



Community Redevelopment Agency Regular Meeting Agenda

Thursday, September 25, 2025 at 4:30 PM



City Commission Chambers – 105 S. 2ND Street, Flagler Beach, FL 32136

All meeting items will be continued until meeting is complete.

1. **Call the meeting to order**
2. **Pledge of Allegiance**
3. **Consent Agenda**
 - a. Approve the Minutes of May 22, 2025.
4. **General Business**
 - a. Community Redevelopment Agency Advisory Board (CRAAB) Appointments
 - b. Approve Farmers Market Operating Agreement
 - c. Small Grant Application- 404 S. Oceanshore Blvd.
 - d. Small Grant Application- 316 S. Oceanshore Blvd.
 - e. Resolution 2025-83. A Resolution by the City Commission of the City of Flagler Beach, Florida, sitting as the Community Redevelopment Agency, Adopting the Operating and Capital Improvements Budgets for the Community Redevelopment Agency for the Fiscal Year 2025-2026, fixing appropriations therein; proposing expenditures thereunder; and providing an effective date.
5. **Public comments regarding items not on the agenda**

Citizens are encouraged to speak. However, comments should be limited to three minutes. A thirty-minute allocation of time for public comment on items not on the agenda. Each speaker has up to three-minutes to address the Chair, and one opportunity to speak, no time can be allotted to another speaker.
6. **Adjournment**

RECORD REQUIRED TO APPEAL: In accordance with Florida Statute 286.0105 if you should decide to appeal any decision the Commission makes about any matter at this meeting, you will need a record of the proceedings. You are responsible for providing this record. You may hire a court reporter to make a verbatim transcript. The City is not responsible for any mechanical failure of the recording equipment. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk at (386) 517-2000 ext 233 at least 72 hours prior to the meeting. The City Commission reserves the right to request that all written material be on file with the City Clerk when the agenda item is submitted.



Community Redevelopment Agency Special Meeting Minutes

Thursday, May 22, 2025, at 4:45 PM



City Commission Chambers – 105 S. 2ND Street, Flagler Beach, FL 32136

Present: Chairman James Sherman, Commissioners Rick Belhumeur, John Cunningham and Scot Spradley. City Attorney D. Andrew Smith, III, City Manager Dale L. Martin, CRA Director Casey Ryan, and City Clerk Penny Overstreet.

Absent: Mayor Patti King and Commissioner Eric Cooley.

1. **Call the meeting to order.** Chairman Sherman called the meeting to order at 4:45 p.m.
2. **Pledge of Allegiance:** Commissioner Spradley led the pledge.
3. **Consent Agenda**
 - a. Approve March 27, 2025, Community Redevelopment Agency Minutes. Motion by Commissioner Belhumeur to approve March 27, 2025, minutes. Commissioner Spradley seconded the motion. The motion carried unanimously.
4. **General Business**
 - a. Approve Flagler Strong Farmers Market Agreement. Ms. Ryan reviewed the request. Jim Kelling spoke of issues he and the vendors have with the new location, and his displeasure with the notification received from the City, as well as the placement of the coquina boulders that blocked vendors from driving on the park grass. He would like a portion of the park dedicated to the Market and suggested the Itinerant Merchant fee for the vendors reduced. Tracy Callahan-Hennesy suggested closing a portion of S. 2nd Street and moving the market to that location. Discussion ensued and included maintain open access to the private paid parking lot, special events in Veterans Park continuing and the market not to conflict with them, Farmers Market vendors are not to set up in Veterans Park, use of the pier restrooms or the Farmers Market placing a port-o-let, and removing the Local Business Tax Receipt Administrative Fee for Farmers Market applications. Motion by Commissioner Spradley to approve the agreement with the amendment of the waiver of the fee until the end of the fiscal year. Commissioner Belhumeur seconded the motion. Discussion Chairman Sherman opened public comments. Darryl Reynolds feels the 2nd Street location is ideal for the market. Steve (last name unintelligible) feels the market should be supported. The owner of Flagler Sun and Seed thanked Flagler Strong for holding the market. Karen Levico enjoys the Market and hopes it will be kept. Chairman Sherman closed public comments. Commissioner Spradley amended his motion to include the markets move to S. 2nd Street. Commissioner Belhumeur withdrew his second. Chairman Sherman passed the gavel and seconded the amended motion. Discussion ensued regarding allowing the CRA Director the ability to make minor administrative changes to the agreement that would be ratified at the next regular CRA Meeting. The amended motion was withdrawn by Commissioner Spradley. Motion by Commissioner Spradley to approve the agreement with the additional provisions that there is a waiver of the administrative fee for Farmers Market vendors through the end of the fiscal year and that the location will be changed to S. 2nd Street, directly North of City Hall and the location change is effective after July 04, 2025. Commissioner Cunningham seconded the motion. The motion carried unanimously.
 - b. Approve Preliminary Site Plan for Wickline Park Playground. Ms. Ryan requested the Commission approve the preliminary site plan, noting that staff would go out for bids and return for their approval of the award. Discussion of the footprint and moving the existing exercise equipment ensued. Motion by Commissioner Belhumeur to approve the preliminary site plan for the Wickline Park Playground. Commissioner Spradley

seconded the motion. Chairman Sherman opened public comments. RJ Santore provided comments. Chairman Sherman closed public comments. The motion carried unanimously, after a roll call vote.

- c. Approve Purchase of Decorative Street Lamps. Ms. Ryan reviewed the request. Ms. Ryan reported this year's budget includes funding for the fixtures and poles. Next fiscal year's budget request includes funding for installation. Ms. Ryan explained the equipment will be securely stored. Ms. Ryan requested the vendor be declared Sole Source due to the limited availability of the equipment. Commissioner Belhumeur inquired if this is for replacement or new locations. Ms. Ryan responded most are for replacement. However, a few are intended for new, and an example is in the parking lots that were recently refurbished and located within the CRA. Motion by Commissioner Spradley to approve the purchase the decorative Street lamps. Commissioner Belhumeur seconded the motion. Chairman Sherman opened public comments. No comments were offered. Commissioner Sherman closed public comments. The motion carried unanimously, after a roll call vote.

5. **Public comments regarding items not on the agenda:** No comments were offered.

6. **Adjournment:** Motion by Commissioner Belhumeur to adjourn the meeting at 5:34 p.m.

James Sherman, Chairman

Penny Overstreet, City Clerk



Staff Report

Community Redevelopment Agency Regular Meeting

September 25, 2025



To: Community Redevelopment Agency
From: Casey Ryan, CRA Director
Meeting Date: September 25, 2025
Item Name: Community Redevelopment Agency Advisory Board (CRAAB)
Appointments

Background:

Resolution 2025-66 adopted on August 28, 2025 by the City Commission provided for the creation of a Flagler Beach Community Redevelopment Association Advisory Board (CRAAB). The intent of the CRAAB is to facilitate and enhance coordination and collaboration between the City and businesses/residents included within the Community Redevelopment Agency boundaries (in general, downtown). Since the creation of the CRAAB, the CRA Director Ms. Casey Ryan, has solicited applications to serve on the CRAAB. The submitted applications are included in the agenda packet.

The CRA Executive Board is requested to consider the applicants for the seven seats, five of which are required to be owners of a property/business located within the Community Redevelopment Agency boundaries (three (3) to serve two-year terms beginning October 1 and two (2) to serve one-year terms beginning October 1); one (1) of which is required to be a resident legally residing within the Community Redevelopment Agency boundaries (two-year term beginning October 1), and one (1) resident-at-large residing within the City limits (one-year term beginning Oct 1). Despite the varying initial terms, all subsequent terms will be for two years in order to stagger the appointments.

Fiscal Impact:

N/A

Staff Recommendation:

CRA Executive Board to score the applicants per section 3 of Resolution 2025-66.

Attachments:

1. Resolution 2025-66
2. Anthony Cinelli 9.2.2025
3. Christopher Marlow 9.15.2025
4. Corey Costa 9.16.2025

5. Daryl Reynolds 9.16.2025
6. Dawn Romero 9.12.2025
7. Diane J. Cline 9.10.2025
8. Gayle Jaffe 9.16.2025
9. Jeff Meyer 9.15.2025
10. Joanne Ross 9.11.2025
11. Jordan Farrell 9.9.2025
12. Keith Patton 9.9.2025
13. Ken Aston 9.8.2025
14. Kristi Furnari 9.16.2025
15. Laura Hackett 9.16.2025
16. Manoj Bhoola 9.15.2025
17. Michael Wehde 9.10.2025
18. Paul Mykytka 9.12.2025
19. Thad Crowe 9.5.2025
20. Tracy Callahan-Hennessey 9.9.2025
21. William Boudie Estberg 9.16.2025

RESOLUTION 2025-66

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, FOR THE CREATION OF A FLAGLER BEACH COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD; PROVIDING FOR THE ESTABLISHMENT, PURPOSE AND DUTIES OF SAID BOARD; PROVIDING FOR APPOINTED MEMBERS AND TERMS; SETTING FORTH OFFICERS, RULES AND PROCEDURES; PROVIDING A SUNSET CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Flagler Beach, making use of appropriate State legislation, created a Community Redevelopment Agency in 2002 to enhance the aesthetics and improve the economic conditions in the area of downtown Flagler Beach; and,

WHEREAS, the City Commission has served as the Executive Board for the Community Redevelopment Agency since its inception; and,

WHEREAS, the City Commission of Flagler Beach wishes to provide a vehicle for affected business/property owners and residents to improve engagement with City government.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA AS FOLLOWS:

SECTION 1. Foundation

The "WHEREAS" clauses above are hereby incorporated herein as legislative findings.

SECTION 2. Creation

The City Commission hereby creates a Board to be known as the "Flagler Beach Community Redevelopment Agency Advisory Board." The Board will serve as an Advisory Board to the Community Redevelopment Agency Executive Board. The Board's direction will be to recommend efforts and improvements within the Community Redevelopment Agency area as aligned with the City's Downtown Master Plan and other duties as assigned by the City Commission. The Board will come into formal existence upon approval of this Resolution.

SECTION 3. Membership

The Board will consist of seven (7) members, five of whom will be owners of a property/business located within the Community Redevelopment Agency boundaries, one of whom will be a resident legally residing within the Community Redevelopment Agency boundaries, and one resident at large within the City limits. A quorum will constitute four members. Certain Staff shall serve as Ex-Officio Members to the Board for purpose of advising and providing information necessary for the Board to complete its assigned tasks. The Ex-Officio Members shall be the City Manager, Community Redevelopment Agency Director, and the City Planner.

SECTION 4. Appointments

Members will be appointed by and at the discretion of the Community Redevelopment Agency Executive Board, which may consider background, financial knowledge and ability, education, professional and life experience and community involvement of each applicant. Members of the Committee during their term of service will maintain ownership or residency within the Community Redevelopment Agency boundaries as related to their appointment.

