City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Community Redevelopment Agency

Wednesday, July 15, 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. May 18, 2026 Meeting Minutes

OLD BUSINESS

A. Boardwalk Activation Pilot Program Update

NEW BUSINESS

A. Adopt/Deny CRA Resolution 2026-04 adopting the Fiscal Year 2026-2027 Jacksonville Beach Community Redevelopment Agency Budget

GRANT APPLICATIONS

A. Grant Application Deadline Extension

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 Monday, May 18, 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 (absent)
Alternates:	Sydney Talcott	Marcus Kampfe

Also present: CRA Coordinator Taylor Mobbs, Chief of Parks Development and Maintenance Trevor Hughes, Police Sergeant David Cohill, and Deputy City Clerk Jodilynn Byrd.

COURTESY OF THE FLOOR TO VISITORS: None

APPROVAL OF MINUTES:
- Community Redevelopment Agency Workshop Minutes on March 12, 2026
- Community Redevelopment Agency Workshop Minutes on April 15, 2026
- Community Redevelopment Agency Meeting Minutes on April 27, 2026

Motion: It was moved by Mr. Moseley and seconded by Ms. Talcott to approve the March 12, 2026, April 15, 2026, and April 27, 2026, Community Redevelopment Agency workshop and meeting minutes.

In a voice vote, the motion passed unanimously.

OLD BUSINESS:
A. Urban Trail Segment – Southend

Ms. Mobbs presented an informational update on the Southend urban trail segment. She stated staff reviewed trail connectivity options in the Southend and determined the segment from Jacksonville Drive to the South Beach Park entrance was the most logical route to advance in the current fiscal year.

Ms. Mobbs stated the project would consist of an eight-foot-wide, six-inch-thick concrete sidewalk and the city would utilize contractors already under contract who had performed similar work over the past year.

Ms. Mobbs described the planned communications approach, which would follow the same model used on prior projects. Residents immediately adjacent to the project would receive personal outreach by door-to-door contact and letter. Broader public notification would be provided through social media, the city website, and QR codes posted at the project site. Updates would also be sent to the CRA and City Council.

Ms. Mobbs stated the project came in just under budget and no budget amendment would be required. She noted the cost figure was all-inclusive of contingencies and that any overrun would be brought back to the CRA for direction.

B. Passive Park Update

Ms. Mobbs provided an update on the Passive Park project and staff were still working through final details. She stated the city had received all required regulatory approvals and certifications, including confirmation that no special environmental permits were needed and no protected resources were present on the site.

Ms. Mobbs stated the plan was to utilize the same concrete and landscaping contractors currently under contract for the urban trail segment, with Vanguard assisting on all lighting components. She advised the Passive Park was expected to begin construction following completion of the trail segment, with the contractor transitioning directly from one project to the other and anticipated a late June start. Mr. Hughes stated the construction sequence would likely begin at the park entrance and work southward, with early phases potentially proceeding concurrently with the end of the trail segment.

NEW BUSINESS:

Ms. Mobbs reminded the board that the farmers market continues at Latham Plaza every Tuesday. She noted a yoga class was scheduled at the Seawalk market on May 20, 2026, and a free Tai Chi class on May 21, 2026, in Latham Plaza.

Ms. Mobbs advised the July 27, 2026, CRA meeting would be rescheduled due to a conflict with the annual City Council retreat. A workshop is tentatively scheduled for July 15, 2026, and could be converted into a regular meeting if needed.

Ms. Mobbs informed the board that the St. Johns River Water Management District declared a Phase 3 Extreme Water Shortage for Duval, St. Johns, Nassau, Clay, Flagler, and surrounding counties. Residential irrigation was limited to one day per week. The Southend district primarily uses reclaimed water with minimal anticipated impact, while the Downtown district could be affected if conditions continue.

ITEMS FOR DISCUSSION:

Mr. Moseley asked about the cost of the FlashVote survey. Ms. Mobbs explained FlashVote is available to the CRA at no separate incremental cost through the city's administrative cost-sharing arrangement.

Chair Paetau asked about speed indicator signs recently observed on First Street and whether they were related to the board's prior First Street traffic discussions. Sergeant David Cohill explained the signs are deployed in response to specific traffic complaints and collect data on vehicle counts, average speeds, and maximum speeds, even when the display is turned off.

