City of Atlantic Beach

Final Agenda

Regular City Commission Meeting

Monday, September 28, 2026 - 6:00 p.m.
Commission Chamber
City Hall, 800 Seminole Road
Atlantic Beach, FL 32233

INVOCATION AND PLEDGE TO THE FLAG
CALL TO ORDER

Page(s)

1. APPROVAL OF MINUTES

* 1.A. Approve minutes of the Regular Commission Meeting held on September 14, 2026. 5 - 47
9-14-26 Regular City Commission Draft Minutes

2. COURTESY OF FLOOR TO VISITORS

PUBLIC COMMENT

3. CITY MANAGER REPORTS

* 3.A. Accept the 90-Day Calendar (September - November 2026) 49 - 52
90-Day Calendar (September - November 2026)

3.B. DG Market Update

* 3.C. Proposed Utility Rate Increase

3.D. Other Reports

4. REPORTS AND/OR REQUESTS FROM CITY COMMISSIONERS

5. UNFINISHED BUSINESS FROM PREVIOUS MEETINGS

None.

6. CONSENT AGENDA

None.

7. COMMITTEE REPORTS

None.

8. ACTION ON RESOLUTIONS

8.A. **RESOLUTION NO. 26-118** 53 - 60

A RESOLUTION OF THE CITY OF ATLANTIC BEACH, FLORIDA, APPROVING THE FISCAL YEAR 2026-27 TENTATIVE AGREEMENT BETWEEN THE CITY OF ATLANTIC BEACH AND THE COASTAL FLORIDA POLICE BENEVOLENT ASSOCIATION AMENDING ARTICLES 13 AND 26 OF THE COLLECTIVE BARGAINING AGREEMENT; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT; AUTHORIZING IMPLEMENTATION OF THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

Resolution No. 26-118

8.B. **RESOLUTION NO. 26-121** 61 - 66

A RESOLUTION OF THE CITY OF ATLANTIC BEACH AUTHORIZING A ONE-YEAR AGREEMENT CONTINUING THE PROFESSIONAL SERVICES OF LANGTON ASSOCIATES, INC.; AUTHORIZING THE EXPENDITURE OF $48.381.12 ALLOCATED IN THE FISCAL YEAR 2026-27 BUDGET FOR THIS PURPOSE; AUTHORIZING THE CITY MANAGER TO EXECUTE ANY CONTRACTS AND PURCHASE ORDERS AS NECESSARY TO EFFECTUATE THE PROVISIONS OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

Resolution No. 26-121

* 8.C. **RESOLUTION NO. 26-110, Public Hearing on Adoption of Resolution No. 26-110 for the Millage Rate** 67 - 76

A RESOLUTION OF THE CITY OF ATLANTIC BEACH, FLORIDA LEVYING THE AD VALOREM PROPERTY TAX MILLAGE RATE FOR MUNICIPAL PURPOSES ON ALL TAXABLE PROPERTY WITHIN THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; STATING THE PERCENTAGE BY WHICH THE MILLAGE TO BE LEVIED EXCEEDS THE ROLLED-BACK RATE; AND PROVIDING AN EFFECTIVE DATE.

Resolution No. 26-110

9. ACTION ON ORDINANCES

* 9.A. **Public Hearing and Final Reading on adoption of Ordinance No. 20-26-184, establishing the Operating Budget for fiscal year 2026/2027.** 77 - 86

AN ORDINANCE ADOPTING THE FINAL BUDGET FOR THE CITY OF ATLANTIC BEACH, FLORIDA FOR FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027.

Ordinance No. 20-26-184

10. MISCELLANEOUS BUSINESS

10.A. Federal Dune Walkovers Project 87 - 90

Federal Dune Walkovers Project

* 10.B. Hiring Freeze Reconsideration (Commissioner Kelly)

11. CITY ATTORNEY/CITY CLERK REPORTS AND/OR REQUESTS

12. CLOSING COMMENTS BY CITY COMMISSIONERS AND CITY MANAGER

13. ADJOURNMENT

This meeting will be live-streamed and videotaped. The video recording will be posted within four business days on the City's website. To access live or recorded videos, visit www.coab.us/live.

If any person decides to appeal any decision made by the City Commission with respect to any matter considered at any meeting, such person may need a record of the proceedings, and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record shall include the testimony and evidence upon which the appeal is to be based.

Any person wishing to speak to the City Commission on any matter at this meeting should submit a request to the City Clerk prior to the meeting. For your convenience, forms for this purpose are available at the entrance to the Commission Chamber.

Every effort is made to indicate what action the City Commission is expected to take on each agenda item. However, the City Commission may act upon any agenda subject, regardless of how the matter is stated on the agenda.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk’s Office at (904) 247-5821 or at City Hall, 800 Seminole Road, Atlantic Beach, FL 32233, no later than 5:00 PM on the Thursday prior to the meeting.

MINUTES
Regular City Commission Meeting
Monday, September 14, 2026 - 6:00 PM
Commission Chamber
City Hall, 800 Seminole Road
Atlantic Beach, FL 32233

INVOCATION AND PLEDGE OF ALLEGIANCE
Commissioner Bole gave the invocation and led the Pledge of Allegiance, while attending remotely via Zoom.

CALL TO ORDER:
Following the Pledge of Allegiance, Mayor Ford called the meeting to order at 6:01 PM. CC Bartle called the roll.

ATTENDANCE:

Present:	Curtis Ford, Mayor - Seat 1 (At Large)
	Bruce Bole, Commissioner - Seat 2 (District 1308) – remotely via Zoom
	Thomas Grant, Commissioner - Seat 3 (District 1307)
	Candace Kelly, Commissioner - Seat 4 (District 1306)
	Jessica Ring, Commissioner - Seat 5 (District 1312)
Also Present:	Kevin Hogencamp, City Manager (CM)
	Jason Gabriel, City Attorney (CA)
	Donna Bartle, City Clerk (CC)
	Ladayija Nichols, Deputy City Clerk (DCC)

REMOTE PARTICIPATION
Mayor Ford noted that Commissioner Bruce Bole submitted a written request to participate remotely via communications media technology due to an extraordinary circumstance and confirmed that a physical quorum is present. The written request is attached hereto and made part of this official record as **Attachment A.**

Mayor Ford requested a motion to allow Commissioner Bole to participate virtually.
9-14-26 Attachment A

MOTION: Allow Commissioner Bole to participate via remote due to extenuating circumstances.

Motion: ***Jessica Ring***
Second: ***Candace Kelly***

Curtis Ford	***For***
Thomas Grant	***For***
Candace Kelly (Seconded By)	***For***

Jessica Ring (Moved By) ***For***

Motion passed 4 to 0.

1 APPROVAL OF MINUTES

1A. Approve minutes of the Regular Commission Meeting held on August 24, 2026.

The Commission approved the minutes as submitted.

2. COURTESY OF FLOOR TO VISITORS

2.B. Constitution Week Proclamation

Mayor Ford read and presented a proclamation (which is attached hereto and made part of this official record as **Attachment B**) to Connie Craven, Regent of the Jean Ribault Chapter of the Daughters of the American Revolution.

9-14-26 Attachment B

2.A. Florida Legislative Delegation Check Presentation

Mayor Ford introduced Senator Clay Yarborough, Representative Kiyan Michael, and Davis Bean for a ceremonial check presentation.

PUBLIC COMMENT

Mayor Ford read several letters submitted for the record (which are attached hereto and made part of this official record as **Attachment C**).

The following speakers provided their comments:
Amy Franqui gave the Commission a handout (which is attached hereto and made part of this official record as **Attachment D**).
Mitch Reeves
Martha Marshall
Bob Cook
Susanne Barker
Brinkley Harrell
Paula Rosenbloom
Steve Rosenbloom
Michael Mesiano
Jackie Beckenbach
Sarah Boren

9-14-26 Attachment C
9-14-26 Attachment D

3. CITY MANAGER REPORTS

3.A. Accept the 90-Day Calendar (September - November 2026)

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CM Hogencamp presented the 90-Day Calendar. Following discussion regarding the November calendar, the Commission approved the September and October portions and requested that staff provide an updated November calendar at the next meeting.

3.B. Monthly Building Report

CM Hogencamp reported on agenda items 3B through 3G as detailed in a handout (which is attached hereto and made part of this official record as **Attachment E**) and answered questions from the Commission.

Commissioner Grant requested an update on the impact of the recently adopted tree ordinance. CM Hogencamp advised that an update, including public education efforts and proposed Phase 2 amendments, is scheduled for a November Commission meeting.

9-14-26 Attachment E

3.C. Safety, Traffic and Parking Committee Report Action Plan

3.D. Stormwater Master Plan Update

3.E. DG Market Update

3.F. Dune Walkover Opposition - 11th and 14th Streets

There was a ***CONSENSUS*** from the Commission to pause further action on the dune walkover project pending review and discussion of the white paper. CM Hogencamp advised that the item would be placed on the September 28, 2026 agenda under Miscellaneous Business.

3.G. Other Reports

4. REPORTS AND/OR REQUESTS FROM CITY COMMISSIONERS

Commissioner Kelly

- Commented on Atlantic Beach-addressed students attending Neptune Beach Elementary and the City's school-related contributions.

Commissioner Ring

- Expressed support for continuing youth and community programming grants, including programs benefiting Mayport Middle School, Fletcher High School Band, and ARCC.

Commissioner Grant

- Reported that the Beaches Town Center Agency is nearing completion of the final design for new streetlights, with cost estimates forthcoming.
- Provided clarification regarding the designation and accounting of City contributions made through Friends of Atlantic Beach Elementary (FABE).
- Commented on current staffing and expressed support for pausing additional hiring in light of potential budgetary impacts associated with Amendment 3.

Commissioner Grant introduced the following motion.

MOTION: That the Commission implement a hiring freeze until the end of the year, with the exception of the Public Works Director position.

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Motion: ***Thomas Grant***
Second: ***Jessica Ring***

Discussion ensued.

No vote was taken due to the motion being withdrawn.

MOTION: To hold off on all hiring until November 15, 2026, with the exception of the Public Works Director.

Motion: ***Thomas Grant***
Second: ***Jessica Ring***

Discussion ensued.

Curtis Ford	***For***
Bruce Bole	***Against***
Thomas Grant (Moved By)	***For***
Candace Kelly	***For***
Jessica Ring (Seconded By)	***For***

Motion passed 4 to 1.

The meeting recessed at 7:59 PM and reconvened at 8:05 PM.

5. UNFINISHED BUSINESS FROM PREVIOUS MEETINGS
None.

6. CONSENT AGENDA
Item 6E was pulled from the consent agenda.

6.A. Approve Resolution No. 26-90.
A RESOLUTION OF THE CITY OF ATLANTIC BEACH, FLORIDA, DESIGNATING THREE LIVE OAK TREES THAT MEASURE FIFTY-ONE, FOURTY-ONE AND THIRTY-THREE-INCH DIAMETER AT 2210 OCEANWALK DR W.; ONE LIVE OAK TREE THAT MEASURES FOURTY INCH DIAMETER AT 1880 LIVE OAK LN.; THREE LIVE OAK TREES THAT MEASURE THIRTY, THIRTY-SIX AND THIRTY-SIX-INCH DIAMETER AT 1885 LIVE OAK LN.; ONE LIVE OAK TREE THAT MEASURES FIFTY-INCH DIAMETER AT 1800 SEVILLA RD. AS A HERITAGE TREES; AND PROVIDING AN EFFECTIVE DATE.

6.B. Approve Resolution No. 26-97.
A RESOLUTION OF THE CITY OF ATLANTIC BEACH, FLORIDA, REPEALING THE TEEN/YOUTH COUNCIL PROVISIONS OF RESOLUTION NO. 22-52; DISSOLVING THE TEEN/YOUTH COUNCIL AS A FORMAL CITY COMMITTEE; ESTABLISHING THE "ATLANTIC BEACH YOUTH

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COUNCIL" AS A STAFF ADMINISTERED YOUTH COUNCIL; PROVIDING FOR PURPOSE, MEMBERSHIP, OPERATIONS, AND LIMITATIONS; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

6.C. Approve Resolution No. 26-108.
A RESOLUTION OF THE CITY OF ATLANTIC BEACH, FLORIDA, APPROVING THE WATER TREATMENT PLANTS #2 AND #3 ROOF REPLACEMENTS PROJECT; AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONTRACTS AND PURCHASE ORDERS IN ACCORDANCE WITH AND AS NECESSARY TO EFFECTUATE THE PROVISIONS OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE

6.D. Approve Resolution No. 26-111.
A RESOLUTION OF THE CITY OF ATLANTIC BEACH, FLORIDA, AUTHORIZING STAFF TO ISSUE A TASK AUTHORIZATION TO FISHER KOPPENHAFER, PA FOR DESIGN SERVICES FOR THE WASTEWATER TREATMENT PLANT OPERATIONS BUILDING; AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACTS AND PURCHASE ORDERS IN ACCORDANCE WITH AND AS NECESSARY TO EFFECTUATE THE PROVISIONS OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

MOTION: Approve Resolution (Nos.) 26-90, 26-97, 26-108, 26-111.

Motion: Bruce Bole
Second: Candace Kelly

Curtis Ford	***For***
Bruce Bole (Moved By)	***For***
Thomas Grant	***For***
Candace Kelly (Seconded By)	***For***
Jessica Ring	***For***

Motion passed 5 to 0.

6.E. Approve Resolution No. 26-115.
A RESOLUTION OF THE CITY OF ATLANTIC BEACH, FLORIDA, AUTHORIZING STAFF TO ISSUE A TASK AUTHORIZATION TO GEOSYNTEC CONSULTANTS FOR PROFESSIONAL ENGINEERING SERVICES TO RESPOND TO FDEP COMMENTS REGARDING A FEASIBILITY STUDY OF DISCHARGING HIGHLY TREATED RECLAIMED WATER TO AREA DRAINAGE DITCHES TO PREVENT SALTWATER INTRUSION FROM KILLING ADJACENT WETLAND HARDWOOD TREES; AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACTS AND PURCHASE ORDERS IN ACCORDANCE WITH AND AS NECESSARY TO EFFECTUATE THE PROVISIONS OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

Discussion ensued.

DRAFT

MOTION: Approve Resolution (No.) 26-115.

Motion: Jessica Ring
Second: Thomas Grant

Curtis Ford	***For***
Bruce Bole	***For***
Thomas Grant (Seconded By)	***For***
Candace Kelly	***For***
Jessica Ring (Moved By)	***For***

Motion passed 5 to 0.

7. COMMITTEE REPORTS
None.

8. ACTION ON RESOLUTIONS

8.A. RESOLUTION NO. 26-102
A RESOLUTION OF THE CITY OF ATLANTIC BEACH, FLORIDA, AWARDING BID 2526-14 MULTI-YEAR CONTRACT FOR LANDSCAPE MAINTENANCE; AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONTRACT AND PURCHASE ORDERS IN ACCORDANCE WITH AND AS NECESSARY TO EFFECTUATE THE PROVISIONS OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

Discussion ensued.

MOTION: Approve Resolution No. 26-102.

Motion: Jessica Ring
Second: Thomas Grant

Curtis Ford	***For***
Bruce Bole	***For***
Thomas Grant (Seconded By)	***For***
Candace Kelly	***For***
Jessica Ring (Moved By)	***For***

Motion passed 5 to 0.

8.B. RESOLUTION NO. 26-109
A RESOLUTION OF THE CITY OF ATLANTIC BEACH, FLORIDA, AUTHORIZING AN EMERGENCY EXPENDITURE FOR THE REPAIR AND REPLACEMENT OF STRUCTURAL PILINGS ASSOCIATED WITH SUNSET PIER AT TIDE VIEWS PRESERVE; AUTHORIZING THE CITY MANAGER

DRAFT

TO ENTER INTO A CONTRACT WITH HAGER CONSTRUCTION FOR THE NECESSARY STRUCTURAL PILING WORK; FINDING THAT THE EXPENDITURE IS NECESSARY TO PROTECT PUBLIC SAFETY AND PREVENT FURTHER DAMAGE TO CITY PROPERTY; AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACTS, PURCHASE ORDERS, AND OTHER DOCUMENTS NECESSARY TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

Discussion ensued.

MOTION: Adopt Resolution No. 26-109.

Motion: Thomas Grant
Second: Jessica Ring

Curtis Ford	***For***
Bruce Bole	***For***
Thomas Grant (Moved By)	***For***
Candace Kelly	***For***
Jessica Ring (Seconded By)	***For***

Motion passed 5 to 0.

8.C. RESOLUTION NO. 26-117
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ATLANTIC BEACH, FLORIDA, AUTHORIZING THE PURCHASE OF AN UNMANNED AERIAL SYSTEM AND AN UNMANNED MARINE SYSTEM UTILIZING FUNDS FROM THE RAY AND KAY ECKSTINE CHARITABLE TRUST AND FISCAL YEAR 2025-26 POLICE DEPARTMENT FUNDS; AND PROVIDING AN EFFECTIVE DATE.

