



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Community Redevelopment Agency

Monday, December 22, 2025

3:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Community Redevelopment Agency

The following Agenda of Business has been prepared for consideration and action at a Regular Meeting of the Community Redevelopment Agency:

CALL TO ORDER

ROLL CALL

COURTESY OF THE FLOOR TO VISITORS

APPROVAL OF MINUTES

A.

- September 22, 2025 Minutes
- October 27, 2025 Minutes

OLD BUSINESS

NEW BUSINESS

- A. Resolution 2026-04 Amending the Southend Community Redevelopment Budget to allocate \$100,000.00 to fund the underground infrastructure repairs in Sunshine Park

ITEMS FOR DISCUSSION

ADJOURNMENT

NOTICE

If you are a person with a disability who needs an accommodation to participate in a meeting, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator by phone 904-712-6297 or submit an [Accommodation Request](#) to the ADA Coordinator as far in advance of the meeting as possible; preferably 7 days but no less than 2 business days, before the meeting. If you are hearing or voice impaired, please call Florida Relay at 711 for assistance.

In accordance with Section 286.0114, Florida Statutes, any member of the public may attend a public hearing and can be heard on any matter presented before the Agency. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Agency when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment can be submitted in advance and must include the following: (1) First Name; (2) Last Name; (3) Address; (4) Public Hearing Date; (5) Specific Agenda Item(s); and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to the Agency Administrator at planning@jaxbchfl.net; (2) Postal mail to Community Redevelopment Agency

[IGNORE_INDENT]

Administrator - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250; or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be made part of the record. All comments received are public record.

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

cc: City Manager; City Attorney

**Minutes of the Community Redevelopment Agency
held Monday, September 22, 2025 at 3:00 PM
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

This meeting was called to order at 3:00 PM.

ROLL CALL:

Chairman:	Gary Paetau	Ron Whittington
Board Members:	Meghan Edwards Kevin Myers	Thad Moseley
Alternates:	Sydney Talcott	Marcus Kampfe
Also present:	CRA Coordinator Taylor Mobbs, Director of Planning and Development Heather Ireland, and Deputy City Clerk Jodilynn Byrd.	

COURTESY OF THE FLOOR TO VISITORS: None

APPROVAL OF MINUTES:

Although no motions were made, the Board agreed by voice vote to approve the following minutes:

- CRA Regular Meeting November 18, 2024
- CRA Workshop/Training Meeting December 16, 2024
- CRA Regular Meeting August 25, 2025 (as amended)

OLD BUSINESS:

Ms. Mobbs clarified meeting dates had not changed since the last update. The only adjustment was the November meeting, which was moved to the Wednesday before Thanksgiving due to room availability. She asked members to advise in advance if they could not attend so a quorum could be confirmed. She also distributed remaining council briefing and council meeting dates, noting the October briefing would include a legislative recap from the city's public affairs consultants.

Ms. Mobbs reported both artists for the restroom murals at Second Avenue and Oceanfront Park had signed contracts and would begin work shortly, with completion expected before the air show. She noted members would be notified once work was underway.

Ms. Mobbs announced the Jacksonville Drive segment of the urban trail had begun. The six-week project was not expected to require road closures, and the HOA at Paradise Key had been notified. Project information was available online and through social media, with a Take-Two Tuesday video scheduled.

Ms. Mobbs concluded by reporting the budget had been approved, securing CRA funding for the next fiscal year. Work would resume after October 1, following the closeout of FY2025.

NEW BUSINESS:

Ms. Mobbs reported staff were closing out purchase orders and transitioning between fiscal years, with more project updates expected in October.

Chair Paetau announced the FRA Conference would be held from October 14-17, 2025, in West Palm Beach. He confirmed he would attend and provide a recap at the next meeting.

Mr. Kampfe expressed interest in attending. Ms. Mobbs stated registration was still open and funding would be coordinated with the finance department, if available.

Motion: It was moved by Mr. Whittington and seconded by Ms. Edwards to approve Mr. Kampfe to attend the FRA Conference. In a roll call vote, the motion passed unanimously.

Chair Paetau requested staff work with the property owner of the vacant lot on First Street north of Lynch's. He noted the fence was broken, vegetation needed trimming, and trash should be removed. He stated improvements to the property would significantly enhance the appearance of the area.

ITEMS FOR DISCUSSION:

A. Southend Plan Amendment

Ms. Mobbs reported the Southend Plan Amendment was nearly complete, aligning with the downtown plan and including current and future projects, public art opportunities, and a continuation of the 50% TIF revenue reduction. She noted projects listed were not automatically authorized, and the reduction could be adjusted through resolution.

