



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Community Redevelopment Agency

Monday, February 23, 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. January 26, 2026 Meeting Minutes
- B. January 21, 2026 Meeting Minutes

OLD BUSINESS

NEW BUSINESS

- A. Approve/Disapprove an Agreement with the following artists for the following dumpster locations
 - Michael Kulik (Atlantic Beach) for 10th Avenue South
 - Josh Phares (Jacksonville Beach) for 9th Avenue South
 - Deborah Mckinney (Jacksonville Beach) for 9th Avenue South Endzone
 - Natalie Pearson (Neptune Beach) for 8th Avenue South Endzone
 - Beth Haizlip (Jacksonville Beach) for 7th Avenue South
 - Russell Wilson (Jacksonville Beach) for 6th Avenue South

ITEMS FOR DISCUSSION

- A. Urban Trails

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 Workshop
held Monday, January 26, 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 3:00 PM.

ROLL CALL:

Chairman: Gerhard Paetau

Board Members: Meghan Edwards Thad Moseley
Kevin Myers Ron Whittington

Alternates: Sydney Talcott Marcus Kampfe

Also present: CRA Coordinator Taylor Mobbs and Deputy City Clerk Jodilynn Byrd.

COURTESY OF THE FLOOR TO VISITORS: None

APPROVAL OF MINUTES:

- Community Redevelopment Agency Minutes on December 22, 2025
- Community Redevelopment Agency Workshop Minutes on January 14, 2026

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

In a voice vote, the motion passed unanimously.

Motion: It was moved by Mr. Myers and seconded by Mr. Whittington to approve January 14, 2026, Community Redevelopment Agency Workshop meeting minutes.

In a voice vote, the motion passed unanimously.

OLD BUSINESS:

Ms. Mobbs distributed a summary page of the recent joint City Council and CRA workshop and a list of upcoming Citywide events and meeting [on file] and stated she would review the provided information at the end of the meeting.

NEW BUSINESS:

A. Resolution No. 2026-04 Amending the FY2026 Budget to Provide Funding for the Police Collective Bargaining Agreement for Downtown CAPE Officers

Ms. Mobbs explained the item was presented at this time due to FOP negotiations remaining incomplete during budget adoption, requiring a modification. Ms. Mobbs stated the funds would be appropriated from reserves, ensuring no planned projects or expenditures were impacted.

A conversation ensued among the board members.

Motion: It was moved by Mr. Whittington and seconded by Mr. Moseley to approve Resolution No. 2026-04.

In a roll call vote, the motion passed unanimously.

B. The Southern Group Continuation of Services

Ms. Mobbs introduced the item regarding continuation of services with the Southern Group and explained the services providing ongoing support to the CRA. She noted the scope largely mirrored prior agreements, with added language formalizing legislative tracking related to CRA and Tax Increment Funding (TIF) matters. Ms. Mobbs stated the requested action sought approval retroactive effective date of December 1, 2025, expiring at the end of the fiscal year, with future renewals scheduled earlier.

A conversation ensued among the board members.

Motion: It was moved by Mr. Moseley and seconded by Mr. Whittington to renew the contract with The Southern Group.

In a roll call vote, the motion passed unanimously.

ITEMS FOR DISCUSSION:

Ms. Mobbs referenced the joint City Council and CRA workshop summary. Ms. Mobbs added City Council requested CRA recommendations related to code enforcement and explained meetings were planned with Code Enforcement, the Building Official, and CRA staff, followed by a future workshop.

Ms. Mobbs provided updates on the P3 project and the Low Speed Vehicle lot.

Ms. Mobbs reviewed upcoming events and meetings, noting the DONNA Marathon Weekend. Ms. Mobbs stated workshop items would move to the March 11th CRA workshop, followed by a regular meeting on March 23, and referenced the February 9 Council briefing on the boardwalk activation ordinance and mobility projects.

