Jacksonville Beach
 - Matt O'Keefe, 1225 Willow Oaks Drive East, Jacksonville Beach
 - Robert Pelletier, 135 5th Avenue North, Jacksonville Beach
 - Sarah Bryan, 403 12th Avenue South, Jacksonville Beach
 - Bob Benjamin, 854 13th Avenue South, Jacksonville Beach
 - Sharmin Smith, 828 14th Avenue South, Jacksonville Beach
-
- Jacob Crenshaw (no address provided) spoke about his concerns related to a property eviction.

CONSENT AGENDA:

Item A Reappoint Brandon Maresma to serve on the board of trustees as the fifth member of the General Employees' Pension Board beginning January 1, 2024, and expiring December 31, 2025

Item B Authorize the Mayor to attend the American Flood Coalition's Local Elected Leaders Summit on Flooding & Sea Level Rise May 20-22 in Washington, D.C.

Motion: It was moved by Ms. Golding, seconded by Mr. Janson, to approve the Consent Agenda.

Voice Vote: In a voice vote, the motion passed unanimously.

MAYOR AND CITY COUNCIL:

Mayor Hoffman opened the floor for discussion by the City Council on the March 17, 2024 events.

A discussion ensued about solutions, increasing Jacksonville Beach Police Department resources, a new ordinance, a moratorium on issuance of special events permits, response by the Jacksonville Beach Police Department, outreach to legislators, police understaffing and retention, and support.

There was consensus for staff to conduct further research on the ordinance discussed and bring it back to the Council as soon as possible.

CITY CLERK: None

CITY MANAGER/NEW BUSINESS: None

RESOLUTIONS: None

ORDINANCES:

Item A Adopt/Deny Ordinance No. 2024-8210 on the second reading adopting a Comprehensive Plan Text Amendment to add a Marina Mixed Use Future Land Use Category to the Adopted 2030

Director of Planning and Development Heather Ireland provided background on the item.

Mayor Hoffman requested the City Clerk read Ordinance No. 2024-8210 by title only, whereupon Ms. Gosselin read the following:

“AN ORDINANCE OF THE CITY OF JACKSONVILLE BEACH, FLORIDA ADOPTING AMENDMENTS TO THE JACKSONVILLE BEACH 2030 COMPREHENSIVE PLAN TO ADOPT A NEW PROPERTY FUTURE LAND USE CATEGORY OF MARINA MIXED USE, WITH ASSOCIATED POLICIES, PROVIDING DIRECTIONS TO THE PLANNING AND DEVELOPMENT DEPARTMENT; ESTABLISHING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.”

Mayor Hoffman read the following: “This ordinance for the amendment to the text of the 2030 Comprehensive Plan is before this Council for a public hearing and adoption on its second reading.

Under the laws of the State of Florida, an ordinance which changes the text of any Element of the City’s 2030 Comprehensive Plan is a ‘quasi-legislative’ proceeding.

A quasi-legislative proceeding means that a governing body is acting in its rule-making capacity. It is the duty of the Council to arrive at sound decisions regarding proposed changes to the text of the adopted 2030 Comprehensive Plan. This includes receiving citizen input regarding any proposed text change.

The application has been reviewed by Staff and the Planning Commission for consistency with other portions of the Comprehensive Plan. The Council may hear from all interested parties in the legislative determination of an amendment to the text of the City’s 2030 Comprehensive Plan. The Council’s decision on a Comprehensive plan amendment application is based on the

criteria set forth in Section 34-182 of the Land Development Code. Each member of the Council has been provided a copy of the criteria.

I will now open the public hearing on Ordinance No. 2024-8210.”

Public Hearing:

Ms. Ireland provided a background on the item.

TR Hainline, 1301 Riverplace Boulevard, on behalf of the applicant, provided additional background on the item and an update on the eagle’s nest near the property.

Stefan Johansson, CEO of the Windward Marina Group, provided additional comments.

The following submitted a speaker card but was not present when called:

- Jacob Crenshaw (no address provided)

Mayor Hoffman closed the public hearing.

Mayor Hoffman read the following: “Before requesting a motion on this ordinance, beginning with myself, each of the members is requested to indicate for the record whether the member has had any ex-parte communications on the matter, and if so, disclose both the names of persons and the substance of the ex-parte communications regarding this application. An ex-parte communication refers to any meeting or discussion with a person or citizen who may have an interest in this decision, which occurred outside of the public hearing process. Written ex-parte communications, whether sent to one member or all members, do not have to be disclosed on the record, but must be made a part of the record by sending/forwarding them to the City Clerk.”