ADJOURNMENT:

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

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

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Chairman

Date: ______________________

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

CRA AGENDA ITEM	
TO:	Community Redevelopment Agency Board Members
FROM:	Taylor Mobbs, CRA Coordinator
DATE:	July 15, 2026
SUBJECT:	CRA Resolution 2026-04 Adopting the Fiscal Year 2026-2027 Jacksonville Beach Community Redevelopment Agency Budget

BACKGROUND

Resolution Number 2026-04 seeks to formally adopt the FY2026-2027 annual budget for both the Downtown and Southend Tax Increment Districts.

FINANCIAL IMPACT

Tax increment proceeds from both Jacksonville and Jacksonville Beach are budgeted at $15,354,856. Of that total, the Downtown District will receive $11,840,339 and the Southend District will receive $3,514,517.

REQUESTED ACTION

Adopt/Deny CRA Resolution 2026-04 adopting the Fiscal Year 2026-2027 Jacksonville Beach Community Redevelopment Agency Budget.

ATTACHMENTS

1. CRA Resolution No. 2026-04 FY2027 Budget Adoption
2. Exhibit A CRA Resolution No. 2026-04

CRA RESOLUTION NO. 2026-04

A RESOLUTION OF THE CITY OF JACKSONVILLE BEACH COMMUNITY REDEVELOPMENT AGENCY ADOPTING ITS BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City 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, a key component of this cooperative arrangement has been the economical and efficient provision of administrative services at minimal cost to the Agency, and

WHEREAS, the CRA Administrator has submitted itemized estimates of the costs of operating the Community Redevelopment Agency, has also submitted costs for programmed capital improvements for the Downtown and Southend Community Redevelopment Areas, and has specified the use of tax increment trust funds for the thereof, the same having been duly considered by the Community Redevelopment Agency; and

WHEREAS, in order to more specifically comply with Chapter 189.016(4), Florida Statutes requiring the tentative budget to be posted on the special district’s website at least 2 days before the budget hearing and the adopted budget to be posted within 30 days after adoption; and

WHEREAS, the City of Jacksonville Beach Community Redevelopment Agency met in an open meeting on July 15, 2026, to review and consider said budget and redevelopment program management arrangement; and

WHEREAS, the City of Jacksonville Beach Community Redevelopment Agency set forth the revenue estimate and appropriations for the total Community Redevelopment Agency budget as shown in **Exhibit A** for Fiscal Year 2026-2027. Expenditures by District and Department are as follows:

Tax Increment Fund: *Department:*	**Downtown**	**Southend**	**Total**
Community Redevelopment	$ 8,611,163	$ 8,307,255	$ 16,918,418
Community Policing (CAPE Program)	$ 1,943,007		$ 1,943,007
Total Expenditures	$ 10,554,170	$ 8,307,255	$ 18,861,425

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

SECTION 1. ADOPTION OF THE BUDGET. The Fiscal Year 2026-2027 Jacksonville Beach Community Redevelopment Agency Budget, as depicted in the attached **Exhibit A**, is hereby adopted.

SECTION 2. EFFECTIVE DATE. This Resolution shall take effect on October 1, 2026.

ADOPTED IN OPEN MEETING THIS 15th DAY OF July, A.D., 2026.

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Gary Paetau, CHAIRMAN

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Michael Staffopoulos, ACTING ADMINISTRATOR

