



Community Redevelopment Agency Regular Meeting Agenda

Thursday, March 26, 2026 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. Roll Call/ Determination of Quorum

4. Consent Agenda

- a. Approve the December 11, 2025 Minutes

5. Public Comments

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. General Business

- a. CRA Small Grant Application- 404 S. Oceanshore Blvd.
- b. CRA Small Grant Application- 205 S. 6th St.
- c. CRA Small Grant Application- 208 S. 7th St.
- d. CRA Small Grant Application- 211 S. 3rd St.
- e. CRA Small Grant Application- 215 S. 3rd St.

7. Staff Comments

- a. Wayfinding Program
- b. Farmers Market

8. 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 Regular Meeting Minutes

Thursday, December 11, 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.

Present: Chairman James Sherman, Vice-Chair Rick Belhumeur, Commissioners Eric Cooley and John Cunningham, City Attorney D. Andrew Smith, III, City Manager Dale L. Martin, CRA Director Casey Ryan, Deputy City Clerk Colleen Kuhn, and City Clerk Penny Overstreet.

Absent: Mayor Patti King and Commissioner Scott Spradley

1. **Call the meeting to order.** Chairman Sherman called the meeting to order at 4:30 p.m.
2. **Pledge of Allegiance.** Commissioner Cunningham led the pledge to the flag.
3. **Roll Call/ Determination of Quorum**

Chairman Sherman confirmed that Mayor King and Commissioner Spradley were not present and there was a quorum with Vice Chairman Belhumeur, Commissioners Cooley and Cunningham, and Chairman Sherman.

4. **Consent Agenda**

Approve Minutes Approve FY25/26 Meeting Dates

- a. Approval of Meeting Minutes
- b. FY 26 Meeting Dates

Commission Cooley motioned to approve Items 4a and 4b. Vice Chairman Belhumeur seconded the motion. Chairman Sherman opened public comment. No comments were made. Public comment was closed. Motion carried unanimously.

5. **Public Comments**

Chairman Sherman opened public comment. No comments were made. Public comment was closed.

6. **General Business**

- a. Small CRA Grant Application- 301 S. Central Avenue

Casey Ryan said that Ms. Callahan was in attendance representing 301 S. Central Avenue and could answer questions from the Board. She confirmed the required quotes for replacement of fencing and gates, updated signage, wrap of the fascia board, and replacement of plants had been submitted, noted the homeowner's association approved the proposal, and a grant of \$3000 was being requested.

Commissioner Cooley motioned to approve the grant application for 301 S. Central Avenue. Commissioner Belhumeur seconded the motion. Chairman Sherman opened public comment. No comments were made. Public comment was closed. Motion carried unanimously.

- b. Resolution 2025-97. A Resolution by the Community Redevelopment Agency Board of the City of Flagler Beach to award a contract to DDS Enterprises LLC for the installation of permeable pavers at Parking Lot #5 located at S. Daytona Avenue and S. 5th Street, in an amount not to exceed \$133,425.00; providing for conflict and an effective date.

Drew Smith, City Attorney, read the title. CRA Director, Casey Ryan, provided a paper copy of City Engineer's presentation slides. Bill Freeman, City Engineer, reviewed a PowerPoint presentation on the resurfacing project. He discussed parking lot washout challenges, MS4 policies, addition of lighting for safety, elimination of one driveway, and the concrete ribbon that would be installed around the perimeter. Vice Chairman Belhumeur commented the project was important to get completed and noted there would be no need for retention since curbs, gutters, and drains would be included.

Vice Chairman Belhumeur moved to approve Resolution 2025-97. Commissioner Cooley seconded the motion. Chairman Sherman opened public comment. No public comments were made. Public comment was closed. Motion carried unanimously after a roll call vote.

- c. Approve Farmers Market Operating Agreement

Ms. Ryan presented the Agreement for the Commission's consideration and noted changes included vendor set up time, removal of the vendor weekly rental fee as it is paid to Flagler Strong, provision of the vendor agreement when changes were made, compliance with the City's noise ordinance, and utilization of Plan A map as a standard and Plan B using Mr. Cinelli's lot when events were held in Veterans Park.

Commissioner Cooley was not supportive of amplified music and shared the feedback he received from businesses regarding the road closure. He suggested that Plan B be followed all the time to avoid this issue. Tracy Callahan-Hennessey, Flagler Strong, said the music was subtle and simply background music and she believed that businesses around S. 2nd street received more foot traffic because of the Market. She shared her concern about the Market moving fully onto private property.

Chairman Sherman opened public comment. No comments were made. Public comment was closed. Vice Chairman Belhumeur made a motion to approve the item as presented. Commissioner Cooley seconded the motion. Motion carried unanimously.

- d. Resolution 2025-107. A Resolution of the Community Redevelopment Agency (CRA) Board of the City of Flagler Beach, Florida, approving the Wickline Playground Project located within the Community Redevelopment Agency (CRA) district; authorizing the use of CRA funds for the project; providing for implementation; and providing an effective date.

Attorney Smith read the title. Ms. Ryan noted maps of the current and future playground equipment were in the Board packet. Commissioner Cooley requested that "not to exceed" verbiage was added to Resolution 2025-107; Ms. Ryan confirmed the addition. Commissioner Cooley then expressed concern about the warranty for the playground products and recommended finding a company with a better warranty. He said the electric blue and yellow turf did not fit with Flagler Beach and the turf life span in our environment was not good. He suggested using natural covering. Mr. Freeman said staff would check on an additional warranty. Ms. Ryan confirmed the quote was good until the end of December. Todd Anderson, Project Manager, noted the one-year warranty was on the equipment installation. Mr. Martin reviewed the warranty information for the products. Commissioner Belhumeur asked whether the turf was ADA compliant. Ms. Ryan stated that the turf was approved due to accessibility. Mr. Martin stated part of the grant application required improvement of ADA accessibility. There was continued discussion about the turf, accessibility, and colors. Ms. Ryan noted the \$340,000 Florida Recreation Development Assistance Program (FRDAP) grant required a 50/50 match. Discussion continued regarding demolition, storage, fencing, surfacing, location, and costs. Commissioner Cooley asked if sidewalks would be ADA complaint. Mr.

Freeman confirmed an ADA sidewalk would need to be added. Mr. Martin clarified the need for storage and indicated all costs would be within budget. Commissioner Cunningham asked if additional benches would be added. Mr. Freeman said if there was room in the budget, benches could be added.

Vice Chairman Belhumeur made a motion to approve Resolution 2025-107. Commissioner Cunningham seconded the motion. Chairman Sherman opened public comment. No comments were made. Public comment was closed. The motion carried unanimously after a roll call vote.

e. CRA District Banner Discussion

Ms. Ryan asked if the Board would like staff to research additional banners and costs for the CRA district since the Centennial banners would be removed and noted the purchase of new banners would have to come from the City's general fund. Vice Chairman Belhumeur believed banners on the bridge should get changed out periodically. Commissioner Cooley supported banners that could be reused for multiple years and were seasonal. Commissioner Cunningham liked the idea of seasonal banners. Mr. Martin said an inventory of reusable banners could be created and provided the example of banners for the Country's upcoming 250th anniversary being used for the Fourth of July, Memorial Day, and Veteran's Day. Commissioner Sherman noted that Ormond Beach offered personalized banners for local veterans. Mr. Martin said the Community Redevelopment Agency Advisory Board (CRAAB) was supportive of seasonal banners. The Commission directed staff to develop an inventory of seasonal banners.

f. Food Truck Discussion

Mr. Martin asked if the Commission wanted to revisit the topic of restricting mobile food truck operations. He said it was discussed at the CRAAB meeting, and they did not have a strong opinion on the topic. Attorney Smith said the City could restrict food trucks to limited areas. Vice Chairman Belhumeur said he had no problem with how it was current working. Commissioner Cooley shared the City had always protected brick and mortar businesses and was an advocate for not having food trucks in the business district. He said they do not pay taxes and take away from local businesses. Commissioner Cunningham agreed with Commissioner Cooley. The Commission agreed not to expand food truck operations any further. Attorney Smith will work with staff to create an appropriate restriction area.

7. Staff Comments

Ms. Ryan thanked Commissioners who attended Tuesday Topics and said the next meeting was December 16th at the Compass Hotel. Vice Chairman Belhumeur asked about the wayfinding signs. Ms. Ryan said staff were preparing findings of the CRAAB and wayfinding and branding groups to be presented to the CRA Board. She shared that work was being done on QR Codes, demographics, and locations and the program was currently suspended as of the end of last fiscal year (September 2025).

8. General Business

Chairman Sherman asked for a motion to adjourn. Commissioner Cooley motioned to adjourn the meeting at 5:30 p.m.



Staff Report

Community Redevelopment Agency Regular Meeting

March 26, 2026

To: Community Redevelopment Agency
From: Casey Ryan, CRA Director
Meeting Date: March 26, 2026
Item Name: CRA Small Grant Application- 404 S. Oceanshore Blvd.

Background:

The owner of the property located at 404 S. Oceanshore Blvd had previously been awarded a Small CRA grant. Due to circumstances, the owner has requested withdrawal of that award. A new business now intends to operate at 404 S. Oceanshore Blvd and has proposed improvements to the front exterior of the property to create a welcoming outdoor courtyard space for customers. The vision for the area is to establish a warm, inviting, clean, safe, and modern environment where patrons can gather, relax, and enjoy the ocean view.

To achieve this vision, the initial phase of the project will include site improvements to enhance the appearance and functionality of the property. These improvements include clearing and cleaning up existing vegetation, installing new landscaping, and constructing a border wall to define and enclose the courtyard area for the safety and comfort of patrons. The applicant anticipates engaging two contractors to complete the work. One for landscaping and vegetation improvements and another for construction of the courtyard border wall.

The business has submitted an application for a Small CRA Grant and has provided the required supporting documentation, including contractor quotes, a site plan, and written authorization from the property owner approving the proposed improvements. The submitted plans have also been reviewed and approved by the City's Planning, Building and Engineering Departments.

Fiscal Impact:

The total project cost is estimated at \$12,238. In accordance with the CRA Small Grant Program's reimbursement terms, the applicant is requesting reimbursement in an amount not to exceed \$5,000. The business owner will be responsible for the remaining project costs.

Staff Recommendation:

Staff recommends that the City Commission approve the Small CRA Grant application for the new business located at 404 S. Oceanshore Blvd. in an amount not to exceed \$5,000 for eligible

exterior improvements, subject to the program's reimbursement requirements and verification of completed work.

Attachments:

1. 404 S. Oceanshore Blvd- Tant



City of Flagler Beach CRA

Application Form

Small Redevelopment District Grant Program

Received

MAR 11 2026

Date recd City of Flagler Beach

w/ corrections [Signature]

NAME: William Tant Own Lease X
PROPERTY ADDRESS: 404 S Ocean Shore Blvd, Flagler Beach
MAILING ADDRESS: 21 Sugar Mill Ln S, Flagler Beach
PROPERTY ID # (on taxes) 12-12-31-4500-0010-0010 CURRENT USE retail
TELEPHONE: 386-627-1338 (DAY) (EVENING)
EMAIL: willtant@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. 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: \$ 12,238
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 WT
2. To adhere to the Application Procedures and Guidelines and the Grant Agreement as specified. Acknowledgement of notification WT
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 WT
5. Grant awards will be based on lowest bid unless approved by the CRA Board. Acknowledgement of notification WT
6. Attendance at the CRA Board meeting when this application is reviewed is mandatory. Acknowledgement of notification WT

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

APPLICANT SIGNATURE Will Tant
DATE 3-10-26



City of Flagler Beach CRA

Application Form

Small Redevelopment District Grant Program

Received

MAR 10 2026

Date recvd City of Flagler Beach

[Handwritten signature]

NAME: William Tant Own _____ Lease

PROPERTY ADDRESS: 404 S Ocean Shore Blvd

MAILING ADDRESS: 21 Sugar Mill Ln S, Flagler Beach

PROPERTY ID # (on taxes) 12-12-31-4500-00110-0010 CURRENT USE Retail

TELEPHONE: 386-627-1338 (DAY) _____ (EVENING)

EMAIL: willtant@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. 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: \$ 12,238

GRANT APPLICATION MOUNT: \$ 12,238

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 WT
2. To adhere to the Application Procedures and Guidelines and the Grant Agreement as specified. Acknowledgement of notification MBW WT
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 MBW WT
5. Grant awards will be based on lowest bid unless approved by the CRA Board. Acknowledgement of notification MBW WT
6. Attendance at the CRA Board meeting when this application is reviewed is mandatory. Acknowledgement of notification MBW WT

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... [Signature]

