



CITY COMMISSION REGULAR MEETING AGENDA

Thursday, February 27, 2025 at 5:30 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 followed by a moment of silence to honor our Veterans, members of the Armed Forces and First Responders
3. Proclamations and Awards
4. Deletions and changes to the agenda
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. Consent Agenda

- a. Approve the Minutes of February 13, 2025.
 - b. Approve a List of Qualified Engineers Architects and Surveyors procured through a Request for Qualifications.

7. General Business

- a. Presentation- Flagler County Staff
 - b. Presentation- Roadbotics
 - c. Consider appointments to the Planning & Architectural Review Board for two Terms expiring February 25, 2025.
 - d. Consider a request for a Special Event that requires waivers for Section 6-5 (b) & (d) of the Flagler Beach Code of Ordinance to allow a Dog Surfing Contest within the banned area for dogs to be on the beach - Applicant Suzie Johnston.
 - e. Resolution 2025-16. A Resolution by the City Commission of the City of Flagler Beach authorizing the City Manager to extend the Wickline Center Facility Use Agreement with the Salty Church on a month-to-month basis, but no later than August 31, 2025; providing for conflict and an effective date.
 - f. Resolution 2025-17. A Resolution by the City Commission of the City of Flagler Beach, Florida, approving a conceptual design for the Moody Boulevard Reconfiguration for submission to the River To Sea Transportation Planning Organization for application to the Prioritized Projects Grant List; providing for conflict and an effective date.
 - g. Resolution 2025-18. A Resolution by the City Commission of the City of Flagler Beach to award Project #591, Water Supply and Treatment Facilities Plan, to Mead & Hunt in an amount not to exceed \$59,348; providing for conflict and an effective date.
 - h. Resolution 2025-19. A Resolution of the City of Flagler Beach, Florida, authorizing a sole source contract with Odyssey Manufacturing Co. To furnish and install Project No. 593, Replacement Sulfuric

Acid Tanks, for the City of Flagler Beach Water Treatment Plant, in an amount not to exceed \$51,800; providing for conflict; and providing for an effective date.

- [i.](#) Resolution 2025-20. A Resolution by the City Commission of the City of Flagler Beach, Florida declaring certain items as surplus; providing for conflict and an effective date.

8. Staff Reports

- a. City Attorney:
- b. City Manager:
- c. City Clerk:

9. Commission Comments

- a. Commission comments, including reports from meetings attended.
- b. 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.*

10. 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.



CITY COMMISSION REGULAR MEETING MINUTES

Thursday, February 13, 2025, at 5:30 PM

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

PRESENT: Mayor Patti King, Vice-Chair James Sherman, Commissioners Rick Belhumeur, Eric Cooley and Jane Mealy, City Attorney D. Andrew Smith, III, City Manager Dale L. Martin and City Clerk Penny Overstreet

ABSENT: Chair Scott Spradley

1. **Call the meeting to order:** Vice-Chair Sherman called the meeting to order at 5:30 p.m.
2. **Pledge of Allegiance followed by a moment of silence to honor our Veterans, members of the Armed Forces and First Responders:** Mayor King led the pledge to the flag.
3. **Proclamations and Awards**
 - a. Recognizing February 16th as A1A Scenic & Historic Coastal Byway All-American Road Designation Day. Mayor King read the proclamation into the record. Danielle Anderson was present to accept the proclamation.
 - b. Recognizing February as Black History Month. Mayor King read the proclamation into the record. Ken Bryan read a prepared statement. Jackie Rector spoke on behalf of the group Seeking Insights for Solutions (SIFS). The group's Mission is to be a positive force to foster interracial discussions. Mrs. Rector spoke of a book "Where Colors Meet" and noted the authors are all members of the SIFS Group.
 - c. Recognizing February as Teen Dating Violence Awareness Month. Mayor King read the proclamation into the record. Members of the Flagler County Advocates Alliance were present to accept the certificate.
 - d. Certificate of Appreciation John Timmins. Mr. Timmins was presented with a certificate of appreciation for his volunteer efforts at Palmetto Park.
4. **Deletions and changes to the agenda.** There were no changes to the agenda.
5. **Public comments regarding items not on the agenda:**

Joanne Soman invited all to the Flagler Women's Club for Candidate Night on February 27th.

Darryl Reynolds asked if there has been any further discussion on paid parking and felt residents should be afforded a pass if implemented. He additionally asked for waste receptacles to be placed on N. A1A between Finns and the Winery.
6. **Consent Agenda**
 - a. Approve the Regular Meeting Minutes of January 23, 2025. Commissioner Belhumeur pulled the minutes for discussion. Commissioner Belhumeur requested the minutes be changed under Commission Comments under his comments to reflect "a reconfiguration of Moody between Flagler Avenue and A1A." Motion by Commissioner Belhumeur to approve the minutes as amended. Commissioner Cooley seconded the motion. The motion carried unanimously.
 - b. Acceptance of dedicated infrastructure. Motion by Commissioner Mealy, seconded by Commissioner Belhumeur to approve Item 6b. Vice-Chair Sherman opened public comment. No comments were received. Public comment was closed. The motion carried unanimously.
7. **General Business**

- a. Quarterly Financial Update (Quarter 1 - Oct - Dec 2024). Hollie Harlan, Finance Director, reviewed the quarterly report highlighting the General, CRA, Utility, Pier, Sanitation, Stormwater and Capital Reserves Fund. Mrs. Harlan then reviewed the change in the structure of the report. She reviewed the cash on hand, investments, and gave a brief review of the funds in the budget.
- b. Resolution 2025-08. A Resolution by the City of Flagler Beach, Florida, for Water, Sewer, Stormwater, and Sanitation Fee increases to provide revenues that will be sufficient to operate financially self-supporting Utilities; repealing Resolution 2023-21; providing for conflict and an effective date. Attorney Smith read the title of the resolution into the record. Commissioner Cooley asked the City Manager on how information will be distributed on the cost and use of the funds collected via the utility bills. Mr. Martin reviewed the process that was carried out by staff and the Commission to date. He reported during the next budget season; the utility rates will be presented in August with the budget. Commissioner Belhumeur referred to page 32 regarding the Equivalent Residential Unit (ERU). Attorney Smith responded that the ERU is an average. Commissioner Belhumeur felt the City should communicate with the public about the increase in fees. City Manager Martin responded we will increase social media, and staff is working to better communicate in the next fiscal year. Commissioner Cooley felt the stormwater fee was a big increase and referred to a list of future stormwater projects. He asked what has been done so far based on what was identified in the study performed by McKim and Creed. Mr. Martin stated this is the original low hanging fruit identified in that study and reported on the projects that have been completed. The next projects will be identified in the budget process. Commissioner Cooley stated he is looking for estimated completion dates for the projects on the list. Mr. Martin responded some may be completion dates to be done before the end of the fiscal year. Mayor King and Commissioner Sherman agreed with Commissioner Cooley because it is difficult when speaking to residents not to have a definitive date for the completion of the projects. Motion by Commissioner Mealy, seconded by Commissioner Cooley, that we approve Resolution 2025-08 Public comment was opened. Darryl Reynolds spoke of the deterioration of storm drains on S. A1A. Public comment was closed. The motion carried unanimously, after a roll call vote.
- c. Resolution 2025-04. A Resolution by the City Commission of the City of Flagler Beach to award Bid No. FB-24-0111 Project # 238 Wastewater Sludge Management Improvements to McMahan Construction Co., Inc. in an amount not to exceed \$2,992,000; providing for conflict and an effective date. Attorney Smith read the title of the resolution into the record. Discussion ensued and included informing the neighboring residents; the cost of the screw press, a workshop on Wastewater Treatment Plant and how it works from start to end; the age of the Wastewater Plant and three employees running the plant. City Engineer Bill Freeman spoke of the project and the amount of work associated with the start of the project. Once he can sit down with the contractor, he hopes to bring some of the overall costs down utilizing value engineering. Motion by Commissioner Mealy, seconded by Commissioner Belhumeur to approve Resolution 2025-04. Vice-Chair Sherman opened public comment. No comments were received. Public comment was closed. The motion carried unanimously, after a roll call vote.
- d. Resolution 2025-09. A Resolution by the City Commission of the City of Flagler Beach, Florida to close out the Beach Management Reserve and move funds to the Dune Protection Reserve and redesignate the Dune Protection Reserve as the Dune Walkover Reserve, providing for conflict and an effective date. Attorney Smith read the title of the resolution into the record. Motion by Commissioner Belhumeur, seconded by Commissioner Mealy to approve Resolution 2025-09. Vice-Chair Sherman opened public comment. No comments were received. Public comment was closed. The motion carried unanimously, after a roll call vote.
- e. Resolution 2025 - 10. A Resolution by the City Commission of the City of Flagler Beach, Florida, to award a contract to England-Thims & Miller, Inc. in an amount not to exceed \$826,586.66 to be the Construction Manager Adviser (CMA) and serve as the City's on-site representative overseeing the construction of the Flagler Beach Pier, providing for conflict and an effective date. Attorney Smith read the title of the resolution into the record. City Engineer Bill Freeman responded to an inquiry from

Commissioner Belhumeur regarding who would oversee and if they were bonded. Mr. Freeman reported there is no bond involved. Moffatt and Nichol will be doing a lot of project management. Staff will be overseeing and monitoring the financial end of the contract. Motion by Commissioner Mealy, seconded by Commissioner Cooley, to approve Resolution 2025-10. Public comment was opened. No comments were received. Public comment closed. The motion carried unanimously, after a roll call vote.