Ms. Mobbs noted a February 23 special briefing on stormwater rates at 5:00 p.m., a March 2 briefing for the Finance audit report, and advised the February 17 City Council meeting would review citywide signage brand standards. She added the first March meeting would include presentation of the Fiscal Year 2025 annual financial report and financial statements.

A conversation ensued regarding concerns included a deteriorated stormwater inlet at First Street and Third Avenue North and repeated sidewalk obstructions caused by dumpsters near a hotel on First Street. Chair Paetau suggested repainting Jacksonville Beach gateway signs using Art Committee funds and requested discussion of South End capital projects at the March workshop

ADJOURNMENT:

There being no further business, this meeting was adjourned at 3:35 PM.

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

Chairman

Date: _____

DRAFT



CALL TO ORDER:

Mayor Hoffman called the meeting to order at 3:00 P.M. followed by introductions of City Council, Community Redevelopment Agency (CRA) members, and staff members.

Mayor:	Christine Hoffman		
Council Members:	Sandy Golding	Bill Horn	Dan Janson
	Greg Sutton (late)	John Wagner (late)	Bruce Wouters
Chairman:	Gary Paetau		
Board Members:	Meghan Edwards	Thad Moseley	
	Kevin Myers	Ron Whittington (late)	
Alternates:	Sydney Talcott	Marcus Kampfe	

Also present were: CRA Coordinator Taylor Mobbs, Director of Planning and Development Heather Ireland, City Manager Mike Staffopoulos, and Police Chief Gene Paul Smith.

Purpose of Workshop

The purpose of the workshop was to discuss the following topics: Boardwalk Activation Ordinance, Downtown Enhancements – Fence Screening and Code Enforcement, P3 Project Update, CRA Projects Update, and Future Capital Projects.

Boardwalk Activation Ordinance

CRA Coordinator Taylor Mobbs presented an overview of the proposed Boardwalk Activation Pilot Program and discussed the existing boardwalk ordinance, which dates back to 1946. Ms. Mobbs explained the pilot program would test activation opportunities, identify operational considerations, and help inform potential long-term policy decisions regarding use of the boardwalk.

Ms. Mobbs reviewed the proposed allowed uses, as well as the rules and guidelines for Temporary Pop-Up Activations, Semi-Permanent Business Use of Adjacent Boardwalk Spaces, and Public Amenities and Enhancements. She noted staff had already been coordinating with Parks and Recreation due to their existing relationships with event producers and confirmed staff had received inquiries from both vendors and residents interested in boardwalk activities.

Ms. Mobbs explained staff anticipated mirroring the existing special events review process. A boardwalk-specific application would be reviewed by an internal committee consisting of Parks and Recreation, Planning, Police, Fire, and CRA staff. She stated applications would include points of contact, security considerations, insurance requirements, and other operational details.

Director of Planning and Development Heather Ireland stated staff viewed boardwalk activation as a phased opportunity, similar to the rollout of outdoor dining on First Avenue North. Ms. Ireland explained staff would recommend starting in a limited area and, if successful, consider expanding to additional downtown areas, including street ends and other locations.

A conversation ensued and the consensus of the Council was for staff to draft an ordinance related to boardwalk activation and present it for review at a future City Council Briefing.

Downtown Enhancements - Fence Screening and Code Enforcement

Ms. Mobbs presented an overview of fence screening concepts and referenced prior CRA interest in reducing the visual impact of chain-link fencing within the downtown area. She explained the existing code allows chain-link fencing for safety and security purposes, but the CRA had expressed interest in exploring additional aesthetic standards for the downtown district.

Ms. Ireland explained construction fencing is required only for active construction sites and noted code amendments would be necessary to impose additional screening requirements on property owners. She added the Façade Grant Program could serve as a temporary solution while potential code changes are evaluated.

A conversation ensued and Ms. Mobbs stated staff would coordinate with the Legal Department and Code Enforcement to identify potential code amendments and would present the information for review at a future CRA meeting for further discussion.