DATE 3-10-26

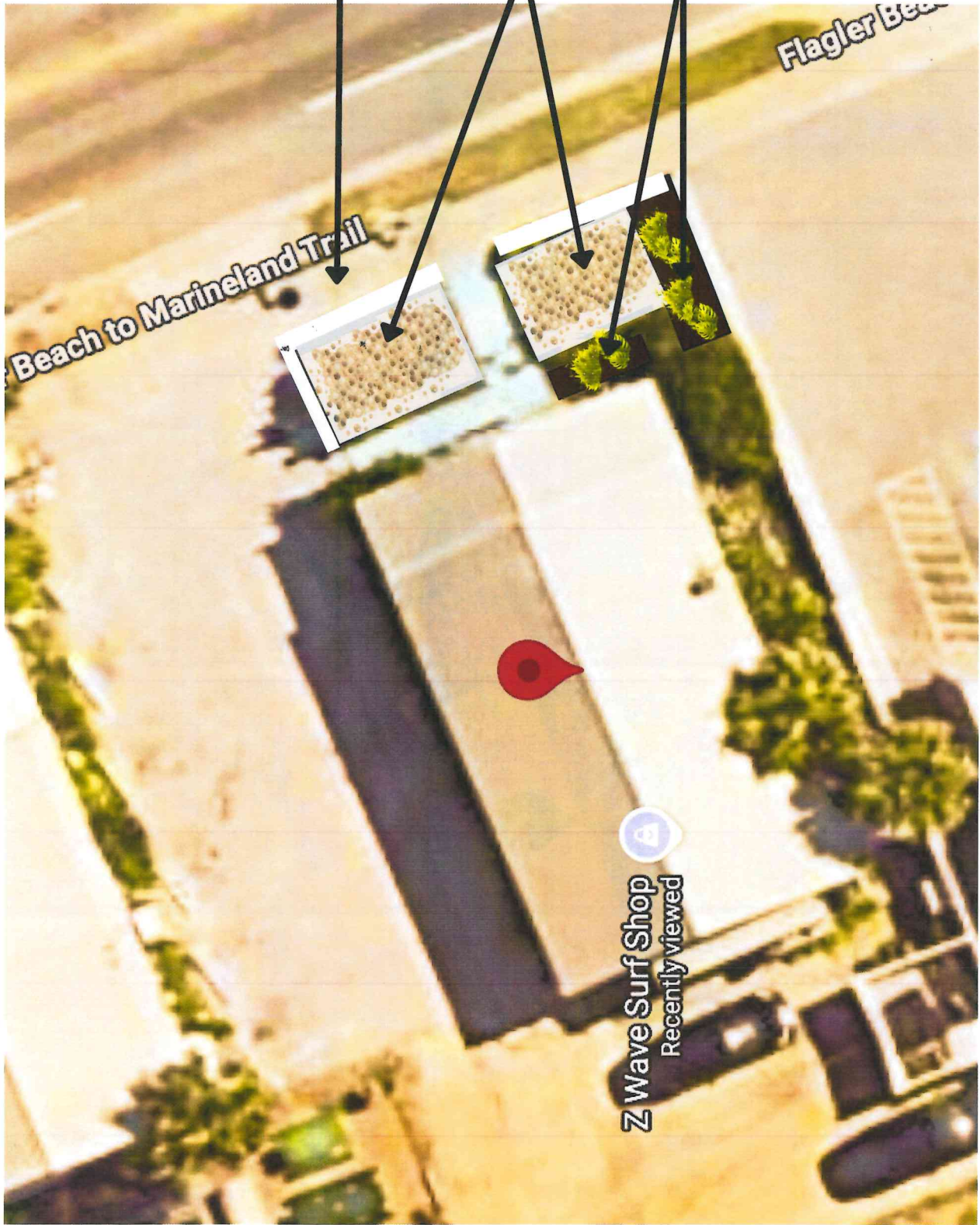
**Summary and Estimates for Exterior Improvements
404 S Ocean Shore Blvd, Flagler Beach**

Our vision for the front exterior of the property is to create a space where customers can gather, commune, relax, and enjoy the ocean view. It will be warm, inviting, clean, safe, and modern. Initially, to achieve this, we need to solicit the help of two contractors—one to clean up the vegetation and install new landscaping and another to build a border wall to enclose the courtyard and protect patrons.

- **Wall:** The scope of work includes prepping the ground and installing a four-foot concrete block wall along the east side of the property and the north side of the front exterior, excluding the entryways at the two sidewalks, to create a sort of courtyard area that is more visitor-friendly and protects patrons from street and parking lot traffic.
 - Estimate 1: Lance Carroll, \$5,200
 - Estimate 2: All Star Concrete, \$10,203.50
- **Landscaping:** The scope of work includes clearing out the existing overgrowth in front of the property, leveling the ground, building new flower beds with Florida native shrubbery directly in front of the building and along the north fenceline, and installing either mulch or gravel on the cleared area to become usable space for seating. An irrigation system is not required to maintain the landscaping and we will water appropriately to maintain it.
 - Estimate 1: Udell's Landscaping, \$7,038.00
 - Estimate 2: Green Heritage/Dolphin Irrigation, \$13,133
 - Estimate 3: Lance, \$11,200 (Assumes materials of concrete pavers instead of mulch or gravel)
 - Estimate 4: All Star Concrete, \$13,045.00 (Assumes materials of concrete pavers instead of mulch or gravel)

All Inclusive Estimate:

- The two lowest costs options: Lance Carroll for the wall at \$5,200 + Udell's Landscaping at \$7,038.00 = \$12,238



Soft white concrete block wall to border the north and east sides of the courtyard

Cleared, leveled, and gravel added for standing and seating area

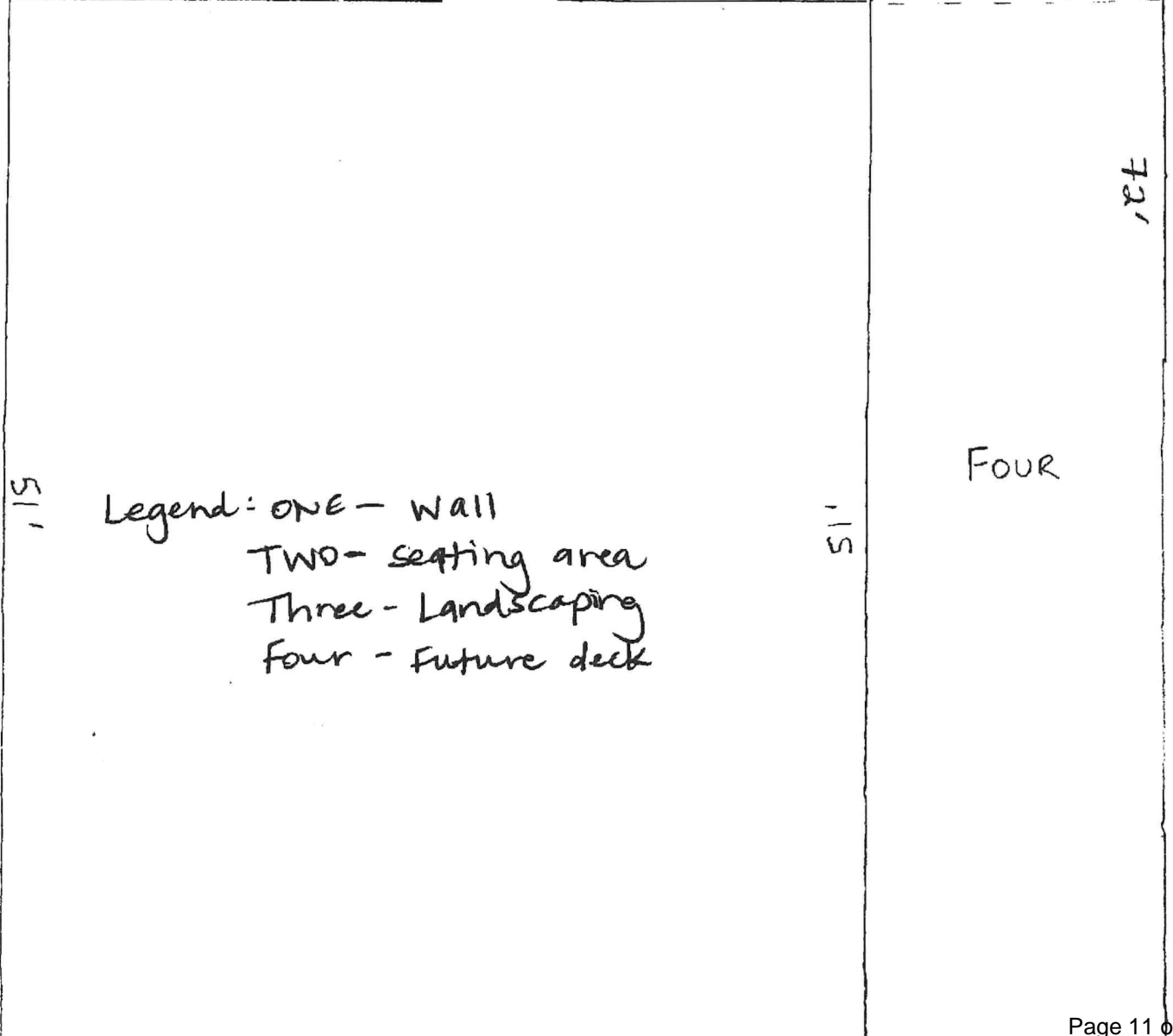
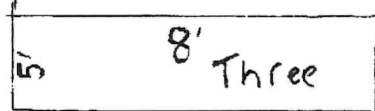
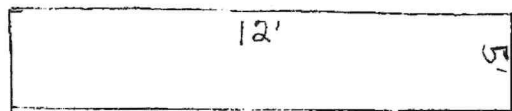
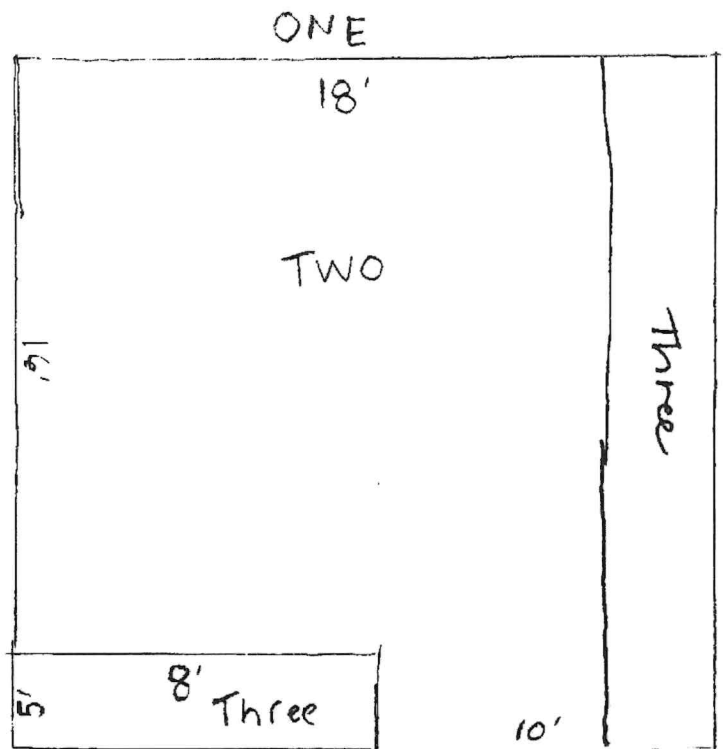
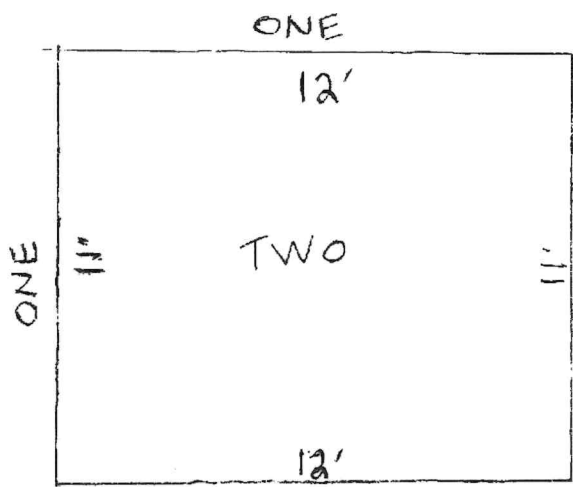
Beds with Florida native landscaping directly in front of the building and along the south 7/11 fence line

Beach to Marineland Trail

Flagler Beach



Z Wave Surf Shop
Recently viewed



Legend: ONE - wall
 TWO - seating area
 Three - Landscaping
 Four - Future deck















Lance Carroll Inc.

8410 CR 304 Bunnell, FL 32110

St. Cert. Gen. Contractor CGC 1507499

St. Cert. Roofing Contractor CCC 1325724

Proposal

Client Name: William Tant

Job Address: 404 S. A1A Flagler Beach, FL 32136

Telephone #: 386-627-1338

Email: willtant@gmail.com

Description of work:

1. Remove existing vegetation at south side of structure, remove existing external chimney, repair roof area at chimney location to match existing metal

roof panels, prepare area for installation of concrete foundation, place wood forms as per engineered drawings, place steel rebar inside wood forms, pour concrete with galvanized dry bottom brackets, construct wood deck with hand rail as per engineered drawings. All hardware for new deck structure composed of galvanized steel. Proposed deck area is approximately 406 square feet with elevation to coincide with existing east side wood deck. \$26,600

2. Remove existing vegetation at east side, prepare area for new brick paver installation, install rated paver base and compact paver base, install brick pavers with gradual pitch from west side of paver area sloping eastward. Proposed overall brick paver area is approximately 560square feet with landscaping beds to be determined by client at time of existing vegetation removal. \$11,200

3. Prepare area at east property line, prepare area at north property towards west for installation of concrete wall to match existing concrete wall directly at north side of common driveway, excavate for



concrete foundation placement according to engineered drawings, place steel rebar in open footer, pour concrete footer, install concrete block to elevation of approximately 4 feet. Approximate total length of concrete wall is 42 lineal feet. \$5200

This estimate includes all materials costs, labor, and waste fees.