- f. Resolution 2025-11. A Resolution by the City Commission of the City of Flagler Beach, to award a contract to Lads Construction Services, LLC for an amount not to exceed \$34,440.00 to repair damages incurred to the Flagler Beach Public Library during Hurricane Milton, providing for conflict and an effective date. Attorney Smith read the title of the resolution into the record. Discussion ensued and included the entire building needing to be painted and landscaping should be done all the way around the building; removing the skylights and the age of the roof; the warranty for the roof; the door in the back needing to be replaced; and possibly raising the building. The City Commission reached a consensus to have staff obtain the costs to repaint the entire building and replace the rear entry door and return to the Commission with costs in the form of a Change Order. Motion by Commissioner Belhumeur, seconded Commissioner Mealy, we approve Resolution 2025-11. Public comment was opened. No comments were received. Public comment was closed. The motion carried unanimously, after a roll call vote.
- g. Resolution 2025-12. A Resolution by the City Commission of the City of Flagler Beach, to approve Project #589 in an amount not to exceed \$164,500 to DDS Enterprises, LLC to improve Parking Lot #4; providing for conflict and an effective date. Attorney Smith read the title of the Resolution into the record. Commissioner Mealy thought it should have been put before the CRA Board first. Mr. Martin explained it was a timing issue and will be placed on the next CRA agenda for the transfer of the funds. Commissioner Belhumeur inquired about stub out for plumbing as done with S. 8th Street and the cost differences. Mr. Freeman explained the contractor recommended 400 feet of curbing around the paver which is not done in the last parking lot. The manufacturer requires a frame for warranty, and the contractor suggested a concrete ribbon, and this parking lot is bigger. Commissioner Belhumeur suggested adding spaces for golf cart parking for future lot improvements. Mr. Freeman stated that a lot of allowances are for 15% for golf cart parking he can run the figures and have it striped accordingly. It was the consensus of the Commission to go forward with golf cart parking in some form. Commissioner Cooley will the concrete ribbon match what is already in the city. Mr. Freeman responded the S. 8th Street lot has a non-composite wedge versus concrete curbing. Mr. Freeman confirmed it will match the rest of the City. Commissioner Cooley suggested the contractor be asked how much and can it be retro fitted at S. 8th lot. Motion by Commissioner Mealy, seconded by Commissioner Belhumeur, to approve Resolution 2025-12. Public comment was opened. No comments were received. Public comment was closed. The motion carried unanimously, after a roll call vote.
- h. Resolution 2025-13. A Resolution of the City Commission of the City of Flagler Beach accepting a proposal from Neu Urban Concepts to develop a Mobility Action Plan and Mobility Fee for the City of Flagler Beach; providing for conflict and an effective date. Attorney Smith read the title of the resolution into the record. Commissioner Mealy feels we already have this just not in one document. Attorney Smith advised the Commission that the City needs to have a fee study to implement an impact fee and in order to have the fee study, you need a plan. Lauren Rushing, Nue Urban Concepts, reviewed the Legislation that required mobile impact fees. The concept is various land use and transportation issues have increased our sprawl and required us to build new roads to meet the demand. It is important to review the City Comprehensive Plan and the Land Development Regulations to ensure the plan can be implemented. They would need to establish an assessment area. Multi Model roadway plans are required with the implementation of the Mobility Impact Fee. Motion by Commissioner Belhumeur, seconded by Commissioner Cooley, that we approve Resolution 2025-13. Public comment was opened. Jordan Adams asked the commission to consider this. Ed Fendley encouraged the Officials to approve the proposal for the Mobility Plan and Fee study. He hopes the two state roads and the bridge are

considered for redesigning to slow the speed for a walkable community. Public comment was closed. The motion carried three to one, with Commissioner Mealy voting no.

Vice Chairman Sherman recessed the meeting at 7:40 p.m. The meeting reconvened at 7:51 p.m.

- i. Resolution 2025-14. A Resolution by the City Commission of the City of Flagler Beach, to award a contract to Moffatt & Nichol (M&N) for the fee of \$ \$349,500 to provide construction support services in the capacity of Engineer of Record (EOR) overseeing the construction of the Flagler Beach Pier; providing for conflict and an effective date. Attorney Smith read the title of the resolution into the record. Commissioner Mealy inquired about equipment rental. Gabe Perdomo, P.E., Moffatt & Nichol, responded no, Tierra would fund the equipment rental. Motion by Commissioner Mealy to approve Resolution 2025-14. Commissioner Belhumeur seconded the motion. Public comment was opened. No comments were received. Public comment was closed. The motion carried unanimously, after a roll call vote.
- j. Resolution 2025-15. A Resolution by the City Commission of the City of Flagler Beach, Florida, approving an amendment of the Fiscal Year 2024/25 Budget to authorize the merger of two budget line items (Taser Reserve and Body Cam Reserve); authorizing the purchase of Tasers and Body Cams from Axon; providing for conflict and an effective date. Attorney Smith read the title of the resolution into the record. Motion by Commissioner Belhumeur, seconded by Commissioner Mealy, to approve Resolution 2025-15. Public comment was opened. No comments were received. Public comment was closed. The motion carried unanimously, after a roll call vote.

8. Public Hearings

- a. Ordinance 2025-01. An Ordinance by the City of Flagler Beach, Florida, amending the Flagler Beach Code of Ordinances, Appendix "A", Land Development Regulations (LDR's), to specify elevation of manufactured homes in Flood Hazard areas; to adopt and reformat local amendments to the Florida Building Code; providing for applicability, severability, and an effective date - first reading. Attorney Smith read the title of the Ordinance into the record. Commissioner Belhumeur reviewed the minutes from the Joint Workshops held with the Planning Board. He expressed concern that he could not tell if the comments from those workshops were implemented into this draft of a portion of the rewrite. Commissioner Cooley asked for a consensus to get the remainder of the LDR rewrite on an agenda and get it wrapped up. Mr. Martin advised that it is planned for the presentation at the end of March. Commissioner Sherman had concerns related to the cubic yard of fill allowed. He would like a full board present for our next discussion. Attorney Smith recommended they move forward with this as staff has been working with FDEM on this for the National Flood Insurance Program to retain our rate for residents Flood Insurance discounts. Commissioner Belhumeur hoped to have a workshop to review the LDR's to make sure past requests have been addressed. Commissioner Mealy referred to lot clearing. Attorney Smith clarified the wording in the document and advised this is not about lot clearing. Attorney Smith, this is about demolition of a lot that has already been cleared and cannot be brought back to its natural state. Commissioner Sherman referenced silt fencing and would like to strengthen the wording in it. Attorney Smith referenced Code Enforcement as the penalty. Motion by Commissioner Belhumeur, seconded by Commissioner Mealy, to approve Ordinance 2025-01. Public comment was opened. R.J. Santore referred to recreational vehicles and asked if it was already in the Code. Attorney Smith responded yes, it is already in the code. Public comment was closed. The motion carried unanimously, after a roll call vote.

9. Staff Reports

- a. City Attorney: None.
- b. City Manager: None.
- c. City Clerk: Canvassing Board met. There will be no early voting site. Residents are to vote by mail or on election day.

10. Commission Comments

- a. Commission comments, including reports from meetings attended.

Mayor King thanked the City Manager and staff for keeping an eye on height limit issues. She will be reporting on the upcoming Centennial events at the next meeting.

Commissioner Belhumeur spoke of the change in the new Sanitation rates and enforcement of the existing rules. Condos are coming down at Clubhouse Drive. He thanked the district 5 office of the Florida Department of Transportation (FDOT) for reconfiguring our roads and cleaning out the median on S. A1A. He thanked FDOT for cleaning the medians.

Commissioner Mealy attended Tourist Development Council annual meeting. She attended the Fire Pension Board and Florida League of Cities Legislation Webinar.