MOTION: Approve Resolution No. 26-117.

Motion: Jessica Ring
Second: Thomas Grant

Discussion ensued.

Curtis Ford	***For***
Bruce Bole	***For***
Thomas Grant (Seconded By)	***For***
Candace Kelly	***For***
Jessica Ring (Moved By)	***For***

Motion passed 5 to 0.

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8.D. RESOLUTION NO. 26-119

A RESOLUTION OF THE CITY OF ATLANTIC BEACH, FLORIDA, AUTHORIZING THE RENEWAL OF THE CITY'S PROPERTY, CASUALTY, LIABILITY, WORKERS' COMPENSATION, FIDUCIARY LIABILITY, FLOOD, AND RELATED INSURANCE COVERAGES FOR THE POLICY YEAR BEGINNING OCTOBER 1, 2026; AUTHORIZING THE CITY MANAGER TO EXECUTE DOCUMENTS NECESSARY TO BIND AND MAINTAIN COVERAGE; AUTHORIZING THE EXPENDITURE OF BUDGETED FUNDS; AND PROVIDING AN EFFECTIVE DATE.

MOTION: Approve Resolution (No.) 26-119.

Motion: Bruce Bole
Second: Thomas Grant

Curtis Ford	***For***
Bruce Bole (Moved By)	***For***
Thomas Grant (Seconded By)	***For***
Candace Kelly	***For***
Jessica Ring	***For***

Motion passed 5 to 0.

9. ACTION ON ORDINANCES

9.A. ORDINANCE NO. 5-26-77, Public Hearing and Final Reading

AN ORDINANCE OF THE CITY OF ATLANTIC BEACH, FLORIDA, AMENDING CHAPTER 2 (ADMINISTRATION), ARTICLE VIII (EMERGENCY MANAGEMENT), DIVISION 2 (CODE OF EMERGENCY MANAGEMENT PLANS), SECTION 2-406 (EFFECT AND PURPOSE OF STATE OF LOCAL EMERGENCY) OF THE CODE OF ORDINANCES OF THE CITY OF ATLANTIC BEACH TO CONFORM THE CITY'S ENUMERATED EMERGENCY POWERS TO GENERAL LAW; REMOVING PROVISIONS RELATING TO THE REGULATION OF FIREARMS AND WEAPONS IN ACCORDANCE WITH THE LEGISLATURE'S OCCUPATION OF THE FIELD OF FIREARMS AND AMMUNITION REGULATION UNDER SECTION 790.33, FLORIDA STATUTES; PROVIDING FOR THE RESOLUTION OF CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

The public hearing was opened, there were no speakers and the public hearing was closed.

MOTION: Approve Ordinance No. 5-26-77.

Motion: Jessica Ring
Second: Thomas Grant

DRAFT

Commissioner Bole lost video connection at 8:40 PM.

Curtis Ford	***For***
Thomas Grant (Seconded By)	***For***
Candace Kelly	***For***
Jessica Ring (Moved By)	***For***

Motion passed 4 to 0.

9.B. Public Hearings and First Reading on adoption of a Tentative Millage Rate and Ordinance No. 20-26-184 establishing the Operating Budget for fiscal year 2026/2027.
AN ORDINANCE ADOPTING THE FINAL BUDGET FOR THE CITY OF ATLANTIC BEACH, FLORIDA FOR FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE TITLE.

Mayor Ford stated the Millage Rate is currently 2.7499 for the City. The Tentative Millage Rate is 2.7499, the same. The Roll-Back Rate is 2.5815. The Tentative Millage Rate is 6.52% more than the Roll-Back Rate. The purpose for adopting the millage rate of 2.7499 is to maintain a level of ad valorem tax revenue sufficient to maintain adequate funding for the existing level of services at anticipated and proposed cost and to continue to maintain the City's infrastructure.

9-14-26 Attachment F

MOTION: Adopt 2.7499 as the millage rate.

Motion: ***Candace Kelly***
Second: ***Jessica Ring***

Discussion ensued.

The public hearing was opened, the following speaker provided their comments:

Mitch Reeves

The public hearing was closed.

Discussion ensued.

Record of Attendance*: At 8:40 p.m., during item 9A, the board noted a loss of visual connectivity with Commissioner Bole via the video feed. During the period of 8:40 p.m. to 9:06 p.m., staff actively troubleshot intermittent connection issues. Full video connectivity was restored at 9:05 p.m., during item 9B. Commissioner Bole confirmed for the record that despite the visual interruption, he was able to hear the proceedings throughout the entire timeframe.*

Curtis Ford ***For***

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Bruce Bole	***For***
Thomas Grant	***For***
Candace Kelly (Moved By)	***For***
Jessica Ring (Seconded By)	***For***

Motion passed 5 to 0.

MOTION: Accept Ordinance No. 20-26-184 of $56,212,957 (as reflected in the updated budget summary which is attached hereto and made part of this official record as **Attachment F**) contingent upon finding $500,000 to apply towards debt reduction in the general fund for consideration at the final budget meeting on September 28, 2026.

Motion: Thomas Grant
Second: Jessica Ring

Discussion ensued.

The public hearing was opened, the following speaker provided their comments:

Sarah Boren

The public hearing was closed.

Curtis Ford	***For***
Bruce Bole	***For***
Thomas Grant (Moved By)	***For***
Candace Kelly	***Against***
Jessica Ring (Seconded By)	***For***

Motion passed 4 to 1.

10. MISCELLANEOUS BUSINESS
None.

11. CITY ATTORNEY/CITY CLERK REPORTS AND/OR REQUESTS
None.

12. CLOSING COMMENTS BY CITY COMMISSIONERS AND CITY MANAGER

Commissioner Bole

- Apologized for technical difficulties experienced during the meeting and thanked the City Clerk's Office and Commission for their patience.

Commissioner Grant

- Commented on the budget and the importance of reducing recurring expenditures in light of potential future fiscal impacts.

Commissioner Kelly

DRAFT

- Requested information regarding the percentage of DG Market's anticipated sales attributable to grocery and food items.

CM Hogencamp

- Thanked the Commission, residents, and staff and recognized staff members in attendance.
- Corrected figures previously stated for the record, noting that the estimated impact of eliminating the homestead exemption on City revenues is approximately $4.5 million and that his salary is $230,734.
- Advised that staff would continue working on budget revisions in preparation for the second reading.

13. ADJOURNMENT

The meeting adjourned at 9:43 PM

Attest:

_____ _____

Donna L. Bartle, City Clerk Curtis Ford, Mayor

Date Approved: _____

DRAFT

Attachment A to
9-14-26 Minutes

3 Sept.

1. Respectfully request to participate in the 14 Sept Commission meeting via electronic means due to travel to Washington D.C. and Charleston S.C. due to prior work commitments with the Federal Government.

Thank you.
Commissioner
Bruce Bove
Seat 2 Atlantic Beach

RECEIVED
SEP 09 2026
DSB

Attachment B to
9-14-26 Minutes

Proclamation of the City of Atlantic Beach

in Recognition of

Constitution Week

WHEREAS, the Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

WHEREAS, September 17, 2026, marks the two hundred and thirty-ninth (239th) anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

NOW, THEREFORE, I, Curtis Ford, Mayor of the City of Atlantic Beach, Florida, do hereby proclaim the week of September 17 through 23 as:

CONSTITUTION WEEK

and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

IN WITNESS WHEREOF, I have set my hand and caused the Official Seal of the City of Atlantic Beach to be affixed this 14th day of September, 2026.

Curtis, Mayor

Attachment C to
9-14-26 Minutes

From: Ford, Curtis
To: Bartle, Donna; Nichols, Ladayija
Subject: Fwd: 14th St Beach Access.
Date: Friday, September 4, 2026 7:03:31 PM

Ladayija,
Please add this to citizen letters for me to read into the minutes on the 14th. There will be a few more I think so please collate them for me to present during courtesy of the floor. Thanks.
Curtis

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From: Ford, Curtis <cford@coab.us>
Sent: Friday, September 4, 2026 6:52 PM
To: John Goelz <johnhgoelz@gmail.com>
Subject: Re: 14th St Beach Access.

Will do John. Thanks for speaking up. Much appreciated!
Curtis

Get Outlook for iOS

From: John Goelz <johnhgoelz@gmail.com>
Sent: Friday, 04 September 2026 18:41:25
To: Ford, Curtis <cford@coab.us>
Subject: 14th St Beach Access.

Please read aloud at the next commission meeting :

We have lived at 1359 Beach Ave for 32 years. With the recent dune growth we use the 14th st beach access regularly. We are opposed to building a wooden walkover for many reasons. We have the option of using the wooden 13th st walk over, but we choose not to because of its horrible condition. It has not been there very long and has been in poor condition and/or covered in sand for most of its life. We would be in favor of installing the mobi mats that allow for easier access. Please contact me if you want to discuss further.

John Goelz
1359 Beach Ave
Atlantic Beach Fl 32233
Cell - 904-654-4832

Attachment C to
9-14-26 Minutes

From: Ford, Curtis
To: Nichols, Ladayija
Subject: Fwd: Opposition to Proposed 14th Street Beach Dune Walkover
Date: Wednesday, September 9, 2026 7:06:02 PM

For me to read at Monday Commission

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From: Ford, Curtis <cford@coab.us>
Sent: Wednesday, September 9, 2026 7:02 PM
To: Al Mansur <almansur65@gmail.com>; Hogencamp,Kevin <kHogencamp@coab.us>
Subject: Re: Opposition to Proposed 14th Street Beach Dune Walkover

Will do Al. Thanks for engaging this issue.
Curtis

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From: Al Mansur <almansur65@gmail.com>
Sent: Wednesday, 09 September 2026 17:33:13
To: Ford, Curtis <cford@coab.us>; Hogencamp,Kevin <kHogencamp@coab.us>
Subject: Opposition to Proposed 14th Street Beach Dune Walkover

Mayor Ford and City Manager Hogencamp,

I am writing as an Atlantic Beach resident to express my strong opposition to the proposed wooden dune walkover at the 14th Street beach access.

One of the things that makes Atlantic Beach special is the natural character of our beach and dunes. I do not believe we should build a large permanent wooden structure through this area when there are less intrusive alternatives available.

I am particularly concerned about the impact the structure could have on the dunes, its size, the ongoing maintenance and expense to the City, its vulnerability to storms, and what happens to the structure as the dunes naturally grow and shift over time.

My preference would be to leave the existing beach access as it is. If the City needs to improve accessibility, I would strongly encourage the Commission to consider a less intrusive solution such as a Mobi-Mat rather than constructing a permanent wooden walkover.

Once a structure like this is built, we cannot easily undo its impact on this beautiful natural area. I respectfully ask the Commission to stop the proposed wooden walkover and take the time to consider alternatives that provide accessibility while preserving our dunes.

Attachment C to
9-14-26 Minutes

Please have this letter read aloud at the City Commission meeting on Monday night so that my opposition is part of the public record.

Thank you for your consideration and for your service to Atlantic Beach.

Sincerely,

Al Mansur
Atlantic Beach Resident

Attachment C to
9-14-26 Minutes

From: Ford, Curtis
To: Nichols, Ladayija
Subject: Fwd: Fourteenth Street Beach Access
Date: Thursday, September 10, 2026 6:01:40 PM

For Monday commission meeting

Get Outlook for iOS

From: JILL EASTON <jilleaston@me.com>
Sent: Wednesday, September 9, 2026 8:17 PM
To: Ford, Curtis <cford@coab.us>; Hogencamp,Kevin <kHogencamp@coab.us>
Subject: Fourteenth Street Beach Access

Dear Mayor Ford and City Manager Hogencamp,

My name is Jill Easton. I live at 1393 Beach Avenue, where my family and I have resided since 2000. I am writing to formally express my strong opposition to the proposed dune walkover at the beach access on Fourteenth Street.

The dunes at Fourteenth Street are currently very healthy and are performing exactly as intended: protecting our properties and community from storms. Because these dunes are already functioning well, an elevated walkover is unnecessary. Installing one would create a greater environmental impact on the dunes than leaving them undisturbed. The proposed structure would also sit only slightly above the current dune height, and as the dunes continue to grow naturally, the walkover could interfere with that growth.

In addition, the public funds required to construct the walkover, maintain it over time, and potentially rebuild it after storms would not be money well spent. These ongoing costs are difficult to justify when a far less intrusive option exists.

My strongest preference is that the COAB leave the dunes undisturbed. However, if the available grant funds must be spent on an access improvement, I urge the Commission to consider a Mobi-Mat system instead. Mobi-Mats provide a firm, stable surface over the sand, can be installed quickly, and are anchored securely in place. They require far less disturbance during installation, produce less long-term impact on the dunes, cost significantly less, and are easier to implement and maintain than a permanent elevated walkover.

I respectfully request that the City Commission reject the proposed elevated dune walkover at the Fourteenth Street access and either preserve the existing healthy dunes or, if improvements are required, adopt the lower-impact Mobi-Mat alternative.

I appreciate the opportunity to address this matter regarding our beach access. I apologize that I will be out of town and unable to attend the Commission meeting on September 14, but I respectfully ask that this letter be read aloud to the City Commission.

Thank you for your attention to this matter and for your continued stewardship of our beach and dunes.

Sincerely,

Jill Easton

Attachment C to
9-14-26 Minutes

From: Ford, Curtis
To: Nichols, Ladayija
Subject: Fwd: 14th street beach access
Date: Friday, September 11, 2026 6:38:50 PM

Add to Monday meeting please

Get Outlook for iOS

From: Mercedes Mcgowan <mercedes719@comcast.net>
Sent: Friday, September 11, 2026 2:35 PM
To: Ford, Curtis <cford@coab.us>
Subject: 14th street beach access

Dear Mayor Curtis Ford, Kevin Hogencamp and Members of the City Council of Atlantic Beach:

We are writing to urge you to vote **no** on the proposal to construct a handicap-accessible ramp and walkway over the dunes at the 14th Street beach access.

We fully appreciate the importance of providing reasonable access to our beaches for individuals with disabilities. However, we do not believe the proposed structure is the right solution for this particular location. The scale and nature of the project raise significant environmental, aesthetic, financial, and practical concerns that deserve careful consideration before the City makes a permanent commitment.

First and foremost, our dunes are an important natural resource and an essential part of the character of our community. They provide a natural barrier against storms and erosion, support native vegetation and wildlife, and contribute greatly to the beauty of our beachfront. Construction of a large structure through and over the dunes would inevitably disturb this sensitive environment and fundamentally change the natural appearance of this beach access.

The sheer size of the proposed structure is also troubling. A ramp designed to meet accessibility requirements over the elevation of the dunes necessarily requires a substantial length of walkway, landings, railings, and supporting structures. The result would be a very large and visually prominent structure in an area that is currently defined by its natural dunes and vegetation.

There are also significant long-term financial and maintenance considerations. A wooden structure located immediately adjacent to the ocean will be subjected continuously to salt air, moisture, intense sun, wind, blowing sand, and heavy pedestrian use. Maintaining such a structure in a safe condition will require regular inspections, repairs, and ultimately replacement of portions of the walkway. Those expenses will continue for as long as the structure remains in place.

Perhaps even more concerning is the vulnerability of a structure of this size to hurricanes, tropical storms, storm surge, and other severe coastal weather. A major storm could cause extensive damage or destroy substantial portions of the walkway, leaving the City responsible for costly repairs or reconstruction. That possibility should be considered not simply as a

future risk, but as part of the true long-term cost of the project.

Finally, we believe there is strong community value in preserving our dunes in as natural and undisturbed a condition as reasonably possible. Once a structure of this magnitude is built across the dunes, the character of this beach access will be permanently changed. Our dunes are one of the defining features of our coastal community, and we should be extremely cautious about replacing natural landscape with large permanent structures.

Accessibility is an important objective, and we encourage the City to continue exploring alternatives that can improve beach access for people with disabilities while minimizing impacts on the dunes and avoiding such a massive permanent structure at this location. There may be other locations, designs, or approaches that can better balance accessibility with environmental protection, storm resilience, cost, and preservation of the natural character of our beaches.

For these reasons, we respectfully urge the Mayor and each member of the City Council to **vote no on the proposed ramp and walkway in its current form** and to preserve this beach access and its dunes in their natural state.

Thank you for your consideration and for your service to our community.

Respectfully,

Mark and Mercedes McGowan

137 14th Street, AB

(904)923-2545

Attachment C to
9-14-26 Minutes

From: Ford, Curtis
To: Nichols, Ladayija
Subject: Fwd: Proposed Beach walkovers
Date: Monday, September 14, 2026 7:27:46 AM

For commission meeting tonight.