Public-Private Partnership (P3) Project Update

Ms. Mobbs summarized the proposed updates to the P3 Request for Proposal (RFP) process and timeline discussed at January 12, 2026, Council Briefing. She explained the proposed changes are intended to encourage a high-quality outcome while maintaining a clear, transparent, and defensible evaluation process.

Following discussion, Ms. Mobbs stated staff would refine the timeline and process to incorporate the suggested changes and would present the updated information to the Council and the CRA for review.

CRA Projects Update

Ms. Mobbs provided an overview of the Fiscal Year 2026 CRA Capital Improvement Projects, including Latham Plaza, art projects, City wayfinding signage, the Pier parking lot, the Low-Speed Vehicle (LSV) lot, the Passive Park, and the Lighting Master Plan.

Following discussion, the Council reached a consensus to increase the number of ADA-accessible parking spaces within the Low-Speed Vehicle (LSV) lot.

Ms. Ireland discussed expanding CRA project reporting to include Public Works projects and permitted private development projects. Ms. Ireland stated staff would revisit the report format to provide clearer and more consistent updates, including updates when there are no changes in project status, and would coordinate internally with staff to determine the most effective reporting approach.

Future Capital Projects

Ms. Mobbs provided an overview of upcoming Fiscal Year 2027 capital projects, including a potential First Street redesign and the Urban Trails project.

Ms. Mobbs also identified future projects under consideration, including Oceanfront Park improvements, Latham Plaza redesign, and additional urban trail connections.

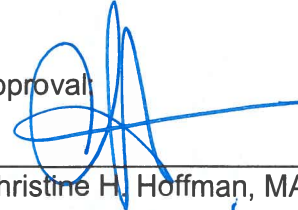
Staff agreed to continue coordinating with Public Works, provide more comprehensive infrastructure updates at future meetings, and maintain regular communication with the CRA and Council as projects move forward.

ADJOURNMENT:

There being no further business, in a voice vote, the workshop adjourned at 5:02 P.M.

Submitted by: Jodilynn Byrd
Deputy City Clerk

Approval:



Christine H. Hoffman, MAYOR

Date: _____

2/17/26

Approval:

Gerhard Paetau, Chair

Date: _____



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CRA AGENDA ITEM	
TO:	Community Redevelopment Agency Members
FROM:	Taylor Mobbs, on behalf of the Public Art Advisory Committee
DATE:	01/27/2026
SUBJECT:	Dumpster Enclosure Murals

BACKGROUND

At its February meeting, the Public Art Advisory Committee formally reviewed all eligible submissions received in response to the local call to artists for the dumpster enclosure mural program. Following a thorough evaluation process and committee discussion, the PAAC reached consensus and recommended the selection of six artists for the six designated dumpster enclosure locations. Each recommended artist resides within one of the three beach communities and meets the local eligibility criteria established for this call. The committee's recommendations reflect a diverse range of artistic styles and concepts, while maintaining alignment with the character of the surrounding areas and the programs' goal of evaluating utilitarian infrastructure through high-quality public art. Each of the mural concepts are attached to this memo.

The artists recommended are:

- Michael Kulik (Atlantic Beach) for 10th Avenue South
- Josh Phares (Jacksonville Beach) for 9th Avenue South
- Deborah Mckinney (Jacksonville Beach) for 9th Avenue South Endzone
- Natalie Pearson (Neptune Beach) for 8th Avenue South Endzone
- Beth Haizlip (Jacksonville Beach) for 7th Avenue South
- Russell Wilson (Jacksonville Beach) for 6th Avenue South

FINANCIAL IMPACT

The total cost for this program is \$24,000.00, \$4,000.00 per dumpster enclosure. This is an all inclusive budget.

