



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Community Redevelopment Agency

Monday, January 26, 2026

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. December 22, 2025 Minutes
- B. January 14, 2026 Workshop Minutes

OLD BUSINESS

NEW BUSINESS

- A. Resolution No. 2026-04 Amending the FY2026 Budget to Provide Funding for the Police Collective Bargaining Agreement for Downtown CAPE Officers
- B. The Southern Group Continuation of Services

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

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, December 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

Board Members: Meghan Edwards Thad Moseley
Kevin Myers (absent) Ron Whittington (absent)

Alternates: Sydney Talcott Marcus Kampfe

Also present: CRA Coordinator Taylor Mobbs, Director of Public Works Dennis Barron,
and Deputy City Clerk Jodilynn Byrd.

COURTESY OF THE FLOOR TO VISITORS: None

APPROVAL OF MINUTES:

- Community Redevelopment Agency Minutes on September 22, 2025
- Community Redevelopment Agency Minutes on October 27, 2025

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.

Motion: It was moved by Ms. Edwards and seconded by Mr. Moseley to approve the October 27, 2025, Community Redevelopment Agency meeting minutes.

In a voice vote, the motion passed unanimously.

OLD BUSINESS:

Mr. Moseley raised a concern regarding the dumpster enclosure at the Pier parking lot. He noted the condition had persisted for some time and requested the issue be addressed and repaired.

In response to Chair Paetau's question regarding fencing at a property on First Street, Ms. Mobbs explained she was coordinating with the Director of Planning and Development and Code Enforcement to confirm code compliance and noted any violations could be addressed through enforcement. Ms. Mobbs added staff were also exploring incentive-based approaches to improve fencing conditions and reduce blight along First Street.

Chair Paetau requested a future agenda item to discuss construction fencing in the city.

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

Mr. Barron summarized the repairs needed and the repair process.

Ms. Mobbs stated once a timeline was provided by Public Works, staff would distribute an update to the Board outlining the anticipated schedule and scope of work.

A conversation ensued regarding additional repairs. Ms. Mobbs stated staff would coordinate a broader assessment and return to the CRA in January with findings and potential recommendations.

Motion: It was moved by Ms. Edwards and seconded by Mr. Moseley to approve Resolution 2026-04 Amending the Southend Community Redevelopment Budget to allocate \$100,000.00 to fund the underground infrastructure repairs in Sunshine Park.

In a roll call vote, the motion passed unanimously.

ITEMS FOR DISCUSSION:

Ms. Mobbs announced the first joint CRA and City Council meeting would be held on January 21, 2026, and stated construction fencing would be included as a discussion item. Ms. Mobbs reviewed the January schedule, including a CRA workshop on January 14, 2026, and the regular CRA meeting on January 26, 2026.

ADJOURNMENT:

There being no further business, this meeting was adjourned at 3:20 PM.

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

Chairman

Date: _____

**Minutes of the Community Redevelopment Agency Workshop
held Wednesday, January 14, 2026 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 3:02 PM.

ROLL CALL:

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

ITEMS FOR DISCUSSION:

A. Elevated Code Enforcement - Downtown

CRA Coordinator Taylor Mobbs presented an overview of elevated code enforcement tools available to Community Redevelopment Agencies under Florida law. She explained enhanced standards could be applied within redevelopment areas when tied to public safety, aesthetics, and redevelopment objectives.

Ms. Mobbs reviewed current code enforcement procedures. Ms. Mobbs stated discussions with Code Enforcement highlighted that unattractive conditions do not necessarily constitute violations under existing code standards and emphasized the role of code enforcement as compliance-oriented rather than punitive.

Ms. Mobbs discussed potential concepts for elevated standards, including shortened compliance timelines, administrative fine authority in special districts, and education for business owners. She emphasized the goal would be compliance with higher standards rather than punishment.

Chair Paetau opened the item for board discussion.

A conversation ensued regarding the topic of elevated code enforcement in the Central Business District (CBD). Ms. Mobbs reiterated the need for collaboration with City Council, business owners, and Code Enforcement and stated changes would require continued workshopping and policy coordination.

B. Fence Screening - Downtown District

Ms. Mobbs stated fence screening standards were closely related to elevated code enforcement discussions and may warrant simultaneous evaluation. She explained existing code allows various fence types, including chain-link fencing, provided safety requirements are met.

Ms. Mobbs discussed the potential requirement for aesthetic screening of chain-link fencing within the CBD as a possible initial step. She stated such standards could improve visual conditions while maintaining safety.

A conversation ensued and Ms. Mobbs reiterated the need for collaboration with City Council,

business owners, and Code Enforcement and stated changes would require continued workshopping and policy coordination.

C. Boardwalk Activation Ordinance

Ms. Mobbs reviewed the proposed pilot framework for limited boardwalk activation, explaining the program would operate in conjunction with a City Council ordinance amending the existing boardwalk use ordinance. She stated the pilot would test temporary and low-cost activations, including pop-up retail, food vendors, performances, and public amenities.

