



City of Jacksonville Beach

Regular Meeting Agenda

Community Redevelopment Agency

11 North Third Street
Jacksonville Beach, Florida

Monday, May 18, 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. Minutes Approval

- March 12, 2026 Workshop
- April 15, 2026 Workshop
- April 27, 2026 Meeting

OLD BUSINESS

- A. Urban Trail Segment - Southend
- B. Passive Park Update

NEW BUSINESS

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 Workshop
held Wednesday, March 12, 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: Gary Paetau

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

Alternates: Sydney Talcott Marcus Kampfe (Absent)

Also present: CRA Coordinator Taylor Mobbs, Director of Planning and Development
Heather Ireland, City Engineer Kayle Moore, Project Engineer David
Suarez and Deputy City Clerk Jodilynn Byrd.

ITEMS FOR DISCUSSION:

A. Public Works Updates

City Engineer Kayle Moore reviewed the ongoing Public Works projects with the Agency. He presented an updated timeline [on file] of both Downtown and Southend activity.

B. RFP- P3 Project Overview

CRA Coordinator Taylor Mobbs provided updated information regarding the status of the Request for Proposal process and timeline for the Private Public Partnership (P3) project.

Mrs. Mobbs answered questions from the Agency.

ADJOURNMENT:

There being no further business, this meeting was adjourned at 4:03 PM.

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

Chairman

Date: _____

**Minutes of the Community Redevelopment Agency Workshop
held Wednesday, April 15, 2026 at 3:00 PM
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

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

ROLL CALL:

Chairman: Gerhard Paetau
Board Members: Meghan Edwards Thad Moseley
Kevin Myers Ron Whittington (absent)
Alternates: Sydney Talcott Marcus Kampfe (absent)
Also present: CRA Coordinator Taylor Mobbs, Police Chief Gene Paul Smith, Chief Financial Officer Ashlie Gossett, Commander Thomas Crumley, and Deputy City Clerk Jodilynn Byrd.

ITEMS FOR DISCUSSION:

A. 1st Street Traffic Study Report

Community Redevelopment Agency Coordinator Taylor Mobbs presented an overview of the First Street traffic study and reported the data did not identify major safety issues within the study area. It was explained staff initially approached the study from the perspective of improving safety, but the findings showed First Street was functioning safely and generally as intended. Ms. Mobbs noted crash data reflected relatively few incidents, none involving major injuries, and noted staff discussions with the Police Department confirmed the shared-street design appeared to slow traffic and encourage more cautious behavior by drivers.

Police Chief Gene Paul Smith provided historical context regarding the original design of First Street and explained the configuration was intended to calm traffic, reduce speeding, and accommodate bicycles and pedestrians without relying on traditional curbs and lane markings.

Ms. Mobbs noted pending and potential projects, including Latham Plaza improvements, the low-speed vehicle parking lot, the public-private partnership parking project, and additional redevelopment activity, could all affect how First Street functions in the future.

Ms. Mobbs indicated no immediate capital changes were recommended at this time and suggested allowing related projects and planning efforts to progress before pursuing major physical modifications.

Police Commander Thomas Crumley and Chief Smith stated the Jacksonville Beach Police Department did not support closing First Street to vehicles and cautioned a pedestrian-only configuration could create additional gathering space and increase enforcement challenges. Chief Smith stated the current design did not create a significant policing problem, noted any major traffic pattern changes would affect surrounding streets and downtown circulation, and emphasized the larger issue was determining the long-term vision for downtown rather than making changes for the sake of change. Commander Crumley and Chief Smith answered questions from the board.

It was discussed the potential need for a future joint meeting with City Council, possibly later in the summer or fall, to help identify policy direction for First Street and the broader downtown area before any major capital decisions are made.

Discussion also addressed the need to improve education and signage, as well as the importance of coordinating any future First Street work with upcoming City and CRA projects.

Board discussion reflected general support for continuing to evaluate First Street within the larger downtown framework and adding the topic as a regular CRA agenda item.