REQUESTED ACTION

Approve/Disapprove an Agreement with the following artists for the following dumpster locations

- Michael Kulik (Atlantic Beach) for 10th Avenue South
- Josh Phares (Jacksonville Beach) for 9th Avenue South
- Deborah Mckinney (Jacksonville Beach) for 9th Avenue South Endzone
- Natalie Pearson (Neptune Beach) for 8th Avenue South Endzone



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- Beth Haizlip (Jacksonville Beach) for 7th Avenue South
- Russell Wilson (Jacksonville Beach) for 6th Avenue South

ATTACHMENTS

1. Dumpster Enclosure Mural Candidates

Dumpster Enclosure Murals

PAAC – February 19, 2026

Dumpster Enclosure Locations

- 10th Avenue South (Behind Sun Deli)
- 9th Avenue South (Between 2nd and 3rd Streets)
- 9th Avenue South Endzone
- 8th Avenue South Endzone
- 7th Avenue South (Between 2nd and 3rd Streets)
- 6th Avenue South (Between 2nd and 3rd Streets)

Deborah McKinney – Jacksonville Beach

Mural Concept

A long-time resident of Jacksonville Beach and an award winning designer, the concept I have for the Dumpster Enclosures is based on the surf culture posters.

List of Materials

To be provided,

Timeline

Available now.

Painting should take about 7 days.

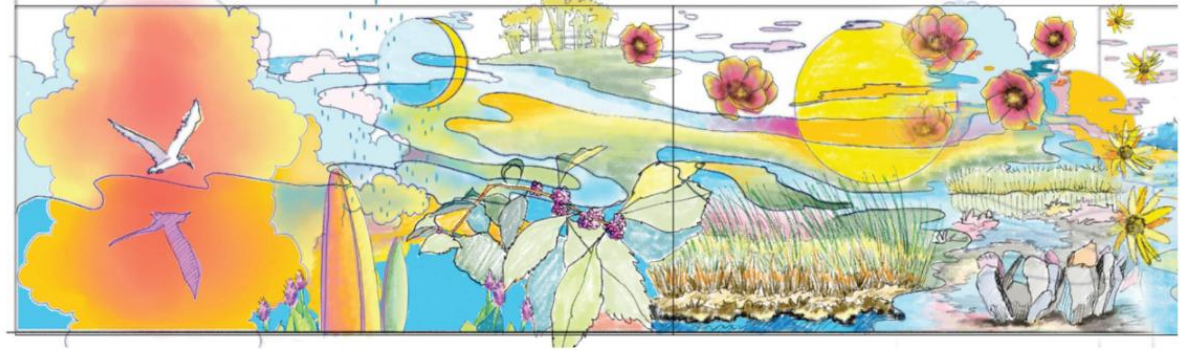


Michael Kulik – Atlantic Beach

Enlargements

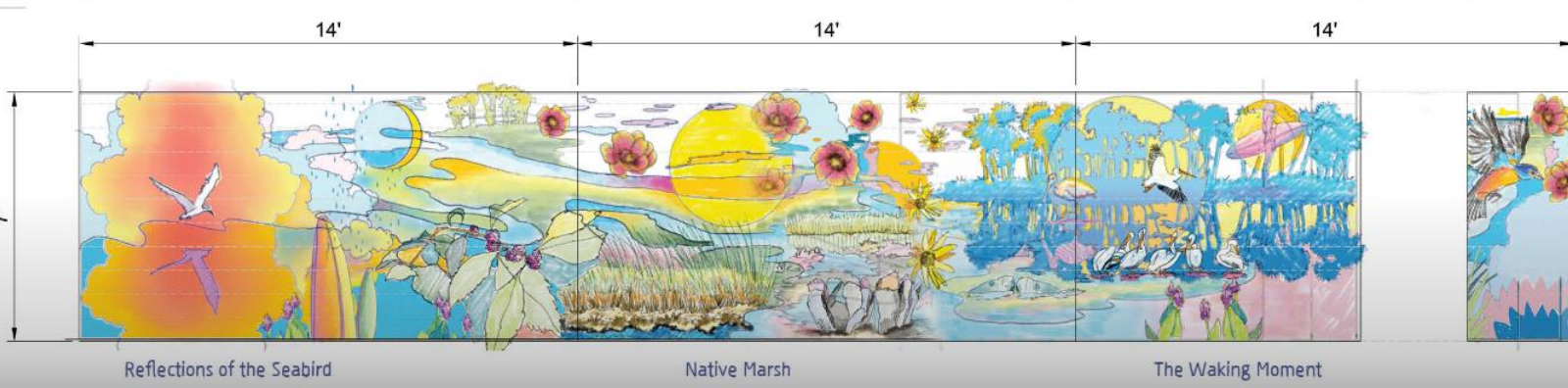
Reflections of the Seabird (Side wall)