Ms. Mobbs summarized rules and guidelines outlined in the handout [on file]. A conversation ensued regarding the topic and Ms. Mobbs reiterated the need for collaboration with City Council, business owners, and Code Enforcement and stated changes would require continued workshopping and policy coordination.

D. Joint Workshop Topics

Ms. Mobbs outlined proposed topics for the upcoming joint CRA and City Council workshop scheduled for January 21, 2026, and stated staff identified the boardwalk activation ordinance and a combined discussion on elevated code enforcement and fence screening based on prior feedback from both bodies. Ms. Mobbs stated staff would consolidate enforcement-related items into one agenda topic and asked whether board members wished to add additional items, noting the workshop was limited in duration and would be chaired by the Mayor.

The status of First Street was discussed and it was stated the corridor was in need of improvement. Ms. Mobbs explained the First Street traffic study had been completed and stated staff were awaiting final data. She confirmed the data would inform future decisions, including traffic flow and the structure of any solicitation, and explained staff had deferred further discussion until the data was received.

The status of a previously discussed parking study was discussed. Ms. Mobbs stated the parking study had not moved forward due to lack of support and budget and confirmed no funding was allocated.

A question was raised regarding the urban trail connectivity, particularly in the South End, and referenced available funding. Ms. Mobbs responded City Council had identified priority trail segments outside the South End and stated the allocated funds would likely be carried forward. She reported passive park plans were nearing completion and represented the primary South End trail-related project for the current fiscal year.

Concerns were raised regarding the pace of CRA projects and asked about improving efficiency, accountability, and transparency. Ms. Mobbs responded staff had implemented project management software and were coordinating across departments to streamline processes, including development of tailored continuing services contracts with clearer timelines and penalties.

It was emphasized the importance of improved communication regarding project timelines and delays. Ms. Mobbs agreed and stated staff were working to enhance reporting and transparency.

Chair Paetau encouraged focusing on completing existing projects during the coming year to demonstrate progress. Ms. Mobbs reviewed capital priorities and stated several projects were expected to be completed during the fiscal year, with First Street and Oceanfront Park anticipated in future years.

ADJOURNMENT:

There being no further business, this meeting was adjourned at 4:33 PM.

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

Chairman

Date: _____

DRAFT



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CRA AGENDA ITEM	
TO:	Heather Ireland, CRA Administrator
FROM:	Ashlie Gossett, Chief Financial Officer
DATE:	11/06/2025
SUBJECT:	Resolution Number 2026-04 Amending the FY2026 Budget to Provide Funding for the Police Collective Bargaining Agreement for Downtown CAPE Officers

BACKGROUND

The City began negotiations with the Fraternal Order of Police (FOP) on April 1, 2025 for the Collective Bargaining Agreement covering October 1, 2025 through September 30, 2028. The parties reached a tentative agreement in August and the City Council formally approved the new agreement at their meeting on September 15, 2025.

The Community Redevelopment Agency (CRA) adopted its FY2026 Budget on July 28, 2025. The original budget did not anticipate all the changes to the new FOP Agreement, so Resolution No. 2026-04 has been prepared to reflect the requested budget amendment.

FINANCIAL IMPACT

The City-wide financial impact of the new Collective Bargaining Agreement is \$237,078 more than the original FY2026 Budget. The portion attributable to the 11 officers budgeted in the DT CAPE is \$36,495.

REQUESTED ACTION

Adopt/Deny Resolution Number 2026-04 Amending the FY2026 Budget to Provide Funding for the Police Collective Bargaining Agreement for Downtown CAPE Officers.

ATTACHMENTS

1. CRA Resolution 2026-04 DT CAPE

CRA RESOLUTION NO. 2026-04

A RESOLUTION OF THE CITY OF JACKSONVILLE BEACH COMMUNITY REDEVELOPMENT AGENCY TO AMEND THE DOWNTOWN COMMUNITY REDEVELOPMENT DISTRICT ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026 TO PROVIDE ADDITIONAL FUNDING FOR COMMUNITY POLICING INNOVATIONS PERSONAL SERVICES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Jacksonville Beach and its Community Redevelopment Agency (CRA) have worked in concert since 1993 to carry out the mandates of Florida Statutes Chapter 163, Part III and the provisions of the Downtown and Southend Community Redevelopment Plans, as amended; and

WHEREAS, the CRA met in an open meeting on July 28, 2025, to adopt the Fiscal Year 2025-2026 budget via Resolution No. 2025-06; and

WHEREAS, the Fiscal Year 2025-2026 Downtown Tax Increment District budget is \$10,658,473; comprised of \$1,794,878 in Community Policing (CAPE Program) and \$8,863,595 in Community Redevelopment; and

WHEREAS, the City Council approved a new Collective Bargaining Agreement with the Fraternal Order Of Police (FOP) on September 15, 2025 for changes to the pay plan and benefits to be effective October 1, 2025, which increases the budgeted Police personal services expenditures in the DT Community Policing (CAPE Program) by \$36,495; and

WHEREAS, the financial impact of the approved pay plan changes was not fully included in the budget adopted by the CRA on July 28, 2025; and

WHEREAS, the Community Redevelopment Agency has sufficient Downtown Tax Increment Trust Fund revenues to appropriate for the additional CAPE Program personal services budget.