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From: Ford, Curtis <cford@coab.us>
Sent: Monday, September 14, 2026 7:26 AM
To: Terry Cook <terrycook79@gmail.com>
Subject: Re: Proposed Beach walkovers

Got it. Thank you Terry.
Curtis

Get Outlook for iOS

From: Terry Cook <terrycook79@gmail.com>
Sent: Sunday, 13 September 2026 15:59:24
To: Ford, Curtis <cford@coab.us>; Hogencamp,Kevin <kHogencamp@coab.us>; Bole,Bruce <bbole@coab.us>; Ring, Jessica <jring@coab.us>; Grant,Thomas <tgrant@coab.us>; Kelly, Candace <ckelly@coab.us>
Cc: BOB COOK <cobbook@gmail.com>
Subject: Proposed Beach walkovers

Mr. Mayor, Commissioners, and Mr. Hogencamp,

I am writing to voice my deep concerns for the proposed beach walkovers in our city. The beach is our greatest treasure. We must preserve its natural beauty for future generations. While I appreciate the idea of the wood/composite walkovers to help preserve the dunes, as well as to provide easier access to the beach, the walkovers that we currently have are overrun with sand and falling into disrepair. Many are nearly buried. In old Atlantic Beach, there are already enough beach walkovers. I feel that these structures take away from the natural look and feel of the dunes. The access at 14th Street is one of the best kept accesses in Old AB, and this dune is one of the highest. The sea oats have done their job at growing the dune. I feel that preserving the dune in its most natural state is the best way to keep AB beautiful. Please keep the remaining natural beach accesses NATURAL. I implore you to not build more dune walkovers, but instead use the proposed grant monies to repair and maintain the current walkovers.

Thank you for your time and service to our wonderful community, and thank you for your attention to my concern.

Regards,

Terry Cook
1410 Beach Avenue

Attachment C to
9-14-26 Minutes

Attachment C to
9-14-26 Minutes

From: Ford, Curtis
To: Nichols, Ladayija
Subject: Fwd: 14th st proposed walkover
Date: Monday, September 14, 2026 2:24:44 PM

For tonight

Get Outlook for iOS

From: BOB COOK <cobbook@gmail.com>
Sent: Monday, September 14, 2026 12:44 PM
To: Ford, Curtis <cford@coab.us>; Hogencamp,Kevin <kHogencamp@coab.us>
Subject: Fwd: 14th st proposed walkover

Bob Cook
PO Box 50008
Jacksonville Beach, FL 32240
cobbook@gmail.com
Office: 904-246-6487
Cell: 904 477 6136
Fax: 904-241-3180

---------- Forwarded message ---------
From: **BOB COOK** <cobbook@gmail.com>
Date: Mon, Sep 14, 2026 at 12:42 PM
Subject: 14th st proposed walkover
To: BOB COOK <COBBOOK@gmail.com>

Good evening, my name is Bob Cook. Im 66 years old and other than a few years away in college i have lived in old Atlantic Beach my whole life. I am opposed to the 14th st walkover proposal and believe we can spend the money in better ways to protect our beaches.

Our beaches and sand dunes are by far in the best shape i have ever seen. They are 6-8 feet above the original sea wall that was built back in the 50's. In fact, the buffer we have today is 15-18 feet higher than when i was a kid back in the 60's. Back then we had big stairways to walk down to the beach from the sea wall, over the granite rocks to get to the beach. The dredging and (beach renouishing) over the years obviously added much needed sand to our storm riddled beaches. But it wasnt until we planted the sea oats that made the dunes grow, and grow they have.. the sea oats have made a dramatic difference in protecting our coastline.

Attachment C to
9-14-26 Minutes

So to make a long story short, walkovers are not needed. The ones we have are in disrepair and are more of an eyesore than anything else. We can use the money for repair on current walkovers/handicapped spots that are in disrepair. Also, we can kill the invasive weeds that are starting to choke out some of the sea oats. Have a fund for future sea oat plantings. And the 16th st access needs much work and i know the commision has been working on that for a while.

Thank you for your time and consideration to this matter.

Bob Cook
1410 beach ave
Atlantic Beach, Fl 32233
cobbook@gmail.com
Office: 904-246-6487
Cell: 904 477 6136
Fax: 904-241-3180

Bob Cook
PO Box 50008
Jacksonville Beach, FL 32240
cobbook@gmail.com
Office: 904-246-6487
Cell: 904 477 6136
Fax: 904-241-3180

Attachment C to
9-14-26 Minutes

From: Ford, Curtis
To: Nichols, Ladayija
Subject: Fwd: letter objecting to 14th street beach access walkover and parking modifications.
Date: Monday, September 14, 2026 2:25:59 PM

For tonight's meeting

Get Outlook for iOS

From: William Easton <maceaston@gmail.com>
Sent: Wednesday, September 9, 2026 8:28 PM
To: Ford, Curtis <cford@coab.us>; Hogencamp,Kevin <kHogencamp@coab.us>
Subject: letter objecting to 14th street beach access walkover and parking modifications.

Please read aloud during city commission meeting on Sept 14th 2026

Mayor Curtis Ford
City Manager Kevin Hogancamp
City of Atlantic Beach

Dear Mayor Ford and City Manager Hogancamp,

I am writing to strongly oppose any proposal to rebuild or construct a new beach walkover at our existing beach access.

The current beach access has been completely functional and well-maintained by our neighborhood for the past 30 years. It requires no city resources or ongoing maintenance responsibilities. Building a new structure on this healthy dune would disrupt a stable, natural feature that currently needs no intervention. Creating an unnecessary walkover would only introduce new maintenance burdens—something already evident at other beach walkovers in the area, which are frequently poorly maintained and filled with sand.

It feels fiscally irresponsible to spend public funds on a project that is not needed, while simultaneously creating a permanent maintenance obligation for the City. Our neighborhood has successfully maintained this access for three decades at no cost to the City. We simply ask to be left alone and to continue the arrangement that has worked so well.

I would be very interested to know who is advocating for this change and what problem it is intended to solve, given that the existing access is both functional and beautiful.

Thank you for your consideration. I respectfully urge the City to reject any plans to alter this beach access.

Sincerely,

Attachment C to
9-14-26 Minutes

--
Mac Easton
Pine Street / RPS
2650-2 Rosselle Street
Jacksonville, Fl. 32204
(904) 613-5758 mobile
(904) 398-1044 office
(904) 396-2545 fax
www.pinestreetrps.com

Attachment C to
9-14-26 Minutes

From: Ford, Curtis
To: Nichols, Ladayija
Subject: Fwd: Proposed 11th Street Walkover
Date: Monday, September 14, 2026 2:27:14 PM
Attachments: image001.png

For tonight's meeting

Get Outlook for iOS

From: Hogencamp,Kevin <kHogencamp@coab.us>
Sent: Friday, September 4, 2026 12:31 PM
To: Greg Beliles <gregb4211@gmail.com>; Ford, Curtis <cford@coab.us>
Subject: RE: Proposed 11th Street Walkover

Thanks, Greg. Super meeting you today; I'm thrilled that you are engaged in this topic. I'll share this with our team and the City Commission. I'll also follow up, as promised, with more information/perspective regarding the community and environmental benefits of dune walkovers.

Kevin

Kevin Hogencamp
Deputy City Manager
City of Atlantic Beach, Fla.
khogencamp@coab.us
(904) 247-5804
www.coab.us

The City of Atlantic Beach is governed by the Public Records Act as set forth in Chapter 119, Florida Statutes. All correspondence sent to the City via e-mail may be subject to disclosure and public inspection pursuant to the Public Records Act. If you do not want your e-mail address or the contents of your e-mail released in response to a public records request, do not send electronic mail to the City. As an alternative, you can contact the City by phone.

Attachment C to
9-14-26 Minutes

From: Greg Beliles <gregb4211@gmail.com>
Sent: Friday, September 4, 2026 12:16 PM
To: Hogencamp,Kevin <kHogencamp@coab.us>; Ford, Curtis <cford@coab.us>
Subject: Proposed 11th Street Walkover

Mr. Mayor and Mr. Hogencamp,

I am respectfully requesting the city reconsider the proposal to construct a new walkover at the 11th Street Access.

I believe there are much better options than the proposed construction

Please feel free to contact me if you would like to discuss this in more detail.

Regards,

Greg Beliles

Attachment C to
9-14-26 Minutes

Dear Members of the City Council,

We are writing to express our support for the initiative to enhance ADA compliance in beach access points within Atlantic Beach. Ensuring accessibility for all individuals is a commendable goal that reflects our community's commitment to inclusivity. However, we have some concerns regarding the current proposal for a wooden boardwalk on 14th Street.

First, the construction of a wooden boardwalk poses a significant risk to our beach dunes. These dunes play a crucial role in protecting our coastline from erosion and providing habitats for local wildlife. It is essential that any development in this area is carefully planned to minimize environmental impact and preserve these natural barriers.

Second, the plan to create only a single handicap parking space may not adequately address the needs of many ADA beachgoers. While this is a step towards accessibility, it seems insufficient given the potential demand. A more comprehensive approach to parking and access would better serve our community and ensure that more individuals can enjoy our beautiful beaches.

Third, we would like to point out that there is already an ADA-compliant boardwalk located just one block away at 13th Street. To truly enhance accessibility, it would be beneficial to spread these access points more evenly across the beach, rather than concentrating them in one area.

Lastly, we are concerned that the city might rush to approve and utilize grant money without fully exploring the best use of funds and planning. It is vital that we take the time to develop a well-considered plan that balances accessibility with environmental preservation and fiscal responsibility.

We urge the City of Atlantic Beach to consider these concerns as part of the decision-making process. By doing so, we can ensure that our efforts to improve accessibility are both effective and sustainable.

Thank you for your attention to this matter. We look forward to seeing how the city will address these concerns and work towards a solution that benefits all residents.

Sincerely,

Brian and Caroline Davis
1415 Ocean Blvd

Attachment D to
9-14-26 Minutes

Checklist for Hiring a Landscape Professional

Hiring a landscape professional who works best for your yard, your wallet and our environment does not need to be overwhelming. When hiring a landscape professional, use this checklist to keep track of the professional's qualifications and experience with Florida-Friendly Landscaping™.

Name of Company: _____

Work to be Performed: _____

Are they licensed and insured?

- Workers' Compensation Insurance – Verify workers' comp insurance
- General Liability Insurance – Ask for proof of insurance.
- Fertilizer Applicator License - Verify fertilizer applicator license (please note this is the same search application as the "Licensed Pesticide Applicator Search")
- *Fertilizer applicators are required in Florida to have a Limited Commercial Fertilizer license*
- Pest Control – Verify pest control license
  - *Determine whether your landscape professional has the appropriate licensure for pesticide application for your landscape.*
    - **Certified Pest Control Operator License** holders or their ID card holders can apply pesticides in turf and landscape bed areas.
    - **Limited Commercial Landscape Maintenance Pesticide License** holders are restricted to apply in landscape beds only.

Do they have additional beneficial certifications?

- Green Industries Best Management Practices (GI-BMP) certification – Verify GI-BMP certification
- Florida Nursery, Growers and Landscape Association (FNGLA) certifications – Verify FNGLA credentials
- Florida-Friendly Landscaping™ Certified Professional (FFLCP) – Verify FFLCP certification
- International Society of Arborists (ISA) Certification – Confirm ISA credential

Questions and Observations for Your Landscape Professionals

The following questions and observations can serve as a helpful tool when consulting with a landscape professional and ensuring they use Florida-Friendly Landscaping™ principles in your yard.

QUESTION FOR ALL LANDSCAPE PROFESSIONALS:

rev 8/25/2025

Attachment D to
9-14-26 Minutes

- Do they follow the nine Florida-Friendly Landscaping™ Principles?

IRRIGATION - Does the landscape professional:

- Calibrate irrigation systems to apply 1/2 to 3/4 inches of water per application?
- Check rotor zones for matched precipitation?
- Set the irrigation controller schedule to meet the water management district rule?
- Maintain irrigation systems seasonally to adjust spray patterns and check for clogs and leaks?
- Check the rainfall shut-off device for functionality?
- Install sprinkler heads to rise above the turfgrass height?
  - A minimum 6-inch pop-up for spray heads and 4-inch pop-up for rotor heads for St. Augustinegrass, zoysiagrass and bahiagrass.
  - A minimum 4-inch pop-up for spray and rotor heads for centipedegrass, bermudagrass and seashore paspalum.
- Recommend micro-irrigation for planting beds?

MOWING – Does the landscape professional:

- Mow grass at the appropriate height?
- *The appropriate height depends on the type of grass. For example, standard St. Augustinegrass should be maintained around three to four inches. Landscapers should never cut more than 1/3 of the grass height at a time.*
- Keep grass clippings in the lawn area (e.g., do they clean off equipment and keep grass clippings off roads and sidewalks and out of storm drains)?
- Break up large clumps of grass clippings?

PRUNING/TRIMMING – Does the landscape professional:

- Ensure hedges and shrubs are pruned to keep the bottom wider than the top?
- Use the three-point cut method to prevent damage while pruning tree branches?
- Use the "9:00 and 3:00" method to prune palm trees?
- Check state and local rules before pruning or removing mangrove trees?
- Sterilize their equipment between job sites?

TURF FERTILIZATION APPLICATION – Does the landscape professional:

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What to apply:

- Follow UF/IFAS fertilizer recommendations for fertilizer rates and products?
- Follow all local fertilizer ordinances?
- Use slow/controlled-release products?
- Use soil tests to determine fertilizer needs?
- Adjust fertilizer rates to account for nutrients in the water if irrigating with reclaimed water?
- Read and follow fertilizer label instructions?
- Avoid using combination products like weed and feed that contain both fertilizer and pesticides?
- Does the professional explain what products are being used and why in a way that is understandable?
- Does the professional adjust fertilizer applications or rates seasonally or according to need and do they explain the work in an understandable way?

How to apply:

- Use a broadcast spreader with an operational deflector shield?
- Follow best management practices for calibrating the fertilizer spreader?
- Sweep grass clippings, fertilizer and soil away from driveways and streets and back onto the lawn?
- Avoid applying fertilizer within 10 feet of any water body?

When to apply:

- Fertilize only when grass is actively growing (i.e., not dormant)?
- Avoid applying fertilizer for 30 to 60 days after planting new sod?
- Follow all local fertilizer ordinances?
- Avoid applying fertilizer when heavy rain is predicted?

LANDSCAPE PLANT FERTILIZATION APPLICATION – Does the landscape professional:

What to apply:

- Follow UF/IFAS fertilizer recommendations for fertilizer rates and products?
- Follow all local fertilizer ordinances?

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- Use slow/controlled-release products?
- Use soil tests to determine fertilizer needs?
- Adjust fertilizer rates to account for nutrients in the water if irrigating with reclaimed water?
- Read and follow fertilizer label instructions?
- Avoid using combination products like weed and feed that contain both fertilizer and pesticides?
- Fertilize palms with a UF/IFAS-recommended palm special product?

How to apply:

- Avoid applying fertilizer within 10 feet of any water body?

When to apply:

- Apply fertilizer only if nutrient deficiencies are present in established plants and notify owner of any nutrient deficiency symptoms and measures recommended for correction?
- Avoid applying fertilizer for 14 to 30 days after planting?
- Follow all local fertilizer ordinances?

PEST MANAGEMENT – Does the landscape professional:

- Regularly check landscape plants for pests?
- Identify pests before considering a management plan?
- Choose the least toxic treatment methods first?
- Spot-treat the affected area rather than blanket spraying?
- Use targeted pesticides rather than broad spectrum killers?
- Follow pesticide label instructions?
- Post notice of pesticide treatment?

LANDSCAPE DESIGN – Does the landscape professional:

- Locate plants in site conditions that are suited to their needs?
- Use the results of a soil test to guide plant selection?
- Space plants based on their mature size?
- Select Florida-Friendly plants when designing the landscape?
- Remove invasive plants named in the UF/IFAS Assessment of Non-Native Plants?

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- Group plants by their water needs?
- Plan turf areas to be functional and design them for easy maintenance?
- Define planting bed edges and shapes to make mowing easy?
- Use shrubs and groundcovers where grass is difficult to maintain?
- Position trees and shrubs to improve the building's heating and cooling capacity?
- Design landscape features that retain runoff on the property (e.g., rain gardens, swales, berms)?
- Use porous materials for patios, driveways and walkways when possible?
- Use plants that provide a food source for birds and other wildlife?
- Use host and nectar plants for butterflies, hummingbirds and/or other pollinators?
- Retain existing clusters of vegetation in the design?

PLANT INSTALLATION – Does the landscape professional:

- Follow UF/IFAS planting guidelines?
- Select top quality plants for installation?
- Ensure shrubs are at least 2.5 feet away from the foundation of the home?
- Install mulch at two to three inches?
- Specify that mulch is pulled away from the base of trees and shrubs?
- Use Florida-Friendly recommended mulches?
- Ensure plants are watered for establishment according to UF/IFAS guidelines?

rev 8/25/2025

Attachment E to
9-14-26 Minutes

CITY OF ATLANTIC BEACH
OFFICE OF THE CITY MANAGER
800 Seminole Road
Atlantic Beach, Florida 32233
(904) 247-5817

City Manager's Community Update

Date: September 14, 2026
To: The Atlantic Beach Community and City Commission
From: Kevin Hogencamp, City Manager (khogencamp@coab.us)

This report provides an update on administrative and community initiatives underway at City Hall. Our office remains focused on maintaining momentum across key programming, infrastructure, environmental, and intergovernmental projects. City Manager Community Updates and related links are available on the City's website and official digital channels.