Estimated cost for work described: \$43,000

Terms of payment: 10% due at signing of contract, 40% due at start of project, balance due upon completion.

Any work in addition to work described within this estimate will be an additional cost to be determined at time of additional work.

This estimate does not include any paint work. Paint work to be determined and estimated at completion of construction.

This estimate does not include costs of architect, engineer, and/or surveyor.

This estimate includes waste removal, hauling, and disposal fees.

Acceptance of Proposal/ Contract:

Contractor:

Lance Carroll:

Date:

Client:

William Tant:

Date:

ESTIMATE

All Star Concrete Inc.
1600 US Highway 17 N
Seville, FL 32190-2105

concreteallstar@gmail.com
+1 (386) 527-9395
AllStar Concrete Inc.



Bill to
William Tant
William Tant
404 S Ocean Shore Blvd
Flagler Beach, fl 32136

Ship to
William Tant
William Tant
404 S Ocean Shore Blvd
Flagler Beach, fl 32136

Estimate details

Estimate no.: 693
Estimate date: 03/10/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	03/17/2026	Patio	Patio Area/Project Approximately 30x20	1	\$13,045.00	\$13,045.00
2.		Prep Package & Steel Package	Labor, Material, Pavers, Removal & Haul off of vegetation & Permit	1	\$0.00	\$0.00
3.		Block Work	Wall 52" Tall	1	\$10,203.50	\$10,203.50
4.		Footer	24"X12" Approximately 30-35 Linear ft	1	\$0.00	\$0.00
5.		Prep Package & Steel Package	Labor, Material, Concrete Materials, Steel Package, Stucco, Permit & Pump	1	\$0.00	\$0.00
Total						\$23,248.50

Note to customer

According to customers measurements, Engineering is not included in price. If required that price will be added to the total.

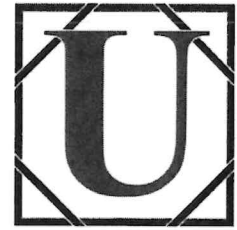
Accepted date

Accepted by

ESTIMATE

UDELL'S LANDSCAPE SERVICES,
 LLC
 16 Piedmont Dr
 Palm Coast, FL 32164

admin@udellslandscaping.com
 +1 (386) 931-6539
 http://www.udellslandscaping.com



Clarissa Tant
Bill to
 Clarissa TANT
 404 S Ocean Shore Blvd
 Flagler Beach
 FL
 32136

Estimate details

Estimate no.: 2393
 Estimate date: 03/10/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Demo	Job Description: - Remove all overgrown plant material in front of property including shrubs and cedar trees - Planter on right side of stairs, clean up existing plant material. - Prep all areas in front down to bare soil, to prep area for new install - Disposal Included	1	\$2,618.00	\$2,618.00
2.		Plant Material	Planter Left of stairs: - (3) 15gal Chinese Fan Palms (Est 3.5-4') Installed: \$420.00 - (1) 3gal Muhly Grass: \$25.00 Along fence by 7/11 Side (Est Bed Size: 20'x2') - Install (7) 3gal Muhly Grasses: \$25.00 Delivery of Material: \$150.00	1	\$620.00	\$620.00
3.		Mulch	Scope of work: Along 7/11 side by fence: Install mulch bed 20'x2' Front left of stairs: Install mulch bed 12'x3' estimating Right of stairs: Install mulch bed 20' x 3' estimating	1	\$300.00	\$300.00

1. Install (21) Bags of Black Mulch
w/delivery:

4.	Stone	Install stone in front beds besides three mulch beds. Please review below: - 6.5 Yards of White River Rock 1" (Material) - Weed-mat for areas w/pins to secure mat - Delivery of material Labor to install	1	\$3,500.00	\$3,500.00
----	--------------	--	---	------------	------------

Total

\$7,038.00

Note to customer

Please note that all pricing is based on current material cost and availability. In the event of supply chain disruptions, increased material cost, or the need for additional materials beyond what was originally estimated, prices are subject to adjustment. The customer will be notified of any changes, and will be responsible for any additional cost incurred.



We accept all major credit cards for your convenience. A 3% processing fee will be added to all credit card transactions.

Thank you for your understanding and continued support.

- Udell's Landscape Services, LLC.

Accepted date

Accepted by

Dolphin Irrigation Plus Landscape Division

PO Box 1448
 Bunnell, FL 32110
 3864450284
 dolphinirrigationplus@gmail.com
 dolphinirrigationplus.com



Estimate

ADDRESS

z wave surf shop

ESTIMATE # 3282

DATE 03/10/2026

DESCRIPTION	QTY	RATE	AMOUNT
Labor - Trimming up all existing landscape that is to remain.	32	55.00	1,760.00
Removing all over grown landscaping in front and on left side of building.			
Shredded mulch	16	78.00	1,248.00
30g Cedar - Left side of walkway, Planted on corner match right side	1	295.00	295.00
7g sable minor - To match right side of walkway.	5	125.00	625.00
waste disposal fee	3	225.00	675.00
			Subtotal: 4,603.00
Full size paver -	540	12.50	6,750.00
Pavers patio to go from sidewalk to 5' before stairs into building Estimated size			
Will also need to confirm that there's no utility conflicts with installing a paver sitting area.			
Brown River rock	3	425.00	1,275.00
Labor - Installing river rock	6	55.00	330.00
Weed Fabric, for under rock areas only , unless otherwise specified here	1	175.00	175.00
			Subtotal: 8,530.00

Dolphin Irrigation is Not Responsible for damage to Underground Utilities, Irrigation, Electrical or other unknown underground obstacles	SUBTOTAL	13,133.00
	TAX	0.00
	TOTAL	\$13,133.00



All Quotes valid for 10 days. Terms & Conditions: All orders are prepaid or paid upon receipt with the exception of pre-approved credit customers. Credit customer terms are: Net 30 days, with 3% interest occurring monthly on the unpaid balance after 30 days. Customer agrees to pay any returned check fees and costs of collections including reasonable attorney fees.

To: Will Tant
CC: Casey Ryan, CRA
Date 3/10/2026

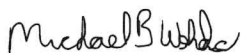
Dear Will and Casey,

As the owner of the property at 404 So Ocean Shore Blvd, I am giving complete consent to you as the tenant to apply for the CRA grant for your location. I acknowledge that I am aware of your proposed improvements and why you are applying for the grant.

I also acknowledge that if you as the tenant leaves the premises during the three (3) year maintenance period, the as the property owner we will be responsible for maintaining the improvements for the remainder of the required grant period.

Please let me know if you have any other questions.

Respectfully



Michael Wehde
Beachside Light, LLC

3/10/2026
Date

**Summary and Estimates for Exterior Improvements
404 S Ocean Shore Blvd, Flagler Beach**


Our vision for the front exterior of the property is to create a space where customers can gather, commune, relax, and enjoy the ocean view. It will be warm, inviting, clean, safe, and modern. Initially, to achieve this, we need to solicit the help of two contractors—one to clean up the vegetation and install new landscaping and another to build a border wall to enclose the courtyard and protect patrons.

- Wall: The scope of work includes prepping the ground and installing a four-foot concrete block wall along the east side of the property and the north side of the front exterior, excluding the entryways at the two sidewalks, to create a sort of courtyard area that is more visitor-friendly and protects patrons from street and parking lot traffic.
 - Estimate 1: Lance Carroll, \$5,200
 - Estimate 2: All Star Concrete, \$10,203.50
- Landscaping: The scope of work includes clearing out the existing overgrowth in front of the property, leveling the ground, building new flower beds with Florida native shrubbery directly in front of the building and along the north fenceline, and installing either mulch or gravel on the cleared area to become usable space for seating. An irrigation system is not required to maintain the landscaping and we will water appropriately to maintain it.
 - Estimate 1: Udell's Landscaping, \$7,038.00
 - Estimate 2: Green Heritage/Dolphin Irrigation, \$13,133
 - Estimate 3: Lance, \$11,200 (Assumes materials of concrete pavers instead of mulch or gravel)
 - Estimate 4: All Star Concrete, \$13,045.00 (Assumes materials of concrete pavers instead of mulch or gravel)

All Inclusive Estimate:

- The two lowest costs options: Lance Carroll for the wall at \$5,200 + Udell's Landscaping at \$7,038.00 = \$12, 238

Approved



Michael Wehde

3/10/2026



Staff Report

Community Redevelopment Agency Regular Meeting

March 26, 2026

To: Community Redevelopment Agency
From: Casey Ryan, CRA Director
Meeting Date: March 26, 2026
Item Name: CRA Small Grant Application- 205 S. 6th St.

Background:

The property owner of 205 S. 6th St., located within the CRA District, has proposed exterior improvements to the property consisting of the removal and disposal of an existing 30-year-old wood fence and replacement with a new white vinyl privacy fence. The proposed improvement is intended to enhance the appearance, durability, and overall maintenance of the property while contributing to the visual quality of the surrounding area.

The applicant has submitted an application for the CRA Small Grant Program and has provided all required supporting documentation, including required quotes, photographs of the existing fence, and a site plan depicting the proposed improvements. The application packet also includes a signed letter from the property owner designating Randy E. Smith as her agent/personal representative to act on her behalf in her absence of today's meeting. The application and proposed improvements have been reviewed and approved by the City's Planning, Building, and Engineering Departments.

Fiscal Impact:

The total project cost is estimated at \$2,500. In accordance with the CRA Small Grant Program's reimbursement terms, the applicant is requesting reimbursement in the amount of \$1,500 (not to exceed \$5,000), representing 60% of the project cost. The property owner will be responsible for the remaining 40% of the project cost.

Staff Recommendation:

Staff recommends that the City Commission approve the Small CRA Grant application for the CRA property owner residing at 205 S. 6th St. in the proposed amount of \$1,500; not to exceed \$5,000 for eligible exterior improvements, subject to the program's reimbursement requirements and verification of completed work.

Attachments:

1. 205 S. 6th St. Grant Packet



Received

City of Flagler Beach CRA

Date rec'd FEB 09 2026

Application Form

City of Flagler Beach

Small Redevelopment District Grant Program

NAME: NORMA DRAKE Own Lease

PROPERTY ADDRESS: 205 SOUTH 6TH STREET

MAILING ADDRESS: SAME

PROPERTY ID # (on taxes) CURRENT USE RESIDENCE

TELEPHONE: 845-649-5261 DAY (EVENING)

EMAIL: NONNIEDRAKE@YAHOO.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. 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: \$ 2500.00
GRANT APPLICATION MOUNT: \$ 1500.00

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 YES
2. To adhere to the Application Procedures and Guidelines and the Grant Agreement as specified. Acknowledgement of notification YES
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 YES
5. Grant awards will be based on lowest bid unless approved by the CRA Board. Acknowledgement of notification YES
6. Attendance at the CRA Board meeting when this application is reviewed is mandatory. Acknowledgement of notification YES

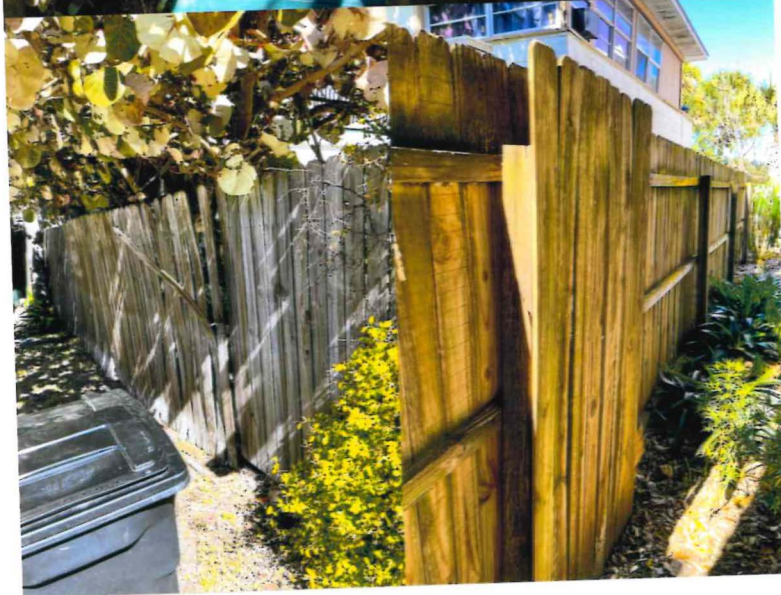
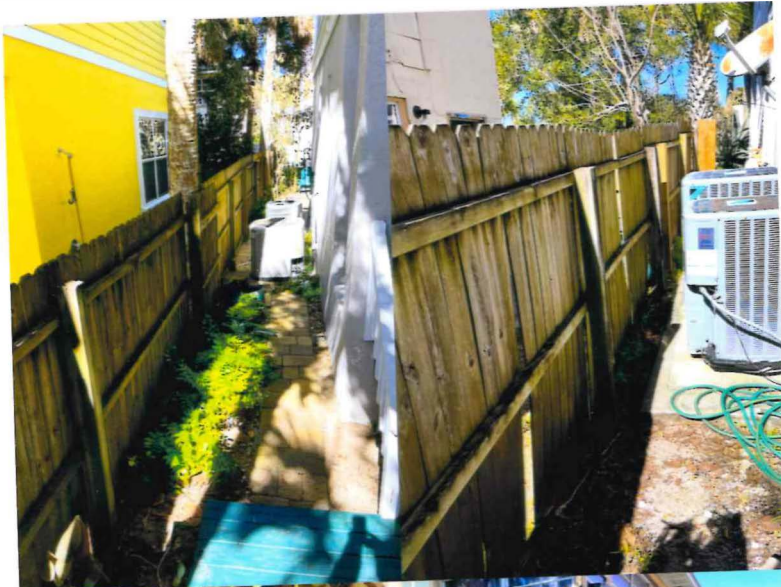
I ACKNOWLEDGE THAT I HAVE RECEIVED AND UNDERSTAND THE DESIGN GUIDELINES, THE REDEVELOPMENT DISTRICT GRANT PROGRAM PROCEDURES AND THE GRANT AGREEMENT.

