

**Minutes of Regular City Council Meeting
held Monday, June 16, 2025 at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



OPENING CEREMONIES: INVOCATION, FOLLOWED BY SALUTE TO THE FLAG

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

CALL TO ORDER:

Mayor Hoffman called the meeting to order at 6:02 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, Community Redevelopment Agency (CRA) Coordinator Taylor Mobbs, Director of Planning and Development Heather Ireland, City Attorney David Migut, and City Clerk Molly Alleger.

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 June 2, 2025
- Council Briefing held on June 9, 2025

APPROVAL OF THE AGENDA

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

*City Manager/New Business Item B, originally slated for the purchase of project management software, was removed from the agenda and rescheduled for the July 21st meeting. On the amended agenda, Item B was correctly updated to "Travel Authorization for Council" and was not removed from the meeting.

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

ANNOUNCEMENTS:

Council Member Golding thanked City Manager Mike Staffopoulos for his informative presentation at Beaches Watch regarding the 2025 legislative session. She commended the police department for hosting a gun safety awareness event. She also announced the Juneteenth Celebration on June 21, 2025, at the Rhoda L. Martin Cultural Heritage Center, and the Beaches Police Panel on July 9, 2025, at the Beaches Branch Library.

Council Member Janson shared that he and his family enjoyed the second annual Country Fest on June 14, 2025, praising the talent lineup and thanking city staff for a well-executed event.

COURTESY OF THE FLOOR TO VISITORS: None

CONSENT AGENDA:

Item A Accept the Monthly Financial Reports for the Month of May 2025

Item B Approve the purchase of six mixer bodies from Carter & VerPlanck, a sole source provider, for an amount not to exceed \$175,000

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

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

MAYOR AND CITY COUNCIL:

Item A Presentation of the Public Engagement Award from the Florida League of Cities

Chris Holley, Director of Member Services and Training at the Florida League of Cities, presented the Public Engagement Award to the City of Jacksonville Beach.

CITY CLERK: None

CITY MANAGER/NEW BUSINESS:

Item A Award/Reject the mural for the Pier Parking Lot Restroom exterior to artist Michael Kulik and their concept "Brought Together by Salt and Sky"

CRA Coordinator Taylor Mobbs provided background on the item.

Motion: It was moved by Mr. Janson, seconded by Ms. Golding, to award the mural for the Pier Parking Lot Restroom exterior to artist Michael Kulik and their concept "Brought Together by Salt and Sky."

Discussion: A discussion ensued regarding the doors, maintenance, and paint.

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

The motion passed unanimously.

Item B 1. Authorize the following elected officials for travel to the Florida League of Cities' Annual Conference August 14-16, 2025 in Orlando, FL:

2. Authorize the following elected official as the voting delegate at the Florida League of Cities' Annual Conference: _____

3. Authorize the following elected officials for travel to the Florida League of Cities' Policy Committee Meetings in Orlando, FL:

Mayor Hoffman introduced the item and provided background.

Motion: It was moved by Mr. Janson, seconded by Ms. Golding, to authorize the following elected officials for travel to the Florida League of Cities' Annual Conference August 14-16, 2025 in Orlando, FL: Council Members Golding, Janson, Wagner, Wouters, Horn, Sutton, and Mayor Hoffman.

Discussion: None

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

The motion passed unanimously.

Motion: It was moved by Mr. Janson, seconded by Ms. Golding, to authorize the following elected official as the voting delegate at the Florida League of Cities' Annual Conference: Mayor Hoffman with Council Member Janson as backup.

Discussion: None

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

The motion passed unanimously.

Motion: It was moved by Mr. Janson, seconded by Ms. Golding, to authorize the following elected officials for travel to the Florida League of Cities' Policy Committee Meetings in Orlando, FL: Council Members Golding, Janson, Wagner, Horn, and Sutton.

Discussion: None

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

The motion passed unanimously.

RESOLUTIONS: None

ORDINANCES:

Item A Adopt/Deny Ordinance No. 2025-8221 on the second reading to adopt the updated 10-Year Water Supply Facilities Work Plan, as part of the adopted 2050 Comprehensive Plan

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. Alleger read the following:

“AN ORDINANCE OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, ADOPTING AMENDMENTS TO THE JACKSONVILLE BEACH 2050 COMPREHENSIVE PLAN FOR THE PURPOSE OF ADOPTING THE UPDATED 10-YEAR WATER SUPPLY FACILITIES WORK PLAN, IN ORDER TO COMPLY WITH CHAPTER 163.3177(6)(C)3, FLORIDA STATUTES; AMENDING THE POTABLE WATER SUB-ELEMENT, OF THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING ORDINANCES, SCRIVENER’S ERRORS, AND AN EFFECTIVE DATE.”

Mayor Hoffman read the following: “This ordinance for the amendment to the text of the 2050 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 2050 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 2050 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 2050 Comprehensive Plan. The Council's decision on a Comprehensive plan amendment application is based on the criteria set forth in Florida Statutes.

I will now open the public hearing on Ordinance No. 2025-8221."

Public Hearing: No one came forward to speak. Mayor Hoffman closed the public hearing.

Motion: It was moved by Ms. Janson, seconded by Ms. Golding, to adopt Ordinance No. 2025-8221 on the second reading to adopt the updated 10-Year Water Supply Facilities Work Plan, as part of the adopted 2050 Comprehensive Plan.

Discussion: None

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

The motion passed unanimously.

Item B **Adopt/Deny Ordinance No. 2025-8224 on the second 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**

Ms. Ireland presented the following proposed amendments to the conditions in Section 3. B of the ordinance:

- i. Prohibited uses include bars, nightclubs, taverns and drinking establishments not associated with the hotel.
- ii. Employee parking will not be restricted from available spaces within the parking structure.

Mayor Hoffman requested the City Clerk read Ordinance No. 2025-8224 by title only, whereupon Ms. Alleger 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 second 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: Cyndy Trimmer, 1 Independent Drive, Suite 1200, Jacksonville, stated conditions were created to address concerns regarding the project.

The following spoke in opposition to the ordinance:

- Roger Whiting, 1102 2nd Avenue West, Jacksonville Beach
- K.C. Braun, 804 13th Avenue North, Jacksonville Beach

Mayor Hoffman closed the public hearing.

Mayor Hoffman read the following:

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:

No City Council members had ex-parte communications.

Motion: It was moved by Ms. Janson, seconded by Ms. Golding, to adopt Ordinance No. 2025-8224 on the second 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 as detailed by staff during the presentation.

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 building height, parking, prohibited use, staff recommendations, renderings, balconies, public right-of-way easements, setbacks, public hearings, conceptual design, site plan, pedestrian promenade, and canopies.

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

The motion passed 6-1.

ADJOURNMENT:

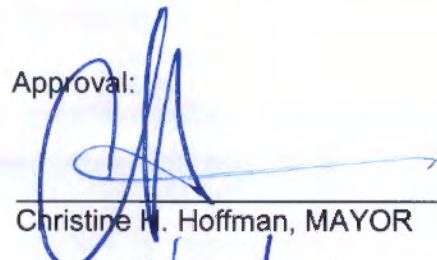
Motion: It was moved by Mr. Janson, seconded by Ms. Golding, to adjourn.

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 H. Hoffman, MAYOR

Date:

7/23/25