Commissioner Cooley thanked Commissioner Sherman for attending the Multi Municipality Meeting on his behalf. He thanked Chief Doughney for on foot patrol officers on the boardwalk. He referred to a home being built at North 16th St. and A1A. City Manager Martin is waiting for a proposal from the surveyor to establish the height of the building. We do not have any information currently as to whether the building is in compliance or not. No CO has been issued. Commissioner Cooley asked if there is something that can be done to keep in compliance. Mr. Martin referred to the code, building height has to be verified before sheathing the roof.

Commissioner Sherman spoke of the multi-municipality meeting regarding an across-the-board tax. Mr. Martin advised the County will be coming before us on the 27th. Commissioner Sherman will be holding a beach clean-up on Saturday at 9:00 a.m. at the A-Frame. Commissioner Sherman spoke of Veterans Park and the overgrowth and inquired about the Request for proposals that staff distributed. Commissioner Cooley asked if the grounds crew could give an update for the weekly report.

Mr. Martin advised the Parks Committee will look at the Veterans Park proposals but are prioritizing the Florida Recreation Development Assistance Program grant due to deadlines.

- b. Public comments regarding items not on the agenda. Jordan Adams spoke about the workshop at the County she had attended.

11. Adjournment. Motion by Commissioner Mealy to adjourn the meeting at 8:42 p.m.

Attest:

James Sherman, Vice Chair

Penny Overstreet, City Clerk



STAFF REPORT

City Commission Regular Meeting

February 27, 2025



To: Elected Officials

From: Dale L. Martin, City Manager

Date: February 20, 2025

Item Name: Approve a List of Qualified Engineers Architects and Surveyors procured through a Request for Qualifications.

Background: Staff distributed a Request for Qualifications (RFQ) to compile a list of pre-qualified consulting firms for their technical needs. As various projects arise, staff intends to save time by choosing an agency from the list to perform smaller tasks or from which to solicit a Request for Qualifications for larger, competitively priced projects.

Florida Statutes Section 287.055 provides guidelines for acquisition of professional architectural, engineering, landscape architectural, or surveying and mapping services; definitions; procedures; prohibitions against contingent fees. Staff followed the regulations of Section 287.055 to draft the RFQ and when selecting competitively will evaluate no less than three firms to perform the required services.

Fiscal Impact: N/A

Staff Recommendation: Approve the list of Consulting Firms

Attachment: List of Consulting Firms and the RFQ.

Architect					
FIRM	Address	Phone	Website	Email	Fax
Bentley Architects & Engineers, Inc.	651 W. Warren Ave Ste. 200 Longwood, FL 32750	407-331-6116		gary@baeonline.com	
Ardurra Group, Inc.	100 Center Creek Rd., Ste 108 St. Augustine, FL 32084	904-562-2185		drasmussen@ardurra.com	888-215-3836
Fisher Koppenhafer	3940 Lewis Speedway, Ste. 2201-B St. Augustine, FL 32804	904-367-0077		kope@fkaid.com	904-367-0008
Wright-Pierce	4720 Salisbury Rd. , Ste. 219 Jacksonville, FL 32256	888-621-8156	wright-pierce.com	william.young@wright-pierce.com	978-267-1708
General Engineering Services					
FIRM	Address	Phone	Website	Email	Fax
Bentley Architects & Engineers, Inc.	651 W. Warren Ave Ste. 200 Longwood, FL 32750	407-331-6116		gary@baeonline.com	
McKim & Creed	139 Executive Cr., Ste. 201 Daytona Beach, FL 32114	386-274-2828	www.mckimcreed.com	chill@mckimcreed.com	386-274-1393
Mead & Hunt, Inc.	4401 Eastport Pkwy. Port Orange, FL 32127	386-761-6810	www.meadhunt.com	david.king@meadhunt.com	608-273-6391
North Florida Professional Services, Inc.	P.O. Box 3823 Lake City, FL 32056	877-335-1525	www.nfps.net	info@nfps.net	

RS&H, Inc.	301 E. Pine St., Ste. 350 Orlando, FL 32801	407-891- 5851	www.rsandh.com	renato.gonzalez@rsandh.com	407-264-6624
Wright-Pierce	4720 Salisbury Rd. , Ste. 219 Jacksonville, FL 32256	888-621- 8156	wright-pierce.com	william.young@wright-pierce.com	978-267-1708
Arminius Consultants, LLC	2501 Bayfront Pkwy. Orlando, FL 32806	321-315- 7674		john.herman@arminiconsult.net	
Chen Moore & Associates	501 Riverside Ave. Jacksonville, FL 32202	904-398- 8636		jsmith@chenmoore.com	
Kimley-Horn & Associates, Inc.	12740 Gran Bay Pkwy. West, Ste. 3225 Jacksonville, FL 32258	904-828- 3903		Thomas.Inman@kimley-Horn.com	
Ardurra Group, Inc.	100 Center Creek Rd., Ste 108 St. Augustine, FL 32084	904-562- 2185		drasmussen@ardurra.com	888-215-3836
JBrown Professional Group dba JBPro	3530 NW 43 St. Gainesville, FL 32606	352-375- 8999		jay.brown@jbpro.com	
Hanson, Inc.	8075 Gate Parkway West, Ste. 204 Jacksonville, FL 32216	904-737- 0090	www.hanson-inc.com	dmeyers@hanson-inc.com	
Weston & Sampson	11555 Central Parkway, Ste. 1003/1004 Jacksonville, FL 32224	513-463- 4400		zongolj@wseinc.com	

Zev Cohen&Associates, Inc.	300 Interchange Blvd. Ste. C Ormond Beach, FL 32174	386-677-2482		shamilton@zevcohen.com	386-677-2505
Florida Technical Consultants, LLC	2240 Woolbright Rd. Ste. 400 Boyton Beach, FL 33426	954-918-8488	www.fltechinc.com	jbarton@fltechinc.com	
Bad Paul Consulting, LLC	351 Palm Circle Flagler Beach, FL 32136	317-758-7285	badpaul.net	paul@badpaul.net	
Freese & Nichols	12724 Gran Bay Parkway, Suite 410 Jacksonville, FL 32258	904-479-3607	freese.com	tom.cross@freese.com	
Stephenson, Wilcox & Associates	2792 E. Moody Blvd. Blvd. Ste. 400 Bunnell, FL 32110	386-437-2363		noah.g@swa-fl.com	
South Florida Engineering & Consulting	30 South M Street Lake Worth, FL 33460	561-412-6997		tconboy@sfec.us	
Matthews Design Group, LLC	7 Waldo Street St. Augustine, FL 32084	904-826-1334	www.MDGinc.com	rob@mdginc.com	904-826-4547
GulfstreamDesign Group	2225 A1A S. Ste. A2 St. Augustine, FL 32080	904-794-4231		matt@gulfstreamdesign.com	
Geosyntec Consultants	100 Southpark Blvd., Ste. 407 St. Augustine, FL 32086	904-435-1355	www.geosyntec.com	mellard@geosyntec.com	855-281-6884
Coastal & Marine Engineers					
FIRM	Address	Phone	Website	Email	Fax
Cummins Cederberg, Inc.	7550 Red Road, Ste. 217 Miami, FL 33143	305-741-6155	www.cumminscederberg.com	icederberg@cumminscederberg.com	305-974-1969

Geosyntec Consultants	100 Southpark Blvd., Ste. 407 St. Augustine, FL 32086	904-435-1355	www.geosyntec.com	mellard@geosyntec.com	855-281-6884
Dredging & Marine Consultants DMC	4643 S. Clyde Morris Blvd., Unit 302 Port Orange, FL 32129	386-304-6505	www.dmces.com	spatel@dmces.com	386-304-6506
Surveyors					
FIRM	Address	Phone	Website	Email	Fax
McKim & Creed	139 Executive Cr., Ste. 201 Daytona Beach, FL 32114	386-274-2828	www.mckimcreed.com	chill@mckimcreed.com	386-274-1393
Southeastern Surveying & Mapping Corp	6500 All American Blvd. Orlando, FL 32810	407-904-3116		emunoz@southeasternsurveying.com	407-292-0141
Dredging & Marine Consultants DMC	4643 S. Clyde Morris Blvd., Unit 302 Port Orange, FL 32129	386-304-6505	www.dmces.com	spatel@dmces.com	386-304-6506
SURVTECH Solutions, Inc.	123 Commerce Way Sanford, FL 32771	813-621-4929		dobrien@survtechsolutions.com	813-621-7194
JBrown Professional Group dba JBPro	3530 NW 43 St. Gainesville, FL 32606	352-375-8999		jay.brown@jbpro.com	
Matthews Design Group, LLC	7 Waldo Street St. Augustine, FL 32084	904-826-1334	www.MDGinc.com	rob@mdginc.com	904-826-4547
DRMP	2804 N 5th St., Ste. 101 St. Augustine, FL 32084	904-824-3086	www.drmp.com	pferrari@drmp.com	
Stephenson, Wilcox & Associates	2792 E. Moody Blvd. Ste. 400 Bunnell, FL 32110	386-437-2363		noah.g@swa-fl.com	

City of Flagler Beach

Request for Qualifications

Various Consulting Services: Architect, Engineer, Surveyor, Mapping and others

Notice is hereby given that the City of Flagler Beach is seeking to compile a list of pre-qualified consulting firms for their technical needs. As various projects arise, the City intends to save time by choosing an agency from the list to perform smaller tasks or from which to solicit a Request for Qualifications for larger, competitively-priced projects.