A conversation ensued regarding the Southend Plan Amendment, and Ms. Mobbs addressed questions from the board.

Ms. Mobbs stated staff would present several items at the next meeting, including an FRA conference recap, a year-end fund balance report for Southend and downtown prepared by the CFO, and CRA goals and objectives reflecting FY2025. She noted these would be combined into one document for efficiency.

ADJOURNMENT:

There being no further business, this meeting was adjourned at 4:05 PM.

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

Chairman

Date: _____

**Minutes of the Community Redevelopment Agency
held Monday, October 27, 2025 at 3:00 PM
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

This meeting was called to order at 3:00 PM.

ROLL CALL:

Chairman: Gary Paetau Ron Whittington
Board Members: Meghan Edwards Thad Moseley
Kevin Myers
Alternates: Sydney Talcott Marcus Kampfe
Also present: CRA Coordinator Taylor Mobbs, Director of Planning and Development
Heather Ireland, Chief Financial Officer Ashlie Gossett, and Deputy City
Clerk Jodilynn Byrd.

COURTESY OF THE FLOOR TO VISITORS: None

APPROVAL OF MINUTES:

- Community Redevelopment Agency Training held on August 13, 2025
- Community Redevelopment Agency Minutes September 22, 2025

Motion: It was moved by Ms. Edwards and seconded by Mr. Myers to approve the August 13, 2025, Community Redevelopment Agency Training minutes.

In a voice vote, the motion passed unanimously.

Motion: It was moved by Ms. Edwards and seconded by Mr. Moseley to approve the September 22, 2025, Community Redevelopment Agency meeting minutes.

In a voice vote, the motion passed unanimously.

DOWNTOWN CAPE:

Ms. Mobbs clarified the Downtown CAPE item appeared in error on the agenda.

OLD BUSINESS: None

NEW BUSINESS:

A. Adopt/Deny Resolution No. 2025-01 of the City of Jacksonville Beach Community Redevelopment Agency amending the FY2025 Downtown Community Redevelopment Capital Improvement Budget and to appropriate Downtown Tax Increment Trust Funds for capital improvement projects as shown in the attached Exhibit A

Ms. Gossett corrected a scrivener's error in the memo header and confirmed the action with a correct resolution and exhibit. Ms. Gossett provided information regarding Resolution No. 2025-01. A conversation ensued regarding the item, and questions were answered by staff.

Motion: It was moved by Mr. Whittington and seconded by Mr. Moseley to adopt Resolution No. 2025-01 of the City of Jacksonville Beach Community Redevelopment Agency, amending the FY2025 Downtown Community Redevelopment Capital Improvement Budget, and to appropriate Downtown Tax Increment Trust Funds for capital improvement projects as shown in the attached Exhibit A.

In a roll call vote, the motion passed unanimously.

B. Adopt/Deny Resolution No. 2026-02 of the City of Jacksonville Beach Community Redevelopment Agency amending the FY2025 Southend Community Redevelopment Capital Improvement Budget and to appropriate Southend Tax Increment Trust Funds for capital improvement projects as shown in the attached Exhibit A

Ms. Gossett provided information regarding Resolution No. 2026-02. A conversation ensued regarding the item, and questions were answered by staff.

Motion: It was moved by Mr. Whittington and seconded by Mr. Moseley to adopt Resolution No. 2026-02 of the City of Jacksonville Beach Community Redevelopment Agency amending the FY2025 Southend Community Redevelopment Capital Improvement Budget and to appropriate Southend Tax Increment Trust Funds for capital improvement projects as shown in the attached Exhibit A.

In a roll call vote, the motion passed unanimously.

C. Approve/Disapprove the CRA Performance Standards and Measures for FY2026 to satisfy statutory compliance with Sec.189.0694, F.S.

Ms. Mobbs presented the inaugural Performance Standards and Measures to meet F.S. 189.0694, with publication planned by December 1, 2025.

Ms. Mobbs reported the topic remained active statewide following the recent session and noted new reporting requirements signaled continued legislative interest. She confirmed she would remain active with the Florida Redevelopment Association and keep members informed during the upcoming legislative cycle.

Members discussed using infrastructure progress indicators in future updates to show partial completion as large projects advanced.

Motion: It was moved by Mr. Myers and seconded by Ms. Edwards to approve the CRA Performance Standards and Measures for FY2026 to satisfy statutory compliance with Sec.189.0694, F.S.

In a roll call vote, the motion passed unanimously.

D. Adopt/Deny Resolution No. 2026-03 Amending the Southend Plan

Ms. Mobbs introduced the resolution and corrected two scrivener's errors where "Downtown" appeared instead of "Southend."