SECTION 5. Terms

The Members of the Board will be appointed by the Executive Board for a term of two (2) years. However, the first organizational appointments will be staggered with four (4) members being appointed for two (2) year terms and three (3) being appointed for an initial one (1) year term.

SECTION 6. Vacancies

- (1) Membership of the Board can be terminated when:
 - (a) A member is absent from three (3) regularly scheduled meetings of the Board during a calendar year, regardless of whether such absence is excused or unexcused. All absences will be duly recorded in the meeting minutes. Absences from emergency or special meetings will not be recorded against a member in considering absences. Special exceptions on the removal of members for absences may be made by the Chair when the absences are due to health or time limited extenuating circumstances and the absences do not affect the ability of the committee to maintain a quorum; or
 - (b) A member resigns; or
 - (c) A member no longer meets the eligibility requirements; or
 - (d) A member's term expires.
 - (e) A member conducts themselves in a manner unbecoming a representative of the City, as determined at the sole discretion of the Executive Board.
- (2) The Chair shall immediately, upon receipt of a resignation or when advised of a vacancy, notify the City Manager or City Clerk. The Executive Board will appoint a person to fill the unexpired term of the member.
- (3) Should a resignation be submitted to staff, staff will immediately notify the City Manager or City Clerk.

SECTION 7. Board Operations

The Board shall meet at least once monthly, on a date and time agreed upon by the members. The Board will have no authority other than as stipulated by the direction as defined and approved by the Executive Board. A report of Board activities shall be provided at each Regular Meeting of the Executive Board.

SECTION 8. Officers

(1) Chair. Shall be voted on by the membership for a one-year term. Shall preside over meetings and other activities as deemed appropriate. Shall report Committee activities at the Commission Meetings.

(2) Vice-Chair. Shall be voted on by the membership for a one-year term. Shall take over duties in the absence of the Chair.

SECTION 9. Sunset Provision

The City Commission will review the activities and accomplishments of the Board every two (2) years during the appropriate September Executive Committee Regular Meeting to determine if the Board has appropriately represented the best interests of the City and the Community Redevelopment Agency. The Board shall continue or cease operations as determined by the City Commission after said review.

SECTION 10. Conflict and Severability

All resolutions and parts of resolution in conflict with this resolution are hereby repealed. If any portion of the Resolution shall be declared unconstitutional or if the applicability of this Resolution or any portion thereof to any person or circumstances shall be held invalid, the validity of the remainder of this Resolution and the applicability of this Resolution, or any portion thereof to other persons or circumstances, shall not be affected thereby.

SECTION 11. Effective Date

This Resolution shall become effective upon execution.

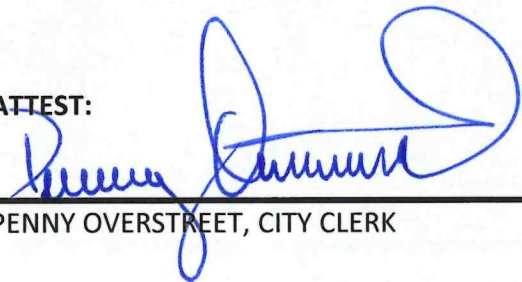
Upon motion duly made and carried, the foregoing Resolution was accepted by the City Commission of the City of Flagler Beach on this 28th day of August 2025.

CITY OF FLAGLER BEACH, FLORIDA



PATTI KING, MAYOR

ATTEST:



PENNY OVERSTREET, CITY CLERK

Received

SEP 02 2025

City of Flagler Beach

**CITY OF FLAGLER BEACH
ADVISORY BOARD AND COMMITTEE APPLICATION FORM**

(Please fill out form completely)

Name: Anthony Cinelli Date: 8/28/25

Physical address: 204 S. Oceanshore Blvd

Mailing address: 204 S. Oceanshore Blvd

Home phone: 904-424-8813 Daytime phone: 904-424-8813

Fax: None E-Mail: KG4JSK@gmail.com

Occupation: Lab + Safety Coordinator

Number of years of City residence: 5 Own: Rent:

Are you registered to vote in Flagler County? Yes No

Identify the board(s) or committee(s) to which you request appointment:
CRA Advisory Board

Please describe your professional and/or volunteer experience or background which best qualifies you for selection to the board(s) or committee(s): Florida Licensed Professional Geologist, Certified Hazardous Materials Manager Florida Certified Erosion Control Inspector, 20+ year business owner in Flagler Beach

How many City Commission/board meetings have you attended in the last 2 years? 8 or more?

Have you ever served on a City advisory board or committee in the past? Yes No

If yes, please describe: _____

AC Cinelli
Signature

Please return this application to the City Clerk, P.O. Box 70, 105 S. 2nd Street, Flagler Beach, Florida 32136

**CITY OF FLAGLER BEACH
ADVISORY BOARD AND COMMITTEE APPLICATION FORM**

(Please fill out form completely)

Name: Christopher Marlow Date: 9/12/25

Physical address: 2290 S. Daytona Ave, FB, 32136

Mailing address: Po Box 2225, FB, 32136

Home phone: 386 864 3218 Daytime phone: _____

Fax: _____ E-Mail: cmarlow@goldenlioncafe.com

Occupation: Restaurant owner

Number of years of City residence: 30 Own: Rent: _____

Are you registered to vote in Flagler County? Yes No _____

Identify the board(s) or committee(s) to which you request appointment:
CBA

Please describe your professional and/or volunteer experience or background which best qualifies you for selection to the board(s) or committee(s):

- (1) Multi Business owner within CBA with 165 employees
- (2) Life Long Resident of Flagler Beach
- (3) Undergraduate Business degree @ Stetson University
Post Graduate degree at Glion in Switzerland.

How many City Commission/board meetings have you attended in the last 2 years? 0

Have you ever served on a City advisory board or committee in the past? Yes _____ No

If yes, please describe: _____

Signature 

Please return this application to the City Clerk, P.O. Box 70, 105 S. 2nd Street, Flagler Beach, Florida 32136

Received

SEP 16 2025

City of Flagler Beach

received by Colleen Kuhn

9-16-25

1/16/25 at 12:57pm

**CITY OF FLAGLER BEACH
ADVISORY BOARD AND COMMITTEE APPLICATION FORM**
(Please fill out form completely)

Name: Covey Costa Date: _____

Physical address: 208 N. 5th St., Flagler Beach, FL 32136

Mailing address: "

Home phone: 386-503-7875 Daytime phone: "

Fax: N/A E-Mail: ContactCoveyCosta@gmail.com

Occupation: Business owner

Number of years of City residence: 9 Own: _____ Rent:

Are you registered to vote in Flagler County? Yes _____ No _____

Identify the board(s) or committee(s) to which you request appointment:
CRA

Please describe your professional and/or volunteer experience or background which best qualifies you for selection to the board(s) or committee(s):
Business owner for 5 years in Flagler Beach (RAW Juice Cafe)

How many City Commission/board meetings have you attended in the last 2 years? 2

Have you ever served on a City advisory board or committee in the past? Yes _____ No

If yes, please describe: _____

[Signature]
Signature

Please return this application to the City Clerk, P.O. Box 70, 105 S. 2nd Street, Flagler Beach, Florida 32136

Received

SEP 16 2025

City of Flagler Beach

Received
SEP 18 2025
City of Flagler Beach

CITY OF FLAGLER BEACH

ADVISORY BOARD AND COMMITTEE APPLICATION FORM

(Please fill out form completely)

Name: DARYL REYNOLDS Date: 9/16

Physical address: 322 N. 11TH ST FLAGLER BEACH

Mailing address: SAME

Home phone: (386) 597-3414 Daytime phone: SAME

Fax: NA E-Mail: dreynolds@intfiber.com

Occupation: SECONDARY FIBER PROCUREMENT MANAGER

Number of years of City residence: 20 Own: Rent:

Are you registered to vote in Flagler County? Yes No

Identify the board(s) or committee(s) to which you request appointment:
C.R.A.B.B.

Please describe your professional and/or volunteer experience or background which best qualifies you for selection to the board(s) or committee(s):
I HAVE WORKED IN THE RECYCLING BUSINESS FOR MORE THAN 30 YEARS AND CURRENTLY EXECUTIVE DIRECTOR FOR KEEP FLAGLER BEACH BEAUTIFUL.

How many City Commission/board meetings have you attended in the last 2 years? 30 OR MORE

Have you ever served on a City advisory board or committee in the past?
Yes No
If yes, please describe: ECONOMIC DEVELOPMENT TASK FORCE

Daryl A. Reynolds
Signature

Please return this application to the City Clerk, P.O. Box 70, 105 S. 2nd Street, Flagler Beach, Florida 32136

**CITY OF FLAGLER BEACH
ADVISORY BOARD AND COMMITTEE APPLICATION FORM**

(Please fill out form completely)

Name: Dawn Romero Date: 9/12/25

Physical address: 308 S Oceanshore Blvd Flagler Beach

Mailing address: same

Home phone: 516 840 8458 Daytime phone: 386 693 4055

Fax: _____ E-Mail: tuscanybythesea@yahoo.com

Occupation: Restaurant owner

Number of years of City residence: 6 Own: _____ Rent:

Are you registered to vote in Flagler County? Yes _____ No

Identify the board(s) or committee(s) to which you request appointment:
CRAAB

Please describe your professional and/or volunteer experience or background which best qualifies you for selection to the board(s) or committee(s): local business owner in Flagler Beach for 14 years.

How many City Commission/board meetings have you attended in the last 2 years? only the FB3 meetings

Have you ever served on a City advisory board or committee in the past? Yes _____ No

If yes, please describe: _____


Signature _____

Please return this application to the City Clerk, P.O. Box 70, 105 S. 2nd Street, Flagler Beach, Florida 32136

SEP 10 2025

City of Flagler Beach

**CITY OF FLAGLER BEACH
ADVISORY BOARD AND COMMITTEE APPLICATION FORM**
(Please fill out form completely)

Name: Diane J. Cline (S.E. Cline Holding Co, Inc) Date: 9/10/25

Business

Physical address: 211 S. 3rd Street Flagler Beach

Mailing address: P.O. Box 262

Home phone: 386-503-1840 Daytime phone: _____

Fax: _____ E-Mail: d.cline.05@gmail.com

Occupation: Property management

Number of years of City residence: 35 Own: yes Rent: _____

Are you registered to vote in Flagler County? Yes yes No _____

Identify the board(s) or committee(s) to which you request appointment:
CRA

Please describe your professional and/or volunteer experience or background which best qualifies you for selection to the board(s) or committee(s): I was on the original CRA Advisory Board, have recieved a CRA grant, and have been involved with the City in many other capacities as well. I'm very familiar with CRA procedures and how it came to be.