Candidates may include architects, engineers, surveyors, CEI's, Arc GIS and Auto CAD specialists, among others. Successful firms should be able to provide at least 50% of the necessary personnel "under their own roof."

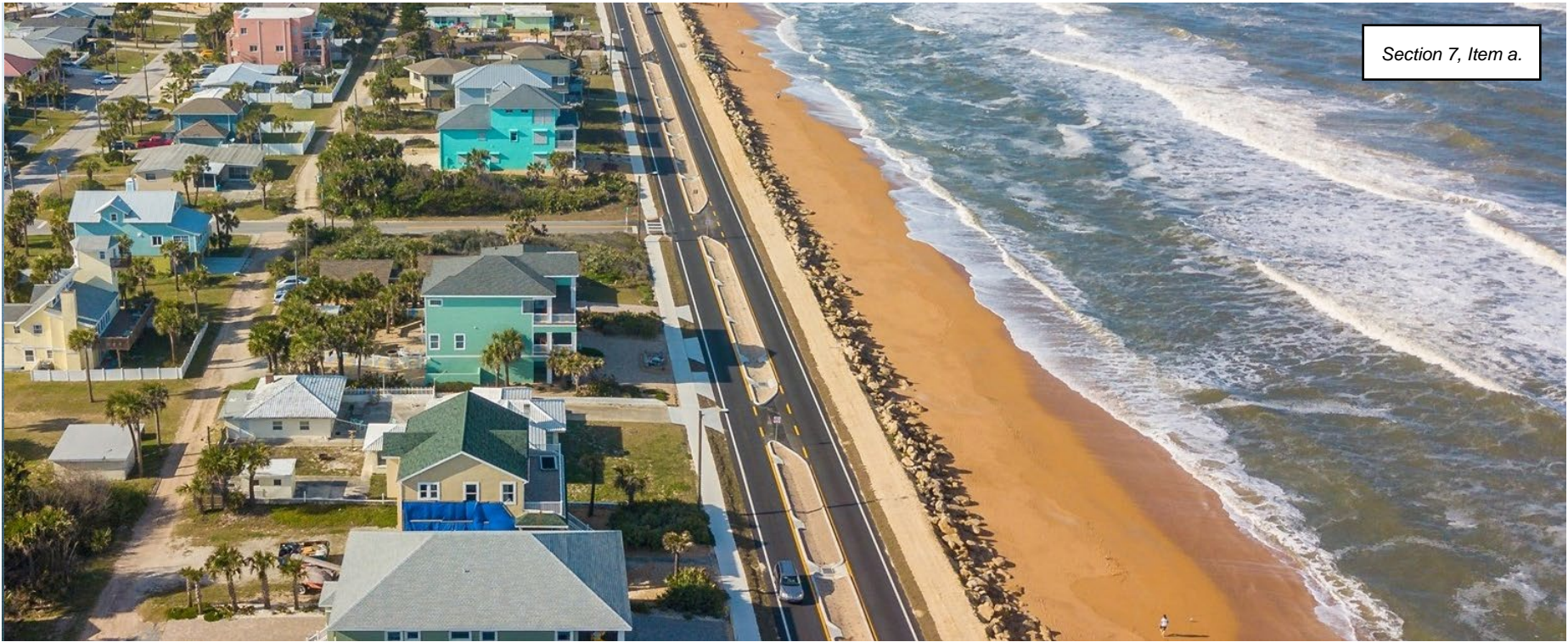
No single firm is expected to be equally strong in all areas. Therefore, the City will consider submittals from multiple agencies offering services in any of the following fields:

- Operation, maintenance, and design of a Water Treatment Plant and its distribution system
- Operation, maintenance, and design of a Wastewater Treatment Plant and its collection system
- Design and construction of stormwater systems
- General consulting work related to building plan reviews, and public works projects
- Assistance in applying for federal and state permits
- Transportation planning / modeling (PTO engineer preferred)
- CEI for water and wastewater utilities, and other projects
- Site plan reviews
- Land Surveying
- Structural engineering
- Hydrology / Geology / Soils Engineer
- GIS
- AutoCAD

Federal Form SF330 provides an easy-to-use method to compare qualifications and experience. The form can be downloaded at <https://www.gsa.gov/system/files/2024-08/SF330-21a.pdf> Please refer to the Function Codes and Profile Codes in the instruction sheet when completing Parts 1 and 2. Submit two paper copies and one electronic copy in .pdf format on a portable thumb drive of the completed paperwork in a sealed envelope plainly marked on the outside "Request for Qualifications for Various Consulting Services" by 5:00 p.m., Thursday, February 13, 2025 to:

City of Flagler Beach
Attn. City Clerk
105 S. 2nd Street
Flagler Beach, Florida 32136

Firms approved to be on the pre-qualified list will remain for a two-year term



Flagler County's Coastal Erosion and Management

February 27, 2025
City of Flagler Beach

Flagler's Barrier Island



- The Barrier Island that exists in Flagler County is **unnamed** and **manmade**.
- It was originally part of the mainland.
- **Created by the Florida Inland Navigation District (FIND)** with the construction of the Intracoastal Waterway.
- Barrier islands provide critical protection by reducing coastal erosion, absorbing storm surges, and shielding inland areas from flooding, helping to preserve ecosystems and infrastructure.

Source: FIND, "The Florida Intracoastal Waterway From The St. Johns River To Miami, Florida" 1935



Coastal County-Wide Benefits

Section 7, Item a.



- Tourism & Revenue Generation
- Recreation & Lifestyle
- Maintaining Coastal Property Values
- Resiliency & Disaster Preparedness
- Environmental & Sustainability Initiatives
- Community Identity & Economic Growth
- Quality of Life & Well Being

FLAGLER
BEACH
FLA

Brief History

- County Emergency Declaration has been continuous **since October 2016**
- County Emergency Declaration has been updated and confirmed by the Board of County Commissioner **192 times**
- Flagler County can only exit emergency conditions by putting in place a local funding strategy and funding ordinance.
- Flagler County is more vulnerable now than just after Hurricane Matthew.

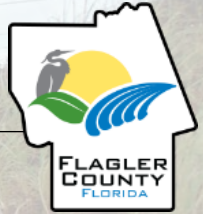


Section 7, Item a.



The Cost of Inaction: Risks and Consequences

Section 7, Item a.



- Increased Erosion & Land Loss
- Declining Property Values
- Higher Flood & Storm Surge Risks
- Negative Economic Impacts
- Infrastructure Damage & Higher Repair Costs
- Loss of Wildlife Habitats
- Reduced Community Resilience
- Regulatory & Insurance Challenges

Flagler County Beach Management Plan Implementation Reaches

Section 7, Item a.



Beach Management Program Implementation

Reach I USACE CSRM Construction Project

Section 7, Item a.



- **Description:** Beach and Dune nourishment of 3.5 miles in Flagler Beach from North 7th Street to Gamble Rodgers
- **Project Volume:** 1.7 Million CY of offshore sand via dredge
- **Project scope:** 19' dune with 200' wide beach area
- **Status:** 7/5/24 – 8/29/24
- **Budget:** \$29M



Reach II Permit Modification & Design

Section 7, Item a.