Ms. Mobbs provided information regarding Resolution No. 2026-02. A conversation ensued regarding the item, and questions were answered by staff.

Chair Paetau questioned inclusion of "Sanctuary" and "Sanctuary Lake" under Southend PUDs. Ms. Mobbs clarified both sites sat adjacent to the district and agreed to add a note stating so.

Chair Paetau requested a joint discussion with City Council before any TIF action, citing long-term implications through 2047 and recent confirmation from the City Manager of a strong fiscal position and ability to release funds. Ms. Mobbs agreed.

Motion: It was moved by Mr. Whittington and seconded by Ms. Edwards to adopt Resolution No. 2026-03 Amending the Southend Plan.

In a roll call vote, the motion passed unanimously.

ITEMS FOR DISCUSSION:

Ms. Mobbs reviewed upcoming dates and confirmed regular CRA meetings on November 19, 2025 and December 22, 2025. Workshops would pause during the holidays and resume in January 2026 with a January 14 workshop and a January 26 regular meeting. The January workshop would revisit the Southend program using current projects, available budget, and Council priorities. Staff would circulate materials and the statutory framework in advance.

Ms. Mobbs outlined City Council briefings: November 10 for a pay-parking review and purchasing manual update, and December 8 for CRA structure and CRA code enforcement. Legal counsel confirmed authority to apply elevated or additional code enforcement in CRA districts.

Ms. Mobbs added Florida Department of Transportation (FDOT) would brief City Council on corridor initiatives at the December briefing, and the City's communications team would preview future sea turtle protection messaging. The January briefing would include a signage update with Beaches Energy present, and Council would conduct the annual review of the City Manager.

Ms. Mobbs stated City Council meetings would occur on November 3 and November 17, 2025. The Southend Plan would go to Council on November 17 by resolution, with required public notice and taxing-authority notice issued at least ten days in advance.

Ms. Mobbs reported upcoming downtown events, including the classic car cruise-in at Latham Plaza, Halloween trunk-or-treat at the pavilion followed by a Beetlejuice screening. Additional upcoming events included Saturday arts market, The Beaches Green Market at Penman Park, and The Out of the Darkness walk at Seawalk Pavilion. Ms. Mobbs also announced the Super Girl Pro Surf Competition would return on November 7, 2025.

Ms. Mobbs reviewed Pier Parking Lot Phase 2. She reported remilling and restriping, new lights,

landscaped areas, and curb and sidewalk work along First Street. She stated the entire lot would close on November 4–6, 2025.

Ms. Mobbs announced Façade Grant Program changes. She set a new maximum of \$50,000 and stated grants would be reviewed quarterly with no exceptions. She stated applicants with prior issues or missed permits would be ineligible. She confirmed materials were live on the website and flyers had been distributed to business owners.

Ms. Mobbs introduced the Safety Grant Program. She stated it was new this year, would fund 80% of project costs up to \$10,000, and would support safety infrastructure only.

Ms. Mobbs reported two new murals by local artists. She identified Sean Bono at 2nd Avenue North and Grace Seymour at Oceanfront Park.

Ms. Mobbs provided a sea turtle sculpture update with HAVIC Studios. She stated the public voted for a sea turtle and noted one of the highest response totals to date. She confirmed the installation would be near the lifeguard station and would be the first in a larger “Sea Life in the City” program. The next animal would be set by a public vote and noted dolphins placed second in the survey.

Ms. Mobbs discussed the Latham Plaza redesign project, stating she anticipates work to start early next year due to scheduled events. She stated staff would coordinate with the parks events team to minimize disruption. She clarified the scope covered the west one-third only, not the entire space.

Ms. Talcott asked about the pier entry sculpture. Ms. Mobbs replied the concept remained in development and staff were coordinating design and siting with upcoming Pier Parking Lot Phase 2 work and the events schedule. Ms. Mobbs stated staff would return with a concept, location, and cost for Board review.

Mr. Myers asked about next steps for boardwalk activation. Ms. Mobbs replied activation required a City Council ordinance change and legal review was underway. She stated the ordinance would likely go to City Council early in 2026 for two readings. If approved, staff would pilot small, simple activations in the first year and expand gradually using a phased approach modeled after the outdoor dining program.

Mr. Kampfe reported attending the Florida Redevelopment Association Conference in West Palm Beach and described an intense, useful overview of statutes, redevelopment law, interlocal agreements, and policy approaches. He said comparing practices showed Jacksonville Beach’s CRA operated in a well-organized manner and often ahead of peers. He praised Ms. Mobbs’ leadership and the City’s support, highlighted collaboration among attendees, and concluded the training broadened his understanding of CRA operations and future priorities.