APPLICANT SIGNATURE Norma Drake

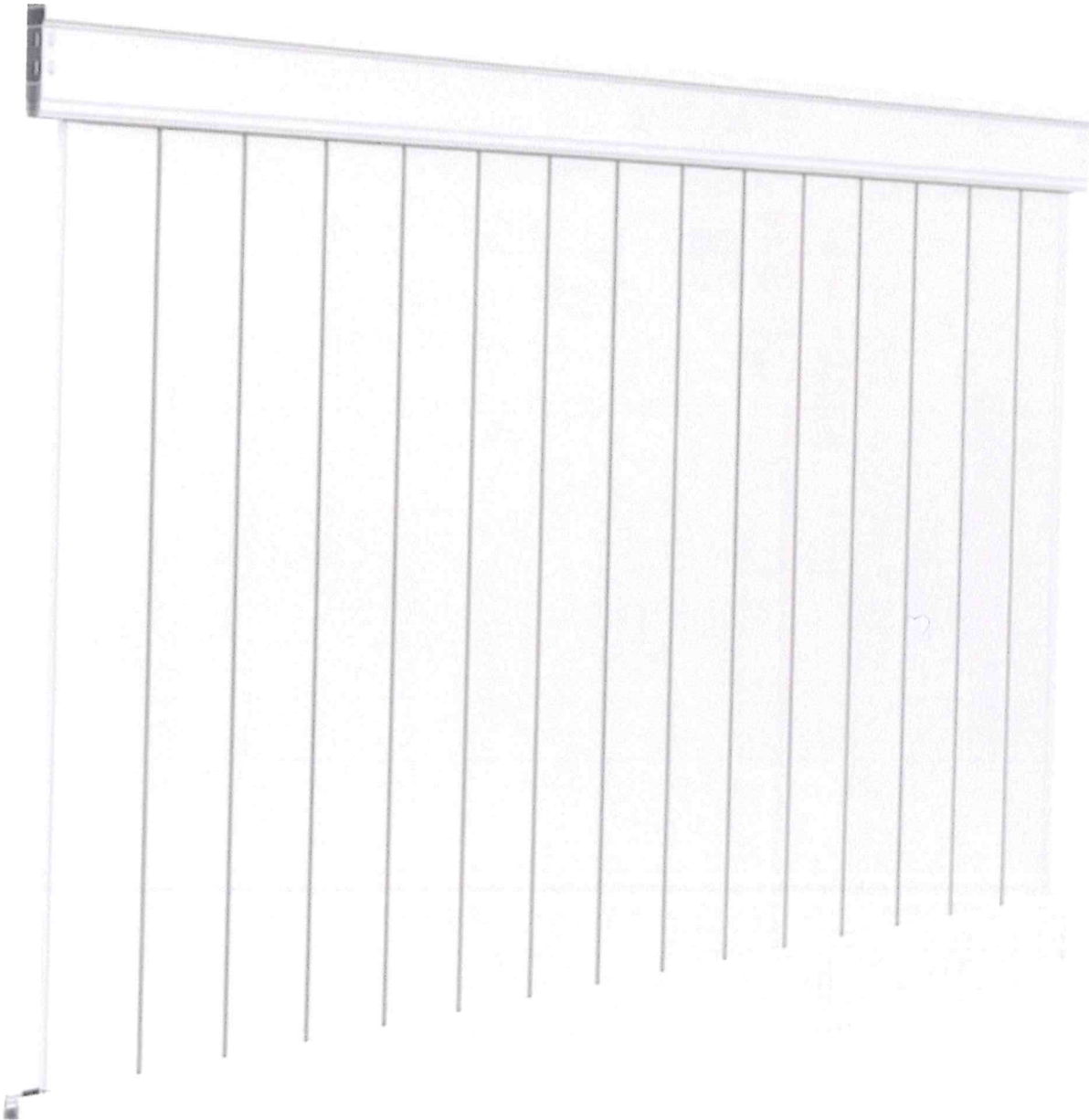
DATE 2/6/26

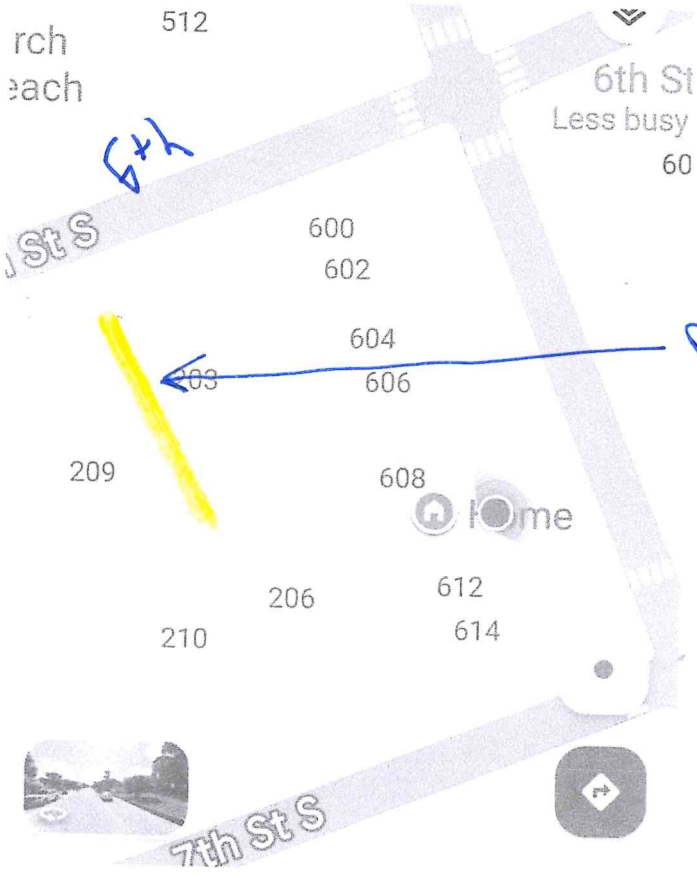
Scope of Work

Remove and dispose of existing 30 year old wood fence and replace with 100' of 6' high white privacy vinyl fence.



White Vinyl Fence 6' High Panel





REPLACEMENT FENCE

SITE PLAN

2/6/26

Palm Coast Fencing Inc.

Professional Fence Installation & Repairs
Licensed & Insured 20 Years of Experience



(386)-346-1300 **Estimate**

Name: Randy Date: 02/04/26
Address: Sea Cottages
Phone: (386) 264-9222 Email: _____

	Fence Style: <u>Vinyl</u> Color: <u>White</u> Height: <u>6'</u> 5' 4' 3'
	Gates Quantity: <u>0</u> Pool Code <input type="checkbox"/> Caps Standard <input type="checkbox"/> Other: _____
Observations: <u>Install 200' of 6' high white privacy Vinyl fence</u> <u>Remove and disposal is included in the price.</u> <u>Permit is not included (city).</u>	Old Fence Remove & Disposal <input checked="" type="checkbox"/> Remove & Leave on site <input type="checkbox"/> INSTALLED PRICE: <u>\$ 5,000.00</u> (Price includes taxes, materials, labor)

PVC posts will be 30"-36" in the ground and 120 pounds of concrete will be used per post. Self-closing stainless steel hinges and lock latches with keys are included in the price. Stainless steel drop-rods for double gates are included. Lifetime warranty on material and 5 years on labor.

As soon as we have approval, planning can begin for this job. A down payment of 50% of the total price is required at the time of agreement contract signing. Remaining balance is due upon completion of job.

*Credit/debit card payments may be subject to a 3.5% merchant fee.

This estimate is valid for 15 days. After this period, you have the option to call and verify if the material price has changed.

\$ 2500 South 6th St.



LEX FENCING INC.

Professional Fence Installation and Repairs.

Licensed & Insured

(386) 263 7888

Email: lexfencing@yahoo.com

Received

FEB 13 2026

City of Flagler Beach

Date: 2/13/26

Name: Randy Smith

Phone: 386-264-9222

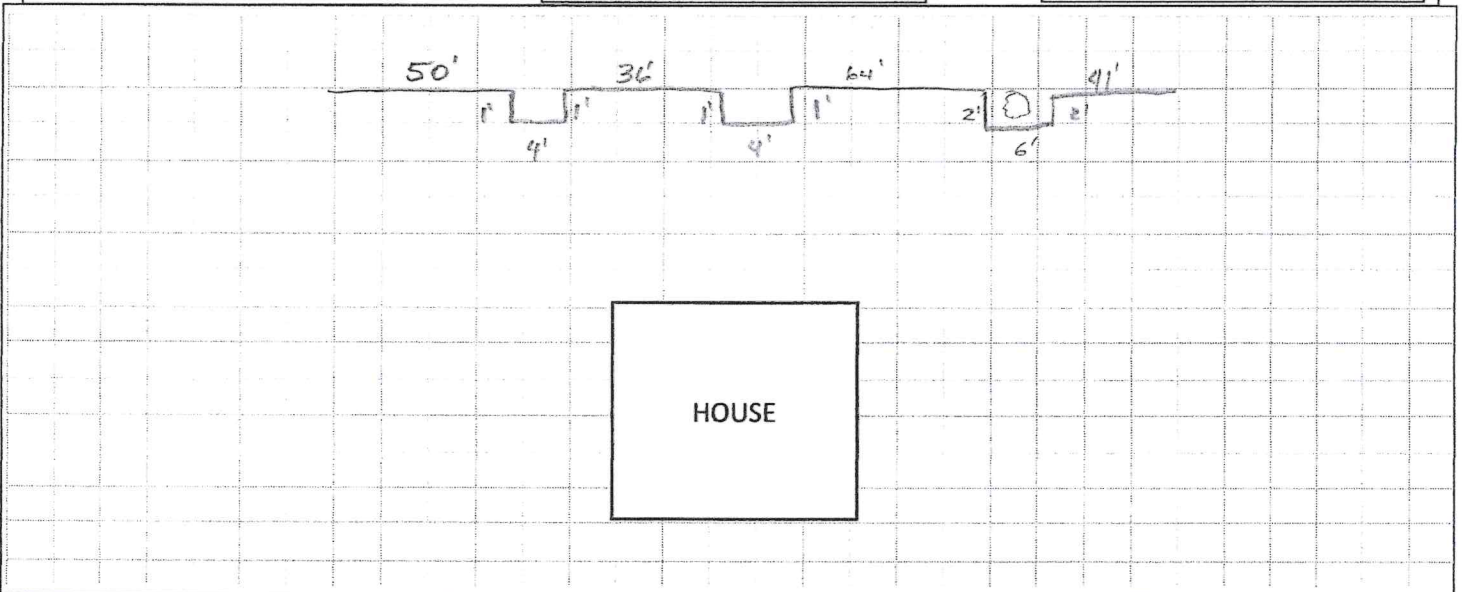
Address: ~~610 S. CENTRAL Ave~~
205 S. 6th STREET

Email: _____

ESTIMATE

Style of Fence: <u>Vinyl</u>	Color: <u>WHITE</u>	Height: 3' 4' 5' <u>(6')</u>
Number of Gates: <u>-</u>	Gates: <input type="checkbox"/> Pool Code <input type="checkbox"/> Standard	Old Fence: <input checked="" type="checkbox"/> Removal <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Leave at the job
Military discount: _____		

CAPS <input checked="" type="checkbox"/> Standard <input type="checkbox"/> New England <input type="checkbox"/> Gothic <input type="checkbox"/> Other ()	Gate Hardware <input type="checkbox"/> Standard <input type="checkbox"/> Upgrade (self-closing stainless-steel hinges and lock latches with keys)	Property Grade <input checked="" type="checkbox"/> Follow the grade <input type="checkbox"/> Straight top Excess of Dirt: _____
--	--	---



OBSERVATIONS: <u>INSTALL 213' of 6' WHITE Vinyl Privacy FENCE</u> <u>* Price Includes Removal AND Disposal of EXISTING WOOD FENCE.</u>	INSTALLED PRICE: \$ 5860.00 <u>CHECK or CASH Discount!</u> <u>\$ 5,520.00</u> (Price includes taxes, materials, labor and permit)
--	--

- On vinyl fences, all virgin material with lifetime warranty. Price includes 120 lbs. of concrete per post; 160 lbs. of concrete and aluminum inserter on gate post.
- 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 the estimate.

To: City of Flagler Beach Florida

February 6, 2026

In case I am out of town and not in my home at 205 South 6th Street.

I hereby designate as my agent/personal representative in my absents John Desmond to represent me for the CRA Grant application and all meetings and conversations regarding the new fence funding.

Norma Drake

Norma Drake



Staff Report

Community Redevelopment Agency Regular Meeting

March 26, 2026

To: Community Redevelopment Agency
From: Casey Ryan, CRA Director
Meeting Date: March 26, 2026
Item Name: CRA Small Grant Application- 208 S. 7th St.