- **Description:** Reach II beach and dune nourishment in Flagler Beach north of the pier, Beverly Beach, Painters Hill, to 1900' north of Varn Park - 5.5 miles of shoreline.
- **Project volume:** 1.8 Million CY offshore sand via dredge operation
- **Status:** Project permitting on schedule, final plans are being developed, easement packages will go to property owners in the next few weeks
- **Design/Construction Estimated Cost:** \$35 M
- **Schedule:** Start of construction phase anticipated in Summer 2025

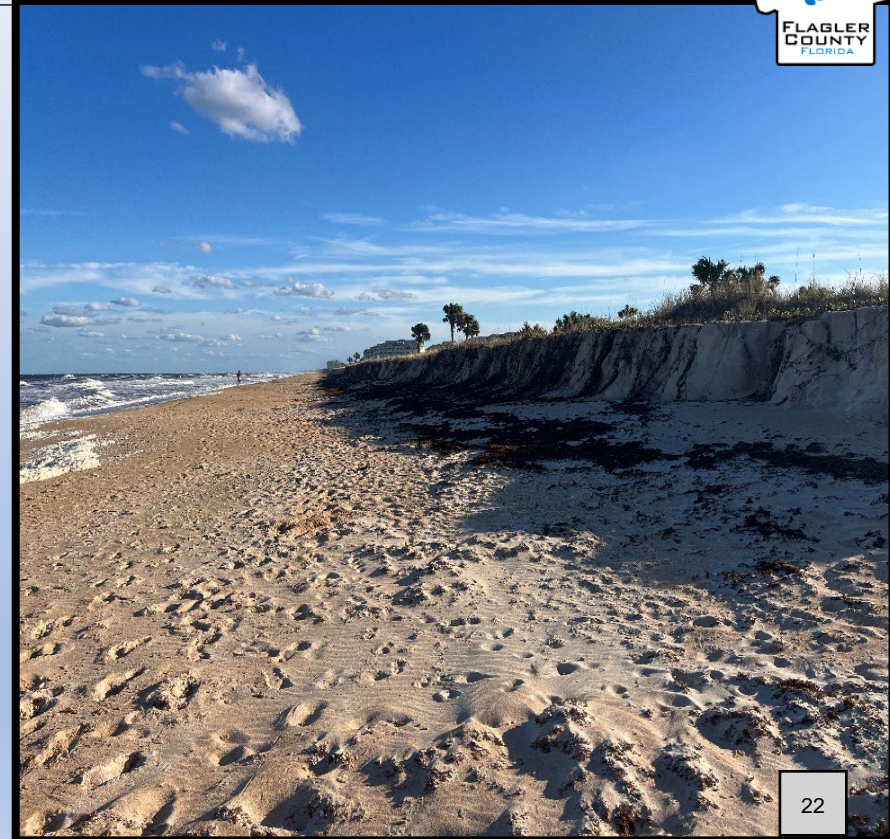


Reach III Permitting & Design Project

Section 7, Item a.



- **Description:** Reach III beach and dune nourishment in Hammock Dunes, Ocean Hammock, Hammock Beach, and Sea Colony between Varn Park and Washington Oaks Gardens State Park - 5.5 miles of shoreline.
- **Status:** Consultant is now scoping the project
- **Permitting/Design Estimated Costs:** \$1.5M
- **Construction Estimated Costs:** \$40 million
- **Schedule:** Permitting/Design Phase expected to begin late Spring 2025. Start of Construction Phase anticipated in 2027



Hurricane Milton FEMA Cat B & Cat G

Section 7, Item a.



- **Description:** Cat G eligible areas include the northern 11 miles of the County excluding the HOA's south of MalaCompra County park.
- **Status:** Damage assessment and engineering report for Cat G currently under review with FEMA. Cat B analysis guidelines changed Dec. 2024, analyses underway.
- **Project Scope:** Truck-haul project to re-build the dune that was lost during Milton.
- **Budget:** \$11.7 Million for Cat G , Cat B TBD
- **Schedule:** Anticipated approval of project Summer 2025.



Initial Construction Cost Summary

Section 7, Item a.

Segment	Initial Cost	Distribution of Initial Cost		
		USACE/FEMA	State	Local
Reach 1 (Federal)	\$22,700,000	\$16,000,000	\$6,700,000	
Reach 1 (Non-Federal)	\$4,300,000		\$4,300,000	
Remaining Work within Reach 2, 3 and 4	\$93,125,000	\$9,743,750	\$40,940,625	\$42,440,625
Total	\$120,125,000	\$25,743,750	\$51,940,625	\$42,440,625

Estimates based on Beach Management Implementation Plan by Olsen Associates



Local Funding Strategy

Section 7, Item a.



Initial Construction Cost = Approximately \$120,125,000

- Local Cost = Approximately \$42.4M
- Flagler County Grant Application & Program Funding Request FY2024 = \$15M +/-
- Local Funding FY25 = \$5M

- **Shortfall = \$22.4M**
- Based on Permit Modification Timeline this will be needed in 2-3 years for Construction of Reach #2,3 and 4

Periodic Maintenance & Nourishment Cost Summary

Section 7, Item a.

All Segments	Future Event Cost	Distribution of Nourishment Cost		
		USACE/FEMA	State	Local
Entire Coastline	\$97,107,600	\$13,056,450	\$11,921,490	\$72,129,660

Estimates based on Beach Management Implementation Plan by Olsen Associates

All Segments	Equivalent Annual Cost (EAC) (\$/year)			
	Nourishment Cost	Distribution of Nourishment Cost		
		USACE/FEMA	State	Local
Entire Coastline	\$16,184,600	\$2,176,075	\$1,986,915	\$12,021,610

Estimates based on Beach Management Implementation Plan by Olsen Associates



Public Purpose - Ensuring Public Benefit

Section 7, Item a.



Emergency Declarations

- The Use of Federal and State Resources for Emergency Measures and Recovery Efforts

Customary Use (Adopted in 2018)

- The purpose of the customary use doctrine is to protect the public's right to access beaches for recreational use.

Perpetual Easements

- To ensure that the public can continue to use the beach after it's been restored with public funds

Potential Funding Opportunities

Section 7, Item a.



Construction/Regular Periodic Maintenance & Nourishment

- Tourist Development Tax
- Special Assessment/Tax (Municipal Service Benefit Unit / Taxing Unit)
- Other Sources of General Revenue (Local Option Sales Tax, Dedicated Millage)
- Bond

Supplemental Disaster Recovery

- FEMA Post-Disaster Public Assistance Funding
- Public Law 84-99, Emergency Response to Natural Disasters

Tourist Development Tax

Section 7, Item a.



Can be used for beach management, including beach maintenance, improvement, and restoration:

- **Beach park facilities:** Can be used to finance beach park facilities.
- **Beach renourishment:** Can be used for beach renourishment and erosion control.
- **Shoreline protection:** Can be used for shoreline protection, enhancement, cleanup, or restoration.

Flagler County levies 5%

- 1% Dedicated to Beach Management Activities
- Approximately \$900,000 per year

Local Option ½ Cent Sales Tax

Section 7, Item a.



Flagler County Ordinance **2012-08**

- Effective October 1, 2012, for a 20-Year Term (**expires 2032**)
- Used to maintain appropriate public facilities and maintain acceptable levels of service
- Among other things, can be used on public safety and infrastructure projects including **Beach Restoration**
- Approximately **\$10.4M** generated annually (Flagler County's portion is approx. **\$4.8M**)

Ad Valorem Property Tax

Section 7, Item a.



- Property taxes that are based on the taxable value of real estate property.
- These taxes fund local services that benefit the community at large.
- Discretionary - property taxes can be used for beach management.
- Beach restoration can increase the value of properties, which can generate more ad valorem revenue for local governments

Exploring Funding Strategies: A Path Forward

Section 7, Item a.



Initial Construction (Local Share) = Approximately \$42.4M

Construction R2, R3, and R4				
Revenues Options	FY26	FY27	FY28	3 YR Total
1/2 Cent Sales Tax	\$ 1,688,301	\$ 1,364,923	\$ 1,017,293	\$ 4,070,517
Fund 1109	\$ 946,000	\$ 1,016,950	\$ 1,093,221	\$ 3,056,171
Fund 1111	\$ 946,000	\$ 1,016,950	\$ 1,093,221	\$ 3,056,171
.14 Mill	\$ 3,365,699	\$ 3,618,127	\$ 3,889,486	\$ 10,873,312
Potential Grant Opportunities	\$ 4,300,000	\$ 10,584,454	\$ -	\$ 14,884,454
FDOT Seawall	\$ 500,000	\$ 500,000	\$ 500,000	\$ 1,500,000
FY25 Allocation (Carryover)	\$ 5,000,000			\$ 5,000,000
Total	\$ 16,746,000	\$ 18,101,404	\$ 7,593,222	\$ 42,440,625

Construction Expenses R2, R3, and R4				
Required Beach Funding	\$ 14,146,875	\$ 14,146,875	\$ 14,146,875	\$ 42,440,625
Balance/Gap	\$2,599,125	\$3,954,529	(\$6,553,653)	

Exploring Funding Strategies: A Path Forward

Section 7, Item a.