ADJOURNMENT:

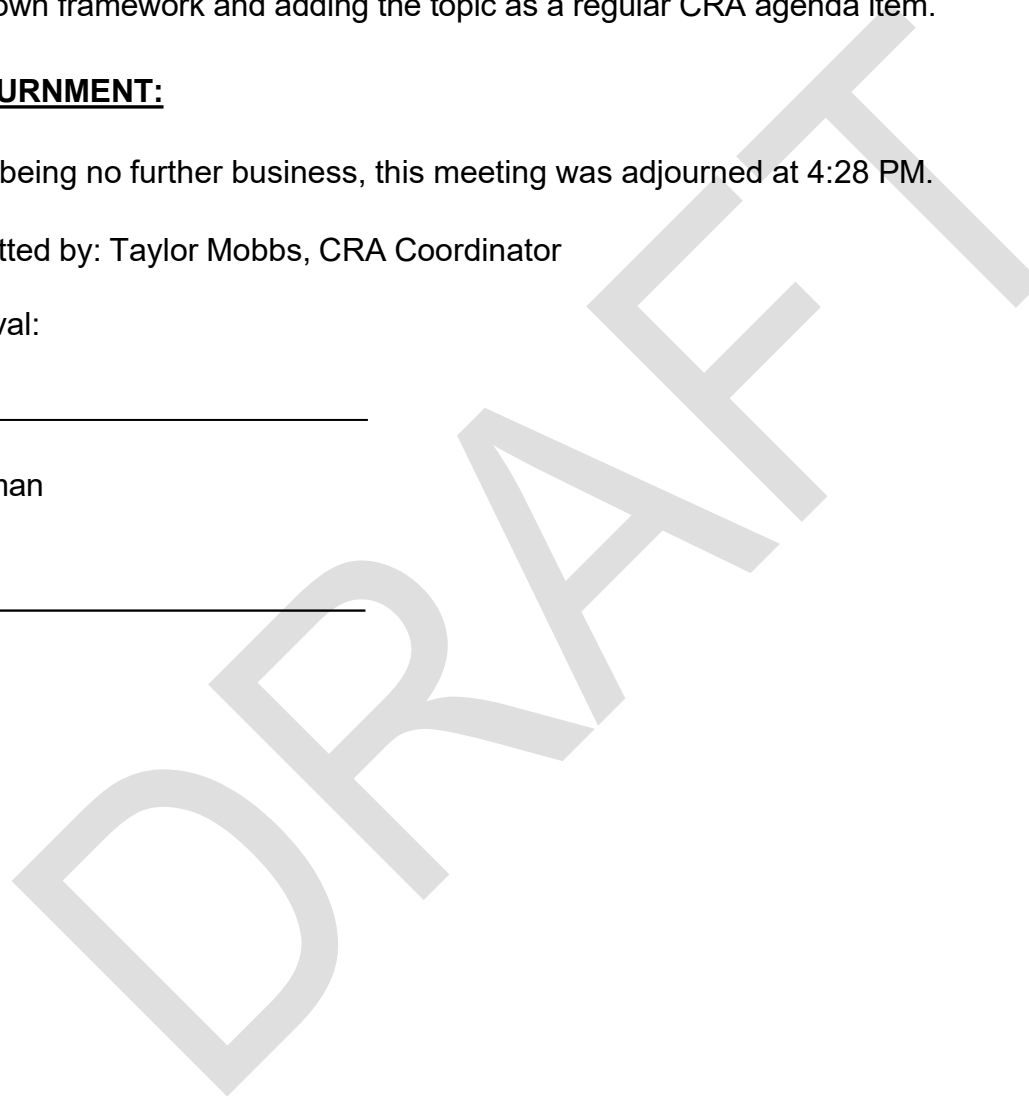
There being no further business, this meeting was adjourned at 4:28 PM.

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

Chairman

Date: _____



**Minutes of the Community Redevelopment Agency Workshop
held Monday, April 27, 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 3:01 PM.

ROLL CALL:

Chairman: Gerhard Paetau
Board Members: Meghan Edwards Thad Moseley
Kevin Myers (absent) Ron Whittington
Alternates: Sydney Talcott Marcus Kampfe (absent)
Also present: CRA Coordinator Taylor Mobbs, Commander Thomas Crumley, and
Deputy City Clerk Jodilynn Byrd.

COURTESY OF THE FLOOR TO VISITORS: None

APPROVAL OF MINUTES:

- Community Redevelopment Agency Minutes on March 23, 2026

Motion: It was moved by Ms. Talcott and seconded by Ms. Edwards to approve the March 23, 2026, Community Redevelopment Agency meeting minutes.

In a voice vote, the motion passed unanimously.

OLD BUSINESS: None

NEW BUSINESS: None

GRANT APPLICATIONS:

A. Four Points Sheraton - Safety Grant Application

Ms. Mobbs presented the safety grant application for Four Points Sheraton and explained the applicant requested funding to replace and upgrade the property's CCTV surveillance system. She stated the proposed system would monitor exterior areas, including entrances, parking areas, pedestrian walkways, and perimeter zones. She stated access for the Police Department is a requirement when CRA funds are used for security cameras.

Ms. Mobbs clarified the grant would be reimbursed after installation and inspection.