Chair Paetau addressed misinformation on the P3 project, noting no high-rise and a 35-foot height limit with at most three parking levels. He said no conceptual design existed and the project would be set through a public RFP process. Ms. Mobbs added an informational email

would go out, the RFP would be open for 60 days with a public meeting, and proposals would be scored by a seven-member staff panel with independent financial review.

ADJOURNMENT:

There being no further business, this meeting was adjourned at 4:04 PM.

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

Chairman

Date: _____



City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach, FL 32250

CRA AGENDA ITEM	
TO:	Community Redevelopment Agency Members
FROM:	Taylor Mobbs
DATE:	12/04/2025
SUBJECT:	Sunshine Park Parking Lot Repairs

BACKGROUND

The affected portion of Sunshine Park parking lot was previously identified as an area in need of attention. General asphalt repairs were conducted earlier in the year; however, staff reported that Public Works was actively using underground cameras to assess the full extent of the subsurface damage. The remaining section of the parking lot that has remained closed corresponds directly with the location of the identified underground stormwater failure. The following repair proposal and funding request reflect the necessary work to remediate that underlying issue.

Public Works, along with staff, recommend immediate repair to maintain safe conditions and prevent further deterioration. G&H Underground Construction Inc. provided two repair options under an active piggyback contract. Both options and summary are attached to this memo.

Public Works recommends Option 1, which includes mobilization, labor, equipment, materials to install 1 new manhole, asphalt removal, lime rock, striping, PVC, traffic control, de-watering, and backfill. This option provides the most durable and comprehensive repair for long-term functionality.

The total cost of Option 1 is \$92,562.00. Public Works is seeking approval of a total budget amendment amount not-to-exceed \$100,000.00, providing approximately 10% in contingency for unforeseen field conditions. G&H Underground is available to schedule repairs upon approval.

FINANCIAL IMPACT

A budget amendment of \$100,000.00 to appropriate funds for this new capital improvement. Monies are available in the Southend TIF reserves and the budget will be adjusted at mid-year.

REQUESTED ACTION

Adopt/Deny Resolution No. 2026-04 Amending the Southend Community Redevelopment Budget to allocate \$100,000.00 to fund the underground infrastructure repairs in Sunshine Park.

ATTACHMENTS

1. Sunshine Park Repair Final Quote
2. Resolution 2026-04 - SE Budget Amendment

G&H Underground Construction, Inc.
2315 Dobbs Rd
St. Augustine, Florida 32086
Office: (904) 829-8199

December 4, 2025

Dennis Durpries
City of Jacksonville Beach
Department of Public Works

Thank you for the opportunity to provide you with an estimate for the requested work at Sunshine Park located in Jacksonville Beach. Option 1 for repair: This estimate includes Mobilization, Labor, Equipment, and Materials to install 1 new Manhole, Asphalt Removal, Lime rock, and Repair including striping, +/- 40lf of 24" PVC, Maintenance of Traffic, dewatering, and dirt for filling in the existing hole.

Option 2: Includes Mobilization, Labor, Equipment, and Materials to line the existing manhole, Asphalt Removal, Lime rock, and Repair including striping, +/- 40lf of 24" PVC, Maintenance of Traffic, dewatering, and dirt for filling in existing hole.