How many City Commission/board meetings have you attended in the last 2 years? 3 However, in the years that I have lived here I have attended well over 100

Have you ever served on a City advisory board or committee in the past? Yes No _____

If yes, please describe: CRA Advisory, Museum Gala; and the Beach Planning Committee. I was also on the first Centennial Committee before it was shut down

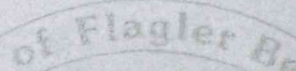
Diane J. Cline
Signature

Please return this application to the City Clerk, P.O. Box 70, 105 S. 2nd Street, Flagler Beach, Florida 32136

Would like to qualify as in CRA District or resident of FB. 1309 S Flagler

Received

SEP 16 2025



**CITY OF FLAGLER BEACH
ADVISORY BOARD AND COMMITTEE APPLICATION FORM**

City of Flagler Beach

(Please fill out form completely)

Name: Gayle Jaffe Date: 9/15/25

Physical address: 19 September Pl, Palm Coast FL 32164

Mailing address: 208 S. 3rd St., Flagler Bch FL 32136

Home phone: 386-449-9271 Daytime phone: 386-517-1399

Fax: _____ E-Mail: pureflowpilatesstudio@gmail.com

Occupation: owner Pure Flow Pilates

Number of years of City residence: _____ Own: _____ Rent: _____

Are you registered to vote in Flagler County? Yes No

Identify the board(s) or committee(s) to which you request appointment:
Redevelopment Committee

Please describe your professional and/or volunteer experience or background which best qualifies you for selection to the board(s) or committee(s):

I have been a local business owner for the past 12 years in Flagler Beach which has given me firsthand experience with both opportunities & challenges faced by local business. I have developed a strong understanding of the importance of supporting small business, fostering

How many City Commission/board meetings have you attended in the last 2 years? 0

Have you ever served on a City advisory board or committee in the past? Yes _____ No

If yes, please describe: _____

Signature

Please return this application to the City Clerk, P.O. Box 70, 105 S. 2nd Street, Flagler Beach, Florida 32136

Received

SEP 16 2025

City of Flagler Beach

community engagement, and encouraging sustainable growth. I am deeply invested in seeing our small city improve while preserving its unique character and charm. I believe I could bring valuable insight and practical suggestions and collaborative spirit to the redevelopment committee as we plan for the future.

**CITY OF FLAGLER BEACH
ADVISORY BOARD AND COMMITTEE APPLICATION FORM**
(Please fill out form completely)

Name: Jeff Meyer **Date:** 9/15/2025

Physical address: 511 N Ocean Shore Blvd Flagler Beach FL 32136 United States

Mailing address: 511 N Ocean Shore Blvd Flagler Beach FL 32136 United States

Home phone: (561) 707-5939 **Daytime phone:** (561) 707-5939

Fax: _____ **E-Mail:** 1meyergroup@gmail.com

Occupation: Real estate sales- Landmark Group at Compass

Number of years of City residence: 11 **Own:** X **Rent:** _____

Are you registered to vote in Flagler County? Yes X No _____

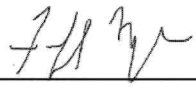
Identify the board(s) or committee(s) to which you request appointment:
CRA Advisory Boasrd

Please describe your professional and/or volunteer experience or background which best qualifies you for selection to the board(s) or committee(s): Very active in both commercial and residential sales the past 11 years in Flagler Beach. I own 1 property in the CRA district and have a minority ownership in a 2nd. Rotary volenteer, 2 year member and sponser in Tiger Bay, sponsored many local events in Flagler Beach.

How many City Commission/board meetings have you attended in the last 2 years? 5+

Have you ever served on a City advisory board or committee in the past? Yes _____ No X

If yes, please describe: _____

Jeff Meyer 

Signature

Please return this application to the City Clerk, P.O. Box 70, 105 S. 2nd Street, Flagler Beach, Florida 32136

CITY OF FLAGLER BEACH
ADVISORY BOARD AND COMMITTEE APPLICATION FORM
(Please fill out form completely)

Name: Joanne Ross Date: 9/11/2025

Physical address: 3580 S Ocean Shore Blvd # 707

Mailing address: P.O. Box 143 Flagler Beach FL.

Home phone: _____ Daytime phone: (413) 427-0912

Fax: _____ E-Mail: joanneross@charter.net

Occupation: owner/operator - Surfside Shakes Flagler Beach

Number of years of City residence: 2 Own: _____ Rent: X

Are you registered to vote in Flagler County? Yes X No _____

Identify the board(s) or committee(s) to which you request appointment:
Flagler Beach Community Redevelopment Agency
Advisory Board (CRAAB)

Please describe your professional and/or volunteer experience or background which best qualifies you for selection to the board(s) or committee(s): I currently own a business in the redevelopment district in Flagler Beach I have 30+ years of volunteering in variety of school, Church and community settings in Massachusetts.

How many City Commission/board meetings have you attended in the last 2 years? planning on attending my 1st meeting on 9/11/2025

Have you ever served on a City advisory board or committee in the past? Yes _____ No X

If yes, please describe: _____

Joanne Ross
Signature

Please return this application to the City Clerk, P.O. Box 70, 105 S. 2nd Street, Flagler Beach, Florida 32136

CITY OF FLAGLER BEACH ADVISORY BOARD AND COMMITTEE APPLICATION FORM

(Please fill out form completely)

Name: Jordan Farrell Date: 9-8-25

Physical address: 701 N. Ocean Shore Blvd, Flagler Beach FL 32136

Mailing address: _____

Home phone: _____ Daytime phone: 386.986.6744

Fax: _____ E-Mail: Realty.farrell@gmail.com

Occupation: Real Estate Broker

Number of years of City residence: 15 Own: Rent: _____

Are you registered to vote in Flagler County? Yes No _____

Identify the board(s) or committee(s) to which you request appointment:
Flagler Beach Community Redevelopment Agency Advisory Board

Please describe your professional and/or volunteer experience or background which best qualifies you for selection to the board(s) or committee(s): Real Estate, Commercial Real Estate, Architectural Design, Property Development, El Foundation, Margarita Foundation, Rotary, etc.

How many City Commission/board meetings have you attended in the last 2 years? 10-20

Have you ever served on a City advisory board or committee in the past?

If yes, please describe: I was on the PAR Board. Yes No _____


Signature

Please return this application to the City Clerk, P.O. Box 70, 105 S. 2nd Street, Flagler Beach, Florida 32136

Received

SEP 09 2025

City of Flagler Beach

**CITY OF FLAGLER BEACH
ADVISORY BOARD AND COMMITTEE APPLICATION FORM**

(Please fill out form completely)

Name: Keith Patton Date: 9-9-25

Physical address: 328 North 2nd St Flagler Beach

Mailing address: 328 North 2nd St Flagler Beach

Home phone: 407-212-5013 Daytime phone: 407-212-5013

Fax: _____ E-Mail: Keithsbigboxofrocks@gmail.com

Occupation: Business Owner

Number of years of City residence: 6 Own: Rent:

Are you registered to vote in Flagler County? Yes No _____

Identify the board(s) or committee(s) to which you request appointment:

Craab Committee

Please describe your professional and/or volunteer experience or background which best qualifies you for selection to the board(s) or committee(s):

Owner of 2 local businesses within the CRA also
Down Town Resident

How many City Commission/board meetings have you attended in the last 2 years? 5

Have you ever served on a City advisory board or committee in the past?

Yes _____ No

If yes, please describe: _____

Keith Patton
Signature

Please return this application to the City Clerk, P.O. Box 70, 105 S. 2nd Street, Flagler Beach, Florida 32136

CITY OF FLAGLER BEACH
ADVISORY BOARD AND COMMITTEE APPLICATION FORM

(Please fill out form completely)

Name: Ken Aston Date: 9/8/25

Physical address: 3147 N. Ocean Shore Blvd, Flagler Beach 32136

Mailing address: P.O. Box 2150, Flagler Beach 32136

Home phone: 314-799-5018 Daytime phone: _____

Fax: _____ E-Mail: Ken.Aston@Berkadia.com

Occupation: Real Estate SALES, Investment, Development, Finance

Number of years of City residence: 19 Own: YES Rent: _____

Are you registered to vote in Flagler County? Yes YES No _____

Identify the board(s) or committee(s) to which you request appointment:

Flagler Beach Community Redevelopment Agency Advisory Board
(CRAA)

Please describe your professional and/or volunteer experience or background which best qualifies you for selection to the board(s) or committee(s):

I have been a Real Estate Professional for 48 years since 1979. I own/rehabbed the Dollar Tavern Center at 312 Moody about 17 years ago. I was awarded the City CRA Grant. I redeveloped the old SunTrust Bank at 323 Moody, the old post office at 326 Moody. The old FNC Bank at 205 N. Central. I won numerous State Awards in Missouri.

How many City Commission/board meetings have you attended in the last 2 years? AT Least 5

Have you ever served on a City advisory board or committee in the past?

MO Yes No Flagler

If yes, please describe:

When I lived in Missouri, I was a Director of Citizens For A Greater Downtown - St. Louis AND the St. Louis Downtown Neighborhood Association. I'm a past president of Chesterfield Junior Chamber of Commerce. I was VP of Manchester Historic Review Commission.

Ken Aston
Signature

Please return this application to the City Clerk, P.O. Box 70, 105 S. 2nd Street, Flagler Beach, Florida 32136

For renovation including the McReynolds Award for the creation of the Henry Avenue National Historic District.

CITY OF FLAGLER BEACH
ADVISORY BOARD AND COMMITTEE APPLICATION FORM
(Please fill out form completely)

Name: Kristi Furnari Date: 9/15/25

Physical address: 2119 S Flagler Ave Flagler Beach, FL 32136

Mailing address:

Home phone: 917-886-6958 Daytime phone: 646-253-0556

Fax: E-Mail: Kristi@ripplecoworking

Occupation: Owner/Manager - Ripple

Number of years of City residence: 14x Own: x Rent:

Are you registered to vote in Flagler County? Yes x No

Identify the board(s) or committee(s) to which you request appointment:
CRA Advisory Board

Please describe your professional and/or volunteer experience or background which best qualifies you for selection to the board(s) or committee(s):

I have been a Portfolio Manager for the past 23 years for Wellington Shields & Co., a firm in NYC.
I have been a local business owner in Flagler Beach since 2016. (Ripple Coworking)
I am a volunteer on the Flagler Schools ESE Parent Advisory Council as well
as a board member of a non for profit called The 5p- Society. fivepminus.org

How many City Commission/board meetings have you attended in the last 2 years?