Ms. Mobbs stated the safety and façade grants are funded through one \$300,000 incentive line item and approval of the Four Points request would leave approximately \$290,000 available.

Commander Thomas Crumley stated the Mayor's downtown business owner meetings, Police Department outreach, and word-of-mouth from prior grant recipients had helped inform businesses about available programs.

A conversation ensued and Ms. Mobbs answered questions from the board.

Motion: It was moved by Mr. Whittington and seconded by Ms. Edwards to approve the Four Points Sheraton safety grant application.

In a roll call vote, the motion passed unanimously.

B. Breezy's Coffee Shop - Facade Grant Application

Ms. Mobbs presented the façade grant application for Breezy Coffee Shop and explained the applicant requested funding for exterior renovations, including roof replacement, windows, doors, siding, structural improvements, the exterior staircase, landscaping, and landscape lighting. She stated the project was located outside the downtown core and represented an opportunity to support improvements in another part of the CRA district.

Ms. Mobbs stated the total project cost was \$143,090, and the applicant requested the maximum \$50,000 grant award.

A conversation ensued and Ms. Mobbs answered questions from the board.

Motion: It was moved by Mr. Moseley and seconded by Ms. Edwards to approve the Breezy Coffee Shop façade grant application for a total project cost not to exceed \$143,090.91 and CRA funding not to exceed \$50,000.

C. Caribbean Connection - Facade Grant Application

Ms. Mobbs presented the façade grant application for Caribbean Connection and stated the project would visually connect with the adjacent Breezy Coffee Shop improvements. She explained the proposed improvements included removal of existing storefront elements, composite siding, structural upgrades, a new pergola with concrete footings and wood framing, an architectural awning with metal roofing, exterior signage improvements, LED lighting, repainting of the existing sign structure, landscaping, exterior lighting, mural lighting, and exterior artwork.

Ms. Mobbs stated the total project cost was just under \$83,000, and the applicant requested the maximum \$50,000 grant award.

A conversation ensued and Ms. Mobbs answered questions from the board.

Motion: It was moved by Ms. Talcott and seconded by Mr. Whittington to approve the Caribbean Connection façade grant application.

In a roll call vote, the motion passed unanimously.

D. 102 6th Avenue North - Facade Grant Application

Ms. Mobbs presented the façade grant application for 102 6th Avenue North and explained the proposed improvements included stucco repair, exterior painting, and updated light fixtures. She stated the property previously received a façade grant award several years earlier but did not

proceed due to redevelopment discussions, which ultimately did not move forward. Ms. Mobbs stated staff was comfortable recommending approval because the proposed improvements would enhance the appearance of a large and visible building at the northern end of downtown.

A conversation ensued and Ms. Mobbs answered questions from the board.

Motion: It was moved by Mr. Moseley and seconded by Ms. Talcott to approve 102 6th Avenue North façade grant application.

In a roll call vote, the motion passed unanimously.

ITEMS FOR DISCUSSION:

A. PAAC ByLaws Amendment

Ms. Mobbs presented proposed amendments to the Public Art Advisory Committee bylaws. She explained the amendments would allow the committee to have five to seven members, assign seat numbers, create staggered terms for odd- and even-numbered seats, and update quorum language based on the number of appointed members.

Ms. Mobbs stated she would revise the draft, discuss the proposed amendments with the Public Art Advisory Committee, and return to the CRA with final proposed changes by resolution.

ADJOURNMENT:

There being no further business, this meeting was adjourned at 4:03 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:	05/11/2026
SUBJECT:	Urban Trail Segment Update

BACKGROUND

As part of the ongoing implementation of mobility, connectivity, and quality-of-life improvements within the Southend Redevelopment district, staff have continued coordination efforts related to the urban trail segment along South Beach Parkway. The project is intended to enhance connectivity, improve pedestrian and bicycle accessibility, and strengthen connections between surrounding neighborhoods, parks, and community assets within and adjacent to the district.

The first phase of this project will consist of the installation of an 8 foot wide, 6 inch-thick concrete sidewalk along South Beach Parkway from Jacksonville Drive to the entrance of South Beach Park. We anticipate construction beginning in early June.

Staff will proactively communicate project timelines, anticipated final schedules, traffic or access impacts, and ongoing status updates throughout the duration of the project. Coordination efforts will include outreach to residents and property owners within the surrounding area to help ensure the community remains informed as work progresses. Updates will be provided through City communication channels as milestones and construction activities occur.

FINANCIAL IMPACT

The urban trail was previously approved and budgeted for with a total funding allocation of \$500,000.00. This segment is totaling \$499,750.00.

REQUESTED ACTION

No formal action is requested. This update is for informational purposes.

ATTACHMENTS