Option #1 \$92,562.00

Option #2 \$108,976.00

Sincerely,
Howard Rose, Project Manager

ITEM NO	COSA BID SHEET RE: SUNSHINE PARK JAX BEACH LINE EXISTING MH		UNIT MEAS	UNIT COST TOTAL	TOTAL
101-2	10,001 - 50,000	50000	LS	0.15	7,500.00
103-3	SODDING- ST AUGUSTINE	100	SY	18.00	1,800.00
105-2	EXCAVATE UNSUITABLES -HAUL AND DISPOSAL	74	CY	45.00	3,330.00
105-3	BORROW (TRUCK MEASURE)	90	CY	27.30	2,457.00
106-4	BASE MATERIAL & COMPACTION , LIMEROCK, & CRUSHCRETE 12"	72	SY	101.50	7,308.00
106-5	REMOVE & DISPOSAL OF EXISTING ASPHALT & CONCRETE (TRUCK MEASURE)	20	CY	225.00	4,500.00
107-1	CONCRETE, MISCELLANEOUS, REINFORCED (3000 PSI)	8	CY	950.00	7,600.00
108-7	PLASTIC DRUMS	112	EA/DAY	3.00	336.00
108-8	WARNING AND REGULATORY SIGNS IN WORK ZONES (FDOT INDEX NO. 600 SHEET 8	1112	EA/DAY	3.00	3,336.00
108-10	TWO LANE, TWO WAY, WORK WITHIN THE TRAVEL WAY (FDOT INDEX NO 603)	5	EA/DAY	435.00	2,175.00
	9.5 SP	30	TN	268.00	8,040.00
201-30	EX. DT BOT, REPAIR	1	EA	12,500.00	12,500.00
202-10	EX. MANHOLES, PRECAST, <10' CORE TIE IN W/ BOOT	1	EA	6,500.00	6,500.00
202-19	EX. MANHOLE, LINE, SEWERCOAT, >10'	1	EA	7,700.00	7,700.00
209-8	24" CORRUGATED HIGH DENSITY POLY	40	LF	142.00	5,680.00
407-1	WELLPOINT PUMP INITIAL SET-UP	1	EA	3,500.00	3,500.00
407-2	WELLPOINT HEADER SYSTEM INITIAL SET-UP (0-250')	80	LF	15.00	1,200.00
407-5	WELLPOINT PUMP OPERATION AND MAINTENANCE	20	ED	325.00	6,500.00
407-6	WELLPOINT HEADER SYSTEM O&M (0-250')	80	LF-ED	7.50	600.00
	TOTAL			92,562.00	

ITEM NO	COSA BID SHEET RE: SUNSHINE PARK JAX BEACH NEW MH	UNIT MEAS	UNIT COST TOTAL	TOTAL
101-2	10,001 - 50,000	50000 LS	0.15	7,500.00
103-3	SODDING- ST AUGUSTINE	100 SY	18.00	1,800.00
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107-1	CONCRETE, MISCELLANEOUS, REINFORCED (3000 PSI)	8 CY	950.00	7,600.00
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	9.5 SP	30 TN	268.00	8,040.00
209-8	24" CORRUGATED HIGH DENSITY POLY	40 LF	142.00	5,680.00
401-11	60" DIAMETER MANHOLE OVER 8-10' DEPTH	1 EA	30,114.00	30,114.00
407-1	WELLPOINT PUMP INITIAL SET-UP	1 EA	3,500.00	3,500.00
407-2	WELLPOINT HEADER SYSTEM INITIAL SET-UP (0'-250')	80 LF	15.00	1,200.00
407-5	WELLPOINT PUMP OPERATION AND MAINTENANCE	60 ED	325.00	19,500.00
407-6	WELLPOINT HEADER SYSTEM O&M (0'-250')	80 LF-ED	7.50	600.00
			TOTAL	108,976.00

CRA RESOLUTION NO. 2026-04

**A RESOLUTION OF THE CITY OF JACKSONVILLE BEACH
COMMUNITY REDEVELOPMENT AGENCY, APPROVING A
SOUTHEND BUDGET AMENDMENT TO ALLOCATE FUNDING FOR
THE SUNSHINE PARK INFRASTRUCTURE REPAIR PROJECT**

WHEREAS, the Jacksonville Beach Community Redevelopment Agency is responsible for implementing projects and improvements that further the goals and objectives of the CRA plans adopted pursuant to Chapter 163 Part III Florida Statutes, and

WHEREAS, Public works has identified a critical subsurface infrastructure failure at Sunshine Park that requires repair to ensure public safety and prevent further damage, and

WHEREAS, G&H Underground Construction, Inc. has provided proposals for repair services under an existing, approved piggyback contract, and Public Works staff recommends proceeding with Option 1 in the amount of \$92,562.00 which includes replacing existing manhole, asphalt removal, lime rock base work, striping +/- 40 linear feet of 24 inch PVC, traffic maintenance, dewatering, and backfill, and

WHEREAS, Public Works has requested authority to include a contingency amount to address unforeseen field conditions, for a total not to exceed project cost of \$100,000, and

WHEREAS, the budget amendment is required within the Southend CRA Budget allocate funds necessary to complete the infrastructure repair, and

NOW, THEREFORE, BE IT RESOLVED BY THE JACKSONVILLE BEACH COMMUNITY REDEVELOPMENT AGENCY THAT:

SECTION 1. APPROVAL OF THE SOUTHEND BUDGET AMENDMENT. The CRA approves a budget amendment to allocate a not-to-exceed amount of \$100,000.00 for the Sunshine Park infrastructure repair project.

SECTION 2. EFFECTIVE DATE. This Resolution shall take effect on December 22, 2025.

DULY ADOPTED IN OPEN MEETING THIS 22nd DAY OF DECEMBER, A.D., 2025.

Gary Paetau, Chairman