Budget Planning Update (FY 2026-27)

Visit the City budget page at www.coab.us/budget. Planning documents for FY 2026-27 are live records subject to ongoing updates; values, timelines, and priorities may evolve prior to final approval. Please submit budget input to khogencamp@coab.us.

- FY 2025-26 Adopted Budget-Online Version
- FY 2025-26 Employee Salaries
- Organizational Chart - August 2026
- FY 2026-27 Budget Workshop Information
- FY 2026-27 Budget Strategy - Operations and Constraints (First Budget Workshop - June 29, 2026)
- FY 2026-27 Budget Memo (Second Budget Workshop - July 20, 2026)
- FY 2026-27 Proposed Budget and Fiscal Sustainability Strategy (Third Budget Workshop - Aug. 19, 2026)
- FY 2026-27 Third Budget Workshop Presentation
- FY 2026-27 Draft 10-Year Public Works Capital Improvement Plan
- FY 2026-27 Draft 10-Year Public Utilities Capital Improvement Plan
- FY 2026-27 Budget Planning Update - Aug. 24, 2026
- FY 2026-27 Draft Budget Detail - Sept. 4, 2026
- FY 2026-27 Draft Budget Summary (Overview) - Sept. 8, 2026
- FY 2026-27 Draft Budget Summary Report - Sept. 8, 2026
- Amendment 3 Community Education and Public Information

Administration and Operations

- **Building Department Monthly Report:** With apologies, please disregard the report published with the Sept. 14 Commission agenda. The corrected report will be published on the Sept. 28 agenda.

- **DG Market:** City Attorney Gabriel and I are refining the agreement with the developer's representative, aiming to submit a proposal for the Commission's October 12 agenda, if not sooner.
- **Beaches-Wide e-Bike Regulation:** The City of Jacksonville Beach is coordinating a joint meeting of the three Beaches city councils-commissions with the North Forida Transportation Planning Organization (TPO) to present the recently completed eBike Study and discuss the TPO's recommendation for consistent e-bike regulations across the beaches. The meeting will be held at Jacksonville Beach City Hall. The date has not yet been determined.
- **Amendment 3 Information Portal:** The City has published a Community Education and Public Information landing page. The City of Atlantic Beach provides this educational page to assist residents in understanding the background, proposed changes, and potential fiscal impacts of Constitutional Amendment 3, which appears on the November 3, 2026, statewide general election ballot. As a municipal government entity, the City does not take a stance advocating for or against proposed constitutional amendments. We encourage the City Commission and community to abundantly share the information, to ask questions, and to make suggestions on improving the information portal.
- **Interlocal Agreement Review.** Civic Consulting Group has detailed a five-phase methodology to modernize historical accords and resolve tax equity issues between Atlantic Beach and Jacksonville. Key findings from FY2020 through FY2024 highlight $6.56 million in direct municipal outlays for fire-rescue services alongside a $39.90 million tax differential benefit for local taxpayers. The firm is set to conclude its comprehensive review and deliver a draft of a modernized interlocal agreement by early 2027.
- **Organizational Staffing:** A new Finance Director, Godfred Adomako, has been hired with an Oct. 12 start date. While interviews for the Assistant to the City Manager position are paused pending the City Commission's FY 2026-27 budget deliberations. Communications specialist services will be outsourced in the new fiscal year.
- **Safety, Traffic, and Parking Committee:** The action plan will be placed on the October City Commission agenda.

Infrastructure, Parks, and Public Works/Utilities

- **Dune Walkovers:** Concept designs are complete for grant-funded walkovers at 1st, 4th, 5th, 6th, 11th, 13th, and 14th Streets (funded via NOAA and FDEP grants). Pending City Commission review of some property owner objections to two walkovers, construction begins after sea turtle nesting season ends on Oct. 31, with completion expected by late spring 2027.
- **Paid Parking System Transition:** The City has launched a new paid parking platform at 18th and 19th Streets. Neptune Beach no longer manages resident parking registrations for Atlantic Beach. All new and previously registered AB residents must register through the new Atlantic Beach portal. Prior registrations will expire Dec. 15.
- **Drinking Water Survey Report.** The Florida Department of Environmental Protection has completed a routine Sanitary Survey Inspection of the Atlantic Beach Water System and officially confirmed full compliance with all state and federal drinking water rules and regulations. All minor items identified during the inspection were immediately corrected, demonstrating our proactive management and commitment to regulatory standards.

Exceptional work by our Public Utilities staff for their continued dedication to operational excellence and maintaining the highest safety standards for our community's water supply.

- **Roadway Milling and Paving:** Work began Monday, August 17; affected residents receive door hangers and signage prior to work starting.
- **Stormwater Master Plan:** Staff has drafted an updated work plan incorporating Commission and Environmental Stewardship Committee feedback for consideration of approval at the Commission's Sept. 28 meeting. The RFP for engineering services will issue upon the scope being approved by the City Commission, along with receipt of the final Hazard Mitigation Grant contract from FDEM, targeting a launch by year-end.
- **Marsh Oaks Community Center:** Main building construction is complete. The contractor resolved site grading, and concrete driveways and sidewalks finish this week. Turf block parking stalls are being installed followed by the community garden. Target opening is Nov. 11.

Community, Safety, and Grants

- **FLC Grants Assistance Program:** The City is leveraging free Florida League of Cities resources through Euna Solutions, accessing a database of over 10,000 grants, project coaching, technical training, and discounted post-award management tools.
- **Development Note:** A building permit was issued for the former Ragtime property; the construction timeline is to be determined.
- **Commendation:** Resident Mike Grossberg visited City Hall to express appreciation for City Arborist Chris Delk's field service, professionalism, and work quality.
- **Media Coverage (Coastal Dune Protection):** Early detection and rapid response led by USACE biologist successfully controlled invasive beach vitex (Vitex rotundifolia) first detected in 2024, protecting dune stability and storm resilience.

Upcoming Dates and Events

- **Sept. 16 (2 p.m. and 6 p.m.) / Sept. 30 (6 p.m.):** Parks Master Plan Public Input Meetings at City Hall.
- **Sept. 17 (3 p.m.):** America 250! Celebration (3 p.m.), Jacksonville Beach Seawalk Pavilion.
- **Sept. 19 (10 a.m. to 1 p.m.):** Atlantic Beach Fall Festival at Donner Park and Gail Baker Community Center (2072 George St.). Free admission featuring hayrides, a petting zoo, face painting, crafts, and food trucks.
- **Sept. 28:** City Commission Meeting (Final reading for budget and millage rate adoption).
- **Oct. 30:** Atlantic Beach Police Department "Not-So-Scary Haunted House" and multi-department Trunk-or-Treat at Jack Russell Park.
- **Nov. 11:** Veterans Day Ceremony at Beaches Veterans Memorial Park (9 a.m.), followed by the Marsh Oaks Community Center ribbon-cutting and reception.

Attachment E to
9-14-26 Minutes

CITY OF ATLANTIC BEACH

Mission

The place to be -- through exceptional public services.

2040 Vision

In Atlantic Beach, we have a strong sense of belonging and safety. Our citizens and government care deeply about community character, and we understand that unified support is required to preserve it. We are graced with the functional beauty of our beach, our marsh, and our tree canopy. Our shady streets and multi-use paths connect our welcoming neighborhoods and vibrant local businesses. Our city supports our diverse, multigenerational, socially linked community with green spaces, active lifestyles, parks, and programming.

City Commission Priorities

In 2018, the Atlantic Beach City Commission began undertaking an annual exercise that establishes priorities for city government. This endeavor is facilitated by Atlantic Beach resident Linda Lanier, who volunteers her services.

Attachment F to
9-14-26 Minutes

BUDGET SUMMARY
CITY OF ATLANTIC BEACH, FLORIDA - FISCAL YEAR 2026 - 2027

General Fund	2.7499							
ESTIMATED REVENUES		**General Fund**	**Special Revenue Funds**	**Governmental Capital Project**	**Debt Service Fund**	**Enterprise Funds**	**Pension Trust Funds**	**TOTAL BUDGET**
	Millage per $1000							
Taxes								
Ad Valorem Taxes	**2.7499**	9,094,896						9,094,899
Sales and Use Taxes		1,522,066	1,152,518				217,567	2,892,151
Local Option Gas Tax		735,559	719,697					1,455,256
Convention Development Tax			118,045					118,045
Charges for Services		828,486	130,000			14,561,001		15,519,487
Intergovernmental Revenue		2,890,219	170,000			3,952,434		7,012,653
Fines & Forfeitures		151,200	15,000					166,200
Miscellaneous Revenues		244,050	27,333	83,245		276,000	1,814,000	2,444,628
Licenses and Permits		1,112,676	350,000			543,701		2,006,377
Employer Pension Contributions							1,533,159	1,533,159
Employee Pension Contributions							327,023	327,023
Internal Service Charges		2,064,485						2,064,485
TOTAL SOURCES		18,643,637	2,682,593	83,245	-	19,333,136	3,891,749	44,634,360
Transfers-In		963,911		1,163,989	118,045	259,178		2,505,123
Fund Balances/Reserves/Net Assets		2,213,386		1,277,766	-	6,334,108	(751,786)	9,073,474
TOTAL REVENUES, TRANSFERS & BALANCES		21,820,934	2,682,593	2,525,000	118,045	25,926,422	3,139,963	56,212,957
EXPENDITURES								
General Government		6,101,334	350,000					6,451,334
Public Safety		9,406,690	80,000			752,598		10,239,288
Physical Environment						23,814,448		23,814,448
Transportation		3,847,507	-	1,975,000				5,822,507
Debt Services					118,045	525,465		643,510
Human Services		145,245						145,245
Culture and Recreation		2,320,158	105,000	550,000				2,975,158
Pension Plan Benefits and Administration							3,139,963	3,139,963
TOTAL EXPENDITURES		21,820,934	535,000	2,525,000	118,045	25,092,511	3,139,963	53,231,453
Transfers Out			2,147,593	-		833,911		2,981,504
Fund Balances/Reserves/Net Assets				-				-
TOTAL APPROPRIATED EXPENDITURES, TRANSFERS, RESERVES & BALANCES		21,820,934	2,682,593	2,525,000	118,045	25,926,422	3,139,963	56,212,957

CITY OF ATLANTIC BEACH
CITY COMMISSION MEETING
STAFF REPORT

AGENDA ITEM: 90-Day Calendar for the City Commission

SUBMITTED BY: Adrianna Walsh, Executive Assistant to the City Manager

TODAY'S DATE: September 24, 2026

MEETING DATE: September 28, 2026

BACKGROUND: The rolling 90-day calendar is routinely revised based on input from City staff and City Commission members, and is included in each agenda for consideration of approval by consensus.

Please note that the next 2026 town hall meeting has been scheduled for:

- 10 a.m. Saturday, Oct. 17, at City Hall.

BUDGET: None

RECOMMENDATION: Accept the 90-Day Calendar for September 2026-November 2026 by consensus.

ATTACHMENT: City Commission 90-Day Calendar (September 2026-November 2026)

REVIEWED BY CITY MANAGER: Kevin Hogencamp

CITY COMMISSION

September 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2	3 Code Enforcement 2 pm	4	5
6 Farmers Market 10 am-2 pm (Russell Park) Songwriters Concert 6 pm (Gulliford Hall)	7 City Offices Closed Labor Day Holiday	8 Arts, Recreation, Culture Committee 6 pm	9 Environmental Stewardship Cmte. 6 pm	10	11	12 Forest Bathing/Nature Therapy 10am – Noon (Howell Park)
13 Farmers Market 10 am-2 pm (Russell Park)	14 City Commission 6:00 pm (Invoc-Bole)	15 Community Development Board 6 pm	16 Parks Master Plan Public Input Meetings 2 pm and 6 pm	17 Constitution Day 3 pm (Seawalk Pavilion) Artist Reception 6 pm (Adele Grage)	18 Brush Up Paint Class 6pm (Adele Grage)	19 Fall Festival 10am – 1 pm (Donner Park)
20 Farmers Market 10 am-2 pm (Russell Park) Acoustic Night 6 pm (Adele Grage)	21	22	23 Environmental Stewardship Cmte. 6 pm	24	25	26 Carnival of Thanks: Celebrating Employees and their Loved Ones 11am-1pm (Donner Park)
27 Farmers Market 10 am-2 pm (Russell Park)	28 City Commission 6:00 pm (Invoc-Grant)	29	30 Parks Master Plan Public Input Meeting 6 pm			

CITY COMMISSION

October 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
4 Farmers Market 10 am-2 pm (Russell Park) Songwriters Concert 6 pm (Gulliford Hall)	5	6	7	8	9	10
11 Farmers Market 10 am-2 pm (Russell Park)	12 City Commission 6:00 pm (Invoc-Kelly)	13 Arts, Recreation, Culture Committee 6 pm	14 Environmental Stewardship Cmte. 6 pm Beaches E-Bike Meeting 6 pm (Jacksonville Beach Council Chamber)	15 Artist Reception 5-8 pm (Adele Grage)	16	17 Town Hall Meeting 10 am (Adele Grage) Family Fun Day & Campout Under the Stars 4-10 pm (Jack Russell Park)
18 Farmers Market 10 am-2 pm (Russell Park) Acoustic Night 6pm (Adele Grage)	19	20 Community Development Board 6 pm	21	22	23	24
25 Farmers Market 10 am-2 pm (Russell Park)	26 City Commission 6:00 pm (Invoc-Ring)	27	28 Environmental Stewardship Cmte. 6 pm	29	30 ABPD Not-So-Spooky Haunted House	31

CITY COMMISSION

November 2026

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 Farmers Market 10 am-2 pm (Russell Park)	2	3 General Election	4 Environmental Stewardship Cmte. 6 pm	5 Code Enforcement Special Magistrate 2 pm Atlantic Beach Film Series – "Wall-E" 6 pm (Adele Grage)	6	7
8 Farmers Market 10 am-2 pm (Russell Park) Songwriters Concert 6 pm (Gulliford Hall)	9 City Commission 6:00 pm (Invoc-Ford)	10	11 City Offices Closed Veterans Day Veterans Day Ceremony 9 am (Beaches Veterans Memorial Park) Marsh Oaks Community Center Ribbon-Cutting Immediately Following Veterans Day Ceremony	12 Pension Boards 6 pm	13	14
15 Farmers Market 10 am-2 pm (Russell Park)	16 Board Member Review Committee 5:30 pm	17 Community Development Board 6 pm	18 Environmental Stewardship Cmte. 6 pm	19 Artist Reception 5pm (Adele Grage)	20	21 Music Fest 4-8 pm (Jack Russell Park)
22 Farmers Market 10 am-2 pm (Russell Park)	23 City Commission 6:00 pm (Invoc-Bole)	24	25	26 City Offices Closed Thanksgiving Holiday	27 City Offices Closed Thanksgiving Holiday	28
29 Farmers Market 10 am-2 pm (Russell Park)	30					

CITY OF ATLANTIC BEACH
CITY COMMISSION MEETING
STAFF REPORT

AGENDA ITEM: Resolution No. 26-118 - Approval of Fiscal Year 2026-27 Tentative Agreement with the Coastal Florida Police Benevolent Association.

SUBMITTED BY: Robert I. Blanco, Director of HR, Safety & Risk Mgmt.

TODAY'S DATE: September 7, 2026

MEETING DATE: September 28, 2026

BACKGROUND: The City of Atlantic Beach and the Coastal Florida Police Benevolent Association ("PBA") are parties to a Collective Bargaining Agreement covering bargaining-unit employees for the period October 1, 2025 through September 30, 2028.

As part of the Fiscal Year 2026-27 bargaining process, representatives of the City and PBA negotiated revisions to Article 13, Personal Leave Hours, and Article 26, Wages. The parties have reached a Tentative Agreement on these items.

The Tentative Agreement does not reopen or modify the remainder of the Collective Bargaining Agreement. All provisions not expressly amended by the Tentative Agreement remain unchanged and in full force and effect.

SUMMARY OF TENTATIVE AGREEMENT:

Article 26 – Wages

Effective October 1, 2026, the Police Officer/Detective and Police Sergeant wage schedules will be revised in accordance with Exhibit A of the Tentative Agreement.

The revised schedule establishes:

- Police Officer/Detective Step 1 entry salary of **$68,000 annually**;
- Police Officer/Detective salary range through Step 11 of approximately **$105,465 annually**;
- Police Sergeant salary ranges from approximately **$96,349 to $123,996 annually**; and
- Continuation of the existing **1% lump-sum annual bonus** for eligible employees who have reached the maximum step.