Ex-Parte Communications:

Mayor Hoffman disclosed receipt of several emails on file with the City Clerk. Council Members Sutton, Horn, Meza, Sutton, Janson, and Golding disclosed receipt of several emails from Ms. Britt. Additionally, Council Member Golding spoke to Mr. Hainline about the eagle’s nest and affordable housing.

Motion: It was moved by Ms. Golding, seconded by Mr. Janson, to adopt Ordinance No. 2024-8210 on the second reading adopting a Comprehensive Plan Text Amendment to add a Marina Mixed Use Future Land Use Category to the Adopted 2030 Comprehensive Plan.

Mayor Hoffman read the following: “Before opening the floor for discussion or questions by the Council, please be reminded that our decision will be based on the criteria set forth in the Land Development Code, Staff’s report, the recommendation of the Planning Commission and the public input at all hearings.”

Discussion: Mr. Hainline addressed questions about the land that would be donated for preservation.

Roll Call Vote: Ayes – Golding, Horn, Janson, Meza, Sutton, Wagner, and Mayor Hoffman

The motion passed unanimously.

Item B Adopt/Deny Ordinance No. 2023-8203 on the second reading to adopt a Small Scale Future Land Use Amendment for properties owned by Windward Marina

Mayor Hoffman requested the City Clerk read Ordinance No. 2023-8203 by title only, whereupon Ms. Gosselin read the following:

“AN ORDINANCE OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, AMENDING THE 2030 COMPREHENSIVE PLAN FUTURE LAND USE MAP, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATIONS ON APPROXIMATELY 31.78 ACRES OF LAND LOCATED NORTH OF BEACH BOULEVARD BETWEEN NINETEENTH STREET NORTH AND THE INTRACOASTAL WATERWAY, FROM COMMUNITY COMMERCIAL (CC), RECREATION OPEN SPACE (ROS), CONSERVATION (CON) AND LOW DENSITY RESIDENTIAL (LDR) TO MARINA MIXED-USE (MMU), RECREATION OPEN SPACE (ROS) AND CONSERVATION (CON); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AND AN EFFECTIVE DATE.”

Mayor Hoffman read the following: “This ordinance for the amendment to the text of the 2030 Comprehensive Plan is before this Council for a public hearing and adoption on its second reading.

Under the laws of the State of Florida, an ordinance which changes the text of any Element of the City’s 2030 Comprehensive Plan is a ‘quasi-legislative’ proceeding.

A quasi-legislative proceeding means that a governing body is acting in its rule-making capacity. It is the duty of the Council to arrive at sound decisions regarding proposed changes to the text of the adopted 2030 Comprehensive Plan. This includes receiving citizen input regarding any proposed text change.

The application has been reviewed by Staff and the Planning Commission for consistency with other portions of the Comprehensive Plan. The Council may hear from all interested parties in the legislative determination of an amendment to the text of the City’s 2030 Comprehensive Plan. The Council’s decision on a Comprehensive plan amendment application is based on the criteria set forth in Section 34-182 of the Land Development Code. Each member of the Council has been provided a copy of the criteria.

I will now open the public hearing on Ordinance No. 2023-8203.”

Public Hearing:

Ms. Ireland provided a background on the item.

Mayor Hoffman closed the public hearing.

Mayor Hoffman read the following: “Before requesting a motion on this ordinance, beginning with myself, each of the members is requested to indicate for the record whether the member has had any ex-parte communications on the matter, and if so, disclose both the names of persons and the substance of the ex-parte communications regarding this application. An ex-parte communication refers to any meeting or discussion with a person or citizen who may have

an interest in this decision, which occurred outside of the public hearing process. Written ex-parte communications, whether sent to one member or all members, do not have to be disclosed on the record, but must be made a part of the record by sending/forwarding them to the City Clerk.”

Ex-Parte Communications:

Mayor Hoffman and Council Members Sutton, Horn, Meza, Wagner, Janson, and Golding disclosed receipt of several emails from Ms. Britt. Additionally, Council Member Golding spoke to Mr. Hainline about the eagle’s nest and affordable housing.

Motion: It was moved by Ms. Golding, seconded by Mr. Janson, to adopt Ordinance No. 2023-8203 on the second reading to adopt a Small Scale Future Land Use Amendment for properties owned by Windward Marina.

