

Minutes of the Community Redevelopment Agency

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: 5-18-26