All other provisions of Article 26 remain unchanged.

Article 13 – Personal Leave Sell-Back

Section 13.4 is revised to establish an annual personal leave sell-back process that remains subject to available City funding.

Under the revised provision:

- The City will determine, in its sole discretion, by **August 1** of each year whether sufficient funding is available for a leave sell-back and whether any funding limitation or proration will apply.
- Eligible employees may request to sell back up to **80 hours** of accrued personal leave.
- Requests must be submitted by **August 15**.
- To be eligible, an employee must have actually used at least **80 hours of personal leave during the fiscal year** before submitting the request.
- The employee must have at least **200 hours of accrued personal leave** in his or her leave bank when the request is submitted.
- The City may approve all, none, or a prorated portion of eligible requests based upon available funding.
- Approved payments will be made on the **second regular pay period in September**.

The revised provision preserves the City's ability to evaluate the program annually based upon available financial resources and does not create an automatic annual obligation to fund a leave sell-back

BUDGET IMPACT: $138,404

The revised wage schedule becomes effective October 1, 2026 and will result in increased personnel costs for bargaining-unit positions beginning in Fiscal Year 2026-27. The estimated Fiscal Year 2026-27 base wage increase is $138,404.

Funding for the wage schedule will be included within the Police Department personnel budget for Fiscal Year 2026-27.

The personal leave sell-back provision does not establish a fixed annual fiscal obligation. The City retains sole discretion each year to determine whether sufficient funds are available and may authorize all, none, or a prorated portion of eligible requests.

RECOMMENDATION: Adopt Resolution No. 26-118.

ATTACHMENTS:
1. Resolution No. 26-118
2. Exhibit A – Fiscal Year 2026-27 PBA Tentative Agreement

PUBLIC OUTREACH: Website & employee email

REVIEWED BY CITY MANAGER: 

RESOLUTION NO. 26-118

A RESOLUTION OF THE CITY OF ATLANTIC BEACH, FLORIDA, APPROVING THE FISCAL YEAR 2026-27 TENTATIVE AGREEMENT BETWEEN THE CITY OF ATLANTIC BEACH AND THE COASTAL FLORIDA POLICE BENEVOLENT ASSOCIATION AMENDING ARTICLES 13 AND 26 OF THE COLLECTIVE BARGAINING AGREEMENT; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT; AUTHORIZING IMPLEMENTATION OF THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Atlantic Beach ("City") and the Coastal Florida Police Benevolent Association ("PBA") are parties to a Collective Bargaining Agreement effective October 1, 2025 through September 30, 2028; and

WHEREAS, the City and PBA have engaged in collective bargaining concerning provisions applicable to Fiscal Year 2026-27 and have reached a Tentative Agreement regarding Article 13, Personal Leave Hours, and Article 26, Wages; and

WHEREAS, the Tentative Agreement establishes a revised personal leave sell-back provision and a revised wage schedule effective October 1, 2026; and

WHEREAS, except for the provisions expressly amended by the Tentative Agreement, all other articles, sections, terms, and conditions of the existing Collective Bargaining Agreement remain unchanged and in full force and effect; and

WHEREAS, the Tentative Agreement is subject to ratification by the PBA bargaining unit and approval by the City Commission; and

WHEREAS, the City Commission finds that approval of the Tentative Agreement is in the best interests of the City, its employees, and the citizens of Atlantic Beach.

NOW, THEREFORE, be it resolved by the City Commission of the City of Atlantic Beach, Florida, as follows:

SECTION 1. Approval of Tentative Agreement. The City Commission hereby approves the Fiscal Year 2026-27 Tentative Agreement between the City of Atlantic Beach and the Coastal Florida Police Benevolent Association, substantially in the form attached hereto as **Exhibit "A"** and incorporated herein by reference.

SECTION 2. Authorization to Execute. The City Manager is hereby authorized to execute the Tentative Agreement on behalf of the City following ratification by the PBA bargaining unit, if such ratification has not occurred prior to adoption of this Resolution, and to execute such other documents as may be reasonably necessary to effectuate the provisions of the Tentative Agreement, provided that such documents do not materially alter the terms approved by the City Commission.

SECTION 3. Implementation. The City Manager, Human Resources Director, Finance Director, and other appropriate City staff are authorized and directed to take all actions necessary to implement the Tentative Agreement.

The wage schedule contained in the Tentative Agreement shall be effective October 1, 2026. The revised personal leave sell-back provisions shall become effective upon final ratification and approval and shall apply beginning with the Fiscal Year 2026-27 personal leave sell-back cycle.

SECTION 4. Funding and Appropriation. Implementation of the Tentative Agreement shall be subject to the appropriation of funds by the City Commission. Any personal leave sell-back shall remain subject to the funding determination and limitations provided in Article 13 of the Collective Bargaining Agreement, as amended by the Tentative Agreement.

SECTION 5. Effective Date. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED by the City of Atlantic Beach, this 28th day of September, 2026.

_____
Curtis Ford, Mayor

Attest:

_____
Donna L. Bartle, City Clerk

Approved as to form and correctness:

_____
Jason Gabriel, City Attorney

Exhibit A

TENTATIVE AGREEMENT

BETWEEN

CITY OF ATLANTIC BEACH, FLORIDA

AND

COASTAL FLORIDA POLICE BENEVOLENT ASSOCIATION

FY 2026-2027 REOPENER - ARTICLES 13 AND 26

The City of Atlantic Beach, Florida ("City") and the Coastal Florida Police Benevolent Association ("Association"), collectively referred to as the "Parties," enter into this Tentative Agreement to amend specified provisions of the collective bargaining agreement effective October 1, 2025 through September 30, 2028 ("Agreement").

The Parties agree that the following amendments are tentative and are subject to ratification by the Association bargaining unit and approval by the City Commission. Upon final ratification and approval, these amendments shall be incorporated into and become part of the Agreement.

1. ARTICLE 13 - PERSONAL LEAVE HOURS

Section 13.4 shall be deleted in its entirety and replaced with the following:

13.4 PERSONAL LEAVE SELL BACK

A. No later than August 1 of each year, the City, in its sole discretion, shall determine and announce whether sufficient funds are available to conduct a personal leave sell back for that fiscal year. If the City determines that available funding will permit less than the full amount requested by eligible employees, the City shall also announce no later than August 1 the applicable prorated amount or other funding limitation that will apply to eligible requests.

B. An eligible employee may submit a written request to sell back to the City up to eighty (80) hours of accrued personal leave. The written request must be submitted no later than August 15 of the current fiscal year and is subject to the following conditions:

1. The employee must have actually used at least eighty (80) hours of personal leave during the current fiscal year before submitting the sell-back request.
2. The employee must have at least two hundred (200) hours of accrued personal leave in the employee's leave bank at the time the sell-back request is submitted.
3. An employee who has scheduled personal leave that will subsequently reduce the employee's leave balance below two hundred (200) hours shall remain eligible to sell back personal leave under this Section, provided the employee had at least two hundred (200) hours in the leave bank at the time the sell-back request was submitted.

C. The City, in its sole discretion, may authorize payment of all, none, or a prorated portion of eligible sell-back requests, consistent with the funding availability or prorated amount announced by the City no later than August 1.

D. Any personal leave sell back authorized under this Section shall be paid on the second regular pay period in September.

The revised Section 13.4 shall become effective upon final ratification and approval of this Tentative Agreement and shall first apply to the FY2027 personal leave sell-back cycle.

Exhibit A

2. ARTICLE 26 - WAGES

Effective October 1, 2026, Section 26.1 shall be amended to reflect the wage schedules set forth below. The Police Officer/Detective Step 1 entry-level annual salary shall be $68,000.00. All other language in Section 26.1 concerning annual step placement and the one-percent (1%) lump-sum annual bonus for employees at the maximum step shall remain unchanged.

All other provisions of Article 26, including Sections 26.2 through 26.9, shall remain unchanged and in full force and effect.

EXHIBIT A - EFFECTIVE OCTOBER 1, 2026

Police Officer / Detective

Step	Hourly Rate	Approx. Annual Salary (2,184 Hours)
1	$31.14	$68,009.76
2	$32.14	$70,193.76
3	$33.41	$72,967.44
4	$35.68	$77,925.12
5	$37.79	$82,533.36
6	$39.89	$87,119.76
7	$41.30	$90,199.20
8	$42.70	$93,256.80
9	$44.12	$96,358.08
10	$45.53	$99,437.52
11	$48.29	$105,465.36

Exhibit A

Police Sergeant

Step	Hourly Rate	Approx. Annual Salary (2,184 Hours)
1	$44.12	$96,358.08
2	$45.53	$99,437.52
3	$48.28	$105,443.52
4	$49.74	$108,632.16
5	$51.14	$111,689.76
6	$52.58	$114,834.72
7	$53.97	$117,870.48
8	$56.78	$124,007.52

Note: Annual salary figures are based on 2,184 hours.

3. NO OTHER CHANGES

Except as expressly modified by this Tentative Agreement, all other articles, sections, terms, and conditions of the Agreement shall remain unchanged and in full force and effect.

4. RATIFICATION AND EFFECTIVE DATES

A. This Tentative Agreement is not binding until ratified by the Association bargaining unit and approved by the City Commission.

B. The wage changes contained in Section 2 and Exhibit A shall be effective October 1, 2026. If final ratification and approval occur after October 1, 2026, the wage changes shall be implemented retroactively to October 1, 2026.

C. The revised Section 13.4 shall become effective upon final ratification and approval and shall govern the FY 2027 personal leave sell-back cycle, including the August 1, 2027 notice, August 15, 2027 request deadline, and payment on the second regular pay period in September.

TENTATIVELY AGREED TO BY THE PARTIES:

FOR THE CITY

_____

City Manager / Authorized Representative

Date: _____

FOR THE ASSOCIATION

_____

Authorized PBA Representative

Date: _____

Exhibit A

CITY OF ATLANTIC BEACH
CITY COMMISSION MEETING
STAFF REPORT

AGENDA ITEM: Resolution No. 26-121 continuing the City's grant-writing and related services agreement with Langton Associates, Inc.

SUBMITTED BY: Kevin Hogencamp, Deputy City Manager

TODAY'S DATE: Sept. 16, 2026

MEETING DATE: Sept. 28, 2026

BACKGROUND: The City of Atlantic Beach desires to continue the services of Langton Associates, Inc. for the City's grant-writing and related needs. Langton has agreed to a renewal of its contract with the same terms and conditions of the current contract, plus a 3% cost-of-living adjustment. The FY 2026-27 agreement amount is $48,381.12.

The services that Langton provides to the City are as follows:

- Update Needs Assessment and Strategic Grants Plan
- Determination of Relevant Funding Sources
- Preparation and Submission of Grant Applications
- Technical Assistance on Grant Administration
- Personalized Grant Research and Consultation
- Intergovernmental Relations with Federal and State Governments
- Provide a Biweekly eMail Grant Alert

RECOMMENDATION: The City Commission approve Resolution No. 26-121

ATTACHMENTS: Resolution No. 26-121
Langton Associates, Inc. 2026-27 consulting agreement
Langton Associates, Inc. 2026 annual report

BUDGET: $48,381.12 is allocated in the proposed 2026-27 budget.

REVIEWED BY CITY MANAGER: 

RESOLUTION NO. 26-121

A RESOLUTION OF THE CITY OF ATLANTIC BEACH AUTHORIZING A ONE-YEAR AGREEMENT CONTINUING THE PROFESSIONAL SERVICES OF LANGTON ASSOCIATES, INC.; AUTHORIZING THE EXPENDITURE OF $48.381.12 ALLOCATED IN THE FISCAL YEAR 2026-27 BUDGET FOR THIS PURPOSE; AUTHORIZING THE CITY MANAGER TO EXECUTE ANY CONTRACTS AND PURCHASE ORDERS AS NECESSARY TO EFFECTUATE THE PROVISIONS OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Atlantic Beach desires to continue the professional services of Langton Associates, Inc., for the purpose of obtaining various governmental grants and assistance offered by governmental agencies and bodies; and

WHEREAS, the fiscal year 2026-27 budget includes $48,381.12 for this purpose.

NOW THEREFORE, be it resolved by the City Commission of the City of Atlantic Beach as follows:

SECTION 1. Subject to and contingent upon inclusion of funding for this purpose in the fiscal year 2026-27 City Commission-approved budget, the City Manager is hereby authorized to sign a one-year agreement continuing the professional services of Langton Associates and approve a purchase order for $48,381.12 on behalf of the City of Atlantic Beach.

SECTION 2. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED by the City of Atlantic Beach, this 28th day of September 2026.

_____
Curtis Ford, Mayor

Attest:

_____
Donna L. Bartle, City Clerk

Approved as to form and correctness:

_____
Jason Gabriel, City Attorney

CONSULTING AGREEMENT

This consulting agreement made on this ___ day of _____ 2026, by and between Langton Associates, Inc., hereinafter referred to as "Langton", and the City of Atlantic Beach, hereinafter referred to as "Client" on the following terms and conditions:

RECITALS

WHEREAS, Langton is a Florida corporation engaged in the business of offering governmental consulting support to municipalities, counties, other governmental bodies and non-profit corporations, and

WHEREAS, Client is in need of professional services of consulting for the purpose of obtaining various governmental grants and assistance offered by various governmental agencies and bodies, and

WHEREAS, the parties are desirous to enter into this contract, to establish a contractual relationship and set up the fees to be charged by Langton to Client for the services rendered and to establish the guidelines for consulting work to be performed.

IT IS THEREFORE agreed as follows:

1. Langton agrees to provide professional consulting services to Client for the term of one (1) year, commencing October 1, 2026 and ending September 30, 2027. Langton agrees to exercise its best efforts to obtain governmental grants and benefits for client. It is understood, however, that Langton cannot guarantee results that any certain amount of funds will be obtained for Client.

2. Pursuant to this agreement Langton agrees to provide specific services as follows:

- Update Needs Assessment and Strategic Grants Plan
- Determination of Relevant Funding Sources
- Preparation and Submission of Grant Applications
- Technical Assistance on Grant Administration
- Personalized Grant Research and Consultation
- Intergovernmental Relations with Federal and State Governments
- Provide a Bi-Weekly SMARTGrants™ E-Mail Grant Alert

3. In exchange for Langton performing these services as established herein and devoting his time, Client agrees to pay Langton professional fees in the amount of $48,381.12 in 12 monthly installments of $4,031.76

4. In conjunction with services relating to Client, the Client agrees to pay expenses of Langton. This shall include, but not be limited to, travel expenses, which shall be air expense on coach flights, car rental, hotel (at commercial rates) and food (maximum of $25.00 per person per day). Langton will submit the invoice for these expenses which shall be paid by the 10th day of the following month after submission of the expense report by Langton. Langton will not

incur travel expenses without approval of Client.

5. Langton agrees to devote the necessary time and performance of his duties for Client. Inasmuch as the professional services rendered are of a subjective nature subject to differences of opinion, mutual confidence and respect are necessary. Accordingly, this contract can be terminated by either party without cause upon giving of a thirty (30) day notice as follows:

A. As to Langton:
5627 Atlantic Blvd. Suite 4
Jacksonville, Florida 32207

B. As to Client:
800 Seminole Road
Atlantic Beach, FL 32233

6. Should litigation be necessary to enforce any provision of this agreement then the prevailing party shall be entitled to recover a reasonable attorney's fee from the other side.

ATTEST: LANGTON ASSOCIATES, INC.

_____ BY:_____
Michael Langton, President

ATTEST:

_____ BY:_____
Kevin Hogencamp, City Manager
City of Atlantic Beach

City of Atlantic Beach
Annual Report

Langton CONSULTING

September 2, 2026

Dear Kevin Hogencamp, Mayor Ford, and the City Commission,

The Langton Consulting team is honored to continue our partnership with the City of Atlantic Beach. Over the past eleven years, we've worked closely with City staff and elected officials to secure competitive grant funding for projects that strengthen infrastructure, enhance resilience, and improve the quality of life for residents. Our collaboration spans multiple departments including Public Works, Utilities, Parks & Recreation, Planning & Community Development, and Public Safety, as well as community organizations dedicated to maintaining Atlantic Beach as a vibrant and sustainable coastal community.

Since our last annual report (October 14, 2025), Langton staff has worked with City staff to submit **$2,050,529** in funding requests on behalf of the City of Atlantic Beach. During this period, **$1,389,180** has been funded, including the Resilient Lift Station Project Phase I (Resilient Florida Implementation Grant), the Tree Inventory and Assessment (Community Forestry Hurricane Ian Recovery), and the Hurricane Recovery Tree Maintenance Project (Urban and Community Forestry Disaster Recovery Supplement).

