



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Community Redevelopment Agency

Wednesday, January 14, 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

ITEMS FOR DISCUSSION

- A. Elevated Code Enforcement - Downtown
- B. Fence Screening - Downtown District
- C. Boardwalk Activation Ordinance
- D. Joint Workshop Topics

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



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CRA AGENDA ITEM	
TO:	Community Redevelopment Agency Members
FROM:	Taylor Mobbs
DATE:	01/05/2026
SUBJECT:	

BACKGROUND

Under Florida law, Community Redevelopment Agencies may support and implement enhanced code enforcement standards within designated redevelopment areas when such standards further the goals of the adopted CRA plan. These enhanced standards may be more stringent than those applied citywide, provided they are reasonable and directly related to redevelopment objectives such as public safety, aesthetics, and economic vitality.

Additionally, the law allows for the use of administrative fines as an enforcement mechanism, which can provide a more efficient alternative to the traditional magistrate process and allow for quicker resolution of violations.

Enhanced code enforcement could allow the CRA to more effectively address recurring or highly visible issues in the downtown that negatively impact redevelopment objectives. Potential areas for consideration may include:

- Property maintenance and building appearance
- Vacant or underutilized properties
- Signage and lighting
- Outdoor storage
- Litter, debris, and general site cleanliness

FINANCIAL IMPACT

REQUESTED ACTION

Staff is requesting feedback on moving forward with developing recommendations for elevated code standards downtown, and will return the agency and Council with recommended standards and potential penalty structures for future consideration.

ATTACHMENTS



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CRA AGENDA ITEM	
TO:	Community Redevelopment Agency
FROM:	Taylor Mobbs
DATE:	01/05/2026
SUBJECT:	

BACKGROUND

As staff evaluates enhanced code enforcement tools and overall downtown aesthetics, fence screening has resurfaced as a potential strategy to address highly visible and persistent visual impacts within the downtown district. Unscreened fences, utility enclosures, service areas, and temporary barriers can detract from the pedestrian experience and the overall appearance of the downtown. Establishing basic screening standards could support redevelopment goals related to aesthetics, walkability, and private investment.

The board may also wish to explore a future CRA incentive or grant program to assist property owners with the cost of installing compliant screening, particularly where improvements align with broader redevelopment objectives.

FINANCIAL IMPACT

REQUESTED ACTION

Staff is seeking input on whether fence screening standards should be further explored for the downtown, and what level of regulation and incentive support the agency would like staff to evaluate and return with at a future meeting.

ATTACHMENTS



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CRA AGENDA ITEM	
TO:	Community Redevelopment Agency
FROM:	Taylor Mobbs
DATE:	01/09/2026
SUBJECT:	

BACKGROUND

The attached document outlines a proposed pilot framework intended to allow limited activation of the boardwalk area in a controlled and temporary manner. Implementation of the pilot program would occur in conjunction with a City Council ordinance amending the existing 1946 ordinance governing boardwalk use.

Under the proposed structure, applications for boardwalk activation would be submitted to and reviewed by City staff in a manner similar to existing special event applications. The pilot program is intended to test activation opportunities, identify operational considerations, and inform potential long-term policy decisions related to use of the boardwalk.

Staff will continue discussions with City Council on the proposed ordinance and refine the pilot program as needed.

FINANCIAL IMPACT

REQUESTED ACTION

Staff is seeking feedback related to the framework attached.

ATTACHMENTS

1. Phase 1 Activation Approach

Pilot Test Boardwalk Activation Uses

During the Pilot test, the focus is on introducing low-cost, temporary activations and allowing businesses to utilize adjacent boardwalk spaces in a structured manner. Below is a list of potential uses and associated rules to ensure safety, accessibility, and a positive user experience.

1. Temporary & Pop-Up Activations

These short-term activities help test engagement levels and gather community feedback.

Allowed Uses:

- **Pop-Up Retail & Vendors** – Rotating artisan markets, craft fairs, and small business showcases.
- **Mobile Food Vendors** – Designated areas for mobile food vendors. (NO Alcohol vendors)
- **Live Performances** – Street musicians, buskers, and small-scale entertainment (must not obstruct pedestrian flow or violate sound ordinance).
- **Fitness & Wellness Classes** – Yoga, tai chi, or outdoor boot camps (scheduled to prevent overcrowding).
- **Community Art Installations** – Temporary murals, sculptures, or interactive art pieces.
- **Seasonal & Thematic Events** – Farmers’ markets, holiday-themed pop-ups, or cultural festivals.

Rules & Guidelines:

- Vendors and performers must obtain a boardwalk event permit.
- Designated vendor zones will be established by the City to prevent overcrowding.
- Sound levels must be managed to avoid disturbances to businesses and residents, and in accordance with all City ordinances.
- Setup and teardown must occur within designated hours.
- Events must provide their own waste management plan.

2. Semi-Permanent Business Use of Adjacent Boardwalk Spaces

Allows businesses to activate spaces directly in front of their establishments with defined guidelines.

Allowed Uses:

- **Outdoor Dining Areas** – Restaurants and cafés may extend seating onto the boardwalk.
- **Retail Displays & Merchandise Stands** – Shops may showcase products outdoors within a defined footprint.
- **Branded Activation Zones** – Businesses can host promotional pop-ups, tasting stations, or interactive experiences.
- **Entertainment & Live Music (Within Guidelines)** – Bars or restaurants may feature small acoustic performances.

Rules & Guidelines:

- Businesses must apply for a boardwalk event permit.
- Outdoor spaces must not obstruct pedestrian pathways or emergency access routes.
- Furniture and displays must be easily removable and comply with aesthetic standards, as spelled out in the outdoor dining program application.
- Hours of operation for outdoor spaces will be regulated.
- Businesses must maintain cleanliness and adhere to waste disposal policies.

3. Public Amenities & Enhancements

Temporary enhancements that improve the user experience and encourage engagement.

Allowed Uses:

- **Public Seating Areas** – Movable chairs, tables, and benches to encourage social gathering.
- **Shade & Cooling Stations** – Temporary umbrellas or shaded structures.
- **Wayfinding & Informational Signage** – Maps, historical markers, and event notifications.

- **Temporary Lighting Enhancements** – String lights or lanterns to improve ambiance and safety in accordance with any local and state sea turtle protection ordinance(s).
- **Bike & Scooter Parking Zones** – Designated areas to reduce clutter and enhance accessibility in endzone intersections.

Rules & Guidelines:

- Seating and shade structures must be maintained by designated parties.
- All enhancements must comply with accessibility standards.
- Temporary lighting should not create excessive glare for businesses or residents and **MUST** be in compliance with and local and state turtle lighting ordinance(s)/laws.
- Bike and scooter parking must be placed in designated end zones to prevent obstructions.