

**Minutes of Joint City Council & CRA Workshop  
Monday, January 27, 2025 – 5:30 P.M.  
Community Center and Exhibition Hall  
2508 South Beach Parkway, Jacksonville Beach, FL**



The Joint City Council and Community Redevelopment Agency (CRA) Workshop began at 5:30 P.M.

The following City Council Members and CRA Members were in attendance:

**Mayor:** Christine Hoffman

**Council Members:** Sandy Golding                      Bill Horn                      Dan Janson  
Bruce Wouters                      Greg Sutton                      John Wagner

**CRA Chairman:** Gary Paetau

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

**Alternates:** Sydney Talcott                      Marcus Kampfe

Also present were City Manager Mike Staffopoulos, City Attorney David Migut, Chief of Police Gene Paul Smith, Director of Public Works Dennis Barron, Director of Parks and Recreation Jason Phitides, Community Redevelopment Agency Coordinator (CRA) Taylor Mobbs, and Operation Support Specialist II Lauren Loria.

**Purpose of Workshop**

The purpose of the workshop was to discuss the following topics: Boardwalk Activation, First Street – Current and Future Plans, and Public Private Partnership – Preferences and Update.

**Boardwalk Activation**

CRA Coordinator Taylor Mobbs stated the 1946 ordinance [Ordinance No. 4512] restricting allowable uses on the boardwalk could be amended to help facilitate the activation of the boardwalk. Staff sought guidance from the Council and CRA Members regarding their vision for an "active" boardwalk.

A conversation ensued regarding the activation of the boardwalk, including design, events, safety, target audience, maintenance, and working with businesses along the boardwalk. Ms. Mobbs stated boardwalk activation would be added as a topic on the next CRA meeting agenda and potentially an upcoming Council briefing agenda.

**First Street – Current and Future Plans**

Ms. Mobbs stated staff was looking for direction regarding the long-term design of First Street. She reviewed the design concepts of First Street listed in the Urban Trails Master Plan and highlighted issues with the current design.

A conversation ensued regarding the proposed design concepts of First Street. The consensus of the Council and CRA was not to consider a pedestrian-only street design.

Staff would start the process with internal meetings to get feedback on the safety of a two-way versus one-way street design, review street-scaping projects from other cities, bring the topic to

a future CRA workshop, and reach out to the North Florida Transportation Planning Organization (TPO) to do a study.

**Public Private Partnership – Preferences and Update**

Ms. Mobbs provided background and updates on the public-private partnership (P3) project concerning the City-owned parcel located directly south of Latham Plaza. Jim Gilmore, with The Southern Group, reviewed the pros and cons of leasing versus selling the land.

A conversation ensued regarding disposition of the property and interest in the project by surrounding businesses. There was a consensus of the Council to change the amount of parking spaces in the agreement to more than the current amount on the property and to not sell the property.

The Workshop adjourned at 6:53 P.M.

Submitted by: Lauren Loria  
Operations Support Specialist II


Approved:

  
\_\_\_\_\_  
Christine Hoffman, Mayor

Date: \_\_\_\_\_

2/3/25

Approved:

  
\_\_\_\_\_  
Gary Paetau, Chairperson

Date: \_\_\_\_\_

3/12/25