Several proposals remain pending, including the Safe Streets Atlantic Beach Implementation Project, two dune walkover projects (NOAA Community Projects and the Coastal Partnership Initiative), and a Building Resilient Infrastructure and Communities submission for an emergency generator at the Sea Gardens Sewage Lift Station. Together, these pending applications represent **$1,933,530** in potential funding to enhance flood protection, public safety, and community resilience. Three Hazard Mitigation Grant Program applications and the Donner Park Playground Improvements application submitted last year also remain under review (**$1,837,500** in additional requests).

In addition to the submissions listed in this report, Langton staff has identified and evaluated a range of potential funding sources that were ultimately not pursued due to timing, project readiness, or program eligibility, which are factors inherent to strategic grant development. We have also provided technical assistance and ongoing grant administration support as needed.

The following pages summarize grants **a)** submitted over the past year, **b)** previously submitted but awarded during this period, and **c)** currently in development for upcoming submission cycles.

Grants Submitted from October 2025 - September 2026

Project	Grant Program	Submission Date	Request Amount	Status
Atlantic Beach 5th Street Dune Walkover Project	Coastal Partnership Initiative	10/24/25	$60,000.00	Pending
Tree Inventory & Assessment	Community Forestry - Hurricane Ian Recovery, Round II	1/28/26	$25,290.00	Funded
Marsh Oaks Community Garden	AARP Community Challenge Grant	3/4/26	$14,909.00	Declined

Hurricane Recovery Tree Maintenance Project	Urban and Community Forestry Disaster Recovery Supplement	3/9/26	$26,800.00	Funded
Beaches Veterans Memorial Park Playground	T-Mobile Hometown Grant	3/31/26	$50,000.00	Declined
Sea Gardens Sewage Lift Station Generator	Building Resilient Infrastructure and Communities	5/12/26	$79,296.00	Pending
Safe Streets Atlantic Beach: Multimodal Safety Upgrades and Quick-Build Demonstrations	Safe Streets and Roads for All Implementation	5/26/26	$714,234.00	Pending
Dune Walkover Infrastructure	NOAA Community Projects	6/1/26	$1,080,000.00	Pending

Pending at Time of Last Annual Report, Since Funded

Project	Grant Program	Submission Date	Request Amount	Status
Resilient Lift Station Project Phase I (Resubmit)	Resilient Florida Implementation Grant	8/27/25	$1,338,721	Funded

Currently in Development

Project	Grant Program	Deadline	Request Amount
Marsh Oaks Community Center Emergency Generator	Building Resilient Infrastructure and Communities	TBD	$82,500
De-Escalation and Crisis Response Training Initiative	DOJ COPS Safer Outcomes Program	9/3/26	~$50,000
Project TBD (ballpark or tennis court renovations)	Florida Recreation Development Assistance Program	TBD	TBD
Project TBD (kayak launch or invasive removal)	Coastal Partnership Initiative	10/31/26	TBD
Park Development (Project TBD)	Land and Water Conservation Fund	12/15/26	TBD

The Langton Consulting team looks forward to continuing our collaboration with the City of Atlantic Beach to secure strategic funding that advances community resilience, infrastructure improvement, and overall quality of life. We remain committed to supporting the City's vision and appreciate your continued trust and partnership in these important endeavors.

Sincerely,



Michael Langton, GPC
President, Langton Consulting

5627 Atlantic Blvd., Suite 4, Jacksonville, FL 32207 904.614.9861 www.langtonconsulting.com
Michael Langton, GPC, President mlangton@langtonconsulting.com

CITY OF ATLANTIC BEACH
CITY COMMISSION MEETING
STAFF REPORT

AGENDA ITEM: Public hearing and adoption of Resolution No. 26-110 levying the ad valorem property tax millage rate for municipal purposes on all taxable property within the City for the fiscal year beginning October 1, 2026 and ending September 30, 2027, and stating the percentage by which the millage to be levied exceeds the rolled-back rate; and public hearing and adoption of Ordinance No. 20-26-184 adopting the final budget for the City of Atlantic Beach Florida for fiscal year beginning October 1, 2026 and ending September 30, 2027.

SUBMITTED BY: Kevin Hogencamp, City Manager

TODAY'S DATE: September 25, 2025

MEETING DATE: September 28, 2025

BACKGROUND: To adopt a millage rate and operating budget, the City Commission must adhere to a strict process, per state law. Attached is an outline for the final public hearing. The format is the same as in previous years and was read into the record as presented to ensure compliance with TRIM laws (s. 200.065, F.S.).

In advance of the public hearings, the City Manager presented a Proposed Operating Budget and held seven public workshops to review and adjust with the City Commission's guidance. While preparation of the budget is a fluid process through Sept. 28, the budget documents are published at www.coab.us/budget.

The first public hearing was held on September 14, 2026, in the Commission Chamber, at 6:00 p.m., as was noticed to all property owners by the Duval County Property Appraiser's Office and published in *Jacksonville Daily Record*.

This final public hearing for the final adoption of the millage by resolution and a second public hearing for the final adoption of the Operating Budget, Ordinance No. 20-26-184, on September 28, 2026, at 6:00 p.m., in the City Commission Chamber. The Proposed Operating Budget is funded using the millage rate of 2.7499. This is a 6.52% increase over the rolled-back rate.

The draft budget transmittal letter and associated documents are published at www.coab.us/budget.

BUDGET IMPACT: Proposed Fiscal Year 2026-27 budget expenditures = $57,830,833.

RECOMMENDATION: Adopt Resolution No. 26-110 and, upon second reading, Ordinance No. 20-26-184 with total expenditures of $57,830,833.

ATTACHMENTS:
Budget Statement/Script
Resolution No. 26-110
Ordinance No. 20-26-184
Budget Summary
Budget Charts

LINK: Line-Item Budget

REVIEWED BY CITY MANAGER: Kevin Hogencamp

ADOPTION OF A MILLAGE AND OPERATING BUDGET
FOR FISCAL YEAR 2026-27

First item to be considered:

Adoption of Resolution No. 26-110 levying a Millage Rate of 2.7499

Open Public Hearing

State the following:

Here at the City of Atlantic Beach

The Rolled–Back Rate Is 2.5815

The Millage Rate to Be Levied Is 2.7499

The millage rate to be levied is 6.52% more than the rolled-back rate and is a percentage increase in property taxes per sec. 200.065(2)(c) Florida Statutes.

The purpose of adopting the millage rate of 2.7499 is to maintain a level of ad valorem tax revenue sufficient to maintain adequate funding for the existing level of services at anticipated and proposed cost and to continue to maintain the City's infrastructure.

Motion to adopt Resolution No. 26-110, levying a Millage Rate for operating purposes of 2.7499.

Vote

Close Public Hearing

Second item to be considered:

Ordinance No. 20-26-184 establishing the Operating Budget Fiscal Year 2026-27 of $57,830,833.

Open Public Hearing

Motion to adopt Ordinance No. 20-26-184 establishing the Operating Budget for fiscal year 2026-27.

Vote

Close Public Hearing

RESOLUTION NO. 26-110

A RESOLUTION OF THE CITY OF ATLANTIC BEACH, FLORIDA LEVYING THE AD VALOREM PROPERTY TAX MILLAGE RATE FOR MUNICIPAL PURPOSES ON ALL TAXABLE PROPERTY WITHIN THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; STATING THE PERCENTAGE BY WHICH THE MILLAGE TO BE LEVIED EXCEEDS THE ROLLED-BACK RATE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Florida law requires the City Commission of the City of Atlantic Beach, Florida, to pass a resolution levying the millage rate for ad valorem property taxes for municipal purposes on all taxable property within the city limits of the City of Atlantic Beach, Florida, for the fiscal year beginning October 1, 2026 and ending September 30, 2027; and

WHEREAS, Florida law requires said resolution to state the millage rate to be levied, and also, to state the percentage by which the millage rate to be levied exceeds the rolled-back rate as computed pursuant to Florida law; and

WHEREAS, the City Commission of the City of Atlantic Beach, Florida, has duly considered the budgetary requirements of the City; a tentative budget has been prepared for the fiscal year beginning October 1, 2026 and ending September 30, 2027, based on a millage rate of 2.7499 mills on taxable property within the City; and has acted in accordance with the terms, provisions, and procedures contained in section 200.065, Florida Statutes.

NOW, THEREFORE, be it resolved by the City Commission of the City of Atlantic Beach, Florida, as follows:

1. The ad valorem property tax millage rate for municipal purposes to be levied on the taxable property within the city limits of the City of Atlantic Beach, Florida, during the fiscal year beginning October 1, 2026 and ending September 30, 2027 is hereby set at the rate of 2.7499 mills.

2. The percentage by which this millage rate to be levied exceeds the rolled-back rate of 2.5815 mills is 6.52%.

3. This resolution shall take effect immediately upon its passage and adoption by the City Commission of the City of Atlantic Beach, Florida.

PASSED AND ADOPTED at a public hearing by the City Commission of the City of Atlantic Beach, Florida on the 28th day of September 2026.

Attest:

_____
Donna L. Bartle, City Clerk

_____
Curtis Ford, Mayor

Approved as to form and correctness:

_____
Jason Gabriel, City Attorney

ORDINANCE NO. 20-26-184

AN ORDINANCE ADOPTING THE FINAL BUDGET FOR THE CITY OF ATLANTIC BEACH, FLORIDA FOR FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027.

WHEREAS, the City Commission of the City of Atlantic Beach, Florida, on September 14, 2026, held a public hearing as required by Florida Statutes Section 200.065; and

WHEREAS, the City Commission of the City of Atlantic Beach, Florida on September 28, 2026, held a second public hearing as required by Florida Statutes Section 200.065; and

WHEREAS, The City Commission of the City of Atlantic Beach, Florida, set forth the appropriations and revenue estimates for the budget for Fiscal Year beginning October 1, 2026, and ending September 30, 2027, in the amount of $57,830,833.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION ON BEHALF OF THE PEOPLE OF THE CITY OF ATLANTIC BEACH, FLORIDA, that:

1. The Fiscal Year 2026-27 budget of $57,830,833 dated September 28, 2026, is hereby adopted.

2. This Ordinance shall take effect immediately upon its adoption.

PASSED by the City Commission on first reading following the first public hearing on the 14th day of September, 2026.

PASSED AND ADOPTED by the City Commission on second and final reading following the second public hearing the 28th day of September, 2026.

ATTEST:

Donna L. Bartle
City Clerk

Curtis Ford
Mayor

Approved as to form and correctness:

Jason Gabriel
City Attorney

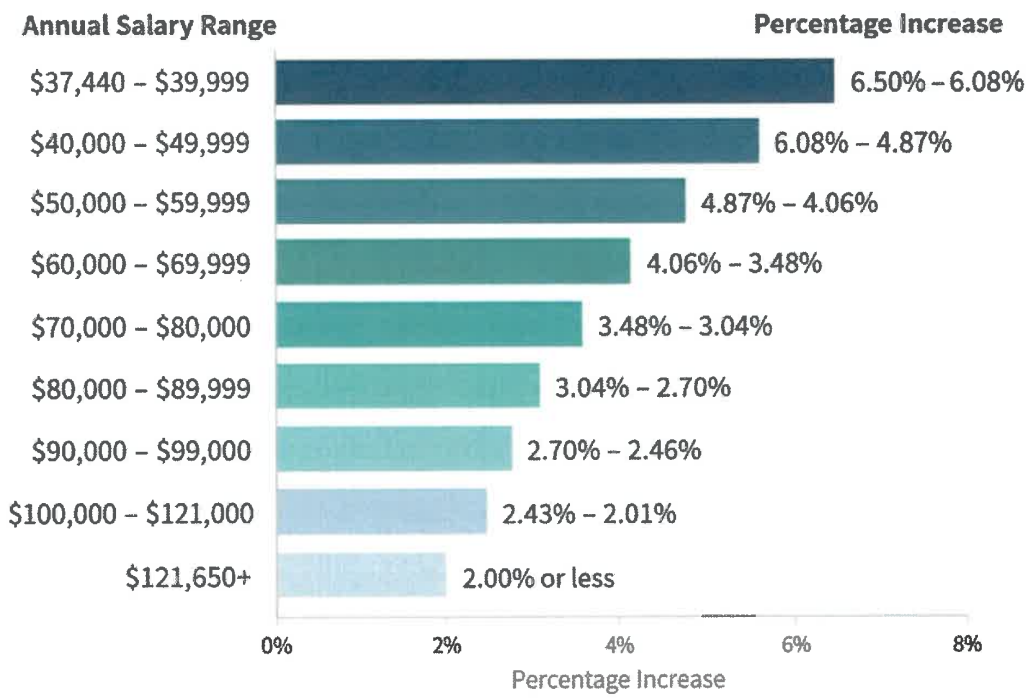
BUDGET SUMMARY
CITY OF ATLANTIC BEACH, FLORIDA - FISCAL YEAR 2026 - 2027

General Fund	2.7499	General Fund	Special Revenue Funds	Governmental Capital Project	Debt Service Fund	Enterprise Funds	Pension Trust Funds	TOTAL BUDGET
ESTIMATED REVENUES								
Taxes	Millage per $1000							
Ad Valorem Taxes	**2.7499**	9,094,896						9,094,899
Sales and Use Taxes		1,522,066	1,152,518				217,567	2,892,151
Local Option Gas Tax		735,559	719,697					1,455,256
Convention Development Tax			118,045					118,045
Charges for Services		828,486	212,200			14,561,001		15,601,687
Intergovernmental Revenue		2,890,219	170,000			3,952,434		7,012,653
Fines & Forfeitures		151,200	15,000					166,200
Miscellaneous Revenues		244,050	27,333	83,245		276,000	1,814,000	2,444,628
Licenses and Permits		1,112,676	350,000			543,701		2,006,377
Employer Pension Contributions							1,533,159	1,533,159
Employee Pension Contributions							327,023	327,023
Internal Service Charges		2,064,485						2,064,485
TOTAL SOURCES		18,643,637	2,764,793	83,245	-	19,333,136	3,891,749	44,716,560
Transfers-In		833,911		1,413,989	118,045	-		2,365,945
Fund Balances/Reserves/Net Assets		1,969,746		2,732,766	-	6,297,602	(751,786)	10,248,328
Capital Outlay-Amendment 3		500,000						
TOTAL REVENUES, TRANSFERS & BALANCES		21,447,294	2,764,793	4,230,000	118,045	25,630,738	3,139,963	57,330,833
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Public Safety		9,334,501	80,000			752,598		10,167,099
Physical Environment						23,268,764		23,268,764
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Culture and Recreation		2,259,658	105,000	550,000				2,914,658
Pension Plan Benefits and Administration							3,139,963	3,139,963
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Fund 410 (Sewer Fund) - $488,435

Impact of a $1.17/Hour Flat Pay Increase

Equivalent to $2,433.60 annually per full-time employee (2,080 hours)



$1.17/hour = $2,433.60 per year

Key Takeaway

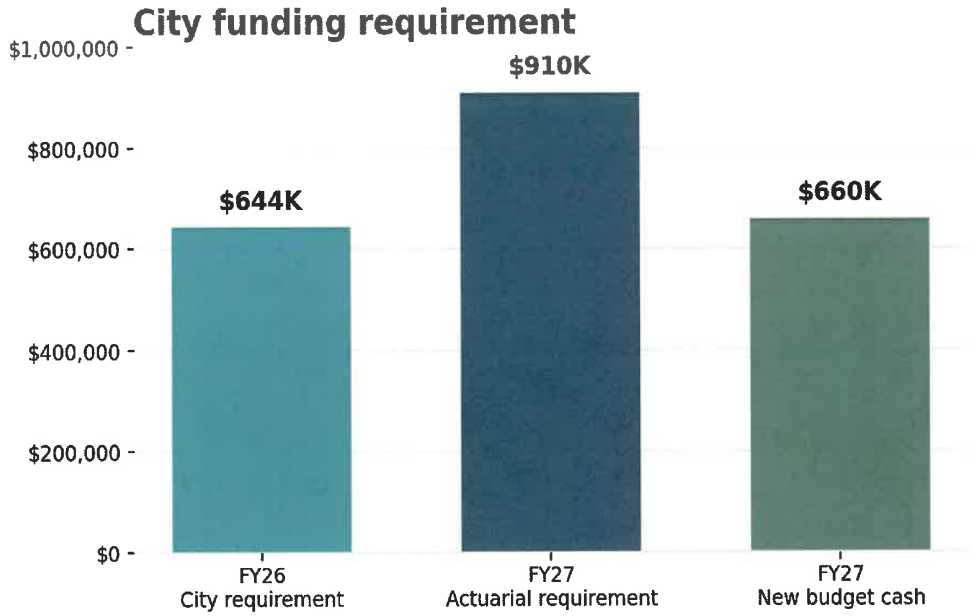
1. Every full-time employee receives the same $2,433.60 annual increase.
2. The percentage increase is greatest for employees at the lower end of the pay scale.
3. This approach is simple, transparent, and progressive in effect.

A flat-dollar increase gives every employee the same annual increase, while producing a larger percentage increase for lower-paid employees.