Have you ever served on a City advisory board or committee in the past?
Yes No x

If yes, please describe:

Signature [Handwritten Signature]

Please return this application to the City Clerk, P.O. Box 70, 105 S. 2nd Street, Flagler Beach, Florida 32136

Received

SEP 16 2025

City of Flagler Beach

**CITY OF FLAGLER BEACH
ADVISORY BOARD AND COMMITTEE APPLICATION FORM**
(Please fill out form completely)

Name: Laura Hackett Date: 09/15/25

Physical address: _____ (Confidential)

Mailing address: Same

Home phone: _____ Daytime phone: Same as Home

Fax: N/A E-Mail: tuff2beme@icloud.com

Occupation: Retired

Number of years of City residence: 13 Own: Rent: _____

Are you registered to vote in Flagler County? Yes No _____

Identify the board(s) or committee(s) to which you request appointment:
Flagler Beach Community Redevelopment Agency Advisory Board (CRAAB)

Please describe your professional and/or volunteer experience or background which best qualifies you for selection to the board(s) or committee(s): See attached

How many City Commission/board meetings have you attended in the last 2 years? 5

Have you ever served on a City advisory board or committee in the past?
Yes No _____

If yes, please describe: Currently serving a 3rd term on the Flagler Beach Police Pension Board

Laura Hackett
Signature

Please return this application to the City Clerk, P.O. Box 70, 105 S. 2nd Street, Flagler Beach, Florida 32136

Casey Ryan

From: Laura Hackett <tuff2beme@icloud.com>
Sent: Wednesday, September 17, 2025 3:30 PM
To: Casey Ryan
Subject: External - Re: External - Re: CRA Advisory Board Application

Caution: This email originated from outside the organization. Do not click or open attachments unless you recognize the sender and know the content is safe.

Casey,

Unfortunately, I do not have a membership with Adobe or word. However, I'm pasting the answer to #6 in this email below:

"Retired police officer with the Jacksonville Sheriff's Office (JSO) that served in patrol, Inspections & Accreditations Unit, Civil Unit and Risk Management Unit. While in the Civil Unit I was responsible for enforcing civil writs, reconciling and managing the unit's million dollar account, training, and maintaining reports, and assisted with the unit's yearly budget. Additionally, I was instrumental with creating a Risk Management Unit.

I was a Staff Sergeant in the United States Marine Corps and supervised maintenance management personnel and would monitor maintenance management programs, policies, and procedures. I also analyzed maintenance and maintenance functional areas to ensure the effective use of equipment, maintenance, and supplies.

I earned a Bachelor of Science (Magna Cum Laude) in Business from Liberty University, and an Associate in Science in Criminal Justice from Florida State College at Jacksonville (FSCJ)."

If, this is not sufficient, I can print out a hard copy and walk it over to you.

Let me know either way.

Laura

On Sep 17, 2025, at 2:10 PM, Casey Ryan <kcryan@cityofflaglerbeach.com> wrote:

Good afternoon Laura,

Thank you for submitting your application for the Flagler Beach Community Redevelopment Agency Advisory Board (CRAAB). I received it on September 16, 2025, and it will be considered as part of the upcoming board appointment process.

Unfortunately, we do not have any software to open or convert your second attachment. It is a proprietary Apple file type. If you could, please re-send the attachment in a usable format such as .pdf.

I truly appreciate your willingness to serve the community in this important advisory role. The CRAAB plays a vital part in supporting the development and revitalization of Flagler Beach, and your involvement could have a meaningful impact on shaping the city's future.

Together--- Let's Keep Shining,

Ms. Casey Ryan

CITY OF FLAGLER BEACH
ADVISORY BOARD AND COMMITTEE APPLICATION FORM
(Please fill out form completely)

Name: Manoj Bhoola Date: 9/15/25

Physical address: 111 S. Daytona Ave, Flagler Beach, FL 32136

Mailing address: 65 Seton Trail, Ormond Beach, FL 32176

Home phone: 386 676 0220 Daytime phone: 386 255 2577

Fax: 386 255 5886 E-Mail: mbhoola@elitehospitality.com

Occupation: Hotel Developer

Number of years of ~~City~~ ^{Ormond Beach} residence: 25 Own: Rent:

Are you registered to vote in Flagler County? Yes No

Identify the board(s) or committee(s) to which you request appointment:
CR A B

Please describe your professional and/or volunteer experience or background which best qualifies you for selection to the board(s) or committee(s):
Developed the Compass Hotel in Flagler Beach.

How many City Commission/board meetings have you attended in the last 2 years? 8 #/yr.

Have you ever served on a City advisory board or committee in the past? Yes No

If yes, please describe: _____



Signature

Please return this application to the City Clerk, P.O. Box 70, 105 S. 2nd Street, Flagler Beach, Florida 32136

CITY OF FLAGLER BEACH
ADVISORY BOARD AND COMMITTEE APPLICATION FORM
(Please fill out form completely)

Name: Michael Wehde Date: 9/9/25

Physical address: 339 No 11th St Flagler Beach, FL 32136

Mailing address: 339 No 11th St Flagler Beach, FL 32136

Home phone: 386-986-6275 Daytime phone: _____

Fax: _____ E-Mail: thewehdes@gmail.com

Occupation: Business Owner

Number of years of City residence: 7 Own: Rent: _____

Are you registered to vote in Flagler County? Yes No _____

Identify the board(s) or committee(s) to which you request appointment:
CRAAB

Please describe your professional and/or volunteer experience or background which best qualifies you for selection to the board(s) or committee(s): _____
Local business owner in multiple communities for 35 years.

Have served on a number of boards - including YMCA, Flagler Education boards, and not for profits. Belong to FB3 and other community connection groups.

How many City Commission/board meetings have you attended in the last 2 years? 2

Have you ever served on a City advisory board or committee in the past?
Yes _____ No

If yes, please describe: _____

Michael B Wehde
Signature

Please return this application to the City Clerk, P.O. Box 70, 105 S. 2nd Street, Flagler Beach, Florida 32136

Advisory Board and Committee Application Form

First Name	Paul
Last Name	Mykytka
Street Number	351 Palm Cir
Street Name	<i>Field not completed.</i>
Street Type	<i>Field not completed.</i>
P.O. Box	<i>Field not completed.</i>
City	Flagler Beach
State	FL
Zip	32136
Phone Number	9376726567
Cell Phone	<i>Field not completed.</i>
Email Address	<u>paul.mykytka@gmail.com</u>
Occupation	Civil Engineer
Number of Years as a Resident	2
How many Commission Meetings have you attended?	Many
Are you registered to vote in Flagler County	Yes
Please describe your professional and/or volunteer experience which best qualifies you for your selection to the	I am very passionate about improving our downtown, maintaining our small town charm but making it the best it can be for residents and welcoming for businesses and visitors. I was hoping the Downtown Playbook would serve that role, and would love the opportunity to continue what we started there.

board(s) or
committee(s).

Please check all boxes of the Committees you would like to serve.

Boards and Committees *Field not completed.*

Have you served on a City Board or Committee in the past? Yes

If yes, please describe. Currently on PARB

Casey Ryan

From: Paul Mykytka <paul.mykytka@gmail.com>
Sent: Thursday, September 11, 2025 9:05 PM
To: Penny Overstreet
Cc: Casey Ryan
Subject: External - CRA Advisory Board Application

Caution: This email originated from outside the organization. Do not click or open attachments unless you recognize the sender and know the content is safe.

Hi Penny!

I just applied online to serve on the CRA Advisory Board, however there wasn't an option on the online form for that board, so I left that blank. Hope that works.

Thanks!
Paul

Received

SEP 05 2025

City of Flagler Beach

**CITY OF FLAGLER BEACH
ADVISORY BOARD AND COMMITTEE APPLICATION FORM**
(Please fill out form completely)

Name: Thad Crowe Date: 9/5/2025

Physical address: 113 Pine Tree Street

Mailing address: Same

Home phone: N/A Daytime phone: 904-382-8938 (cell)

Fax: _____ E-Mail: crowet6@gmail.com

Occupation: Urban Planner

Number of years of City residence: 3 months Own: X Rent: _____

Are you registered to vote in Flagler County? Yes X No _____

Identify the board(s) or committee(s) to which you request appointment: Planning & Architectural Review Board, Community Redevelopment Agency Advisory Board

Please describe your professional and/or volunteer experience or background which best qualifies you for selection to the board(s) or committee(s): 38 years as a certified planner retained by eight Florida jurisdictions as Planning Director or senior level planner, nine years as a Flagler County Planning Board member. Proficient at policy analysis, site plan review, current planning, comprehensive planning, downtown redevelopment, and design review.

How many City Commission/board meetings have you attended in the last 2 years? 0

Have you ever served on a City advisory board or committee in the past? Yes _____ No X

If yes, please describe: _____

Thad Crowe

Signature

Please return this application to the City Clerk, P.O. Box 70, 105 S. 2nd Street, Flagler Beach, Florida 32136

Received

SEP 09 2025

City of Flagler Beach

**CITY OF FLAGLER BEACH
ADVISORY BOARD AND COMMITTEE APPLICATION FORM**

(Please fill out form completely)

Name: Tracy Callahan-Hennessey Date: 9/8/25

Physical address: 309 Moody Blvd Flagler Beach

Mailing address: 312 N 11th St Flagler Beach

Home phone: 386-233-4875 Daytime phone: _____

Fax: _____ E-Mail: HennesseyHomeTeam@gmail.com

Occupation: Realtor

Number of years of City residence: 8 Own: Rent: _____

Are you registered to vote in Flagler County? Yes No _____

Identify the board(s) or committee(s) to which you request appointment:
CRAA Board

Please describe your professional and/or volunteer experience or background which best qualifies you for selection to the board(s) or committee(s): see attached

How many City Commission/board meetings have you attended in the last 2 years? 10+

Have you ever served on a City advisory board or committee in the past? Yes _____ No

If yes, please describe: _____

Tracy Callahan-Hennessey
Signature

Please return this application to the City Clerk, P.O. Box 70, 105 S. 2nd Street, Flagler Beach, Florida 32136

To whom it may concern

I have been a business owner in the downtown district for the past 10 years, giving me firsthand experience with the needs and priorities of both residents and local businesses. In addition, I am the cofounder and current president of *Flagler Strong*, a nonprofit organization that partners with the city and serves the community by providing resources, support, and initiatives that enhance quality of life. Through this work, I have developed a strong understanding of the balance required between smart growth and preserving the unique character of our community. I am passionate about beautification efforts and ensuring that the city grows in a way that benefits both residents and visitors.

Sincerley

Tracy Callahan Hennessey

386-233-4875

Received

SEP 16 2025

City of Flagler Beach

**CITY OF FLAGLER BEACH
ADVISORY BOARD AND COMMITTEE APPLICATION FORM**
(Please fill out form completely)

Name: William "Boudie" Estberg Date: 9/15/2025

Physical address: 116 leghigh ave & 131 Lantana Ave

Mailing address: PO BOX 174--FLAGLER BEACH, FL

Home phone: 904-377-2337 Daytime phone: NA

Fax: NA E-Mail: boudiezz@yahoo.com

Occupation: Freight Broker

Number of years of City residence: 5.5 Own: yes Rent: no

Are you registered to vote in Flagler County? Yes x No _____

Identify the board(s) or committee(s) to which you request appointment:

CRA ADVISORY BOARD

Please describe your professional and/or volunteer experience or background which best qualifies you for selection to the board(s) or committee(s):

I am very active in our community from trash cleanup to PAR Board to attending many many meetings.