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

SECTION 1. The Fiscal Year 2025-2026 Downtown Community Redevelopment Annual Budget for the Jacksonville Beach Community Redevelopment Agency is amended to increase funding in the amount of \$36,495 for personal services in the Downtown Community Policing (CAPE Program) As discussed in an open meeting on January 26, 2026.

SECTION 2. EFFECTIVE DATE. This resolution shall take effect upon its adoption.

ADOPTED IN OPEN MEETING THIS 26th DAY OF JANUARY, 2026.

Gary Paetau, CHAIRMAN

Heather Ireland, ADMINISTRATOR



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CRA AGENDA ITEM	
TO:	Community Redevelopment Agency
FROM:	Taylor Mobbs, CRA Coordinator
DATE:	01/09/2026
SUBJECT:	The Southern Group Continuation of Services

BACKGROUND

The Community Redevelopment Agency (CRA) has utilized The Southern Group (TSG) for professional consulting services to support the day-to-day functions of the CRA. Those services have been critical during periods of elevated workload, complex incentive program development, plan review, and increased legislative scrutiny of Community Redevelopment Agencies statewide.

Under the proposed extension attached, TSG will continue to help with: RFP process support, including coordination, review support, and procedural guidance. Support to the CRA during budget preparation, review of CRA plans, and active monitoring of legislative activity in Tallahassee that may impact CRAs, TIF funding, preparation of legislative summaries, impact assessments, and updates to staff.

This contract extension does not create a new service or program, but continues an existing, budgeted professional services arrangement. Expenditures will remain subject to adopted CRA budget.

Staff would like the agency to approve the continuation of services with The Southern Group scope attached.

FINANCIAL IMPACT

The monthly rate will remain the same at \$6,250.00 per month retainer for TSG services. The terms and conditions of work are established in the contract between The Southern Group and the Jacksonville Aviation Authority, which the City has permission to piggyback.

REQUESTED ACTION

Staff requests approval of the scope of services for The Southern Group for contracted services to the CRA and staff, with an effective date of December 1, 2025, and a contract expiration date of September 30, 2026.

ATTACHMENTS

1. The Southern Group Contract

**JACKSONVILLE
BEACH CRA**



THE
SOUTHERN
GROUP

208 N. Laura Street
Suite 710
Jacksonville, FL
904-425-8765

123 S. Adams Street
Tallahassee, FL 32301
850-671-4401

SCOPE OF WORK

The Southern Group, led by **Jim Gilmore**, will provide strategic advocacy services to Jacksonville Beach CRA.

TSG will provide the following services which shall include, but not be limited to:

- Complete draft RFP/Q for development responses
- Advise regarding timetable for RFP(Q) issuance and selection process
- Identify potential P3 developers based on plan guidance and market interest prior to RFP(Q) issuance
- Review basic requirements and process of the RFP(Q) with the CRA and the Jacksonville Beach City Council
- Finalize RFP(Q) and advise regarding issuance schedule.
- Notify interested developers prior to issuance of the document, including the issuance schedule.
- Prepare an evaluation process for respondents to the RFP(Q)
- Assist in evaluation and selection of P3 Developer partner
- P3 Partnership and Negotiations | Utilizing the negotiated parameters for the P3 Developer, TSG will:
 - Commence negotiations with P3 developer for consideration by CRA and the City and complete within a 120-day period.
 - Assist in P3 development contract with private partner including developer responsibilities and schedule of performance.
 - Assist in approval process by the CRA and the City Council
 - Monitor schedule of performance of the developer with CRA staff after contract execution, including scheduling and attending regular meetings.

TSG will:


- Assist in budget preparation for the next fiscal year with the CRA Board as requested
- Review current downtown and Southend plan objectives and status.
- Assist in preparing plan amendments as requested
- Assist in moving plan amendments through approval process including public workshops as appropriate.
- Assist CRA staff in monitoring state legislative activity that may impact community redevelopment agencies, tax increment financing (TIF), or municipal redevelopment authority
- Provide periodic legislative summaries and impact assessments during the Florida Legislative Session




Jim Gilmore

Jim Gilmore joined The Southern Group's Jacksonville office in 2020.

One of Florida's premiere economic development and government relations professionals, Jim has spent his lifetime working to build community, create job opportunities, and encourage capital investment. Over the past 30 years, Jim has brought partners together to generate more than \$1.5 billion in new investment in public and private projects, primarily on the First Coast.

 gilmore@thesouthern.com

 (904) 591-0975

Jim's efforts have helped spur corporate relocations—generating high-paying jobs and raising property values—and provided millions in funds for transportation and infrastructure improvements and economic development. Among Jim's high-profile successes are the development of Cecil Commerce Center, the University of Florida Proton Therapy Center, FIS world headquarters, Johnson & Johnson Vistakon, and the creation of Community Redevelopment areas.

A values-centered professional who is deeply invested in the Florida region, Jim's extensive civic engagement includes service on the boards of Leadership Florida, Goodwill, and as a Trustee of the Florida Chamber of Commerce Foundation.

Influence creates opportunity. Let us show you how.



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