Ongoing Maintenance & Nourishment (Every 6 Years) = Approx. \$72.1M

Equivalent Annual Cost (EAC) = Approx. \$12M

Renourishment R1, R2, R3, R4							
Revenue Options	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	6 - Year Total
1/2 Cent Sales Tax (NEW)	\$ 7,836,639	\$ 8,385,203	\$ 8,972,167	\$ 9,600,219	\$ 10,272,235	\$ 10,991,291	\$ 56,057,754
Fund 1111 (TDC)	\$ -	\$ -	\$ -	\$ 1,175,213	\$ 1,263,354	\$ 1,358,105	\$ 3,796,672
0.6 Mill	\$ -	\$ -	\$ -	\$ 1,216,725	\$ 1,310,802	\$ 1,391,708	\$ 3,919,234
MSBU \$160	\$ -	\$ 1,671,200	\$ 1,671,200	\$ 1,671,200	\$ 1,671,200	\$ 1,671,200	\$ 8,356,000
Grant Opportunities	TBD	TBD	TBD	TBD	TBD	TBD	TBD
FDEP State Parks	TBD	TBD	TBD	TBD	TBD	TBD	TBD
FDOT Seawall	TBD	TBD	TBD	\$ 500,000	\$ 500,000	\$ 500,000	\$ 1,500,000
Cat G 12.5% Local Match							
Total	\$ 7,836,639	\$ 10,056,403	\$ 10,643,367	\$ 13,663,357	\$ 14,517,590	\$ 15,412,304	\$ 72,129,660

Renourishment Expenses R1-R4							
Required Beach Funding	\$ 12,021,610	\$ 12,021,610	\$ 12,021,610	\$ 12,021,610	\$ 12,021,610	\$ 12,021,610	\$ 72,129,660
Cat G 12.5% Local Match Requirement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Balance/Gap	(\$4,184,971)	(\$1,965,207)	(\$1,378,243)	\$1,641,747	\$2,495,980	\$3,390,694	\$0

Equitable Sales Tax Distribution: Aligning Revenue with Project Impact

Section 7, Item a.

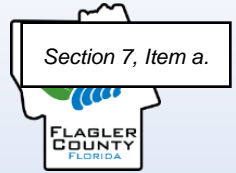


'NEW' ½ Cent Sales Tax Distribution

- Flagler County, Flagler Beach, Beverly Beach, Marineland = 100% BMP
- Palm Coast, Bunnell = 50% BMP
 - Palm Coast , Bunnell = Receive 50% of Allocation

1/2 Cent Sales Tax - New	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Flagler County BOCC	\$ 4,723,053	\$ 5,053,666	\$ 5,407,423	\$ 5,785,943	\$ 6,190,959	\$ 6,624,326
Estimates for Municipalities:						\$ -
Beverly Beach	\$ 26,298	\$ 28,139	\$ 30,109	\$ 32,217	\$ 34,472	\$ 36,885
Bunnell	\$ 213,948	\$ 228,924	\$ 244,949	\$ 262,095	\$ 280,442	\$ 300,073
Flagler Beach	\$ 277,117	\$ 296,515	\$ 317,271	\$ 339,480	\$ 363,244	\$ 388,671
Marineland	\$ 638	\$ 682	\$ 730	\$ 781	\$ 836	\$ 894
Palm Coast	\$ 5,405,117	\$ 5,783,476	\$ 6,188,319	\$ 6,621,501	\$ 7,085,006	\$ 7,557,957
Total	\$ 10,646,171	\$ 11,391,403	\$ 12,188,801	\$ 13,042,017	\$ 13,954,958	\$ 14,931,806

Next Steps/Timeline

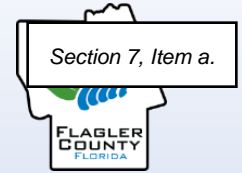


- Continue Community Outreach (Now until March 3, 2025)
- Consideration and Discussion at Joint County/Cities Workshop (March 12, 2025)
- Finalize Municipalities Level of Commitment (April – May 2025)

Depending on Level of Commitment

- Move Forward within Unincorporated Areas – Only
- Move Forward with Countywide Beach Management Plan
 - Creation and Adoption of ILA's for Transfer of Beach Responsibility
 - Creation and Adoption of ILA's for Equitable Distribution of 'New' Funding
 - Creation and Adoption of ILA's for MSBU and Ordinance (for FY2027)

Next Steps/Timeline



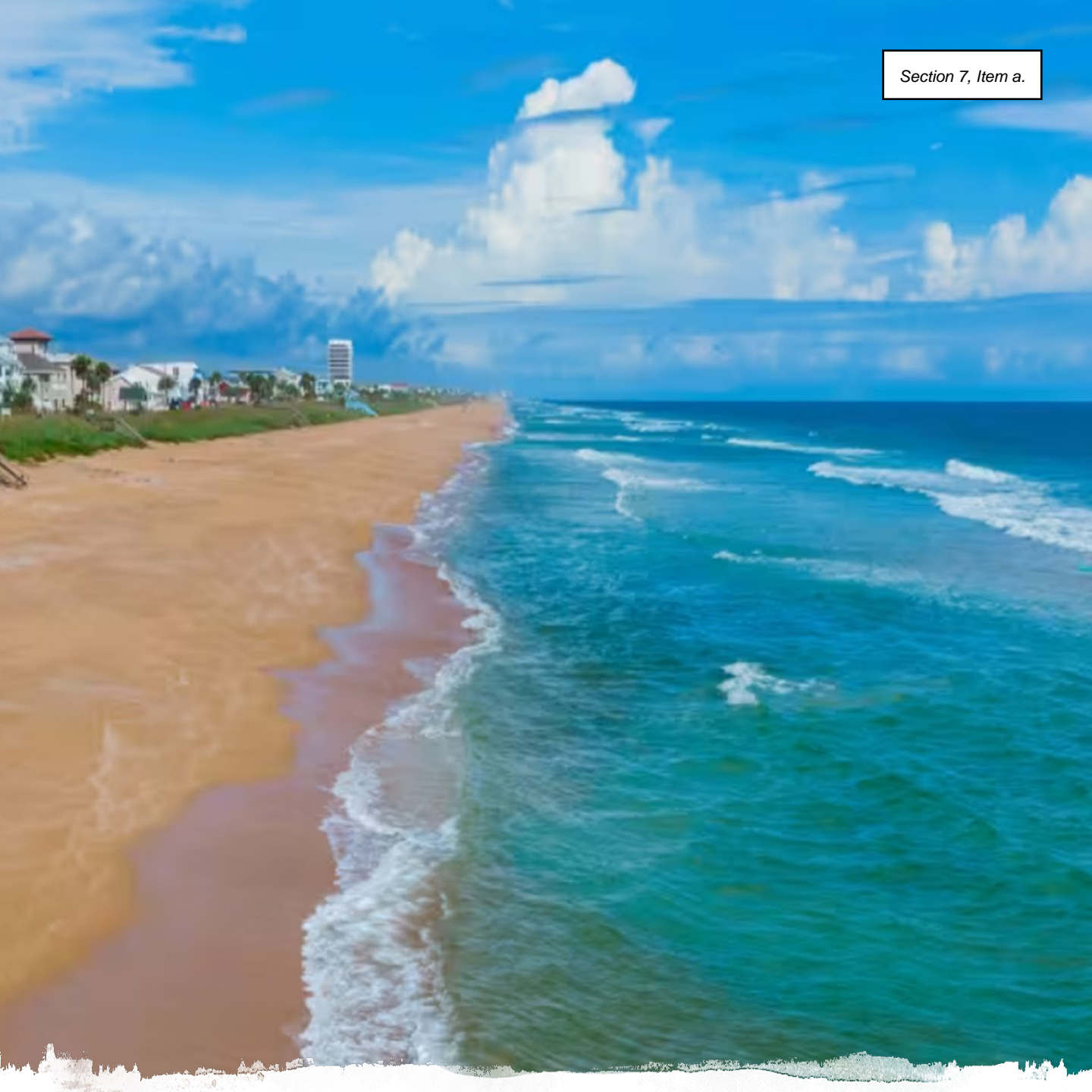
- Continue Discussions with FDOT and FDOT (For Ongoing Annual Funding)
- Include BMP Funding in FY2025/2026 Budget Process (Finalization August/September 2025)
- County Commission Meeting - December 2025 (Public Hearing for MSBU Consideration)
- Notification to the State Department of Revenue (As required by Law)
- Notice to Taxpayers – Maximum Assessment to be Levied
- Creation and Adoption of ILAs with Tax Collector and Property Appraiser (March 2026)
- Include BMP/MSBU Funding in FY2026/2027 Budget Process (August/September 2026)
- Begin Collection of MSBU Revenues (November 2026)

Questions & Answers



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Jorge Salinas, Flagler County: jsalinas@flaglercounty.gov



Flagler County's Coastal Erosion and Management

Executive Summary

February 5, 2025



Flagler County's Coastal Erosion and Management

Introduction:

Flagler County, Florida, has experienced gradual coastal erosion for decades, exacerbated by Hurricane Matthew in 2016. This event highlighted the urgent need for a comprehensive beach management plan, which was previously delayed due to the slow pace of erosion and limited perceived threats.

