

OPENING CEREMONIES: INVOCATION, FOLLOWED BY SALUTE TO THE FLAG

Council Member Sutton 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
	Greg Sutton	John Wagner	Bruce Wouters

Also present were: City Manager Mike Staffopoulos, Chief of Parks Development and Maintenance Trevor Hughes, Director of Planning and Development Heather Ireland, City Attorney David Migut, City Clerk Molly Alleger, and Deputy City Clerk Jodilynn Byrd.

APPROVAL OF MINUTES:

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

- Regular City Council Meeting held on May 19, 2025
- Special Council Briefing held on May 27, 2025

APPROVAL OF THE AGENDA

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

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

ANNOUNCEMENTS:

Council Member Golding welcomed incoming City Clerk Molly Alleger. She wished Mr. Janson a happy birthday and extended early birthday wishes to Council Member Sutton. Council Member Golding also announced the upcoming Beaches Watch meeting on Wednesday, June 4, 2025, at the Beaches Branch Library, featuring a legislative session recap with City Manager Mike Staffopoulos and Atlantic Beach City Manager Bill Killingsworth.

Council Member Sutton announced June 3 had been designated as Eddie Bounds Day in Neptune Beach in honor of Mr. Bounds, who served with the Jacksonville Beach and Neptune Beach Police Departments and coached baseball at Fletcher High School. A ceremony will be held at Jarboe Park on June 3, 2025, where the T-ball field will be named Eddie Bounds Field.

Council Member Wagner expressed appreciation for the Citizens on Patrol volunteers, highlighting their recent garage sale, which raised funds for charitable efforts, including holiday support for children.

Council Member Horn thanked the Kindness Matters organization for hosting a 5K run in honor of the Volunteer Life Saving Corps. He urged residents to swim near lifeguards following recent drownings in Florida.

Council Member Janson reminded residents that hurricane season runs from June 1 to November 30 and encouraged everyone to sign up for Code Red alerts on the City of Jacksonville

Beach website. He noted the recent baseball field dedication stemmed from an Eagle Scout project by a local scout troop, of which his son is a member.

Mayor Hoffman highlighted the upcoming Seawalk Session on June 4, 2025, featuring artist Liz Bechtel. She reminded the community about Country Fest on June 14, 2025, and shared that the Jacksonville Beach 12U baseball team would be playing at Cooperstown Dreams Park this weekend.

COURTESY OF THE FLOOR TO VISITORS:

- James Groark, 113 3rd Avenue South, Jacksonville Beach, spoke about enforcing rules regarding dogs and grills on the beach.

CONSENT AGENDA: None

MAYOR AND CITY COUNCIL:

Item A Kevin Hogencamp City Award

Deputy City Manager of Atlantic Beach and past president of the Florida Municipal Communications Association, Kevin Hogencamp, acknowledged Communications Manager Jacob Board for winning the following awards:

- Outstanding Award – Social Media Campaign
- Runner-up Collaborative Video: Jax Beach Country Fest
- Certificate of Excellence in Government Communications: Government Entity
- Certificate of Excellence in Government Communications: Individual – Jacob Board

Item B Proclamation - Casa Marina Centennial Anniversary

Mayor Hoffman read the proclamation and presented it to General Manager of Casa Marina, Mark Vandelloo.

CITY CLERK: None

CITY MANAGER/NEW BUSINESS:

Item A 1. Approve/Disapprove commemorative signage for Ian Church at South Beach Park

Chief of Parks Development and Maintenance Trevor Hughes provided background on the item.

Public Hearing:

The following did not wish to speak but submitted a speaker card in support of the item:

- Brittany Church, 1839 Arden Way, Jacksonville Beach

Motion: It was moved by Mr. Janson, seconded by Ms. Golding, to approve commemorative signage for Ian Church at South Beach Park.

Discussion: A discussion ensued regarding the application requirements and the proposed recipient.

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

The motion passed unanimously.

RESOLUTIONS: None

ORDINANCES:

Item A Approve/Disapprove Ordinance No. 2025-8224 on the first reading for a rezoning of property located at 102 Sixth Avenue North from Central Business District: CBD to Redevelopment District: RD for a mixed-use project, and schedule a second reading for June 16, 2025

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

Mayor Hoffman requested the City Clerk read Ordinance No. 2025-8224 by title only, whereupon Ms. Allegre read the following:

“AN ORDINANCE OF THE CITY OF JACKSONVILLE BEACH, FLORIDA ESTABLISHING A REDEVELOPMENT DISTRICT: RD 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 first reading.

Under the laws of the State of Florida, an application for the rezoning of 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 34-538 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. 2025-8224.”

Public Hearing:

Agent: Michael Sittner, 1 Independent Drive, Suite 1200, Jacksonville, and applicant Billy Zeits, 502 Arricola Avenue, Saint Augustine, presented a PowerPoint presentation [on file] and provided additional background information on the item.

The following spoke in support of the ordinance:

- Thad Moseley, 3701 Duval Drive, Jacksonville Beach
- Gary Paetau, 725 Bonaire Circle, Jacksonville Beach

The following spoke in opposition to the ordinance:

- Roger Whiting, 1103 2nd Avenue N, Jacksonville Beach
- K.C. Braun, 804 13th Avenue North, Jacksonville Beach

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:

Council Member Janson disclosed he briefly spoke with Mr. Diebenow this morning, but no project discussion occurred.

No additional City Council members had ex-parte communications.

Motion: It was moved by Ms. Janson, seconded by Ms. Golding, to approve Ordinance No. 2025-8224 on the first reading for a rezoning of property located at 102 Sixth Avenue North from Central Business District: CBD to Redevelopment District: RD for a mixed-use project, and schedule a second reading for June 16, 2025.

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."

Discussion: A discussion ensued about the alleyway, utilities, parking, artwork, setbacks, traffic, outdoor dining, prohibited uses, conditions, overhangs, and ordinance revisions. The applicant agreed to add the following conditions:

- a. Prohibited uses include; bars, nightclubs, taverns, and drinking establishments.
- b. Employees of commercial tenants located within the development will not be prohibited from parking within the structured parking.

Roll Call Vote: Ayes – Horn, Janson, Sutton, Wagner, Golding, and Mayor Hoffman
Nays – Wouters
The motion passed 6-1.

ADJOURNMENT:

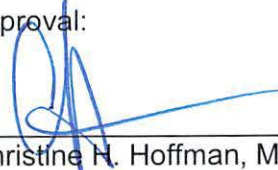
Motion: It was moved by Mr. Janson, seconded by Ms. Golding, to adjourn.

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

There being no further business, the meeting adjourned at 7:11 P.M.

Submitted by: Molly Alleger
City Clerk

Approval:



Christine N. Hoffman, MAYOR

Date: 6/16/25