A STRONGER COMMUNITY TOGETHER

Police Pension — FY2027 Budget Impact

Prepaid contributions absorb most of the actuarial increase



FY2027 FUNDING FLOW

$1,128,025	Total employer / State requirement
– $217,567	Expected Chapter 185 State revenue
$910,458	City actuarial obligation
– $250,887	Prepaid City contribution reserve
$659,571	NEW FY27 CITY CASH NEEDED

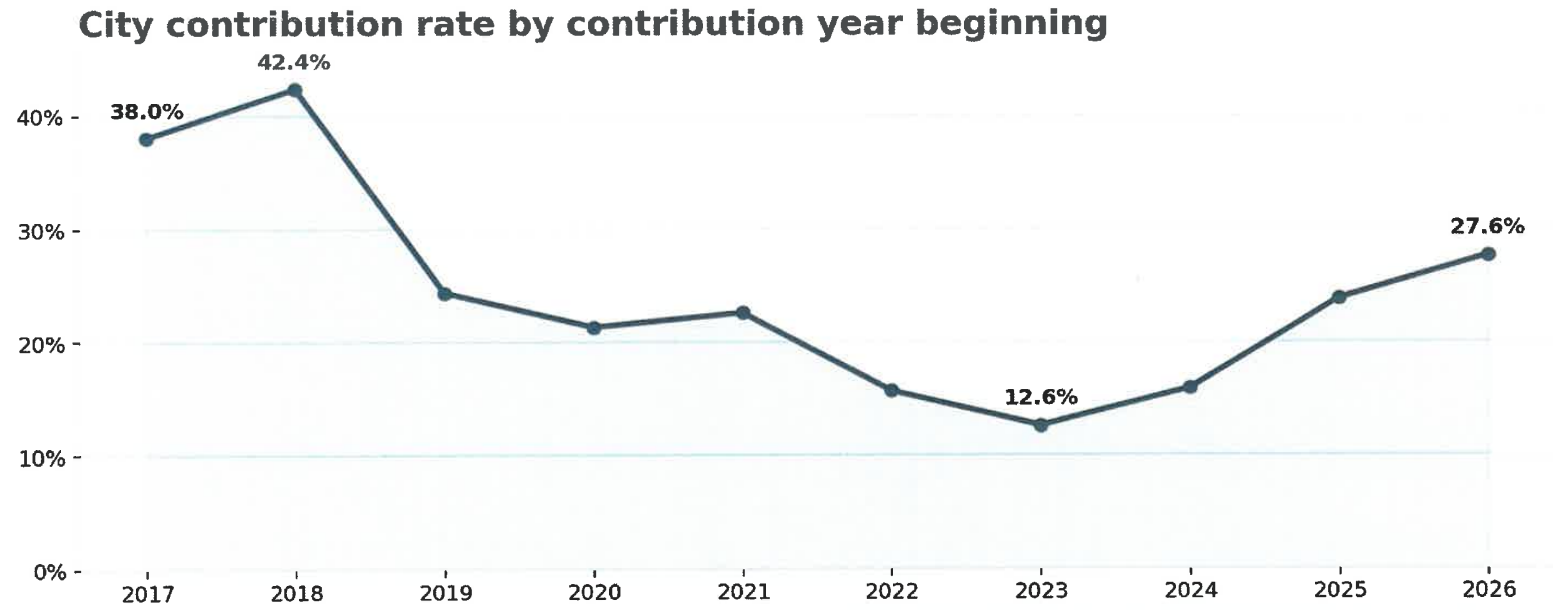
Budget takeaway: The prepaid reserve covers about 94% of the $266,606 actuarial increase, leaving only $15,719 of additional FY27 cash versus FY26 (about 2.4%).

Source: GRS, City of Atlantic Beach Police Officers' Retirement System — 10/1/2025 Actuarial Valuation

1

Historical City Contribution Rate

Current rate is elevated, but still below prior historical peaks



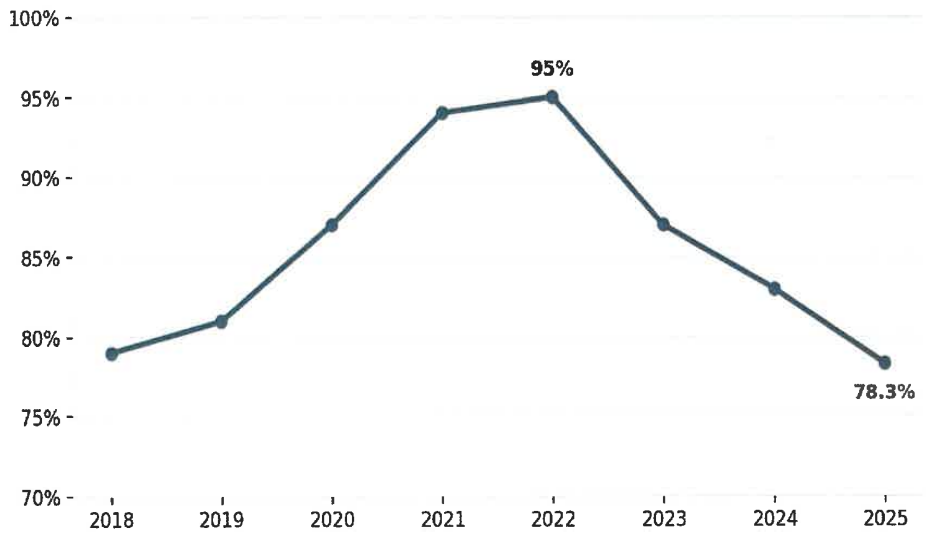
Commission context: The FY2027 City rate of 27.65% is materially higher than recent lows, but remains below the 38.04% and 42.38% contribution rates experienced in 2017–2018.

Source: GRS, City of Atlantic Beach Police Officers' Retirement System — 10/1/2025 Actuarial Valuation

Funding Health and What Drove the FY2027 Increase

Investment performance was positive; liability and assumption changes drove the actuarial pressure

Actuarial funded ratio



CURRENT FUNDING PICTURE

78.3%	Actuarial funded ratio
85.6%	Market-value funded ratio
$1.804M	Market gains above actuarial value to be phased in over 3 years

WHAT DROVE THE INCREASE

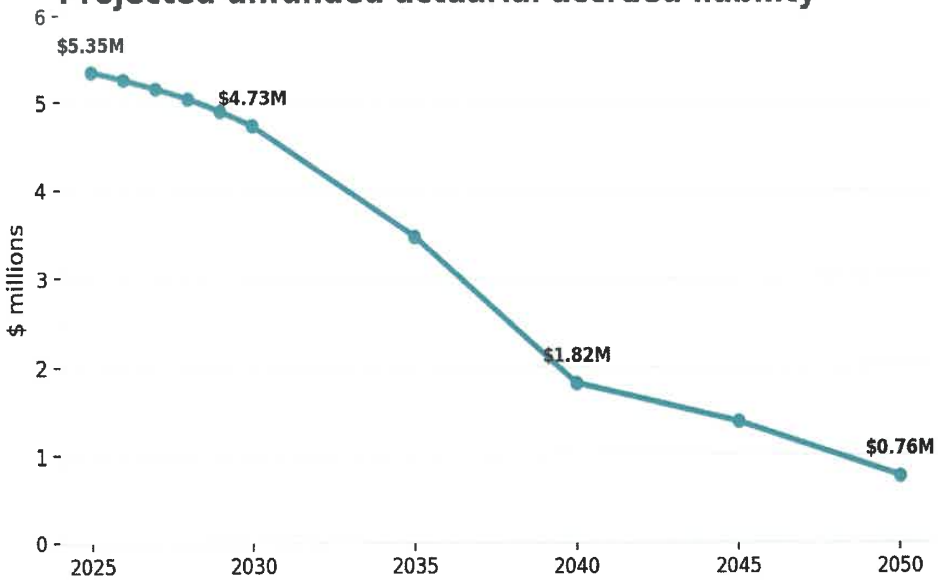
- Salary increases: 17.4% actual vs. 6.6% expected
- Experience loss added $63,359 to required contribution
- Required mortality update added $57,356
- No pension benefit revisions were made

Source: GRS, City of Atlantic Beach Police Officers' Retirement System — 10/1/2025 Actuarial Valuation

Future Outlook — Scheduled Funding Path

Projection assumes actuarial assumptions are met; exact future City contributions will vary

Projected unfunded actuarial accrued liability



Planning note: this is the actuary's UAAL amortization path — not a forecast of the City's exact FY2028–FY2050 contributions.

KEY FUTURE ASSUMPTIONS

6.25%	Investment return assumption
3.5%	Long-term payroll growth assumption
8.0%	Police officer member contribution
$217,567	FY2027 assumed Chapter 185 revenue

WHAT THIS MEANS

- UAAL is projected to decline from $5.35M in 2025 to $4.73M in 2030 and about $0.76M by 2050.
- Deferred market gains should lower contribution pressure as they are recognized, absent offsetting losses.

Source: GRS, City of Atlantic Beach Police Officers' Retirement System — 10/1/2025 Actuarial Valuation

CITY OF ATLANTIC BEACH
CITY COMMISSION MEETING
STAFF REPORT

AGENDA ITEM: Public hearing and adoption of Resolution No. 26-110 levying the ad valorem property tax millage rate for municipal purposes on all taxable property within the City for the fiscal year beginning October 1, 2026 and ending September 30, 2027, and stating the percentage by which the millage to be levied exceeds the rolled-back rate; and public hearing and adoption of Ordinance No. 20-26-184 adopting the final budget for the City of Atlantic Beach Florida for fiscal year beginning October 1, 2026 and ending September 30, 2027.

SUBMITTED BY: Kevin Hogencamp, City Manager KH

TODAY'S DATE: September 25, 2025

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BUDGET IMPACT: Proposed Fiscal Year 2026-27 budget expenditures = $57,830,833.

RECOMMENDATION: Adopt Resolution No. 26-110 and, upon second reading, Ordinance No. 20-26-184 with total expenditures of $57,830,833.

ATTACHMENTS:

Budget Statement/Script
Resolution No. 26-110
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Budget Summary
Budget Charts

LINK: Line-Item Budget

REVIEWED BY CITY MANAGER: Kevin Hogencamp

ADOPTION OF A MILLAGE AND OPERATING BUDGET
FOR FISCAL YEAR 2026-27

First item to be considered:

Adoption of a Millage Rate of 2.7499

Open Public Hearing

State the following:

Here at the City of Atlantic Beach

The Rolled–Back Rate Is	2.5815
The Millage Rate to Be Levied Is	2.7499

The millage rate to be levied is 6.52% more than the rolled-back rate and is a percentage increase in property taxes per sec. 200.065(2)(c) Florida Statutes.

The purpose of adopting the millage rate of 2.7499 is to maintain a level of ad valorem tax revenue sufficient to maintain adequate funding for the existing level of services at anticipated and proposed cost and to continue to maintain the City's infrastructure.

Motion to approve Resolution No. 26-110, levying a Millage Rate for operating purposes of 2.7499.

Vote

Close Public Hearing

Second item to be considered:

Ordinance No. 20-26-184 establishing the Operating Budget Fiscal Year 2026-27 of $57,830,833.

Open Public Hearing

Motion to adopt Ordinance No. 20-26-184 establishing the Operating Budget for fiscal year 2026-27.

Vote

Close Public Hearing

RESOLUTION NO. 26-110

A RESOLUTION OF THE CITY OF ATLANTIC BEACH, FLORIDA LEVYING THE AD VALOREM PROPERTY TAX MILLAGE RATE FOR MUNICIPAL PURPOSES ON ALL TAXABLE PROPERTY WITHIN THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; STATING THE PERCENTAGE BY WHICH THE MILLAGE TO BE LEVIED EXCEEDS THE ROLLED-BACK RATE; AND PROVIDING AN EFFECTIVE DATE.

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WHEREAS, the City Commission of the City of Atlantic Beach, Florida, has duly considered the budgetary requirements of the City; a tentative budget has been prepared for the fiscal year beginning October 1, 2026 and ending September 30, 2027, based on a millage rate of 2.7499 mills on taxable property within the City; and has acted in accordance with the terms, provisions, and procedures contained in section 200.065, Florida Statutes.

NOW, THEREFORE, be it resolved by the City Commission of the City of Atlantic Beach, Florida, as follows:

1. The ad valorem property tax millage rate for municipal purposes to be levied on the taxable property within the city limits of the City of Atlantic Beach, Florida, during the fiscal year beginning October 1, 2026 and ending September 30, 2027 is hereby set at the rate of 2.7499 mills.

2. The percentage by which this millage rate to be levied exceeds the rolled-back rate of 2.5815 mills is 6.52%.

3. This resolution shall take effect immediately upon its passage and adoption by the City Commission of the City of Atlantic Beach, Florida.

PASSED AND ADOPTED at a public hearing by the City Commission of the City of Atlantic Beach, Florida on the 28th day of September 2026.

Attest:

_____
Donna L. Bartle, City Clerk

_____
Curtis Ford, Mayor

Approved as to form and correctness:

_____
Jason Gabriel, City Attorney

ORDINANCE NO. 20-26-184

AN ORDINANCE ADOPTING THE FINAL BUDGET FOR THE CITY OF ATLANTIC BEACH, FLORIDA FOR FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027.

WHEREAS, the City Commission of the City of Atlantic Beach, Florida, on September 14, 2026, held a public hearing as required by Florida Statutes Section 200.065; and

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ATTEST:

Donna L. Bartle
City Clerk

Curtis Ford
Mayor

Approved as to form and correctness:

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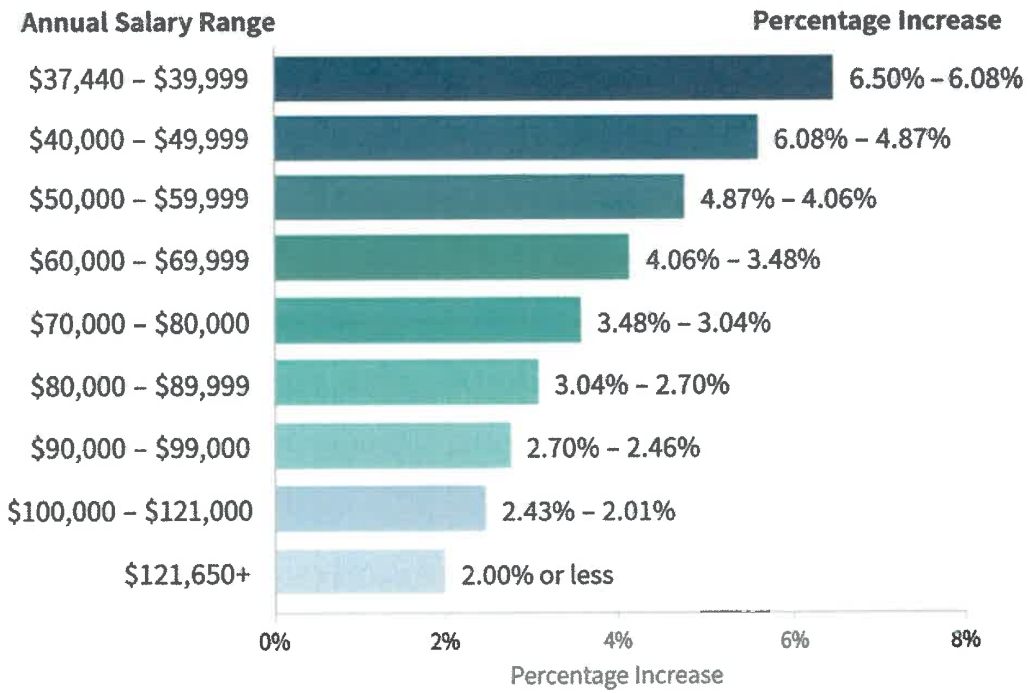
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CITY OF ATLANTIC BEACH, FLORIDA - FISCAL YEAR 2026 - 2027

General Fund	2.7499							
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Equivalent to $2,433.60 annually per full-time employee (2,080 hours)