Background:

The property owner of 208 S. 7th St., located within the CRA District, has proposed exterior improvements consisting of the removal and disposal of an existing 30-year-old wood fence and replacement with a new white vinyl privacy fence. The proposed improvements are intended to enhance the appearance, durability, and overall maintenance of the property while contributing positively to the visual quality of the surrounding area.

The applicant has submitted an application for the CRA Small Grant Program and provided all required supporting documentation, including contractor quotes, photographs of the existing fence, and a site plan depicting the proposed improvements. The application packet also includes a signed letter from the property owner designating Randy E. Smith as his agent/personal representative to act on his behalf in his absence from today's meeting. The application and proposed improvements have been reviewed and approved by the City's Planning, Building, and Engineering Departments.

Fiscal Impact:

The total project cost is estimated at \$2,500. In accordance with the CRA Small Grant Program's reimbursement terms, the applicant is requesting reimbursement in the amount of \$1,500 (not to exceed \$5,000), representing 60% of the project cost. The property owner will be responsible for the remaining 40% of the project cost.

Staff Recommendation:

Staff recommends that the City Commission approve the Small CRA Grant application for the CRA property owner residing at 208 S. 7th St. in the proposed amount of \$1,500; not to exceed \$5,000 for eligible exterior improvements, subject to the program's reimbursement requirements and verification of completed work.

Attachments:

1. 208 S. 7th St- Fencing

Received

FEB 09 2026

City of Flagler Beach



City of Flagler Beach CRA

Date rec'd _____

Application Form

Small Redevelopment District Grant Program

NAME: JOHNNY BUSH Own Lease _____

PROPERTY ADDRESS: 208 SOUTH 7th ST

MAILING ADDRESS: 4206 WEST LEONA ST. TAMPA, FL 33629

PROPERTY ID # (on taxes) _____ CURRENT USE _____

TELEPHONE: 813-393-0224 (DAY) _____ (EVENING) _____

EMAIL: JB@1402@gmail.com Lulamiss63@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. 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: \$ 2500.00
GRANT APPLICATION MOUNT: \$ 1500.00

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 JB
- 2. To adhere to the Application Procedures and Guidelines and the Grant Agreement as specified.
Acknowledgement of notification JB
- 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 JB
- 5. Grant awards will be based on lowest bid unless approved by the CRA Board.
Acknowledgement of notification JB
- 6. Attendance at the CRA Board meeting when this application is reviewed is mandatory.
Acknowledgement of notification JB

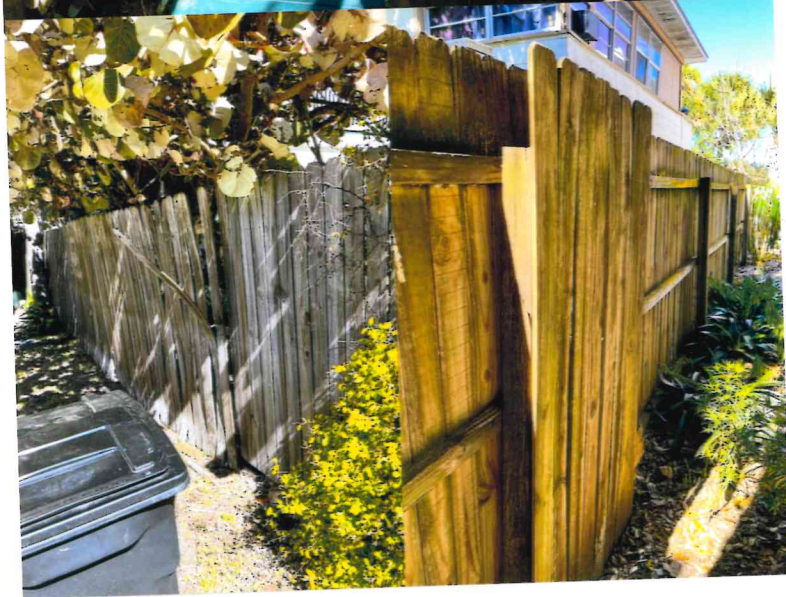
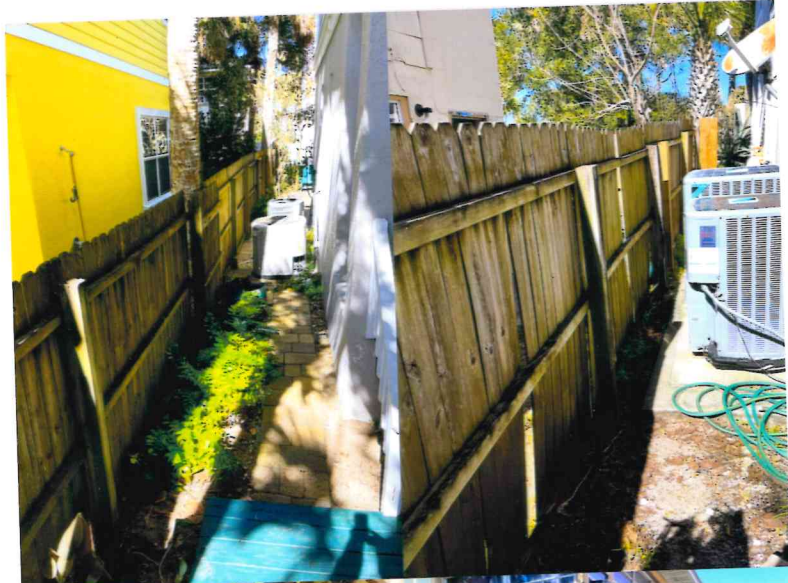
I ACKNOWLEDGE THAT I HAVE RECEIVED AND UNDERSTAND THE DESIGN GUIDELINES, THE REDEVELOPMENT DISTRICT GRANT PROGRAM PROCEDURES AND THE GRANT AGREEMENT.

APPLICANT SIGNATURE Johnny Bush (Johnny Bush)
DATE 2-7-2026

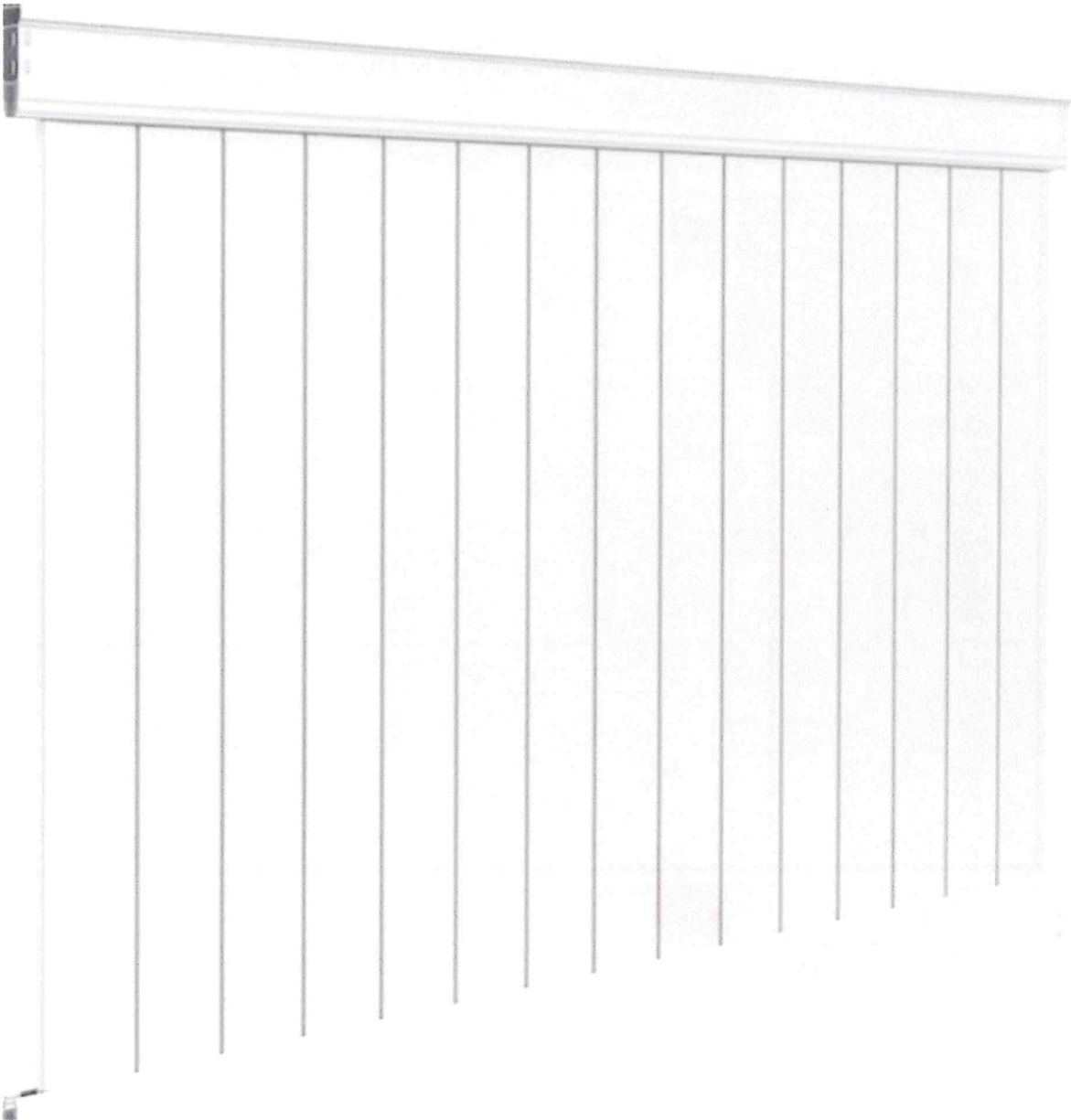
Revised December 2023

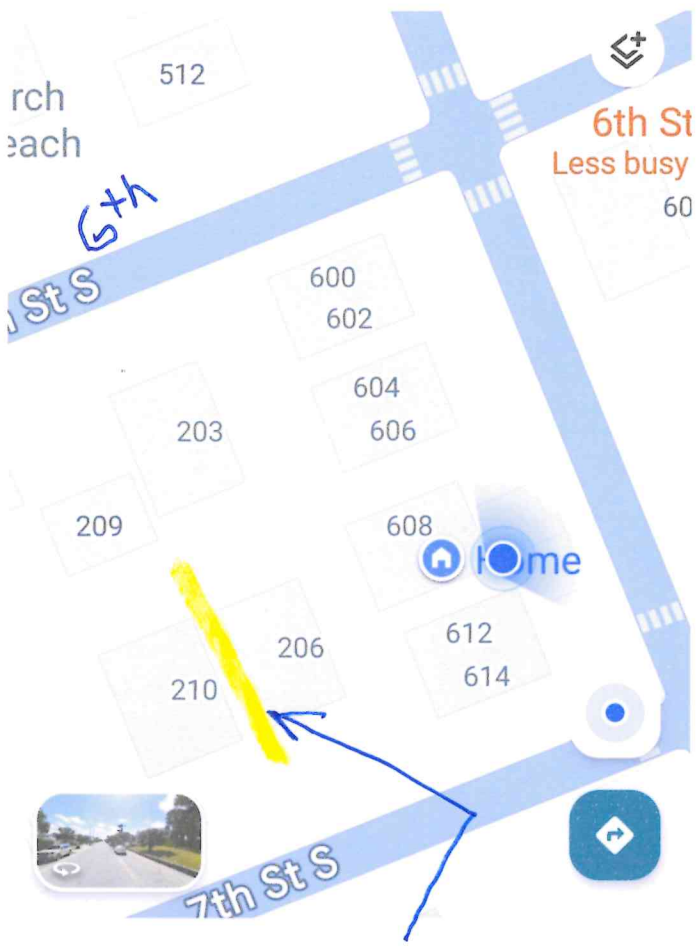
Scope of Work

Remove and dispose of existing 30 year old wood fence and replace with 100' of 6' high white privacy vinyl fence.



White Vinyl Fence 6' High Panel





REPLACE MY FENCE

SITE PLAN

2/6/26

Palm Coast Fencing Inc.

Professional Fence Installation & Repairs
Licensed & Insured 20 Years of Experience



(386)-346-1300 **Estimate**

Name: Randy Date: 02/04/20

Address: Sea Cottages

Phone: (386) 264-9222 Email: _____

	Fence Style: <u>Vinyl</u> Color: <u>White</u> Height: <u>6'</u> 5' 4' 3'
	Gates Quantity: <u>0</u> Pool Code <input type="checkbox"/> Caps Standard <input type="checkbox"/> Other: _____
Observations: <u>Install 200' of 6' high white privacy Vinyl fence</u> <u>Remove and disposal is included in the price.</u> <u>Permit is not included (city).</u>	Old Fence Remove & Disposal <input checked="" type="checkbox"/> Remove & Leave on site <input type="checkbox"/> INSTALLED PRICE: <u>\$ 5,000.⁰⁰</u> (Price includes taxes, materials, labor)

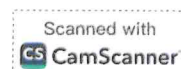
PVC posts will be 30"-36" in the ground and 120 pounds of concrete will be used per post. Self-closing stainless steel hinges and lock latches with keys are included in the price. Stainless steel drop-rods for double gates are included. Lifetime warranty on material and 5 years on labor.

As soon as we have approval, planning can begin for this job. A down payment of 50% of the total price is required at the time of agreement contract signing. Remaining balance is due upon completion of job.