EXHIBIT A
CRA RESOLUTION #2026-04
FY 2027 BUDGET ADOPTION

Combined Redevelopment Districts

Line Item	2024 Actual	2025 Actual	2026 Original Budget	2027 Proposed Budget	$ Change	% Change
Cash Balance carried forward from prior year	$ 46,612,195	$ 48,784,243	$ 46,265,359	$ 41,243,505	$ (5,021,854)	-10.9%
Revenues:						
Taxes (1)	12,503,318	14,074,033	14,905,753	15,354,856	449,103	3.0%
Intergovernmental	-	-	-	-		0.0%
Charges for services	-	-	-	-		0.0%
Fines & forfeitures	-	-	-	-		0.0%
Interest & other	3,312,412	2,204,984	282,500	306,500	24,000	8.5%
Transfers in	-	-	-	-		0.0%
Total Revenues	**$ 15,815,730**	**$ 16,279,017**	**$ 15,188,253**	**$ 15,661,356**	**$ 473,103**	**3.1%**
Expenditures:						
Personal services	1,244,801	1,543,702	1,945,817	2,113,517	167,700	8.6%
Operating	1,276,934	1,876,817	1,695,808	1,679,994	(15,814)	-0.9%
Capital outlay	11,791,535	16,283,099	16,268,482	14,767,914	(1,500,568)	-9.2%
Debt service	-	-	-	-	-	0.0%
Grants to others	173,002	479,400	300,000	300,000	-	0.0%
Transfers out	-	-	-	-		0.0%
Total Expenditures	**$ 14,486,272**	**$ 20,183,018**	**$ 20,210,107**	**$ 18,861,425**	**$ (1,348,682)**	**-6.7%**
Changes in Assets/Liabilities	842,590	1,385,117	-	-	-	
Ending Cash Balance	**$ 48,784,243**	**$ 46,265,359**	**$ 41,243,505**	**$ 38,043,436**	**$ (3,200,069)**	**-7.8%**
Expenditures by Department:						
Community Redevelopment	12,775,785	18,557,366	18,415,229	16,918,418	(1,496,811)	-8.1%
Police	1,710,487	1,625,652	1,794,878	1,943,007	148,129	8.3%
Total Expenditures	$ 14,486,272	$ 20,183,018	$ 20,210,107	$ 18,861,425	$ (1,348,682)	-6.7%
Expenditures by Fund:						
Downtown Tax Increment District	13,672,589	17,580,985	10,658,473	10,554,170	(104,303)	-1.0%
Southend Tax Increment District	813,683	2,602,033	9,551,634	8,307,255	(1,244,379)	-13.0%
Total Expenditures	$ 14,486,272	$ 20,183,018	$ 20,210,107	$ 18,861,425	$ (1,348,682)	-6.7%

(1) *Taxes are budgeted based on DR-420TIF and with the assumption that COJ will keep the same millage rate as the prior year.*

EXHIBIT A
CRA RESOLUTION #2026-04
FY 2027 BUDGET ADOPTION

Downtown Redevelopment

Line Item	2024 Actual	2025 Actual	2026 Original Budget	2027 Proposed Budget	$ Change	% Change
Cash Balance carried forward from prior year	$ 32,950,557	$ 32,247,155	$ 28,046,120	$ 28,997,058	$ 950,938	3.4%
Revenues:						
Taxes [(1)]	9,496,330	10,853,077	11,474,411	11,840,339	365,928	3.2%
Intergovernmental						0.0%
Charges for services						0.0%
Fines & forfeitures						0.0%
Interest & other	2,255,410	1,431,516	135,000	184,000	49,000	36.3%
Transfers in						0.0%
Total Revenues	**$ 11,751,740**	**$ 12,284,593**	**$ 11,609,411**	**$ 12,024,339**	**$ 414,928**	**3.6%**
Expenditures:						
Personal services	1,126,230	1,420,777	1,805,272	1,962,205	156,933	8.7%
Operating	919,326	990,548	1,292,219	1,248,951	(43,268)	-3.3%
Capital outlay	11,454,031	14,690,260	7,260,982	7,043,014	(217,968)	-3.0%
Debt service						0.0%
Grants to others	173,002	479,400	300,000	300,000	-	0.0%
Transfers out						0.0%
Total Expenditures	**$ 13,672,589**	**$ 17,580,985**	**$ 10,658,473**	**$ 10,554,170**	**$ (104,303)**	**-1.0%**
Changes in Assets/Liabilities	1,217,447	1,095,357				
Ending Cash Balance	**$ 32,247,155**	**$ 28,046,120**	**$ 28,997,058**	**$ 30,467,227**	**$ 1,470,169**	**5.1%**
Expenditures by Department:						
Community Redevelopment	11,962,102	15,955,333	8,863,595	8,611,163	(252,432)	-2.8%
Police	1,710,487	1,625,652	1,794,878	1,943,007	148,129	8.3%
Total Expenditures	**$ 13,672,589**	**$ 17,580,985**	**$ 10,658,473**	**$ 10,554,170**	**$ (104,303)**	**-1.0%**

Salary and Benefits % Allocation by Agency

Authorized Position	Department	Downtown	Southend	Total CRA Allocation
CRA Coordinator	Planning & Development	70.0%	30.0%	100.0%
Planning & Development Director	Planning & Development	15.5%	9.5%	25.0%
City Engineer	Public Works	15.0%	9.5%	24.5%
Project Engineer	Public Works	46.5%	28.5%	75.0%
Construction Project Superintendent	Public Works	45.0%	5.0%	50.0%
Construction Coordinator	Public Works	45.0%	5.0%	50.0%
DT Community Policing Initiative - Sergeant (1)	Police	100.0%		100.0%
DT Community Policing Initiative - Corporals (2)	Police	100.0%		100.0%
DT Community Policing Initiative - Officers (8)	Police	100.0%		100.0%

(1) Taxes are budgeted based on DR-420TIF and with the assumption that COJ will keep the same millage rate as the prior year.