Native Marsh (Rear wall)



Native Marsh (Rear wall)

The Waking Moment (side wall)

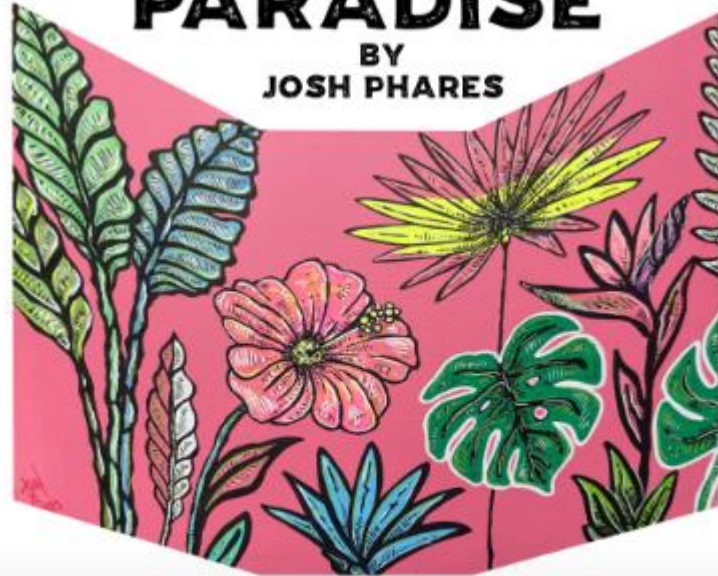


Josh Phares – Jacksonville Beach



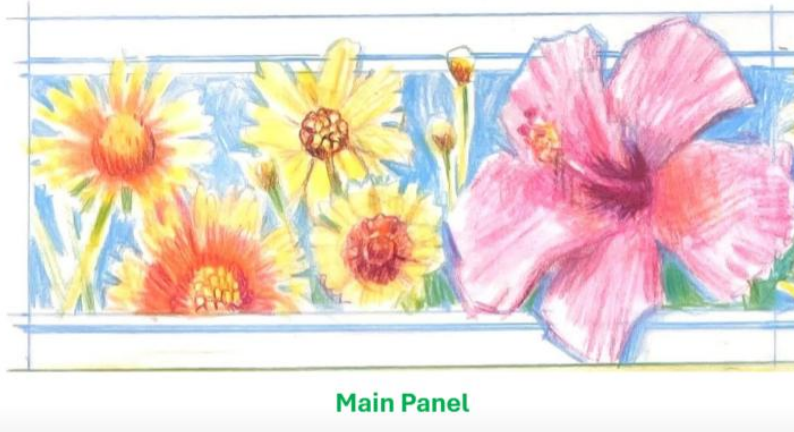
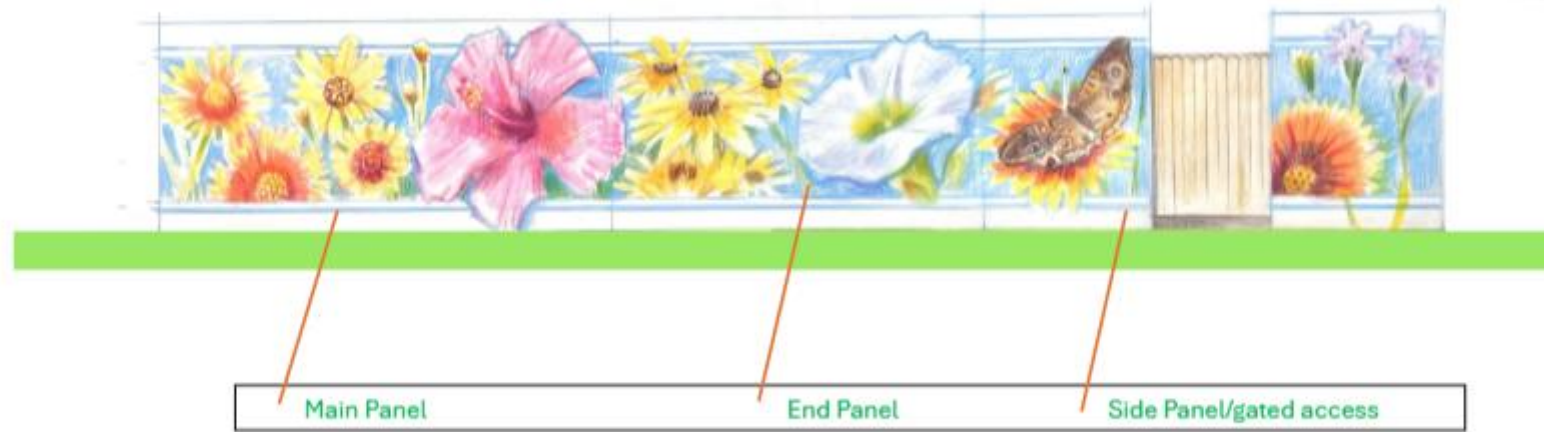
'TROPICAL PARADISE'

BY
JOSH PHARES



*SUBJECT MATTER IS OPEN FOR ALTERATIONS TO BEST
FIT ENCLOSURE

Russell Wilson – Jacksonville Beach



Beth Haizlip – Jacksonville Beach



Natalie Pearson – Neptune Beach





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CRA AGENDA ITEM	
TO:	Community Redevelopment Agency Members
FROM:	Taylor Mobbs
DATE:	01/27/2026
SUBJECT:	Urban Trails

BACKGROUND

At the recent joint CRA/Council meeting, Council confirmed that the CRA may explore construction of discrete segments of the Urban trail, provided those segments meet the statutory requirement that CRA projects are above and beyond the City's base level of service and are clearly tied to redevelopment objectives within the CRA plan.

At this time, the segment that most clearly meets this threshold is along South Beach Parkway in the Southend district. This segment would connect the future passive park to Sunshine park and playground. This segment is fully within the redevelopment area, serves a defined redevelopment objective, and is not dependent on other trail portions to function.

The Downtown area is more complex. Many of the planned trail alignments cross 3rd Street and connect directly to portions of the trail system that fall under the City's responsibility. Because the CRA cannot fund improvements that are considered standard City infrastructure, nor can they fund any improvements listed in the City CIP, staff is continuing to evaluate how the downtown segments can be constructed to ensure it is distinct and legally appropriate.

In order to determine the feasibility of the South Beach Parkway segment, staff has requested a quote from the concrete contractor who recently completed the Jacksonville Drive trail improvements. This will allow staff to evaluate cost, timing, and how quickly we can pursue this segment.

FINANCIAL IMPACT

To be determined.

REQUESTED ACTION

No action is requested at this time. Staff will return to the agency with a recommendation once costs are known.