*Credit/debit card payments may be subject to a 3.5% merchant fee.

This estimate is valid for 15 days. After this period, you have the option to call and verify if the material price has changed.

\$ 2500 Fee
208 SOUTH 7th St.



LEX FENCING INC.

Professional Fence Installation and Repairs.
 Licensed & Insured
 (386) 263 7888
 Email: lexfencing@yahoo.com

Received

FEB 13 2026

City of Flagler Beach

Date: 2/13/26

Name: Randy Smith

Phone: 386-264-9222

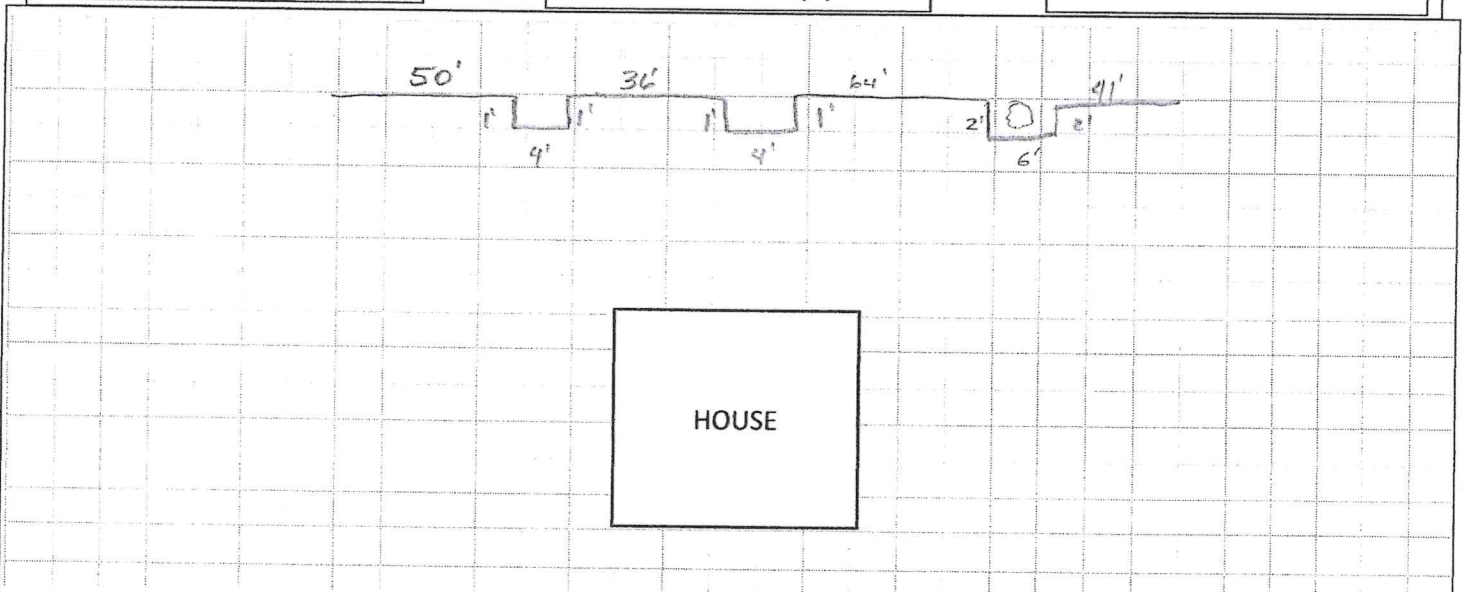
Address: ~~610 S. CENTRAL Ave~~
208 S. 7th STREET

Email: _____

ESTIMATE

Style of Fence: <u>Vinyl</u>	Color: <u>WHITE</u>	Height: 3' 4' 5' <u>(6')</u>
Number of Gates: <u>-</u>	Gates: <input type="checkbox"/> Pool Code <input type="checkbox"/> Standard	Old Fence: <input checked="" type="checkbox"/> Removal <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Leave at the job
Military discount: _____		

CAPS <input checked="" type="checkbox"/> Standard <input type="checkbox"/> New England <input type="checkbox"/> Gothic <input type="checkbox"/> Other ()	Gate Hardware <input type="checkbox"/> Standard <input type="checkbox"/> Upgrade (self-closing stainless-steel hinges and lock latches with keys)	Property Grade <input checked="" type="checkbox"/> Follow the grade <input type="checkbox"/> Straight top Excess of Dirt: _____
--	--	---



OBSERVATIONS: <u>INSTALL 213' of 6' WHITE Vinyl Privacy FENCE</u> <hr/> <u>* Price Includes Removal And Disposal of EXISTING WOOD FENCE.</u>	INSTALLED PRICE: \$ <u>5860.00</u> CHECK or CASH Discount: <u>\$520.00</u> (Price includes taxes, materials, labor and permit)
---	--

- On vinyl fences, all virgin material with lifetime warranty. Price includes 120 lbs. of concrete per post; 160 lbs. of concrete and aluminum inserter on gate post.
- 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 the estimate.



Staff Report

Community Redevelopment Agency Regular Meeting

March 26, 2026

To: Community Redevelopment Agency
From: Casey Ryan, CRA Director
Meeting Date: March 26, 2026
Item Name: CRA Small Grant Application- 211 S. 3rd St.

Background:

The property owner of 211 S. 3rd St., located within the CRA District, has proposed exterior improvements consisting of the removal and disposal of an existing chain link fence on the west side of the property and removal of existing wood fences on the north and south sides, with replacement by a new white vinyl fence. The proposed improvements are intended to enhance the appearance, durability, and overall maintenance of the property while contributing positively to the visual quality of the surrounding area.

The applicant has submitted an application for the CRA Small Grant Program and provided all required supporting documentation, including contractor quotes, photographs of the existing fences, and a site plan depicting the proposed improvements. The application and proposed improvements have been reviewed and approved by the City's Planning, Building, and Engineering Departments.

Fiscal Impact:

The total project cost is estimated at \$2,172.00. In accordance with the CRA Small Grant Program's reimbursement terms, the applicant is requesting reimbursement in the amount of \$1,303.20 (not to exceed \$5,000), representing 60% of the project cost. The property owner will be responsible for the remaining 40% of the project cost.

Staff Recommendation:

Staff recommends that the City Commission approve the Small CRA Grant application for the business owner located at 211 S. 3rd St. in the amount of \$1,303.20, not to exceed \$5,000.00, for eligible exterior improvements, subject to the program's reimbursement requirements and verification of completed work.

Attachments:

1. Full Packet



City of Flagler Beach CRA

Date recd 1/30/2026
[Signature]

Application Form

Small Redevelopment District Grant Program

NAME: Diane J. Cline / S.E. Cline Holding Co., Inc Own Lease

PROPERTY ADDRESS: 211 S 3rd Street

MAILING ADDRESS: P.O. Box 262 Flagler Beach FL 32136

PROPERTY ID # (on taxes) 12-12-31-4500-00320-0030 CURRENT USE Res/Com

TELEPHONE: 386-503-1840 (DAY) _____ (EVENING)

EMAIL: d.dine.05@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. 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: \$ 2,172.00
GRANT APPLICATION MOUNT: \$ 2,000.00

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 djc
- 2. To adhere to the Application Procedures and Guidelines and the Grant Agreement as specified.
Acknowledgement of notification djc
- 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 djc
- 5. Grant awards will be based on lowest bid unless approved by the CRA Board.
Acknowledgement of notification djc
- 6. Attendance at the CRA Board meeting when this application is reviewed is mandatory.
Acknowledgement of notification djc

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

APPLICANT SIGNATURE Diane J. Cline

DATE 1/30/2026

S. E. Cline Holding Co., Inc.

PO Box 262 • Flagler Beach • FL • 32136
d.cline.05@gmail.com
386.503.1840

January 30, 2026

Casey Ryn
CRA Agency Director
City of Flagler Beach

Ms. Ryan,

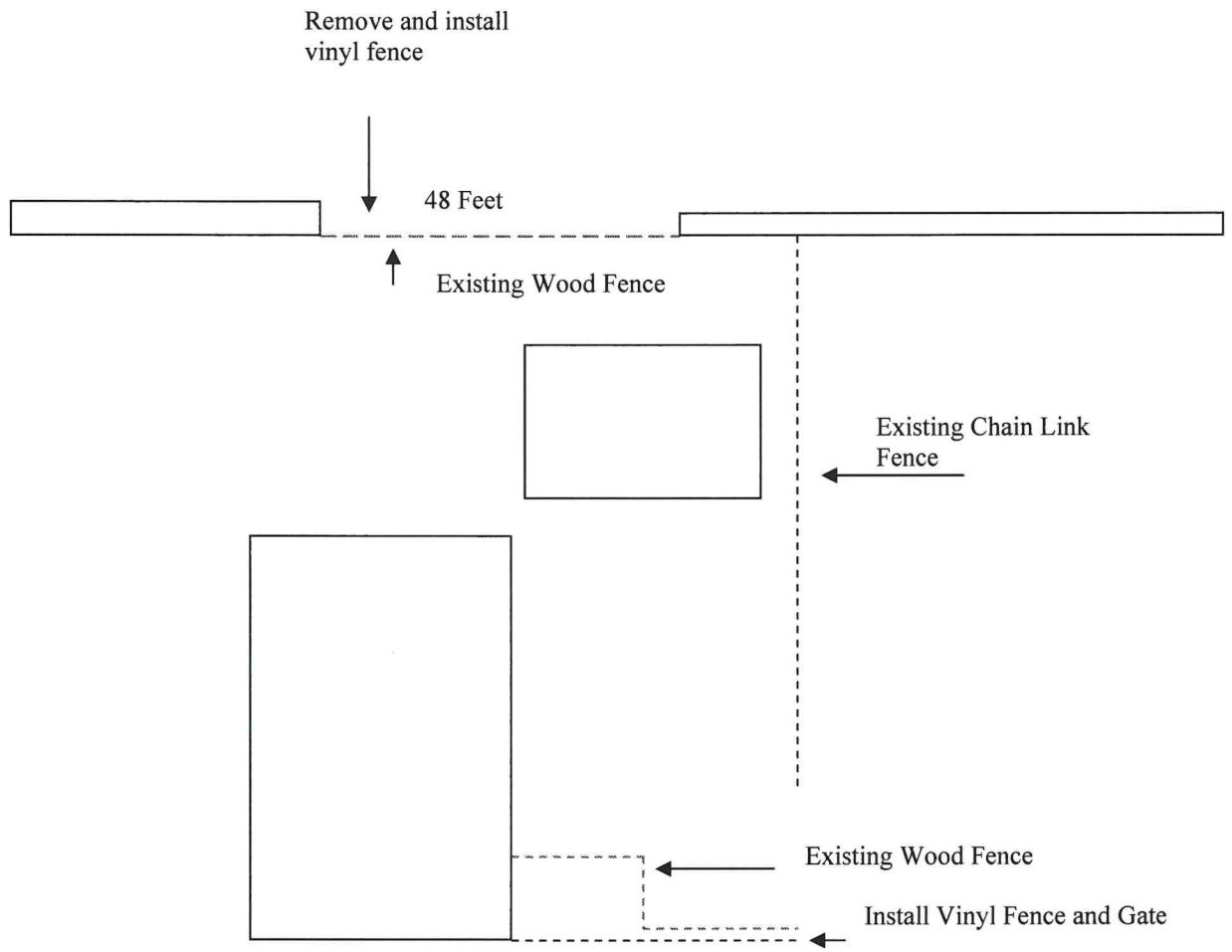
I would like to apply for a Small Grant in the amount of \$2,000.00 for improvements to be made to 211 S 3rd Street. The projects will be:

- Remove chain link fence on the west side of the property
- Remove existing wood fence on back side of property and install white vinyl fence
- Remove wood fence on front of property and install white vinyl