Background (Reasons for the Delayed Beach Management Plan):

- Pre-Matthew Erosion:
 - Gradual erosion due to natural processes (waves, tides, storms).
 - Limited immediate threats to infrastructure.
 - Focus on other priorities, limited resources for coastal management.
- Hurricane Matthew's Impact:
 - Severe dune erosion and infrastructure damage.
 - Exacerbated by subsequent storms (Irma, Dorian, Nicole).
 - 8.1 miles of critically eroded coastline persist.
- Mitigation Efforts:
 - Beach and dune restoration projects (sand replenishment, dune planting).
 - Seawall and revetment construction in some areas.
 - Collaboration with state and federal agencies for funding and expertise.

Coastal Storm Risk Management:

- CSRМ Assessment:
 - Evaluates storm risks (hurricanes, surges, sea-level rise).
 - Identifies vulnerable areas and recommends mitigation strategies.
 - Collaborates with the U.S. Army Corps of Engineers (USACE).
- Beach Management Study:
 - Analyzes erosion rates, sediment movement, and dune health.

- Provides data for developing effective beach management strategies.
- Beach Management Plan:
 - Integrates findings from studies and community input.
 - Outlines strategies for beach nourishment, dune restoration, and shoreline protection.
 - Focuses on restoring and maintaining a healthy beach and dune system.
 - Passed by the Board of County Commissioners in October 2023.

The Importance of Beach Nourishment: Benefits and Value

Beach nourishment is a vital coastal management strategy that involves adding sand to eroding beaches to restore their width, protect infrastructure, and maintain ecological balance. It is particularly important for areas like Flagler County, where erosion poses significant risks to both the environment and the local economy.

Benefits of Beach Nourishment:

- Shoreline Protection: Reduces storm surge impact, minimizes infrastructure damage.
- Environmental Benefits: Habitat restoration, coastal ecosystem stability.
- Economic Value: Supports tourism, preserves property values.
- Climate Change Resilience: Adapts to sea-level rise and increased storm intensity.
- Community Well-Being: Public access, recreation, and quality of life.

Value of Beach Nourishment in Flagler County:

- Supports tourism-dependent economy.
- Protects critical infrastructure (State Road A1A).
- Enhances quality of life and community identity.

Community-Wide Benefits:

- Storm surge protection for properties inland.
- Recreational value for residents (outdoor activities, community events).
- Economic benefits (tourism, property values, reduced insurance).

Potential Financial Impact of Loss of Revenue:

- Decline in property values and tourism revenue.
- Reduced tax revenue (property, sales, TDT).
 - **Impact on Taxable Property Values:**
 - According to information obtained from the Flagler County Property Appraiser’s Office, Flagler County's gross taxable property value is approximately \$16.478 billion, with about \$4 billion coming from property on the barrier island of which approximately \$2.9 billion is from the unincorporated area.
 - If Flagler County were to experience a reduction in property values due to the potential loss of properties on the barrier island, this would decrease property tax revenues, which are essential for funding local services such as education, infrastructure, and public safety. To compensate for reduced revenues, the county might need to increase property tax rates or cut public services, both of which could adversely affect residents' quality of life.

Entity	Taxable Value	Millage Rate	25% Reduction	50% Reduction
Flagler School Board	\$4,057,906,827	5.3650	\$5,442,667	\$10,885,335
Flagler County	\$4,057,906,827	8.2343	\$8,353,505	\$16,707,011
Flagler Beach	\$1,012,847,415	5.4500	\$1,380,004	\$2,760,009
Beverly Beach	\$119,348,157	1.0800	\$32,224	\$64,448
Marineland	\$10,019,108	10.000	\$25,048	\$50,095

- **Impact on Tourism-Related Revenues:**
 - Tourism is a vital component of Flagler County's economy. In 2024, the county welcomed approximately 948,600 visitors, resulting in \$617.7 million in direct spending. This spending supported **\$890.9 million in economic impact** in the Flagler County, 11,490 direct tourism jobs, supporting \$266.67 in wages and salaries, and

generated \$4.32 million in Tourist Development Tax (TDT) revenue. Visitors to Flagler County saved residents \$443 in taxes per household in 2024.

- A decline in tourism would lead to reduced business income, job losses, and decreased sales tax and TDT revenues. This reduction could hinder the county's ability to fund tourism promotion and maintain attractions, creating a negative feedback loop that further diminishes tourism appeal.
- Strain on county budget, potential service cuts and tax increases.

The Value of Coastal Living and the Role of Public Investment in Beach Management

Living in a coastal community such as Flagler County offers unparalleled benefits: stunning natural beauty, vibrant recreational opportunities, and a strong connection to the environment. These attributes contribute to a high quality of life and attract residents, visitors, and businesses, making coastal communities vital economic and cultural hubs.

However, preserving these benefits requires proactive investment in beach and dune systems. Public funding for initial reconstruction following storms, as well as ongoing monitoring, maintenance, and renourishment, is essential to protect coastal areas from erosion, storm surges, and flooding. These investments ensure the safety of residents, the protection of inland properties and infrastructure, and the long-term stability of local economies reliant on tourism and recreation.

Supporting beach and dune management is not just about safeguarding our coastlines; it's about securing a resilient, thriving, and beautiful future for everyone who calls Flagler County home. Public investment is a commitment to the people, the environment, and the enduring vibrancy of these cherished places.

Initial Estimated Construction Cost

Segment	Initial Cost	Distribution of Initial Cost		
		USACE/FEMA	State	Local
Reach 1 (Federal)	\$22,700,000	\$16,000,000	\$6,700,000	
Reach 1 (Non-Federal)	\$4,300,000		\$4,300,000	
Remaining Work within Reach 2, 3 and 4	\$93,125,000	\$9,743,750	\$40,940,625	\$42,440,625
Total	\$120,125,000	\$25,743,750	\$51,940,625	\$42,440,625

Estimates based on Beach Management Implementation Plan by Olsen Associates

The first phase of the beach management plan implementation is the initial construction cost for the entire 18 miles of Flagler County coastline. Based on the planning assumptions and estimates, the total estimated cost is close to \$120M for the entire coastline. The initial shortfall for this work was \$42.4 million, however in FY25 Flagler County set aside \$5 million, and submitted grant applications to FDEP for \$15 million. This leaves a remaining shortfall balance of \$22.4 million, which will be needed within the next three years. Flagler County is developing a funding plan to ensure the money is available when needed.

Estimated Ongoing Nourishment Cost

All Segments	Future Event Cost	Distribution of Nourishment Cost		
		USACE/FEMA	State	Local
Entire Coastline	\$97,107,600	\$13,056,450	\$11,921,490	\$72,129,660

Estimates based on Beach Management Implementation Plan by Olsen Associates

All Segments	Equivalent Annual Cost (EAC) (\$/year)			
	Nourishment Cost	Distribution of Nourishment Cost		
		USACE/FEMA	State	Local
Entire Coastline	\$16,184,600	\$2,176,075	\$1,986,915	\$12,021,610

Estimates based on Beach Management Implementation Plan by Olsen Associates

Following the initial construction of the beach and dune, it is anticipated that ongoing future nourishment will be needed. These costs are for planning values only, based on 6-year project intervals. All values are subject to change following detailed engineering and permitting. Based on the planning assumptions and estimates, the total cost (every 6 years) is approximately \$97.1 million, which equates to an annual cost of \$16.1 million for the entire coastline. A funding strategy has not been developed for the estimated ongoing nourishment for the entire coastline.

Over the past couple years, Flagler County has evaluated several funding options which included the potential implementation of a Municipal Service Benefit Unit (MSBU) within the unincorporated area of Flagler County on the barrier island to assist with the required local funding within this area. A decision on funding will need to be completed to address the incorporated areas, or for consideration a holistic approach to the entire coastline.

Potential Funding Strategies

Beach management is essential to preserving our natural coastal resources, supporting economic development, and maintaining quality of life for residents and visitors. To achieve these objectives, we recognize the importance of leveraging various public funding options to sustain and enhance our beaches.