ATTACHMENTS

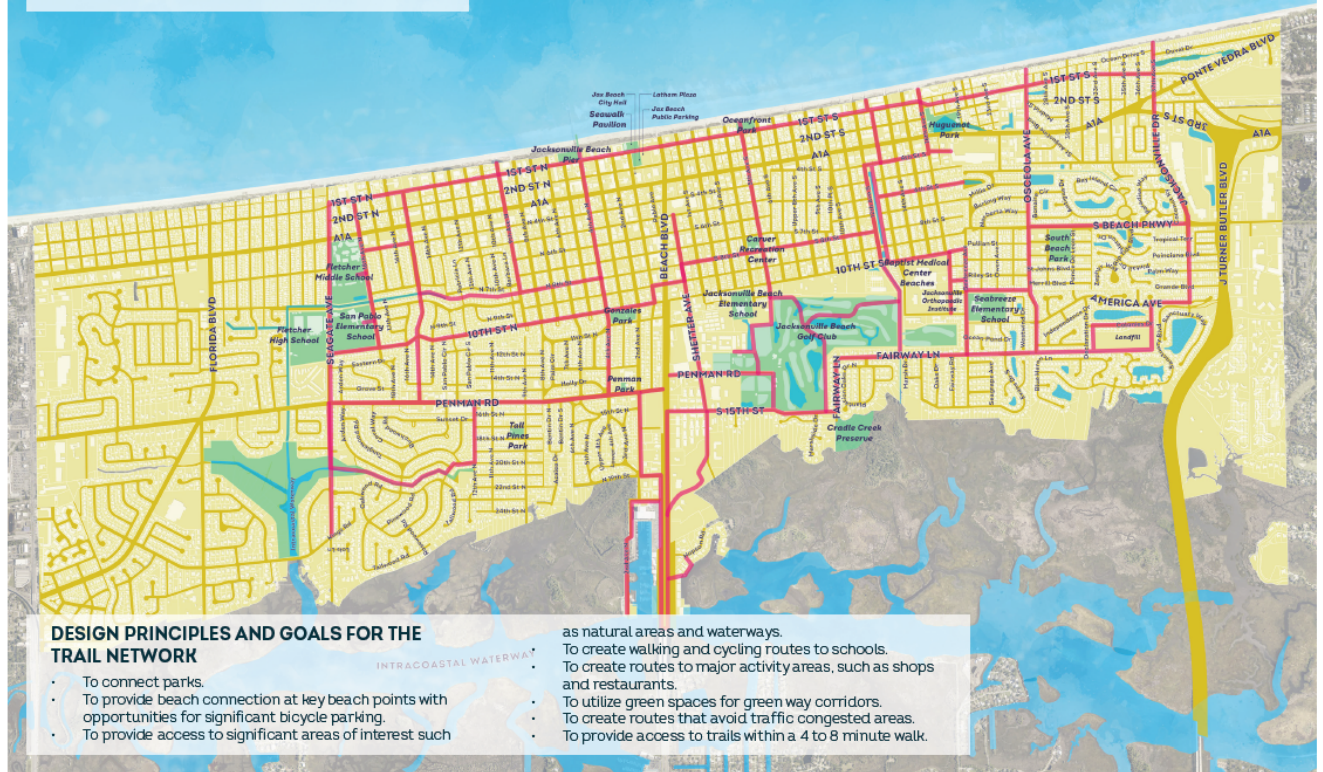
1. Trail Map and SB Pkwy Segment

PROPOSED NETWORK MAP

LEGEND

 Proposed Trail

0' 1,250' 2,500' 5,000'



DESIGN PRINCIPLES AND GOALS FOR THE TRAIL NETWORK

- To connect parks.
- To provide beach connection at key beach points with opportunities for significant bicycle parking.
- To provide access to significant areas of interest such as natural areas and waterways.
- To create walking and cycling routes to schools.
- To create routes to major activity areas, such as shops and restaurants.
- To utilize green spaces for green way corridors.
- To create routes that avoid traffic congested areas.
- To provide access to trails within a 4 to 8 minute walk.