Sincerely,

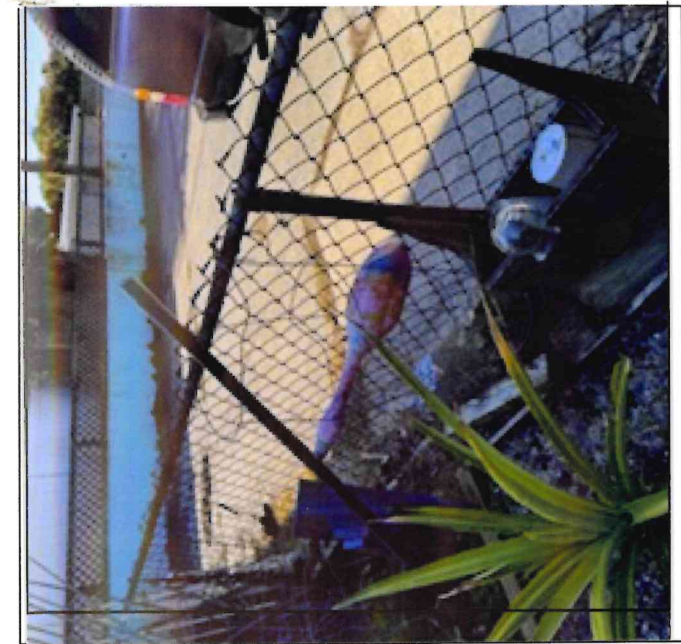


Diane J. Cline
President

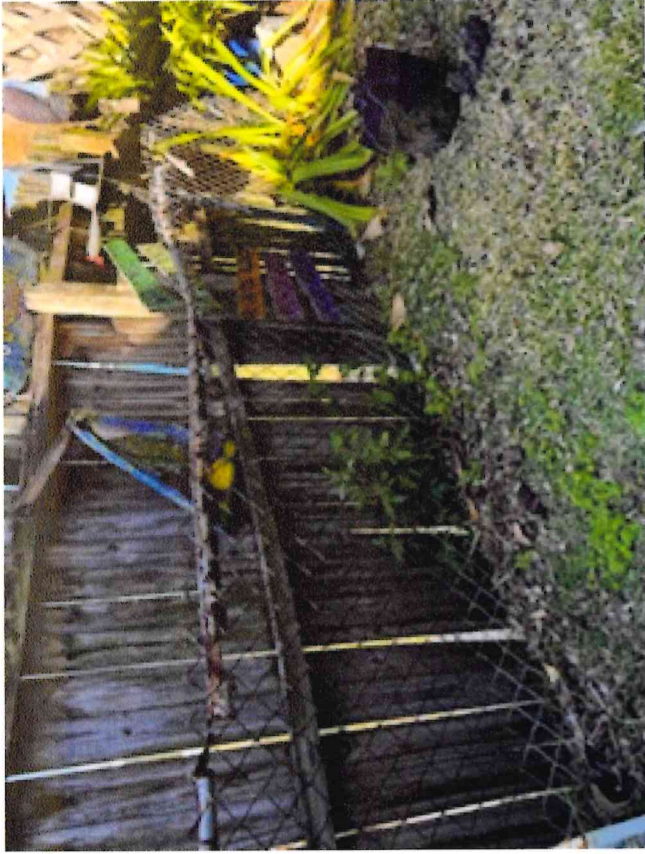


211 South 3rd Street



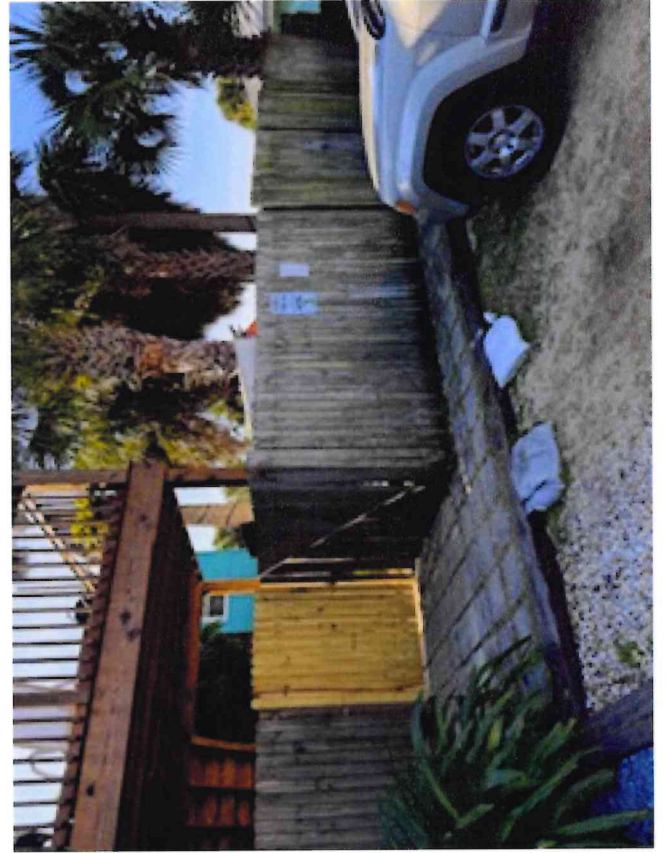


Chain link
to be Removed



Wood fence to be removed and replaced with white vinyl

Wood fence to be removed and replaced with white vinyl





FENCE ESTIMATE
CONTRACT

(386) 263-7204
Fax (386) 263-7236
sales@oceansfence.com

www.oceansfenceandrail.com

801 B North State Street (US1), Bunnell, FL 32110

PROPOSAL SUBMITTED TO:		DATE: 1-13-26
NAME: Diane Cline / SE Cline Holding Co.		PHONE: 503-1840
STREET: 40 211 S. 3rd Street		EMAIL: d.cline.05@gmail.com
CITY: Flagler Beach		SPECIAL NOTES: P.O. Box 262
STATE: FL	ZIP CODE: 32136	

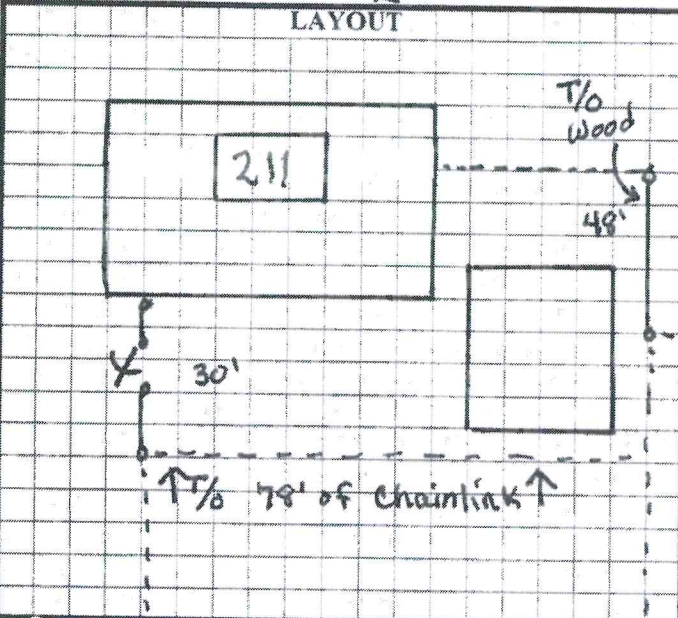
We hereby submit specifications and estimate to:

Furnish & install 78' of 6' High Tongue

& Groove White Vinyl fencing with One 4' Wide Walk Gate with an 8'

Aluminum Stiffener in hinged post. All posts set in Concrete. Removal

& Disposal of existing Wood & Chainlink fence is included.



TERMS

We hereby propose to furnish labor and materials - complete in accordance with the above specifications, for the sum of \$ 2,172.00 includes permit. Payment terms as follows: **Half Upon Acceptance and Balance Due Upon Completion.** Deposit on special order material is non-refundable.

Total: \$ _____
Deposit: \$ _____
Balance Due Upon Completion: \$ _____

All materials remain the property of Oceans Fence and Rail, Inc. until fully paid for and can be removed for non-payment.

COVENANTS and CONDITIONS

ALL FENCE LINES MUST BE CLEARED by Customer **PRIOR** to installation. Customer responsible for showing correct Property or Fence lines. Any hidden obstacles, such as fill concrete, rock or tree stumps, that cannot be determined in advance and results in use of additional labor or equipment, material, may require an extra charge. **Jobs will be scheduled on a "first come/first served" basis upon receipt of deposit and availability of material.** A Trip Charge may be applied to contract price if crew is unable to start installation and must return at a later date. **WE ARE NOT RESPONSIBLE FOR SPRINKLERS OR LINES.** Customer is responsible for obtaining Homeowner Association approval, and all necessary paperwork for permit. Customer is responsible for the grounding of fence and landscaping, if required. An Oceans Fence sign will be placed on every job site.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. This proposal subject to acceptance within 10 days and it is void thereafter at the option of the undersigned.

Authorized Signature: Whelissa Neil

ACCEPTANCE OF CONTRACT

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

Signature: _____ Date: _____

LEX FENCING INC.

Professional Fence Installation and Repairs.

Licensed & Insured

(386) 263 7888

Email: lexfencing@yahoo.com

1-20-26

Date: 2-2-26

Name: Diane

Phone: 386-503-1990

Address: 211 S. Third St. FB.

Email: _____

ESTIMATE

Style of Fence: Vinyl

Color: white

Height: 3' 4' 5' 6

Number of Gates: 1

Gates: Pool Code
 Standard

Old Fence: Removal
 Disposal
 Leave at the job

Military discount: _____

CAPS

- Standard
- New England
- Gothic
- Other ()

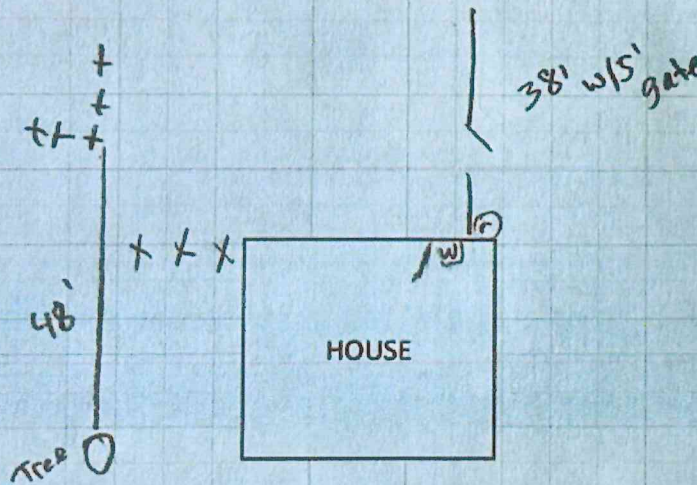
Gate Hardware

- Standard
- Upgrade (self-closing stainless steel hinges and lock latches with keys) free

Property Grade

- Follow the grade
- Straight top

Excess of Dirt: _____



OBSERVATIONS: Remove + dispose of 48' of existing wood fence (left side). \$500.00

Install 86' of 6' high white vinyl Privacy fence with one 5' wide gate.

Remove + dispose of 60' of 4' high chain-link fence \$600.00

INSTALLED PRICE: \$ 2,990.00

R & D wood 500.00

R & D chain 400.00

4,090.00

(Price includes taxes, materials, labor and permit)

- On vinyl fences, all virgin material with lifetime warranty. Price includes 120 lbs. of concrete per post; 160 lbs. of concrete and aluminum inserter on gate post.
- 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 the estimate.



Staff Report

Community Redevelopment Agency Regular Meeting

March 26, 2026

To: Community Redevelopment Agency
From: Casey Ryan, CRA Director
Meeting Date: March 26, 2026
Item Name: CRA Small Grant Application- 215 S. 3rd St.

Background:

The property owner located at 215 S. 3rd St., within the CRA District, is reapplying for exterior improvements. The proposed work includes the removal and disposal of a dilapidated fence on the east side of the property and the removal of an existing retaining wall, with replacement by a new white vinyl privacy fence along the east side. These improvements are intended to enhance the property's appearance, durability, and overall maintenance while contributing positively to the visual quality of the surrounding area.

The applicant has submitted an application for the CRA Small Grant Program and provided required supporting documentation, including required quotes and a site plan depicting the proposed improvements. The application and proposed improvements have been reviewed and approved by the City's Planning, Building, and Engineering Departments.

Fiscal Impact:

The total project cost is estimated at \$2,484.00. In accordance with the CRA Small Grant Program's reimbursement terms, the applicant is requesting reimbursement in the amount of \$1,490.40 (not to exceed \$5,000), which represents 60% of the total project cost. The property owner will be responsible for covering the remaining 40% of the project cost.

Staff Recommendation:

Staff recommends that the City Commission approve the Small CRA Grant application for the property owner located at 215 S. 3rd St. in the amount of \$1,490.40, not to exceed \$5,000, for eligible exterior improvements, subject to the program's reimbursement requirements and verification of completed work.

Attachments:

1. Full Packet 215



City of Flagler Beach CRA
Application Form

Received

Date rcvd FEB 26 2026

City of Flagler Beach

Small Redevelopment District Grant Program

NAME: Libretti Properties Anthony + Michelle Libretti Own [checked] Lease

PROPERTY ADDRESS: 215 5th 3rd St

MAILING ADDRESS: 500 Sheppard Dr. Flagler Beach FL 32136

PROPERTY ID # (on taxes) 12123145000220110 CURRENT USE Dental office

TELEPHONE: 3867932640 (DAY) 3867932640 (EVENING)

EMAIL: m48378@gmail.com or ANTHONYLIBRETTI@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. 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: \$ 2484.00
GRANT APPLICATION MOUNT: \$ 1490.40

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 ALML
2. To adhere to the Application Procedures and Guidelines and the Grant Agreement as specified. Acknowledgement of notification ALML
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 ALML
5. Grant awards will be based on lowest bid unless approved by the CRA Board. Acknowledgement of notification ALML
6. Attendance at the CRA Board meeting when this application is reviewed is mandatory. Acknowledgement of notification ALML

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

APPLICANT SIGNATURE

[Handwritten signature]

DATE 1/26/26

Michelle and Anthony Libretti
560 Shearwood Dr.
Flagler beach, FL 32136

To whom it may concern,

This letter is to inform you of our intentions for maintenance of our property at 215 S. 3rd St., Flagler Beach Florida. At present the fence installed on the east side of the property is broken and in some areas almost falling down. We are looking to hire a fencing company to remove the existing fence and retaining wall and install a new 6 foot vinyl white privacy fence along the east side property line. I have attached the copy of Blueline Fence's estimate.