How many City Commission/board meetings have you attended in the last 2 years? all of them ninus maybe 1

Have you ever served on a City advisory board or committee in the past? Yes y No _____

If yes, please describe: PAR Board


Signature

Please return this application to the City Clerk, P.O. Box 70, 105 S. 2nd Street, Flagler Beach, Florida 32136



Staff Report

Community Redevelopment Agency Regular Meeting

September 25, 2025



To: Community Redevelopment Agency
From: Casey Ryan, CRA Director
Meeting Date: September 25, 2025
Item Name: Approve Farmers Market Operating Agreement

Background:

A non-profit has operated a Farmers Market for several years at a variety of sites. The current site utilized is S. 2nd Street (between S. Central Avenue and A1A) as well as a portion of adjoining private property.

The draft Operating Agreement and the conditions and terms therein between the City and the operator of the Farmers Market requires review and approval.

Fiscal Impact:

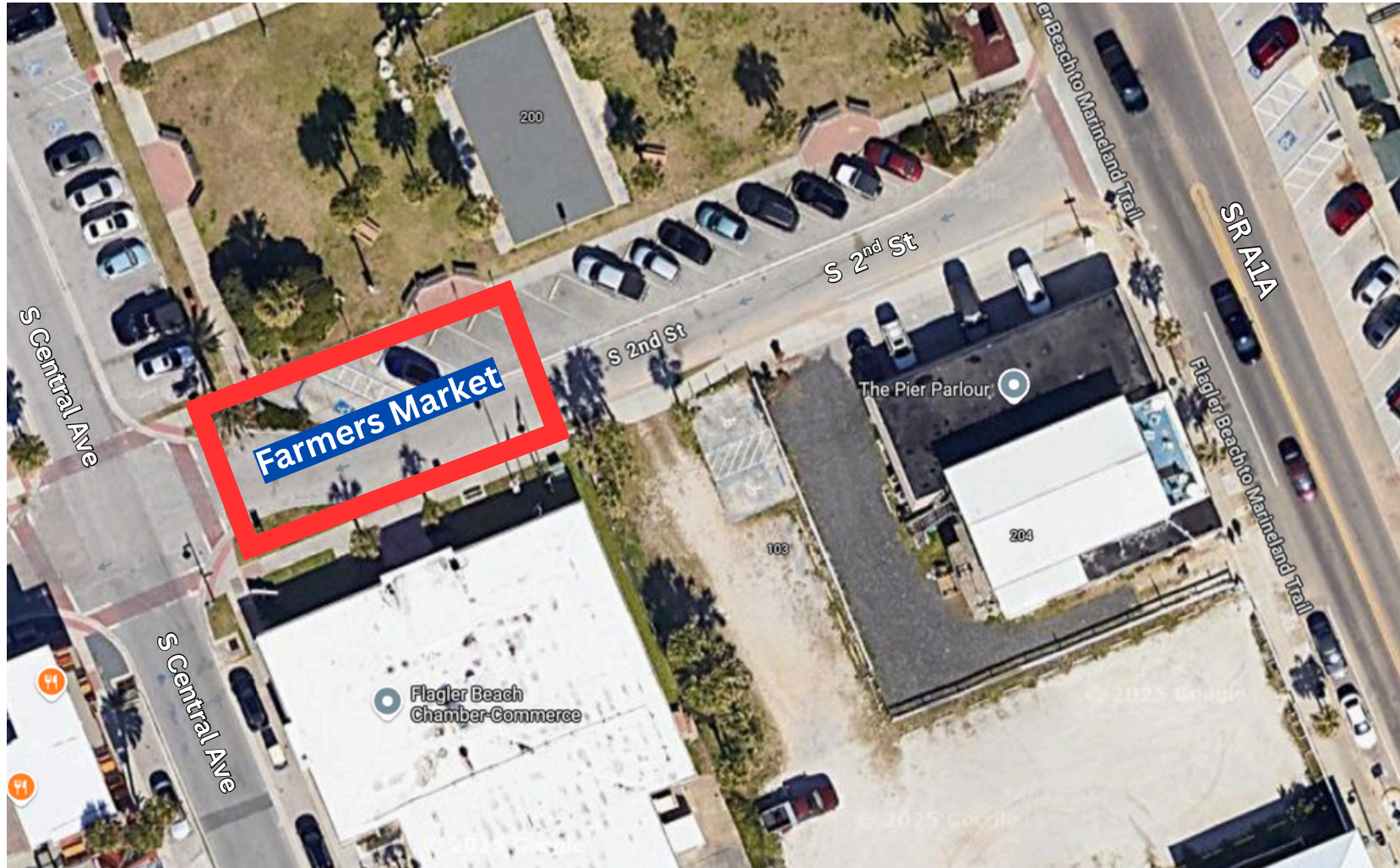
No fees are currently charged to the Farmers Market operator.

Staff Recommendation:

Attachments:

1. Farmers Market Location as of July 12, 2025
2. Farmers Market MOU Sept 2025

Farmers Market Location as of July 12, 2025



FARMERS MARKET OPERATING AGREEMENT

This Operating Agreement is between Flagler Strong, a 501(c)3 organization, and the City of Flagler Beach (the "City"), and describes the operating conditions, rules, and regulations associated with the Farmers Market (the "Market").

1. The Market will operate every Saturday (weather permitting) from 9:00 AM to 1:00 PM. Vendors can begin setting up 7:30 AM and must be removed by 2:00 PM.
2. All vendors must obtain a City of Flagler Beach Local Business Tax Receipt (LBTR). For vendors already possessing a City LBTR, no additional LBTR for participation at the Farmers Market will be required.
3. Vendors will be charged a \$15.00 weekly rental fee (payable to Flagler Strong).
4. Flagler Strong will be responsible for ensuring compliance with Flagler Beach codes and general cleanliness of the market site.
5. Non-amplified music may be included with market operations.
6. The Market will comply with the regulations described in the City's Land Development Regulations, Sec. 2.06.03.3. Products for sale at the market are defined in the City's Land Development Regulations, Sec. 2.02.00: agricultural products, seafood, licensed products permitted by the Florida Department of Agriculture, cottage food products as defined by the Florida Department of Agriculture, eggs, plants, health food products, arts and crafts, nonprofit organizations and animal rescue adoptions.
7. Vendor participation is capped at thirty vendors. If appropriate, Flagler Strong may request additional vendors, but the request must be approved by the Community Redevelopment Agency (CRA) Director (and subsequently described to the City Commission [Community Redevelopment Agency Executive Board]).
8. The City will provide electricity and trash collection services (at no cost to Flagler Strong or vendors) to support the Market.
9. No off-site signage for the Market is permitted.
10. The location of the Market is identified on the attached map. Flagler Strong will be responsible for appropriately designating the vendor and parking areas of the Market.
11. The CRA Director is authorized to make amendments to this Agreement, but such amendments must be formally considered and adopted at the next regularly scheduled CRA Executive Board meeting.
12. This Agreement will be reviewed and approved on an annual basis with the concurrence of both parties or terminated (with a minimum of sixty days-notice) by either party.



Staff Report

Community Redevelopment Agency Regular Meeting

September 25, 2025



To: Community Redevelopment Agency
From: Casey Ryan, CRA Director
Meeting Date: September 25, 2025
Item Name: Small Grant Application- 404 S. Oceanshore Blvd.

Background:

Mr. Wehdes has submitted a Small Redevelopment Grant application requesting funding to undertake significant frontage improvements designed to enhance the building's curb appeal. The proposed scope of work includes the restoration of the front porch decking, replacement or repair of deteriorating wall boards and windows, and the removal of unsightly or overgrown landscaping. In accordance with the Community Redevelopment Agency (CRA) Application Guidelines, Mr. Wehdes has secured two competitive bids to ensure cost-effective execution of the project.

Fiscal Impact:

The applicant received two bids for the proposed work, totaling \$40,400 and \$30,828, respectively. The applicant has selected Antos General Contracting LLC, the lowest responsible bidder. In accordance with CRA application guidelines, projects exceeding \$5,000 in total cost are eligible for 50% reimbursement, up to a maximum of \$5,000. Based on the submitted estimates, the anticipated grant award is \$5,000.

Staff Recommendation:

Staff recommends that the CRA Board approve the grant request and authorize a maximum award of \$5,000 to the applicant, contributing toward the estimated \$30,000+ in proposed frontage site improvements.

Attachments:

1. 404 S. Oceanshore Blvd



RECEIVED

AUG 28 2025

City of Flagler Beach Building Department

City of Flagler Beach CRA

Application Form

Small Redevelopment District Grant Program

Received

SEP 02 2025

Date rcvd City of Flagler Beach

NAME: Beachside Light, LLC Own X Lease

PROPERTY ADDRESS: 404 So Ocean Shore Flagler Beach, FL

MAILING ADDRESS: 339 W 11th St Flagler Beach, FL 32136

PROPERTY ID # (on taxes) 78614 CURRENT USE Commercial Rental

TELEPHONE: 386-986-6275 (DAY) Same (EVENING)

EMAIL: thewehdes@gmail.com

TYPE OF IMPROVEMENT PLANNED: (Attach a written summary)

PROJECT PROPOSAL ON IMPROVEMENTS (Not all inclusive, see procedures and guidelines for full requirements)

- a. A written summary of the scope of work to be performed.
b. Digital color photographs clearly showing existing conditions of the facade, neighboring buildings and public entrances
c. Site/Sketch plans and specifications detailing the scope of work that will be required at the time of application and will be further developed at the project review conference.
d. Samples of all paint colors, signage and awnings materials to be used on the building.(if applicable)
e. An all inclusive estimate supporting project costs. At least two (2) estimates must be provided.

ESTIMATED TOTAL COST OF PROPOSED IMPROVEMENTS: \$ 30,000 +

GRANT APPLICATION MOUNT: \$ 5,000

I UNDERSTAND THAT IN ORDER FOR MY REQUEST FOR GRANT FUNDING TO BE APPROVED, I MUST AGREE TO THE FOLLOWING CONDITIONS:

- 1. To follow the design recommendations as approved by the CRA Board and the City of Flagler Beach Ordinances. I further agree to maintain all improvements and not to alter the project for a period of three (3) years without approval from the CRA. Acknowledgement of notification MBW
2. To adhere to the Application Procedures and Guidelines and the Grant Agreement as specified. Acknowledgement of notification MBW
3. That I shall incur all initial project costs and receive reimbursement only after:
a. All improvements have been completed.
b. Final inspections of the improvements are approved and accepted by the CRA and Building Official.
c. Proof of payment for project costs have been received and verified. MBW
4. Additional improvements or changes not approved will not be funded. Acknowledgement of notification MBW
5. Grant awards will be based on lowest bid unless approved by the CRA Board. Acknowledgement of notification MBW
6. Attendance at the CRA Board meeting when this application is reviewed is mandatory. Acknowledgement of notification MBW

I ACKNOWLEDGE THAT I HAVE RECEIVED AND UNDERSTAND THE DESIGN GUIDELINES, THE REDEVELOPMENT DISTRICT GRANT PROGRAM PROCEDURES AND THE GRANT AGREEMENT.