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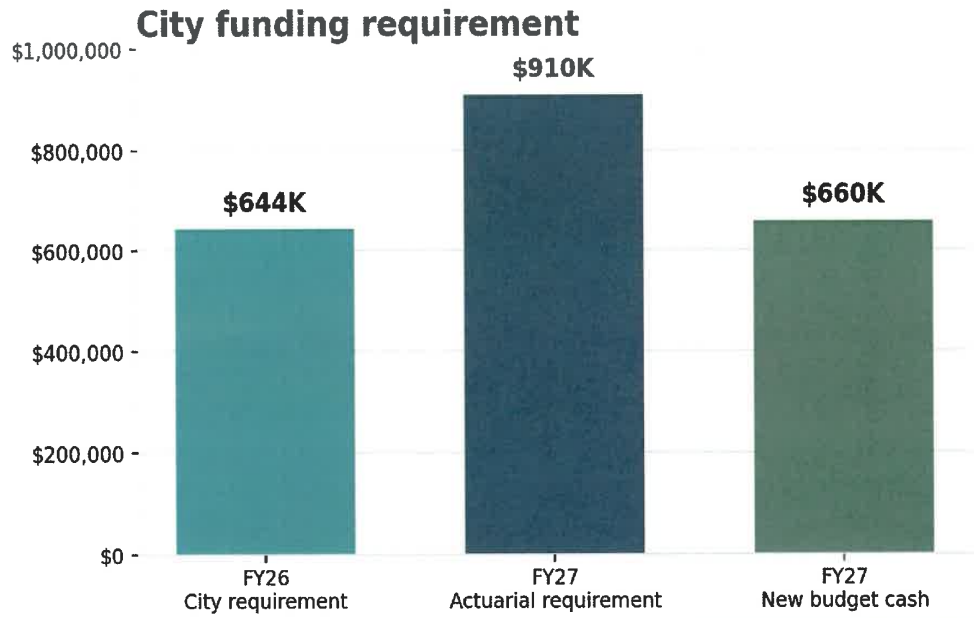
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– $250,887	Prepaid City contribution reserve
$659,571	**NEW FY27 CITY CASH NEEDED**

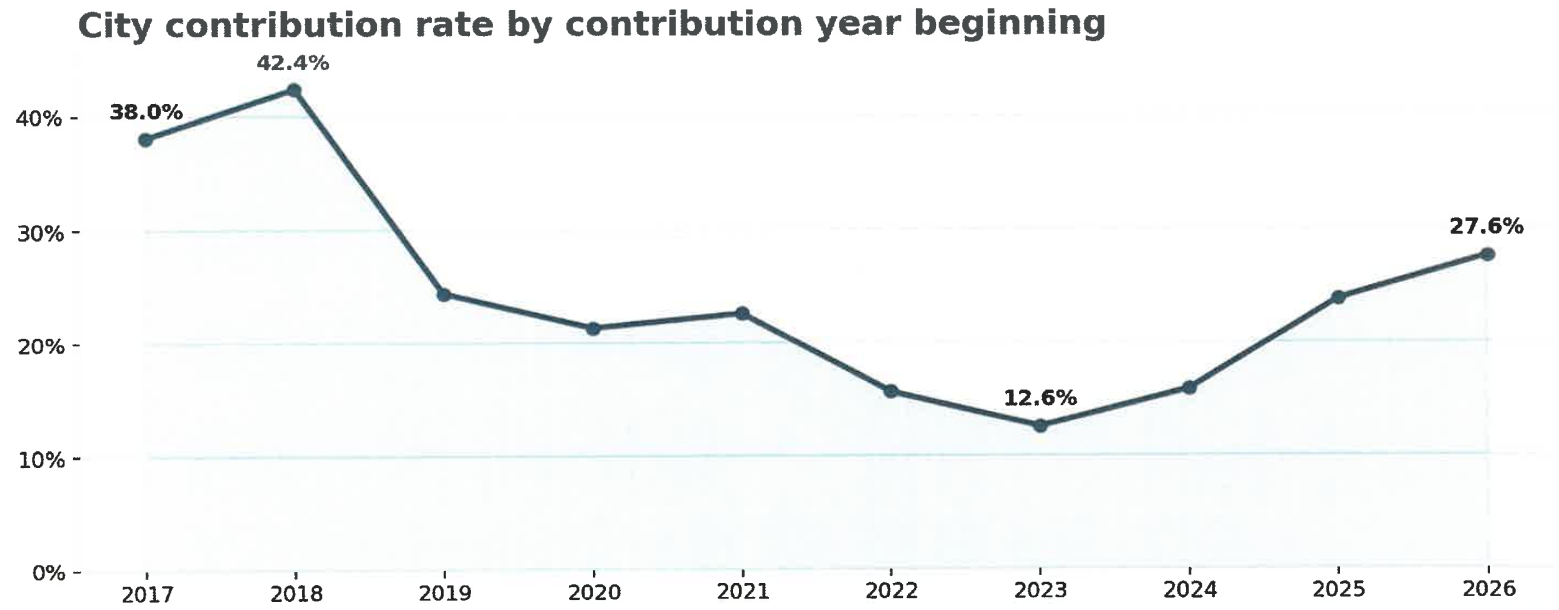
Budget takeaway: The prepaid reserve covers about 94% of the $266,606 actuarial increase, leaving only $15,719 of additional FY27 cash versus FY26 (about 2.4%).

Source: GRS, City of Atlantic Beach Police Officers' Retirement System — 10/1/2025 Actuarial Valuation

1

Historical City Contribution Rate

Current rate is elevated, but still below prior historical peaks



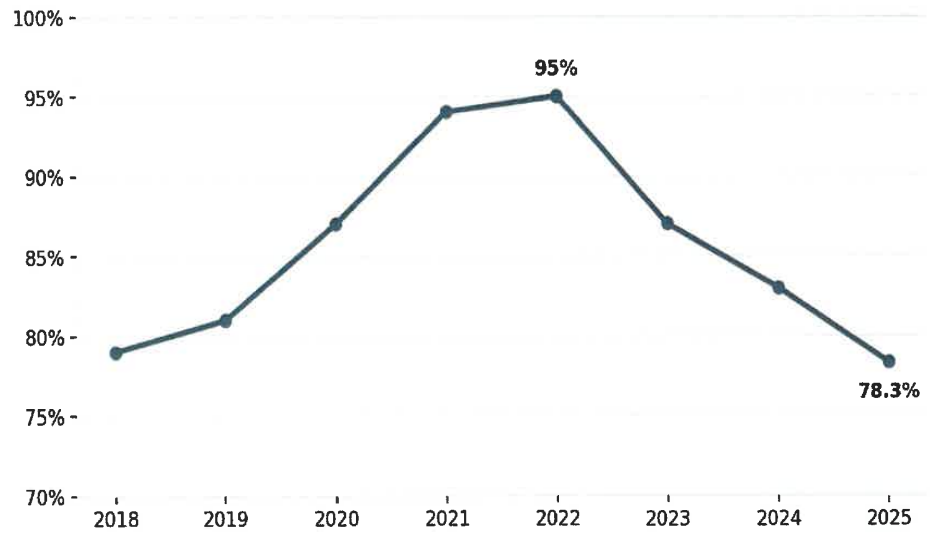
Commission context: The FY2027 City rate of 27.65% is materially higher than recent lows, but remains below the 38.04% and 42.38% contribution rates experienced in 2017–2018.

Source: GRS, City of Atlantic Beach Police Officers' Retirement System — 10/1/2025 Actuarial Valuation

Funding Health and What Drove the FY2027 Increase

Investment performance was positive; liability and assumption changes drove the actuarial pressure

Actuarial funded ratio



CURRENT FUNDING PICTURE

78.3%	Actuarial funded ratio
85.6%	Market-value funded ratio
$1.804M	Market gains above actuarial value to be phased in over 3 years

WHAT DROVE THE INCREASE

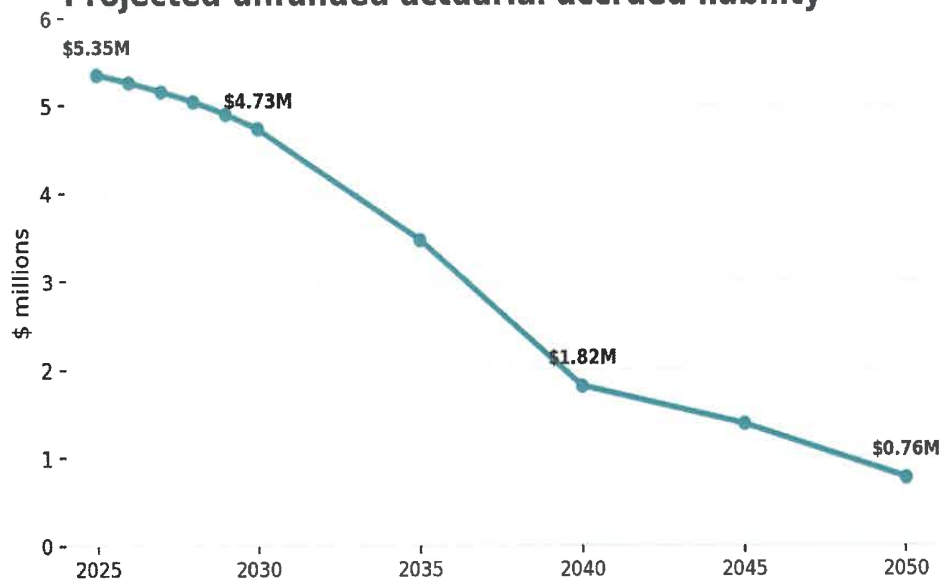
- Salary increases: 17.4% actual vs. 6.6% expected
- Experience loss added $63,359 to required contribution
- Required mortality update added $57,356
- No pension benefit revisions were made

Source: GRS, City of Atlantic Beach Police Officers' Retirement System — 10/1/2025 Actuarial Valuation

Future Outlook — Scheduled Funding Path

Projection assumes actuarial assumptions are met; exact future City contributions will vary

Projected unfunded actuarial accrued liability



Planning note: this is the actuary's UAAL amortization path — not a forecast of the City's exact FY2028–FY2050 contributions.

KEY FUTURE ASSUMPTIONS

6.25%	Investment return assumption
3.5%	Long-term payroll growth assumption
8.0%	Police officer member contribution
$217,567	FY2027 assumed Chapter 185 revenue

WHAT THIS MEANS

- UAAL is projected to decline from $5.35M in 2025 to $4.73M in 2030 and about $0.76M by 2050.
- Deferred market gains should lower contribution pressure as they are recognized, absent offsetting losses.

Source: GRS, City of Atlantic Beach Police Officers' Retirement System — 10/1/2025 Actuarial Valuation

MEMORANDUM

TO: Mayor and City Commissioners

FROM: Kevin Hogencamp, City Manager KH

DATE: September 10, 2026

SUBJECT: Comprehensive Administrative Update: Federal Dune Walkovers Project (Policy Rationale, Resident Feedback, and Master Timeline)

1. Executive Summary

This memorandum provides an administrative status update on the Atlantic Beach Dune Walkover Improvement Project. Following the adoption of Resolution No. 25-39 on April 28, 2025, and the subsequent authorization of $1,080,000 in federal Community Project Funding, staff is advancing final engineering designs, Florida Department of Environmental Protection (FDEP) permitting, and procurement across six primary beach access locations.

This document outlines the project scope, municipal planning alignment, proposed policy codification language, resident correspondence regarding specific access sites, and an updated master project timeline.

2. Scope of Work and Location Breakdown

As authorized under Resolution No. 25-39, the project addresses six critical street-end access points:

- **1st Street:** Construction of a new elevated walkover (no existing structure).
- **4th Street:** Construction of a new elevated walkover (no existing structure).
- **5th Street:** Construction of a new elevated walkover (no existing structure).
- **11th Street:** Replacement and rehabilitation of dilapidated/buried walkover.
- **13th Street:** Replacement and rehabilitation of dilapidated/buried walkover.
- **14th Street:** Construction of a new elevated walkover (no existing structure).

3. Primary Drivers, Benefits, and Planning Alignment

City planning documents -- including the 2030 Comprehensive Plan, Parks Master Plan, and Bicycle and Pedestrian Connectivity Plan -- treat beach access points as vital coastal "mini-parks." Elevated walkovers function as essential trails protecting these natural assets, balancing public access, environmental stewardship, coastal resilience, and infrastructure protection.

Primary Drivers and Benefits

- **Dune and Vegetation Preservation:** Elevating walkovers protects delicate root networks of sea oats (*Uniola paniculata*) and native flora from foot traffic damage, allowing vegetation to trap sand and maintain natural dune growth (Comp Plan Obj. D.1.3, Policy D.1.3.1).
- **Storm Surge and Erosion Mitigation:** Uncontrolled footpaths carve low points ("blowouts") into the shoreline where storm surges breach the coast. Elevated crossings eliminate these gaps, securing a continuous physical barrier against coastal flooding (Obj. D.1.2, Policy D.1.1.2).
- **Universal Public Shoreline Access:** Designated walkovers provide predictable, slip-resistant, and barrier-free access for families, seniors, and individuals with mobility devices (Obj. D.1.4, Policy D.1.4.1; Goal E.1).
- **Wildlife and Nesting Safeguards:** Channeling foot traffic keeps beachgoers off sensitive nesting grounds, directly protecting sea turtles, shorebirds, and gopher tortoises (Obj. D.3.5, Policy D.3.5.2).
- **Fiscal Efficiency and Asset Protection:** Formalizing elevated walkovers as public infrastructure protects public property, reduces long-term shoreline restoration costs, minimizes emergency renourishment expenses, and streamlines FDEP permitting (Goal H.1).

Planning Document Alignment

- **2030 Comprehensive Plan:** "The City shall maintain all existing accesses including barrier-free ramps and shall join with other beach communities... in seeking means of accommodating beach visitors..."
- **Parks Master Plan:** "The City shall provide opportunities for appropriate recreational uses and access to public waterways, the beach and natural areas..."
- **Bicycle and Pedestrian Connectivity Plan:** "The identified opportunities and associated improvements proposed serve to connect the entire city... to connect the marsh to the beach."

4. Summary of Public Correspondence and Resident Feedback

The City Manager's Office and City Commission have received written feedback from nearby property owners regarding proposed structures at 14th Street (representing at least six properties) and 11th Street (one property owner). Key resident concerns and recommendations include:

- **Ecosystem Disturbance and Dune Health:** Opposing residents at 14th Street emphasize that their local dunes are stable and healthy, arguing that permanent wooden structures will disturb intact ecosystems and natural sand movement.
- **Maintenance Burdens:** Residents expressed concern over long-term municipal upkeep (sand clearance, storm repair), citing the existing 13th Street walkover as an example of a structure frequently buried or degraded.

- **Neighborhood Character and Public Process:** Longtime residents noted they have voluntarily maintained the natural 14th Street pathway for decades and requested clearer early neighborhood engagement and scale considerations.
- **Proposed Alternatives:** Opposing property owners strongly urge the City to evaluate flexible, lower-impact alternatives -- specifically roll-out mat systems (e.g., Mobi-Mats) -- as a cost-effective, non-permanent access solution.
- **Parking Clarification:** Some property owners requested that the two street-end parking spaces remain standard rather than ADA-designated. Staff confirms the City has no plans to convert these spaces into ADA parking.

5. Project Timeline and Key Milestones

Target Date	Milestone / Event	Details
April 2025	Initial Public Outreach	E-newsletter, website and social media announcement issued encouraging public input.
April 21-28, 2025	Interagency Support Secured	Endorsements secured from Jacksonville Public Works, Parks, Disabled Services, Sea Turtle Patrol, ESC, ARCC, and coastal engineers.
April 28, 2025	Resolution No. 25-39 Adopted	City Commission unanimously approved the $1.08M federal funding request.
February 2026	Federal Appropriation Enacted	Federal legislation signed into law, securing $1,080,000 for Atlantic Beach.
August 2026	Grant Acceptance Authorized	City Commission formally authorized execution of federal grant funds.
Aug–Sept 2026	Directed Public Outreach	Conducted direct engagement with street-end residents to review design considerations, listen to concerns.
September 2026	Resident Engagement Review	Resident meetings held and written correspondence compiled for Commission review.

Target Date	Milestone / Event	Details
Sept-Oct 2026	Final Design, FDEP Permitting	Engineering details finalized for FDEP Coastal Construction Control Line (CCCL) compliance.
October 31, 2026	Turtle Nesting Season Ends	Environmental window opens for beachfront construction activity.
November 2026	Construction Commencement	Onsite construction scheduled to begin at designated street ends.

6. Next Steps

Unless directed otherwise by the City Commission, staff will continue advancing project deliverables:

- **Engineering and Permitting Review:** Complete FDEP submittals while taking site constraints and public feedback into account.
- **Contract Procurement:** Release contractor solicitation packages ahead of the November construction window.

If the Commission wishes to further evaluate 11th Street or 14th Street design alternatives prior to construction, staff stands ready to facilitate a targeted public workshop.

7. Policy Codification Recommendation and Commission Direction

To transition from an informal practice to a clear municipal standard, staff recommends formalizing beach access infrastructure principles within the Municipal Code.

Proposed Policy Codification Language:

"To fulfill the coastal resource protection, natural disaster mitigation, and public access goals established in the City of Atlantic Beach Comprehensive Plan, all designated public beach access points shall feature standard elevated dune walkovers constructed in accordance with FDEP Coastal Construction Control Line (CCCL) guidelines. These structures serve as essential public infrastructure designed to preserve primary dune integrity, protect native stabilizing vegetation, maintain continuous storm-surge barriers, safeguard wildlife, and afford safe, equitable access to the shoreline."

Staff Requests Direction on authorization to draft an ordinance incorporating the proposed policy codification language into the Municipal Code.