EXHIBIT A
CRA RESOLUTION #2026-04
FY 2027 BUDGET ADOPTION

Southend Redevelopment

Line Item	2024 Actual	2025 Actual	2026 Original Budget	2027 Proposed Budget	$ Change	% Change
Cash Balance carried forward from prior year	$ 13,661,638	$ 16,537,088	$ 18,219,239	$ 12,246,447	$ (5,972,792)	-32.8%
Revenues:						
Taxes [(1)]	$ 3,006,988	$ 3,220,956	$ 3,431,342	$ 3,514,517	$ 83,175	2.4%
Intergovernmental						0.0%
Charges for services						0.0%
Fines & forfeitures						0.0%
Interest & other	$ 1,057,002	$ 773,468	$ 147,500	$ 122,500	$ (25,000)	-16.9%
Transfers in						0.0%
Total Revenues	**$ 4,063,990**	**$ 3,994,424**	**$ 3,578,842**	**$ 3,637,017**	**$ 58,175**	**1.6%**
Expenditures:						
Personal services	$ 118,571	$ 122,925	$ 140,545	$ 151,312	$ 10,767	7.7%
Operating	$ 357,608	$ 886,269	$ 403,589	$ 431,043	$ 27,454	6.8%
Capital outlay	$ 337,504	$ 1,592,839	$ 9,007,500	$ 7,724,900	$ (1,282,600)	-14.2%
Debt service						0.0%
Grants to others						0.0%
Transfers out						0.0%
Total Expenditures	**$ 813,683**	**$ 2,602,033**	**$ 9,551,634**	**$ 8,307,255**	**$ (1,244,379)**	**-13.0%**
Changes in Assets/Liabilities	$ (374,857)	$ 289,760				
Ending Cash Balance	**$ 16,537,088**	**$ 18,219,239**	**$ 12,246,447**	**$ 7,576,209**	**$ (4,670,238)**	**-38.1%**
Expenditures by Department:						
Community Redevelopment	$ 813,683	$ 2,602,033	$ 9,551,634	$ 8,307,255	$ (1,244,379)	-13.0%
Police						0.0%
Total Expenditures	**$ 813,683**	**$ 2,602,033**	**$ 9,551,634**	**$ 8,307,255**	**$ (1,244,379)**	**-13.0%**

Salary and Benefits % Allocation by Agency

Authorized Position	Department	Downtown	Southend	Total CRA Allocation
CRA Coordinator	Planning & Development	70.0%	30.0%	100.0%
Planning & Development Director		15.5%	9.5%	25.0%
City Engineer	Public Works	15.0%	9.5%	24.5%
Project Engineer		46.5%	28.5%	75.0%
Construction Project Superintendent		45.0%	5.0%	50.0%
Construction Coordinator		45.0%	5.0%	50.0%

(1) Taxes are budgeted based on DR-420TIF and with the assumption that COJ will keep the same millage rate as the prior year.

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

CRA AGENDA ITEM	
TO:	Community Redevelopment Agency Members
FROM:	Taylor Mobbs
DATE:	July 15, 2026
SUBJECT:	Grant Application Deadline Extension

BACKGROUND

Staff requests that the CRA approve an extension to the Quarter 3 Facade and Safety Grant application review period by allowing applications received prior to the August 24 CRA meeting to be considered for funding. The originally advertised application review date of July 27 has since changed due to the Council Retreat, resulting in no CRA meeting that day. Approving this extension will ensure applicants are not disadvantaged by the revised meeting schedule and will allow eligible applications submitted to be considered.

FINANCIAL IMPACT

None

REQUESTED ACTION

Approve extending the Quarter 3 Facade and Safety Grant application review period to allow eligible applicanted to submit for the August 24, 2026 CRA Meeting

ATTACHMENTS

AGENDA ITEM:	A.
MEETING DATE:	July 15, 2026