APPLICANT SIGNATURE Michael B Wehdes

DATE 8/26/25



SALES QUOTE: Surf Girls Construction LLC

CBC1265395

PREPARED FOR

PREPARED DATE
August 22, 2025

Beachside Light LLC

404 S Oceanshore Blvd, Bungalow

ITEM	Price	Paid	TOTAL
Demo existing deck boards and railing. Install new Trex decking and railings.	14,200		\$14,200
Replace the 2 front windows with impact windows. Trim out and reinforce openings	7,500		\$21,700
Demolition and removal of all siding and disposal of. Reinforce anything structural and replace it with Hardie board siding according to the rendering	16,200		\$37,900
Landscape Prep	2,500		\$41,400
			\$40,400

Antos General Contracting LLC

LIC# RG291104112
29 Prattwood Ln, Palm Coast, FL 32164

August 16, 2025

Quote

Prepared For: Beachside Light LLC
Kyle Antos • 386-597-3227

Remove existing deck boards and railing, install new Trex (Priced up to \$2.50 per board foot) and install trex railing along the perimeter of deck and stairs. (Possible framework rot will be additionally charged upon discovery)	404 S Oceanshore Blvd Flagler Beach, FL 32136	\$12,348
Replace the 2 front windows		\$9,000
Remove siding in front of the building, install new sheathing, water barrier, install new 8 ¼ in hardie board lap siding, prime the boards and paint a color of clients choosing.		\$8,280
Landscape Prep: Remove signage to prepare site for new sign (via others) Remove poor landscaping plants, timbers and rocks to prepare for new (via others)		\$1,200
Building possibly has asbestos and would be tested on siding and decking per requirements, this test will be billed at cost to client and if any positives are found additional costs for removal will be added.		

Thank you!

GRAND TOTAL \$30,828

OK, on your. questions below. Let me know if you need anything else.

Thank you!!

- **Landscaping Plan:** Will the grant be covering the removal of existing landscaping only, or will it also include replacement plantings? If replacement is planned, please provide detailed information on the proposed landscaping, as well as an irrigation plan, to accompany the application.

The Landscaping proposed here will only cover the removal. We are waiting on a few bids for the actual

installation of new landscaping. And that will begin shortly after this project is done. (Meaning, we will not

wait to put in new landscape after the old is taken out.) What I remember from

the person you took over for is that I need to see your office with proposed landscaping plans to make sure I

meet your board's approval for the "look" we go with. Is that correct?

- **Demolition and Replacement:** Please specify the square footage of the demolition area, along with the materials proposed for replacement. This information is important at this stage.

If you are speaking of the decking to be replaced, it is 24'x7.8'. (see attached survey of building)

And the weak or damaged wall board area is 24'x9'

If landscaping area, it is roughly 15' x 24'.

- **Signage:** The application mentions signage removal. If a new sign is planned, please provide additional details. Currently we will NOT place a new sign up as we are unsure of the transition time between businesses. However, we will secure sign quotes and styles and have them submitted by January.
- **Permitting:** All necessary permits—such as for demolition or construction—must be secured prior to the start of the project. Understood.

Let me know if you have any questions or need clarification on any of the above.

Together--- Let's Keep Shining,

Ms. Casey Ryan

Community Redevelopment Agency Director

Casey Ryan

From: The Wehdes <thewehdes@gmail.com>
Sent: Monday, August 18, 2025 10:41 AM
To: Casey Ryan
Subject: External - Re: External - Re: Follow up

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated from outside the organization. Do not click or open attachments unless you recognize the sender and know the content is safe.

Thank you! THANKS for your message!!! So appreciated.

Here's what I'm working through as for the renovation, and just need to make sure I include what qualifies:

1. Renovate the porch and decking, for safety and aesthetics. (It's over 80 years old)
2. Landscape the front to be appealing to residents and tourists. Seating, plants, fencing, etc.
3. Re-siding the building as you can put your hand through it, and it looks old. Included is a shoring up of the fireplace. It looks like it may fall. LOL
4. Front windows (they also are old...and are getting hard to see through)
5. Back Handicapped entrance ramp...is very scary, and potential lawsuit in the making.
6. What might count for inside? The ceiling is falling apart. The bathroom really should be a handicapped bathroom (in case you didn't know, the gentleman who was suing businesses a few years back is now back suing more businesses for not being handicap friendly. He was complaining to our customers about The Waffle Cone last week...though we DO have an entrance, and a bathroom...but...he still finds things to sue about.)

Is there any guidelines for inside work that might be "customer safety"-focused and included in the grant?

Thanks! I should get the two quotes needed by the end of the week if I can make sure to have clear guidelines. And dealing with funerals, I won't have a whole lot of time after the next few days.

Thanks again
Mike

On Mon, Aug 18, 2025 at 9:24 AM Casey Ryan <kcryan@cityofflaglerbeach.com> wrote:

Mike,

I left you a voice message—I am so, so sorry. Please know that you are in our thoughts and prayers, and we're all here to support you.

I've attached the large grant application for your reference. If you decide to apply after your meetings and any necessary permitting discussions with the City's Building, Engineering, and Planning Departments, please submit the completed application by **September 2nd**. This will allow us to include it on the **September 25th CRA Executive Committee Meeting** agenda.

Together--- Let's Keep Shining,

Ms. Casey Ryan

Community Redevelopment Agency Director

105 S. 2nd Street

Flagler Beach, FL 32136

O: (386) 517-2000 x243 M: (386) 780-4243

kcryan@cityofflaglerbeach.com

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Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. The City of Flagler Beach's policy does not differentiate between personal and business emails. This means email messages, including your e-mail address and any attachments and information we receive online might be disclosed to any person or media making a public records request. E-mail sent on the City system will be considered public and will only be withheld from disclosure if deemed confidential or exempt pursuant to State Law. If you are an individual whose identifying information is exempt under 119.071, Florida Statutes, please so indicate in your email or other communication. If you have any questions about the Florida public records law refer to Chapter 119 Florida Statutes.

Website: www.cityofflaglerbeach.com

Beachside Light, LLC
404 So. Oceanshore Blvd

Current Photos:

Decking old. Wall boards need replacing. Landscaping is rough, invites snakes.







Staff Report

Community Redevelopment Agency Regular Meeting

September 25, 2025



To: Community Redevelopment Agency
From: Casey Ryan, CRA Director
Meeting Date: September 25, 2025
Item Name: Small Grant Application- 316 S. Oceanshore Blvd.

Background:

Ms. Revels has submitted a Small Redevelopment Grant application seeking funding for property improvements aimed at enhancing the building's appearance by creating the look of two distinct facades—one representing the front office space (Win Mortgage) and the other serving the rear-facing retail space (Waffle Cone Ice Cream Shop). In compliance with the Community Redevelopment Agency (CRA) Application Guidelines, the applicant obtained two competitive bids from separate contractors for the proposed work.

Fiscal Impact:

The applicant secured the required two competitive bids for the proposed awning installations. Thompson Awning & Shutter Co. submitted bids of \$8,000 and \$5,600, while Awnings & Tops by Tony submitted bids of \$3,615 and \$6,525. For the 316 Front Building, the applicant selected Awnings & Tops by Tony at \$3,615, as they were the lowest responsible bidder. For the Waffle Cone location, the applicant selected Thompson Awning & Shutter Co. at \$5,600, as the specified pink fabric color was not available from the alternate vendor. In accordance with CRA guidelines, projects with total costs exceeding \$5,000 are eligible for a 50% reimbursement, up to a maximum of \$5,000 per project. With a total combined project cost of \$9,215, the estimated CRA grant award is \$4,607.50.

Staff Recommendation:

Staff recommends that the CRA Board approve the grant request and authorize funding in the amount of \$4,607.50—reflecting 50% of the estimated \$9,215.00 project cost—or up to the \$5,000 maximum, to assist with the proposed frontage site enhancements.

Attachments:

1. 316 S. Oceanshore Blvd



City of Flagler Beach CRA

Date recvd _____

Application Form

Small Redevelopment District Grant Program

NAME: Barbara Revels Own Lease _____

PROPERTY ADDRESS: 316 S. Ocean Shore Blvd.

MAILING ADDRESS: P.O. Box 424, Flagler Beach, FL 32136

PROPERTY ID # (on taxes) 12-12-31-4500-00100-0100 CURRENT USE Comm.

TELEPHONE: 386 931-5570 (DAY) 386 931-5570 (EVENING)

EMAIL: BRevels@coquina.net

TYPE OF IMPROVEMENT PLANNED: (Attach a written summary)

PROJECT PROPOSAL ON IMPROVEMENTS (Not all inclusive, see procedures and guidelines for full requirements)

RECEIVED
AUG 26 2025
City of Flagler Beach
Building Department

- a. A written summary of the scope of work to be performed.
- b. Tenants must obtain a letter from the property owner allowing the improvements in accordance with the grant application guidelines.
- c. Digital color photographs clearly showing existing conditions of the facade, neighboring buildings and public entrances
- d. Site/Sketch plans and specifications detailing the scope of work that will be required at the time of application and will be further developed at the project review conference.
- e. Samples of all paint colors, signage and awnings materials to be used on the building.(if applicable)
- f. An all inclusive estimate supporting project costs. At least two (2) estimates must be provided.

ESTIMATED TOTAL COST OF PROPOSED IMPROVEMENTS: \$ 9,215.00
GRANT APPLICATION MOUNT: \$ 4607.50 (50%)

I UNDERSTAND THAT IN ORDER FOR MY REQUEST FOR GRANT FUNDING TO BE APPROVED, I MUST AGREE TO THE FOLLOWING CONDITIONS:

- 1. To follow the design recommendations as approved by the CRA Board and the City of Flagler Beach Ordinances. I further agree to maintain all improvements and not to alter the project for a period of three (3) years without approval from the CRA. Acknowledgement of notification BRL
- 2. To adhere to the Application Procedures and Guidelines and the Grant Agreement as specified.
Acknowledgement of notification BRL
- 3. That I shall incur all initial project costs and receive reimbursement only after:
 - a. All improvements have been completed.
 - b. Final inspections of the improvements are approved and accepted by the CRA and Building Official.
 - c. Proof of payment for project costs have been received and verified.
- 4. Additional improvements or changes not approved will not be funded.
Acknowledgement of notification BRL
- 5. Grant awards will be based on lowest bid unless approved by the CRA Board.
Acknowledgement of notification BRL
- 6. Attendance at the CRA Board meeting when this application is reviewed is mandatory.
Acknowledgement of notification BRL

I ACKNOWLEDGE THAT I HAVE RECEIVED AND UNDERSTAND THE DESIGN GUIDELINES, THE REDEVELOPMENT DISTRICT GRANT PROGRAM PROCEDURES AND THE GRANT AGREEMENT.