Thank you for your time

Sincerely,

Michelle and Anthony Libretti



215 S. 3rd Street – existing fence structures



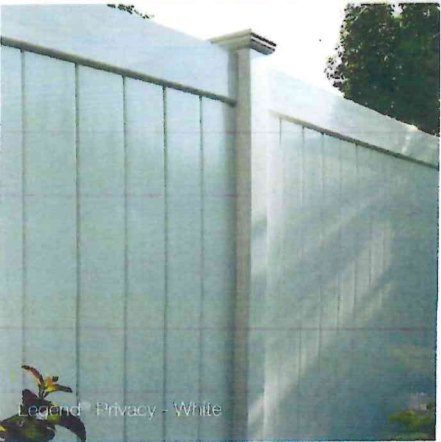
Legend® Decorative Privacy - White

Legend® Decorative

The Legend Decorative privacy panel combines elegant appearance with superior performance.

Features:

- Large 2" x 7" rails with Decorative accent
- Tongue-and-groove fence boards
- 6' and 8' wide panels - no aluminum insert needed



Legend® Privacy - White

Legend®

The Legend privacy panel offers superior privacy with anti-sag performance.

Features:

- Large 1¾" x 7" smooth rail with Friction Fit technology
- Friction Fit rails distribute weight across the top/ bottom of the fence panel, minimizing panel sag
- Tongue-and-groove fence boards
- 8' wide panels - no aluminum insert needed



Impressions® Privacy - White

Impressions®

The Impressions privacy panel features solid performance and lasting appeal.

Features:

- 1¾" x 5½" smooth rail
- Tongue-and-groove boards
- 6' wide panels - no aluminum insert needed
- 8' wide panels feature an aluminum insert in the bottom rail for added support





FENCE ESTIMATE

CONTRACT

(386) 263-7204

Fax (386) 263-7236

sales@oceansfence.com

www.oceansfenceandrail.com

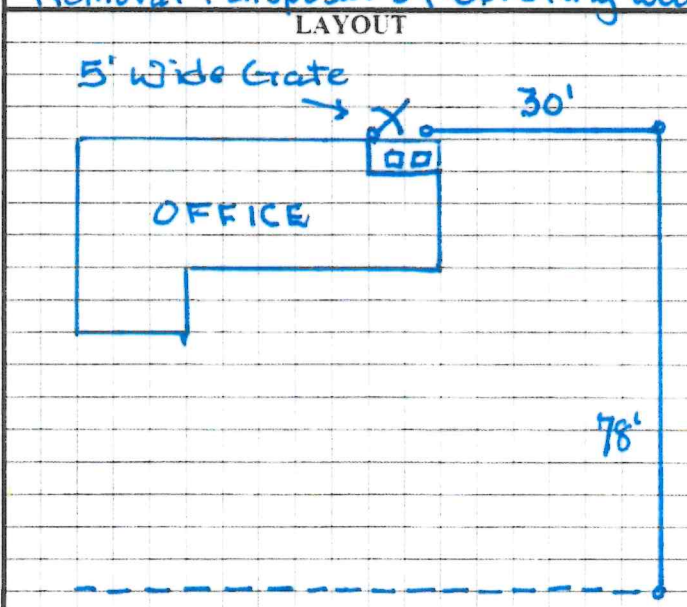
801 B North State Street (US1), Bunnell, FL 32110

PROPOSAL SUBMITTED TO:		DATE: 1-13-26
NAME: Anthony Libretti		PHONE: 793-2640
STREET: c/o 215 3rd Street South		EMAIL: anthonylibretti@yahoo.com
CITY: Flagler Beach		SPECIAL NOTES: @ 560 Sherwood Dr., Flagler Bch 136
STATE: FL	ZIP CODE: 32136	

We hereby submit specifications and estimate to:

Furnish & install 108' of 6' High Tongue & Groove White Vinyl fencing with One 5' wide Walk Gate with an 8' Aluminum Stiffener in hinged post. All posts set in Concrete.

Removal & disposal of existing wood fence included.



TERMS

We hereby propose to furnish labor and materials - complete in accordance with the above specifications, for the sum of \$ 2484.00 . includes permit. Payment terms as follows: **Half Upon Acceptance and Balance Due Upon Completion.** Deposit on special order material is non-refundable.

Total: \$ _____

Deposit: \$ _____

Balance Due Upon Completion: \$ _____

All materials remain the property of Oceans Fence and Rail, Inc. until fully paid for and can be removed for non-payment.

COVENANTS and CONDITIONS

ALL FENCE LINES MUST BE CLEARED by Customer **PRIOR to installation.** Customer responsible for showing correct Property or Fence lines. Any hidden obstacles, such as fill concrete, rock or tree stumps, that cannot be determined in advance and results in use of additional labor or equipment, material, may require an extra charge. **Jobs will be scheduled on a "first come/first served" basis upon receipt of deposit and availability of material.** A Trip Charge may be applied to contract price if crew is unable to start installation and must return at a later date. **WE ARE NOT RESPONSIBLE FOR SPRINKLERS OR LINES.** Customer is responsible for obtaining Homeowner Association approval, and all necessary paperwork for permit. Customer is responsible for the grounding of fence and landscaping, if required. An Oceans Fence sign will be placed on every job site.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. This proposal subject to acceptance within 10 days and it is void thereafter at the option of the undersigned.

Authorized Signature: W. Lisa Neil

ACCEPTANCE OF CONTRACT

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

Signature: _____ Date: _____

ESTIMATE

Blueline Fence Company



1050 Lake Disston Drive
Bunnell, FL 32110
Phone: (386) 986-0426
Secondary: (386) 986-0426
Email:
BluelineFencePros@gmail.com
Web: www.BPSFence.com

Prepared For

Anthony Libretti
215 South 3rd Street
Flagler Beach, FL 32136
(386) 793-2640

Estimate #	3088
Date	01/17/2025

Description

6' White Vinyl Privacy Fence

Remove existing wood fence and install 78'. Cost may differ if flush mount brackets are required based on application. Cost includes commercial Flagler Beach Permitting.

\$3000

client.joistapp.com

2:19

◀ Mail

LTE 43

JOIST
by EverPro

🔒 Secure Checkout ?

\$3000

Subtotal \$3,000.00

Total \$3,000.00



client.joistapp.com



Staff Report

Community Redevelopment Agency Regular Meeting

March 26, 2026

To: Community Redevelopment Agency
From: Casey Ryan, CRA Director
Meeting Date: March 26, 2026
Item Name: Wayfinding Program

Background:

The City previously suspended the Pedestrian Wayfinding Sign Program (Ordinance 2013-22, Resolution 2017-41) due to multiple factors, including high costs, a limited number of participating businesses, and challenges related to sustainability and ongoing maintenance. Following the expiration of all wayfinding sign licenses on September 30, 2025, the existing signposts were removed.

In response, a revised program has been developed collaboratively with the CRA, IT, Maintenance, and Planning Departments and a recommendation from the CRAAB Committee for review is as follows. The proposed model combines physical signage with a virtual map. Wayfinding signposts would be strategically placed within the CRA District, each featuring business signs and a QR code that directs users to a virtual map of the City. The map would provide directional information for participating businesses, organized by business type, and would be accessible via the City's new app and existing website. Participating businesses would work directly with the selected sign company to design and pay for their proposed sign, which must meet the City's previously approved size and design standards. Final sign designs would be submitted to City staff for review and approval prior to installation on the designated Wayfinding posts. An annual fee for each sign would be charged to the associated business.

Fiscal Impact:

No immediate fiscal impact. Participating businesses would be responsible for the design and fabrication costs of their signs through the selected sign company. Potential City costs may include the procurement of City wayfinding signs and posts and the implementation of the City QR Code proposed software, estimated at approximately \$2,000 annually. Additional costs related to installation and infrastructure are to be considered as well. Revenue to support the wayfinding effort would be generated by an annual fee for each sign (charged to the associated businesses).

Staff Recommendation:

Attachments:

1. Previous Wayfinding Signage

Previous Wayfinding Signage



From: [Jim Kelling](#)
To: [Casey Ryan](#); [Dale Martin](#); [Colleen Kuhn](#)
Cc: [Tracy Callahan-Hennessey](#); autismwalk@cedarbridgefoundation.org; nic@flaglerturtlepatrol.com; terriebaker@cedarbridgefoundation.org
Subject: External - Upcoming Flagler Beach Farmers Market Partnering Opportunities (Turtle Fest and Autism Walk Run)
Date: Monday, March 9, 2026 11:33:55 AM

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 Casey, Dale, and Colleen,

I would like to share two partnering opportunities for the Flagler Beach Farmers Market (Sponsored by Flagler Strong). Our request is for you to please review and approve, and if required, request variance approval from the Commissioners.

April 11th - Turtle Fest (Nic Poorte, on copy)

- The two events (Farmers Market and Turtle Fest) will collaborate.
- The Farmers Market would remain on 2nd St in close proximity and connected to the Turtle Fest (foot traffic flow between the two events)
- Most Vendors would be managed by the Farmers Market, leveraging the already in place City of Flagler Beach approvals and Tax Receipts
- Food Trucks and additional vendors that are not part of the Flagler Beach Farmers Market would be managed via the Turtle Fest - Special Event permit and City process.
- The Flagler Beach Farmers Market will donate a portion of vendor fees to Turtle Patrol.
- **We are requesting special approval to extend the Farmers Market to 4:00PM (breakdown to be completed by 5:00) in alignment with the hours for the Turtle Fest schedule.**

April 25th - Cedar Bridge Foundation - Autism Walk/Run (Terrie Baker, on copy)

- The two Events (Farmers Market and Autism Walk/Run) will collaborate.
- The Farmers Market would remain on 2nd St in close proximity and connected to the Autism Walk/Run (foot traffic flow between the two events)
- Most Vendors would be managed by the Farmers Market, leveraging the already in place City of Flagler Beach approvals and Tax Receipts
- Food Trucks and additional vendors that are not part of the Flagler Beach Farmers Market would be managed via the Autism Walk/Run - Special Event permit and City process.
- The Flagler Beach Farmers Market will donate a portion of vendor fees to the Cedar Bridge Foundation.

Please let me know if you have any questions or concerns. We are happy to meet to work through the details. If it makes sense to meet, can you please provide your availability this week?

Thank you very much for the City's continued support!! We feel these are great opportunities for collaboration, providing our residents and visitors with a wonderful experience.

Thank you in advance for your consideration.
Jimmy

From: [Jimmy Kelling](#)
To: [Casey Ryan](#); [Nicholas Poorte](#)
Subject: External - Fwd: Upcoming Flagler Beach Farmers Market Partnering Opportunities (Turtle Fest and Autism Walk Run)
Date: Thursday, March 19, 2026 9:25:00 AM

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 Casey,

A small update to the information below in yellow based on my latest planning conversation with Nic and Beth from Turtle Fest. The Farmers market will have about 1/2 of the vendors, and the other 1/2 will be in the park being managed under Turtle Fest. This is just a clarification, not a change in our plans to partner.

As discussed yesterday, I plan to attend the city meeting on March 26th, when this will be discussed with the commissioners.

Thanks,
Jim

----- Forwarded message -----

From: **Jim Kelling** <jim@kelling.com>
Date: Mon, Mar 9, 2026 at 11:33 AM
Subject: Upcoming Flagler Beach Farmers Market Partnering Opportunities (Turtle Fest and Autism Walk Run
To: Casey Ryan <kcryan@cityofflaglerbeach.com>, Dale Martin <dmartin@cityofflaglerbeach.com>, Colleen Kuhn <CKuhn@cityofflaglerbeach.com>
Cc: Tracy Callahan-Hennessey <flaglerstrong386@gmail.com>, <autismwalk@cedarbridgefoundation.org>, <nic@flaglerturtlepatrol.com>, <terriebaker@cedarbridgefoundation.org>

Hi Casey, Dale, and Colleen,

I would like to share two partnering opportunities for the Flagler Beach Farmers Market (Sponsored by Flagler Strong). Our request is for you to please review and approve, and if required, request variance approval from the Commissioners.

April 11th - Turtle Fest (Nic Poorte, on copy)

- The two events (Farmers Market and Turtle Fest) will collaborate.
- The Farmers Market would remain on 2nd St in close proximity and connected to the Turtle Fest (foot traffic flow between the two events)
- **Some Vendors will be managed by the Farmers Market, leveraging the already in place City of Flagler Beach approvals and Tax Receipts**
- Food Trucks and additional vendors that are not part of the Flagler Beach Farmers Market would be managed via the Turtle Fest - Special Event permit and City process.
- The Flagler Beach Farmers Market will donate a portion of vendor fees to Turtle Patrol.
- **We are requesting special approval to extend the Farmers Market to 4:00PM**

(breakdown to be completed by 5:00) in alignment with the hours for the Turtle Fest schedule.

April 25th - Cedar Bridge Foundation - Autism Walk/Run (Terrie Baker, on copy)

- The two Events (Farmers Market and Autism Walk/Run) will collaborate.
- The Farmers Market would remain on 2nd St in close proximity and connected to the Autism Walk/Run (foot traffic flow between the two events)
- Most Vendors would be managed by the Farmers Market, leveraging the already in place City of Flagler Beach approvals and Tax Receipts
- Food Trucks and additional vendors that are not part of the Flagler Beach Farmers Market would be managed via the Autism Walk/Run - Special Event permit and City process.
- The Flagler Beach Farmers Market will donate a portion of vendor fees to the Cedar Bridge Foundation.

Please let me know if you have any questions or concerns. We are happy to meet to work through the details. If it makes sense to meet, can you please provide your availability this week?

Thank you very much for the City's continued support!! We feel these are great opportunities for collaboration, providing our residents and visitors with a wonderful experience.

Thank you in advance for your consideration.
Jimmy