

**Minutes of Joint City Council & Community Redevelopment Agency
Workshop held Wednesday, January 21, 2026 - 3:00 P.M.
Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

Mayor Hoffman called the meeting to order at 3:00 P.M. followed by introductions of City Council, Community Redevelopment Agency (CRA) members, and staff members.

Mayor:	Christine Hoffman		
Council Members:	Sandy Golding Greg Sutton (late)	Bill Horn John Wagner (late)	Dan Janson Bruce Wouters
Chairman:	Gary Paetau		
Board Members:	Meghan Edwards Kevin Myers	Thad Moseley Ron Whittington (late)	
Alternates:	Sydney Talcott	Marcus Kampfe	

Also present were: CRA Coordinator Taylor Mobbs, Director of Planning and Development Heather Ireland, City Manager Mike Staffopoulos, and Police Chief Gene Paul Smith.

Purpose of Workshop

The purpose of the workshop was to discuss the following topics: Boardwalk Activation Ordinance, Downtown Enhancements – Fence Screening and Code Enforcement, P3 Project Update, CRA Projects Update, and Future Capital Projects.

Boardwalk Activation Ordinance

CRA Coordinator Taylor Mobbs presented an overview of the proposed Boardwalk Activation Pilot Program and discussed the existing boardwalk ordinance, which dates back to 1946. Ms. Mobbs explained the pilot program would test activation opportunities, identify operational considerations, and help inform potential long-term policy decisions regarding use of the boardwalk.

Ms. Mobbs reviewed the proposed allowed uses, as well as the rules and guidelines for Temporary Pop-Up Activations, Semi-Permanent Business Use of Adjacent Boardwalk Spaces, and Public Amenities and Enhancements. She noted staff had already been coordinating with Parks and Recreation due to their existing relationships with event producers and confirmed staff had received inquiries from both vendors and residents interested in boardwalk activities.

Ms. Mobbs explained staff anticipated mirroring the existing special events review process. A boardwalk-specific application would be reviewed by an internal committee consisting of Parks and Recreation, Planning, Police, Fire, and CRA staff. She stated applications would include points of contact, security considerations, insurance requirements, and other operational details.

Director of Planning and Development Heather Ireland stated staff viewed boardwalk activation as a phased opportunity, similar to the rollout of outdoor dining on First Avenue North. Ms. Ireland explained staff would recommend starting in a limited area and, if successful, consider expanding to additional downtown areas, including street ends and other locations.

A conversation ensued and the consensus of the Council was for staff to draft an ordinance related to boardwalk activation and present it for review at a future City Council Briefing.

Downtown Enhancements - Fence Screening and Code Enforcement

Ms. Mobbs presented an overview of fence screening concepts and referenced prior CRA interest in reducing the visual impact of chain-link fencing within the downtown area. She explained the existing code allows chain-link fencing for safety and security purposes, but the CRA had expressed interest in exploring additional aesthetic standards for the downtown district.

Ms. Ireland explained construction fencing is required only for active construction sites and noted code amendments would be necessary to impose additional screening requirements on property owners. She added the Façade Grant Program could serve as a temporary solution while potential code changes are evaluated.

A conversation ensued and Ms. Mobbs stated staff would coordinate with the Legal Department and Code Enforcement to identify potential code amendments and would present the information for review at a future CRA meeting for further discussion.

Public-Private Partnership (P3) Project Update

Ms. Mobbs summarized the proposed updates to the P3 Request for Proposal (RFP) process and timeline discussed at January 12, 2026, Council Briefing. She explained the proposed changes are intended to encourage a high-quality outcome while maintaining a clear, transparent, and defensible evaluation process.

Following discussion, Ms. Mobbs stated staff would refine the timeline and process to incorporate the suggested changes and would present the updated information to the Council and the CRA for review.

CRA Projects Update

Ms. Mobbs provided an overview of the Fiscal Year 2026 CRA Capital Improvement Projects, including Latham Plaza, art projects, City wayfinding signage, the Pier parking lot, the Low-Speed Vehicle (LSV) lot, the Passive Park, and the Lighting Master Plan.

Following discussion, the Council reached a consensus to increase the number of ADA-accessible parking spaces within the Low-Speed Vehicle (LSV) lot.

Ms. Ireland discussed expanding CRA project reporting to include Public Works projects and permitted private development projects. Ms. Ireland stated staff would revisit the report format to provide clearer and more consistent updates, including updates when there are no changes in project status, and would coordinate internally with staff to determine the most effective reporting approach.

Future Capital Projects

Ms. Mobbs provided an overview of upcoming Fiscal Year 2027 capital projects, including a potential First Street redesign and the Urban Trails project.

Ms. Mobbs also identified future projects under consideration, including Oceanfront Park improvements, Latham Plaza redesign, and additional urban trail connections.

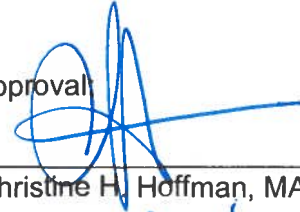
Staff agreed to continue coordinating with Public Works, provide more comprehensive infrastructure updates at future meetings, and maintain regular communication with the CRA and Council as projects move forward.

ADJOURNMENT:

There being no further business, in a voice vote, the workshop adjourned at 5:02 P.M.

Submitted by: Jodilynn Byrd
Deputy City Clerk

Approval

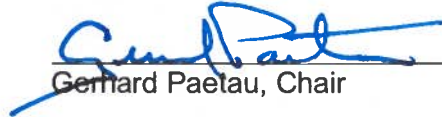


Christine H. Hoffman, MAYOR

Date:

2/17/26

Approval:



Gerhard Paetau, Chair

Date:

2.23.26