APPLICANT SIGNATURE Barbara Revels

DATE August 26, 2025

Small Redevelopment District Grant Program

Summary of Scope of Work for 316 S. Ocean Shore Blvd., Flagler Beach.

The property located at the corner of S. 4th Street and Ocean Shore Blvd, contains multiple businesses with addresses of 316 S. Ocean Shore, 102, 104 and 106 S. 4th Street. Owned by Shells 316 LLC of which I am the GM.

We have been working towards having the building appear to have two facades, 1 for the offices (Win Mortgage) and one towards the rear as the Ice Cream Shop. (Waffle Cone)

We have painted the front of the building in a Teal shade with white columns and painted the ice cream area white with teal columns.

The Ice Cream Shoppe would like to install awnings over their doors and windows with pink and white striped awnings to further care out their theme.

I plan to install a dark green/teal awning to accent the office portion of the building over 4 windows and 2 doors.

Due to the issue of our first selection of awning company does not carry a pink striped material Mr. Whede (Waffle Cone) had to go to a Jacksonville vendor to find that fabric which is pricier. I was able to use the less costly vendor in Daytona for the solid color awnings.

We have the two quotes each, two renderings each, "as is" photos, paint chips of the buildings colors. We have combined the Whede quote and my quote for the total amount requested being 50% of the \$9215.00 bids.

See attached for the installation and fabrication information.

Product specifications :

Aluminum Tig welded frame, mill finish, 1x1 and 1x2 6063 T5 members .

Roof and arm bracing back to building for added strength

Roof rafters approximately @ 2'. Both SS and aluminum hardware. All connections anchored into the Concrete Masonry structure Via TAP CONS

Straight cut style bottom, no valance on front, welded truss valance on back

Vinyl Fabric for additional life span.

Height of bottom of all awnings will be minimum 7' above the walking sidewalk.

Construction to comply with the 2023 Florida Building Code and 135 MPH wind speed requirements.

Small Redevelopment District Grant Program

Received

SEP 02 2025



City of Flagler Beach

additional paperwork
submitted (3 in total)
pgs

Summary of Scope of Work for 316 S. Ocean Shore Blvd., Flagler Beach.

The property located at the corner of S. 4th Street and Ocean Shore Blvd, contains multiple businesses with addresses of 316 S. Ocean Shore, 102, 104 and 106 S. 4th Street. Owned by Shells 316 LLC of which I am the GM.

We have been working towards having the building appear to have two facades, 1 for the offices (Win Mortgage) and one towards the rear as the Ice Cream Shop. (Waffle Cone)

We have painted the front of the building in a Teal shade with white columns and painted the ice cream area white with teal columns.

The Ice Cream Shoppe would like to install awnings over their doors and windows with pink and white striped awnings to further care out their theme.

I plan to install a dark green/teal awning to accent the office portion of the building over 4 windows and 2 doors.

Due to the issue of our first selection of awning company does not carry a pink stripped material Mr. Whede (Waffle Cone) had to go to a Jacksonville vendor to find that fabric which is pricier. I was able to use the less costly vendor in Daytona for the solid color awnings.

We have the two quote each, two renderings each, "as is" photos, paint chips of the buildings colors. We have combined the Whede quote and my quote for the total amount requested being 50% of the \$9215.00 bids.

We cannot obtain installation engineering without signed proposals and deposits with the companies.

316 Front Building

PROPOSAL
August 29, 2025-BUDGETARY

THOMPSON AWNING & SHUTTER CO.
2036 Evergreen Avenue
Jacksonville, FL 32206
FL License # CGC1524194

www.thompsonawning.com
Telephone: (904) 355-1616
Facsimile: (904) 212-1875
email: sales@thompsonawning.com

New Awning Proposal Submitted To:

Coquina Real Estate & Construction, Inc
Attn: Barbara S. Revels
804 Pal St.
Flagler Beach, Florida 32136

Telephone: 386.931.5570
email: brevels@coquina.net

Project: Doors & Windows-New Awnings (Remainder of Bldg)
102 S. 4th St. Flagler Beach, FL 32136

Six (6) New Canvas Awnings Complete with:

1. Awnings Style: Standard (Closed Sides).
2. Awning Size: 6 @ Width: 4' - 4", Total Drop: 2' - 0", Projection: 2' - 6", Truss: 5".
3. Fabric Mfg.: Sattler Evolution 45, Color: _____ (# ___ TBD).
4. Scallop Style: None.
5. Fabric reinforcements in all corners to increase fabric life and reduce wear.
Fabric attached to frame: Laced, utilizing Brass Grommets-Heat Sealed Seams.
6. Double Lacers required: NO.
7. Frame Construction:
 - Welded aluminum frame using 1 x 1 and 1 x 2 – 6063 T5 members with radius corners to protect fabric from wear (mill finish). Welded truss valance for added strength.
 - Roof and arm bracing coming back to building to add strength.
 - Roof rafters approximately every 2 feet.
 - Stainless steel and aluminum hardware.
8. Powder Coat Frames w/Tiger Drylac Color: _____ **Add \$450.00** _____ **Initial to accept.**
9. Signage: None
10. Final measurements required: Yes.
11. Installation to begin approximately 5 - 7 weeks from approved permit.

Quote Price: \$7,200.00

Thompson Awning will provide (1) Engineered Drawing and pull Permit **\$800.00**

Total Price: \$8,000.00 (50% Deposit Required)

- Notes:**
1. Any applicable Sales Taxes are included, Price subject to change after 30 days.
 2. To add Powder Coating option may extend delivery date by 2-3 weeks.
 3. Manufacturing of Awning and Installation lead time does not begin until permit is approved.

Warranty: Manufacturer's Warranty on Fabric-10 Years, Workmanship – 2 years.

Authorized by: Robert O'Brien: _____

This Is Custom Work. A 50% deposit is required with order; balance due on day of installation. Order is confirmed upon receipt of deposit and one copy of signed proposal. In the event any amounts due under this proposal are not paid when due, the undersigned agrees to pay all costs of collection and attorney's fees, whether or not suit is instituted.

All material is guaranteed to be as specified. Please double check all information because this product will be custom made and cannot be returned or deposit refunded. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above estimate. It is understood and agreed that title of said property shall remain in possession of Thompson Awning until the whole amount of purchase price is paid. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Awnings & Tops By Tony

202 Carswell Ave
 Holly Hill, FL 32117
 Phone # 386-258-2800
 Fax # 386-258-2808
 topsbytonyinc@bellsouth.net

*FRONT 1/2 of
 Building*

Estimate

Date	Estimate #
8/12/2025	14-10427

Name / Address
Barbara Revels 316 S Ocean Shore Blvd Flagler Beach, Fl 386-931-5570

Project

Description	Qty	Cost	Total
6 New Straight Cut Style Awnings Aprox sizes - (4) 57" x 42", (2) 51" x 42" Aluminum tig welded frame - non painted Material - Weblon Vinyl - Solid color to be determined With fixed face		2,940.00	2,940.00
Engineering, permit, & NOC if required Please note that permit cost is an estimate and actual cost in addition to a \$50.00 administration fee will be charged.		675.00	675.00
Price includes material, labor, and install Excludes removal of existing covers			
Due to increasing material costs this estimate is valid for 60 days. Above pricing is for payment in cash or check only.			
We work with a 50% deposit and balance due upon installation		Total	\$3,615.00

Customer Signature _____

Existing





*Ceramic Acct
@ Front Door*



*Wall Body color
East 1/2 of Bldg.*







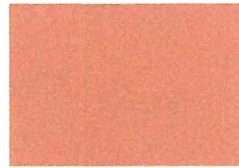
Sunrise Saffron
857230
PREMIUM



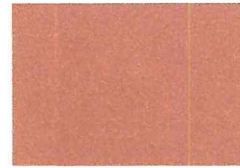
Beacon Yellow
857206



Sunset Orange
857213
PREMIUM



Terra Cotta
857896
PREMIUM



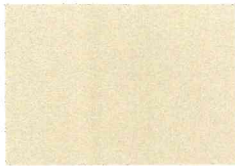
Rust
857209
PREMIUM



Cork Brown
857205
PREMIUM



Barque Brown
857225
PREMIUM



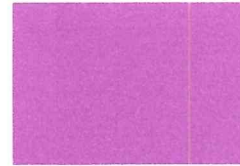
Gull Gray
857217
PREMIUM



Deep Red
857226
PREMIUM



Portlight Red
857207
PREMIUM



Panama Purple
857223
PREMIUM



Burgundy
857215
PREMIUM



Navy Blue
857247
PREMIUM



Jade
857234
PREMIUM



Aquamarine
857244
PREMIUM



Island Turquoise
857204



Bay Blue
857241



Ocean Blue
857246



Deepsea Blue
857212



Sea Palm
857202
PREMIUM



Harbor Green
857201



Tropic Green
857242
PREMIUM



Teal
857243
PREMIUM



Glade Green
857211

TRIVANTAGE

ORDER. DONE. GOOD CALL.



color of Rendering.

Awnings & Tops By Tony

Waffle Cone

Estimate

202 Carswell Ave
 Holly Hill, FL 32117
 Phone # 386-258-2800
 Fax # 386-258-2808
 topsbytonyinc@bellsouth.net

Date	Estimate #
7/22/2025	14-10333

Name / Address
The Waffle Cone 102 S 4th St Flagle Beach, Fl Holly - 386-237-2077

Project

Description	Qty	Cost	Total
4 New Straight Cut Style Awnings Aprox sizes - (2) 4' x 42", 4'6" x 28" Aluminum tig welded frame - non painted Material - Ferrari Preconstraint Vinyl - Custom Stripe – Stock color: White/Celadon With fixed face or detachable slow roll valance		4,975.00	4,975.00
Pink/White Special Order Charge (Note: this is a special upcharge, as we don't carry pink. Add 7 weeks to completion time)		900.00	900.00
Engineering, permit, & NOC if required Please note that permit cost is an estimate and actual cost in addition to a \$50.00 administration fee will be charged. Price includes material, labor, and install		650.00	650.00
Due to increasing material costs this estimate is valid for 60 days. Above pricing is for payment in cash or check only.			
We work with a 50% deposit and balance due upon installation		Total	\$6,525.00

Customer Signature _____

WAFFLE Cone Pink Awnings

PROPOSAL

July 16, 2025

THOMPSON AWNING & SHUTTER CO.

