

Minutes of the Community Redevelopment Agency Workshop
held Wednesday, January 14, 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 3:02 PM.

ROLL CALL:

Chairman: Gary Paetau

Board Members: Meghan Edwards Thad Moseley
Kevin Myers Ron Whittington

Alternates: Sydney Talcott Marcus Kampfe

Also present: CRA Coordinator Taylor Mobbs, Director of Planning and Development
Heather Ireland, and Deputy City Clerk Jodilynn Byrd.

ITEMS FOR DISCUSSION:

A. Elevated Code Enforcement - Downtown

CRA Coordinator Taylor Mobbs presented an overview of elevated code enforcement tools available to Community Redevelopment Agencies under Florida law. She explained enhanced standards could be applied within redevelopment areas when tied to public safety, aesthetics, and redevelopment objectives.

Ms. Mobbs reviewed current code enforcement procedures. Ms. Mobbs stated discussions with Code Enforcement highlighted that unattractive conditions do not necessarily constitute violations under existing code standards and emphasized the role of code enforcement as compliance-oriented rather than punitive.

Ms. Mobbs discussed potential concepts for elevated standards, including shortened compliance timelines, administrative fine authority in special districts, and education for business owners. She emphasized the goal would be compliance with higher standards rather than punishment.

Chair Paetau opened the item for board discussion.

A conversation ensued regarding the topic of elevated code enforcement in the Central Business District (CBD). Ms. Mobbs reiterated the need for collaboration with City Council, business owners, and Code Enforcement and stated changes would require continued workshopping and policy coordination.

B. Fence Screening - Downtown District

Ms. Mobbs stated fence screening standards were closely related to elevated code enforcement discussions and may warrant simultaneous evaluation. She explained existing code allows various fence types, including chain-link fencing, provided safety requirements are met.

Ms. Mobbs discussed the potential requirement for aesthetic screening of chain-link fencing within the CBD as a possible initial step. She stated such standards could improve visual conditions while maintaining safety.

A conversation ensued and Ms. Mobbs reiterated the need for collaboration with City Council,

business owners, and Code Enforcement and stated changes would require continued workshopping and policy coordination.

C. Boardwalk Activation Ordinance

Ms. Mobbs reviewed the proposed pilot framework for limited boardwalk activation, explaining the program would operate in conjunction with a City Council ordinance amending the existing boardwalk use ordinance. She stated the pilot would test temporary and low-cost activations, including pop-up retail, food vendors, performances, and public amenities.

Ms. Mobbs summarized rules and guidelines outlined in the handout [on file]. A conversation ensued regarding the topic and Ms. Mobbs reiterated the need for collaboration with City Council, business owners, and Code Enforcement and stated changes would require continued workshopping and policy coordination.

D. Joint Workshop Topics

Ms. Mobbs outlined proposed topics for the upcoming joint CRA and City Council workshop scheduled for January 21, 2026, and stated staff identified the boardwalk activation ordinance and a combined discussion on elevated code enforcement and fence screening based on prior feedback from both bodies. Ms. Mobbs stated staff would consolidate enforcement-related items into one agenda topic and asked whether board members wished to add additional items, noting the workshop was limited in duration and would be chaired by the Mayor.

The status of First Street was discussed and it was stated the corridor was in need of improvement. Ms. Mobbs explained the First Street traffic study had been completed and stated staff were awaiting final data. She confirmed the data would inform future decisions, including traffic flow and the structure of any solicitation, and explained staff had deferred further discussion until the data was received.

The status of a previously discussed parking study was discussed. Ms. Mobbs stated the parking study had not moved forward due to lack of support and budget and confirmed no funding was allocated.

A question was raised regarding the urban trail connectivity, particularly in the South End, and referenced available funding. Ms. Mobbs responded City Council had identified priority trail segments outside the South End and stated the allocated funds would likely be carried forward. She reported passive park plans were nearing completion and represented the primary South End trail-related project for the current fiscal year.

Concerns were raised regarding the pace of CRA projects and asked about improving efficiency, accountability, and transparency. Ms. Mobbs responded staff had implemented project management software and were coordinating across departments to streamline processes, including development of tailored continuing services contracts with clearer timelines and penalties.

It was emphasized the importance of improved communication regarding project timelines and delays. Ms. Mobbs agreed and stated staff were working to enhance reporting and transparency.

Chair Paetau encouraged focusing on completing existing projects during the coming year to demonstrate progress. Ms. Mobbs reviewed capital priorities and stated several projects were expected to be completed during the fiscal year, with First Street and Oceanfront Park anticipated in future years.

ADJOURNMENT:

There being no further business, this meeting was adjourned at 4:33 PM.

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

A handwritten signature in blue ink, appearing to read "Gerald Paetau", is written over a horizontal line.

Chairman

Date: 1.26.2026