Discussion: A discussion ensued about the signature date on the ordinance and the donated land for preservation.

Roll Call Vote: Ayes – Horn, Janson, Meza, Sutton, Wagner, Golding, and Mayor Hoffman

The motion passed unanimously.

Item C Adopt/Deny Ordinance No. 2023-8204 on the second reading to Rezone property owned by Windward Marina to Planned Unit Development

Mayor Hoffman requested the City Clerk read Ordinance No. 2023-8204 by title only, whereupon Ms. Gosselin read the following:

“AN ORDINANCE OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, ESTABLISHING A PLANNED UNIT DEVELOPMENT: PUD ZONING DISTRICT WITHIN THE CITY OF JACKSONVILLE BEACH, FLORIDA, AS PROVIDED UNDER CHAPTER 34 OF THE CODE OF ORDINANCES OF SAID CITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AND AN EFFECTIVE DATE.”

Mayor Hoffman read the following: “This ordinance for the rezoning of property is before this Council for a public hearing and consideration on its second reading.

Under the laws of the State of Florida, an application for the rezoning of a specific property or development site is handled as a ‘quasi-judicial’ proceeding.

A quasi-judicial proceeding means that the City Council is now functioning in a manner similar to a court with the Mayor and Council sitting as impartial decision makers hearing testimony and questioning presenters, who are to provide substantial and competent evidence to support their side of the issue. It is the duty of the Council to arrive at sound decisions regarding the use of property within the City. This includes receiving citizen input regarding the proposed use on the neighborhood, especially where the input is fact-based and not a simple expression of opinion.

It is the applicant’s burden to demonstrate that their application is consistent with the Land Development Code and the Comprehensive Plan. If the applicant is successful in showing consistency, then it is up to the local government to produce competent, substantial evidence of

record that the application should be denied. The Council's decision on a rezoning application is based on the criteria set forth in Section 34-211 of the Land Development Code. Each member of the Council has been provided a copy of the criteria.

In addition, the Council has received a copy of the application and the staff and Planning Commission's recommendations on this rezoning request.

I will now open the public hearing on Ordinance No. 2023-8204."

Public Hearing:

The following asked questions but did not express an opinion about the ordinance:

- Justin Rowles, 403 12th Avenue South, Jacksonville Beach

Mr. Johansson addressed Mr. Rowles' questions.

Mayor Hoffman closed the public hearing.

Mayor Hoffman read the following: "Before requesting a motion on this ordinance, beginning with myself, each of the members is requested to indicate for the record whether the member has had any ex-parte communications on the matter, and if so, disclose both the names of persons and the substance of the ex-parte communications regarding this application. An ex-parte communication refers to any meeting or discussion with a person or citizen who may have an interest in this decision, which occurred outside of the public hearing process. Written ex-parte communications, whether sent to one member or all members, do not have to be disclosed on the record, but must be made a part of the record by sending/forwarding them to the City Clerk."

Ex-Parte Communications:

Mayor Hoffman and Council Members Sutton, Horn, Meza, Wagner, Janson, and Golding disclosed receipt of several emails from Ms. Britt. Additionally, Ms. Golding spoke to Mr. Hainline about the eagle's nest and affordable housing.

Mayor Hoffman read the following: "Before opening the floor for discussion or questions by the Council, please be reminded that our decision will be based on the criteria set forth in the Land Development Code, and the Council is required to approve a clear statement of specific findings of fact stating the basis upon which such facts were determined and the decision was made."

Motion: It was moved by Ms. Golding, seconded by Mr. Janson, to adopt Ordinance No. 2023-8204 on the second reading to Rezone property owned by Windward Marina to Planned Unit Development.

Discussion: A discussion ensued about affordable housing and public benefits from the project.

Roll Call Vote: Ayes – Janson, Meza, Sutton, Wagner, Golding, Horn, and Mayor Hoffman

The motion passed unanimously.

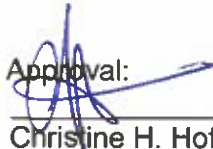
ADJOURNMENT:

Motion: It was moved by Ms. Golding, seconded by Mr. Janson, to adjourn.

Voice Vote: Ayes: Golding, Janson, Meza, Sutton, Wagner, Mayor Hoffman
Nays: Horn
The motion passed 6-1.

There being no further business, the meeting adjourned at 8:00 P.M.

Submitted by: Sheri Gosselin
City Clerk

Approval: 

Christine H. Hoffman, MAYOR

Date: 4/1/24