2036 Evergreen Avenue
Jacksonville, FL 32206
FL License # CGC1524194

www.thompsonawning.com

Telephone: (904) 355-1616

Facsimile: (904) 212-1875

email: sales@thompsonawning.com

New Awning Proposal Submitted To:

The Waffle Cone
Attn: Holly Wehde
102 S. 4th Street
Flagler Beach, Florida 32136

Telephone: 386.864.3878

email: hollywehde@gmail.com

Project: Doors & Windows-New Awnings

Four (4) New Canvas or Vinyl Awning Complete with:

1. Awnings Style: Standard (Closed Sides).
2. Awning Size: 4 @ Width: 4'- 4", Total Drop: 2'- 0", Projection: 2'- 6", Truss: 5".
3. Fabric Mfg.: TBD, Color: _____ TBD (#_____).
4. Scallop Style: None, Adder for Hanging Valance: **\$200.00** _____ **Initial to accept.**
5. Fabric reinforcements in all corners to increase fabric life and reduce wear.
Fabric attached to frame: Laced, utilizing Brass Grommets-Heat Sealed Seams.
6. Double Lacers required: NO.
7. Frame Construction:
 - Welded aluminum frame using 1 x 1 and 1 x 2 – 6063 T5 members with radius corners to protect fabric from wear (mill finish). Welded truss valance for added strength.
 - Roof and arm bracing coming back to building to add strength.
 - Roof rafters approximately every 2 feet.
 - Stainless steel and aluminum hardware.
8. Powder Coat Frames w/Tiger Drylac Color _____ **Add \$300.00** _____ **Initial to accept.**
9. Signage: None
10. Final measurements required: Yes.
11. Installation to begin approximately 5 - 7 weeks from approved permit.

Quote Price: \$4,800.00

Thompson Awning will provide (1) Engineered Drawing and pull Permit **\$800.00**

Total Price: \$5,600.00 (50% Deposit Required)

Option: Custom 6" stripes.....add **\$800.00** _____ **Initial to accept.**

Notes: 1. Any applicable Sales Taxes are included, Price subject to change after 30 days.

2. To add Powder Coating option may extend delivery date by 2-3 weeks.

3. Manufacturing of Awning and Installation lead time does not begin until permit is approved.

Warranty: Manufacturer's Warranty on Fabric-10 Years, Workmanship – 2 years.

Authorized by: Robert O'Brien: _____

This Is Custom Work. A 50% deposit is required with order; balance due on day of installation. Order is confirmed upon receipt of deposit and one copy of signed proposal. In the event any amounts due under this proposal are not paid when due, the undersigned agrees to pay all costs of collection and attorney's fees, whether or not suit is instituted.

All material is guaranteed to be as specified. Please double check all information because this product will be custom made and cannot be returned or deposit refunded. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above estimate. It is understood and agreed that title of said property shall remain in possession of Thompson Awning until the whole amount of purchase price is paid. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.





Staff Report

Community Redevelopment Agency Regular Meeting

September 25, 2025



To: Community Redevelopment Agency
From: Casey Ryan, CRA Director
Meeting Date: September 25, 2025
Item Name: Resolution 2025-83. A Resolution by the City Commission of the City of Flagler Beach, Florida, sitting as the Community Redevelopment Agency, Adopting the Operating and Capital Improvements Budgets for the Community Redevelopment Agency for the Fiscal Year 2025-2026, fixing appropriations therein; proposing expenditures thereunder; and providing an effective date.

Background:

Annually, the Community Redevelopment Agency is required to approve the fiscal year budget.

Fiscal Impact:

The CRA budget projects revenues and expenditures in the amount of \$937,436.

Staff Recommendation:

Staff recommends approval of Resolution 2025-83.

Attachments:

1. 2025-83 w exhibit

RESOLUTION 2025-83

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, SITTING AS THE COMMUNITY REDEVELOPMENT AGENCY, ADOPTING THE OPERATING AND CAPITAL IMPROVEMENTS BUDGETS FOR THE COMMUNITY REDEVELOPMENT AGENCY FOR THE FISCAL YEAR 2025-2026, FIXING APPROPRIATIONS THEREIN; PROPOSING EXPENDITURES THEREUNDER; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF FLAGLER BEACH COMMUNITY REDEVELOPMENT AGENCY:

SECTION 1. The budget for the City of Flagler Beach, Florida, CRA Trust Fund for the fiscal year commencing on October 1, 2025, and ending September 20, 2026, shall be outlines in Exhibit "A."

SECTION 2. All resolutions and parts of resolution in conflict with this resolution are hereby repealed.

SECTION 3. This Resolution shall become effective upon execution.

Upon motion duly made and carried, the foregoing Resolution was accepted by the City Commission of the City of Flagler Beach this 25TH day of September 2025.

CITY OF FLAGLER BEACH, FLORIDA

ATTEST

PATTI KING, MAYOR

PENNY OVERSTREET, CITY CLERK

CRA	2023-2024 ACTIVITY	2024-2025 ORIGINAL BUDGET	2024-2025 AMENDED BUDGET	2025-2026 PROPOSED BUDGET	% INCREASE (DECREASE) TO AMENDED BUDGET
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Dept 3100 - AD VALOREM, SALES AND USE TAXES

101.3100.311100	AD VALOREM TAXES	215,004	241,697	241,697	280,289	15.97%
101.3100.311300	CRA-AD VALOREM TAXES (COUNTY)	312,829	351,667	351,667	404,722	15.09%
101.3100.311400	CRA-AD VALOREM TAXES (EFMCD)	11,749	14,413	14,413	16,714	15.96%
Totals for dept 3100 - AD VALOREM, SALES AND USE TAXES		539,582	607,777	607,777	701,725	15.46%

Dept 3200 - LICENSE & PERMITS

101.3200.329202	WAYFINDER SIGNS		1,000	1,000	2,000	100.00%
Totals for dept 3200 - LICENSE & PERMITS		-	1,000	1,000	2,000	100.00%

Dept 3600 - MISCELLANEOUS REVENUE

101.3600.334393	CRA TRANSFER FROM FUND BALANCE		285,000	285,000	221,711	-22.21%
101.3600.361100	INTEREST INCOME	4,555			12,000	0.00%
Totals for dept 3600 - MISCELLANEOUS REVENUE		4,555	285,000	285,000	233,711	-18.00%

TOTAL CRA FUND REVENUES		544,137	893,777	893,777	937,436	4.88%
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Dept 5391 - CRA EXPENSE

101.5391.101200	SALARY	75,735	78,244	51,744	103,027	99.11%
101.5391.102100	FICA/MEDICARE	5,749	5,986	5,986	7,882	31.67%
101.5391.102200	RETIREMENT	4,360	5,086	5,086	6,697	31.68%
101.5391.102300	LIFE & HEALTH INSURANCE	10,463	12,471	12,471	9,579	-23.19%
101.5391.102400	WORKER'S COMPENSATION	552	138	138	147	6.52%
101.5391.303100	PROFESSIONAL SERVICES	11,489	40,000	40,000	5,000	-100.00%
101.5391.303200	AUDIT	6,200	6,200	6,200	5,000	-19.35%
101.5391.303400	CONTRACTUAL SERVICES	5,206	6,342	6,342	8,395	32.37%
101.5391.304000	TRAVEL/TRAINING	3,963	3,000	3,000	5,000	66.67%
101.5391.304100	TELECOMMUNICATIONS	404	600	600	1,600	166.67%
101.5391.304600	REPAIRS & MAINTENANCE	36,964	15,000	15,000	16,500	10.00%
101.5391.304700	PRINTING & BINDING	1,126	2,500	2,500	2,500	0.00%
101.5391.304800	PROMOTIONAL ACTIVITIES				2,000	0.00%
101.5391.304901	LEGAL & PERSONAL NOTICES	86	2,000	2,000	0	-100.00%
101.5391.305100	OFFICE SUPPLIES	499				0.00%
101.5391.305200	OPERATING SUPPLIES	314	1,000	1,000	22,000	2100.00%
101.5391.305400	MEMBERSHPS SUBSCRPTS DUES	1,732	1,700	1,700	1,000	-41.18%

CAPITAL FUND	2023-2024	2024-2025	2024-2025	2025-2026	% INCREASE
	ACTIVITY	ORIGINAL	AMENDED	PROPOSED	(DECREASE) TO AMENDED BUDGET

REVENUES

Dept 3300 - INTERGOVERNMENTAL					
304.3300.331102	HYDROPLANKS GRANT		196,670	147,502	-25.00%
304.3300.331107	FRDAP GRANT		170,000	170,000	0.00%
Totals for dept 3300 - INTERGOVERNMENTAL			366,670	317,502	-13.41%

Dept 3600 - MISCELLANEOUS REVENUE					
304.3600.384000	OTHER FUNDING SOURCES		12,641		-100.00%
Totals for dept 3600 - MISCELLANEOUS REVENUE			12,641	-	-100.00%

Dept 3800 - NON REVENUES					
304.3800.909200 TRANSFER FROM GENERAL FUND					
304.3800.909201	TRANSFER FROM RESERVE FUND BALANCE		476,250	662,511	1,349,933
304.3800.909301	TRANSFER FROM BCI		18,750	63,750	35,816
304.3800.909400	TRANSFER FROM CRA		577,731	577,731	620,000
Totals for dept 3800 - NON REVENUES			1,072,731	1,303,992	2,005,749

TOTAL CAPITAL FUND REVENUES					
			1,072,731	1,683,303	2,323,251
					38.02%

Dept 5391 - FUND EXPENSE

304.5392.606300.285	HURRICANE MILTON - IMPROV.		182,775		-100.00%
304.5392.606300.550	CRA - City Parking Lots	285,000	311,500	200,000	-35.79%
304.5392.606300.551	CRA - LIGHT REPLACEMENT	292,731	292,731	200,000	-31.68%
304.5392.606300.555	LIBRARY - BATHROOM RENOVATIONS	50,000	50,000		-100.00%
304.5392.606300.560	POUCE - DOOR ACCESS SECURITY SYSTEM	15,000	15,000		-100.00%
304.5392.606300.561	BCI/PZ - SOUND DAMPENING	25,000	25,000		-100.00%
304.5392.606300.563	FACILITIES - PARK IMPROVEMENTS	50,000	50,000	10,000	-80.00%
304.5392.606300.567	STREET PAVING	100,000	100,000	287,000	187.00%
304.5392.606300.572	IMPROV - HYDROPLANKS		196,670	147,502	-25.00%
304.5392.606300.598 CRA-VETERAN'S PARK IMPROVEMENTS					
304.5392.606300.600	CRA-WICKLINE PARK		340,000	340,000	0.00%
304.5392.606300.602	FIRE STATION REHAB			117,000	0.00%
304.5392.606300.611	LIBRARY - EXTERIOR REHAB			25,000	0.00%
304.5392.606300.618	STREETS - BRIDGE LIGHTING			203,000	0.00%
304.5392.606400.095	POUCE - VEHICLES	185,000	245,833	250,833	2.03%