Available funding mechanisms may include:

1. **Local Government Revenues:** Property taxes, sales taxes, and tourist development taxes can provide critical resources for beach nourishment, erosion control, and public access improvements.
2. **State and Federal Grants:** Matching grants and direct funding from programs such as FEMA and FDEP can help address large-scale projects, disaster recovery, and ongoing maintenance needs.
3. **Special Assessments and Districts:** The establishment of special taxing districts or assessments for property owners directly benefiting from beach management can ensure equitable funding for targeted improvements (such as MSBU or MSTU).
4. **User Fees and Permits:** Parking fees, or beach access permits, can generate revenue to directly support beach-related projects while promoting responsible use of coastal spaces.

Dynamics of Beach Nourishment:

- Raises nearshore seabed, reducing wave energy.
- Offshore sand migration and equilibration.
- Creates a more stable and resilient beach profile.

County Efforts and Lessons Learned:

- Development of a comprehensive Beach Management Plan.
- Regular beach nourishment in critical areas.
- Focus on building long-term coastal resilience.

Conclusion:

Flagler County's proactive approach to coastal management demonstrates a commitment to protecting its coastline. By integrating scientific research, community engagement, and strategic implementation, the county is working to preserve its natural resources, safeguard infrastructure, and enhance the quality of life for residents and visitors.



Flagler County's Coastal Erosion and Management

Comprehensive Report
February 5, 2025



Introduction - Flagler County: Delayed Development of a Beach Management Plan

Beach management is essential to preserving our natural coastal resources, supporting economic development, and maintaining quality of life for residents and visitors. Flagler County, unlike many other coastal communities in Florida, did not initially prioritize the development of a beach management plan due to the gradual and relatively slow loss of its beaches over time. However, this steady erosion was dramatically accelerated by the impacts of Hurricane Matthew in 2016, transforming what had been a manageable issue into a critical challenge.

Reasons for the Delayed Beach Management Plan

1. Gradual Erosion Over Time:

- Prior to Hurricane Matthew, Flagler County experienced a slow, incremental loss of sand and dune systems due to natural erosion processes, including wave action, tides, and seasonal storms.
- The gradual nature of this erosion made it less visible and less urgent compared to regions experiencing rapid, large-scale coastal degradation.

2. Limited Immediate Threats:

- Before Hurricane Matthew, the county's infrastructure and properties were not as severely threatened by erosion compared to other coastal communities.
- The dunes and beaches, though eroding slowly, still provided sufficient protection, reducing the perceived need for a formal management plan.

3. Resource Allocation:

- With limited immediate threats, the county focused its resources and attention on other priorities, such as infrastructure development and community services.
- The absence of major storm events prior to Matthew may have reinforced a sense of complacency about the state of the coastline.

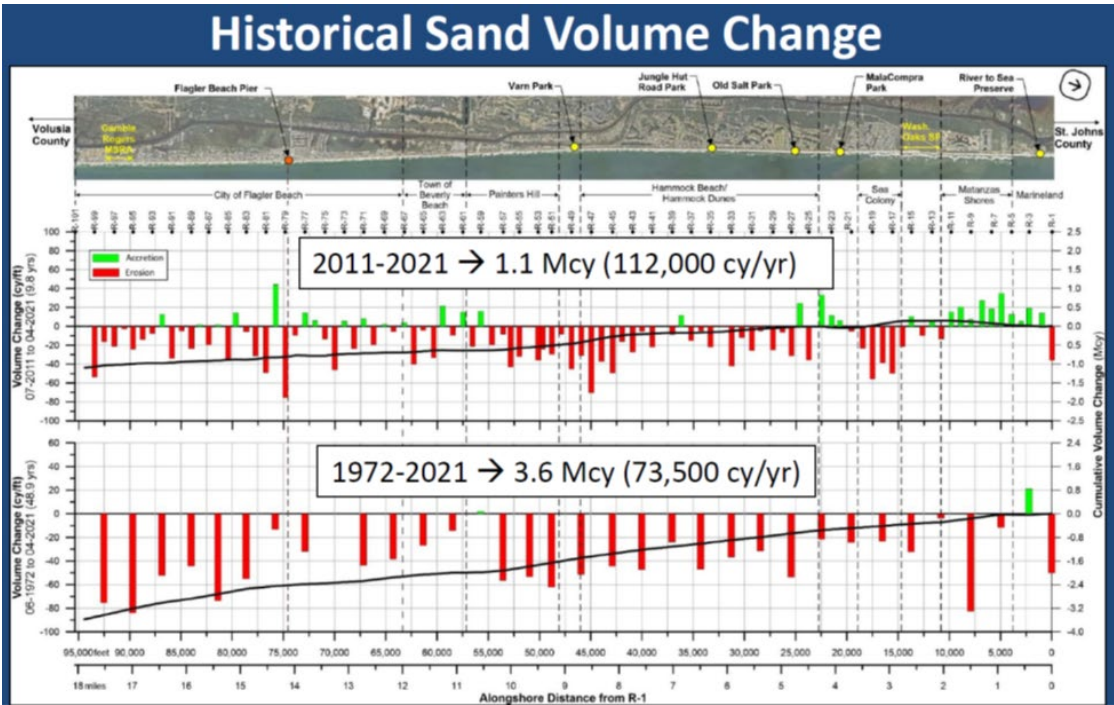
Background: Impacts on Flagler County's Coastline Prior to Hurricane Matthew.

Flagler County's coastline has a long history of erosion and storm impacts predating Hurricane Matthew in 2016. The region's beaches and dunes, which are vital for protecting coastal communities and ecosystems, have been subject to natural factors contributing to erosion and vulnerability.

Natural Erosion and Storm Events

Flagler County's coastline, like much of Florida's Atlantic shore, has naturally been prone to coastal erosion due to wave action, tidal currents, and the dynamics of barrier islands. This natural process was amplified by several storm events over the decades:

1. Hurricane Dora (1964): One of the most significant early hurricanes to impact Florida’s northeast coast, Dora caused widespread damage to beaches and dunes in Flagler County. The storm’s powerful surge reshaped the coastline and highlighted the need for coastal management strategies.
2. Frequent Nor’easters: Repeated winter storms, characterized by strong winds and high surf, caused gradual but persistent dune erosion and sand loss throughout the 20th and early 21st centuries. These storms contributed to the degradation of the natural barriers that protected coastal communities.
3. Hurricane Floyd (1999), Tropical Storm Gabrielle (2001) and Hurricanes Frances/Jeanne (2004): These storms caused significant erosion and dune damage. Hurricane Floyd, though offshore, generated high waves that stripped sand from beaches, while Frances and Jeanne in 2004 made landfall and resulted in further degradation of the dune system.



The average annual sand loss rate increased by 52% in the 2011-21 period over the 1972-21 period due to Hurricanes Matthew, Irma & Dorian.

Pre-Matthew Mitigation Efforts

Before Hurricane Matthew, Flagler County engaged in limited mitigation efforts to address its erosion challenges:

- Localized Beach Renourishment Projects: Smaller-scale sand replenishment efforts were undertaken in high-priority areas, though funding and scope were limited.

- Coastal Vegetation Planting: Native vegetation was planted along dunes to stabilize them and prevent further erosion.
- Initial Planning for Long-Term Management: Early initiatives to create coastal management plans and seek funding for more extensive projects were underway but had not reached full implementation.

Overall Coastal Vulnerability

By the time Hurricane Matthew struck in 2016, Flagler County’s coastline was already in a weakened state due to decades of cumulative impacts. The loss of dunes, combined with the pressures of development and inadequate long-term mitigation measures, left the region highly susceptible to the severe damage inflicted by Matthew and subsequent storms.

Background: Impacts on Flagler County's Coastline (Hurricane Matthew to present)

Flagler County’s coastline, an essential natural and economic resource, has faced significant challenges over the years due to hurricanes, tropical storms, and ongoing erosion. In October 2016, Hurricane Matthew delivered a devastating blow to Flagler County’s coastline, exposing the vulnerabilities created by decades of slow erosion. This narrative outlines the critical impacts from Hurricane Matthew (2016) to the present, with a focus on dune loss and subsequent mitigation efforts.

Hurricane Matthew’s Impact (October 2016)

Hurricane Matthew had a catastrophic effect on Flagler County's coastline. The storm caused severe beach and dune erosion and infrastructure damage, leaving approximately **8.1 miles of the county’s coastline critically eroded**. Matthew’s storm surge and high waves removed sand from the entire coastal system stripping away the sand bar, beach, and sand dunes which serve as natural barriers against flooding and storm surge. Additionally, this loss of beach and dunes exposed properties, roads, and coastal ecosystems to greater risks from future storms. Key areas such as Flagler Beach saw extensive damage to State Road A1A, requiring costly emergency repairs and temporary protective measures.

Subsequent Hurricanes and Cumulative Damage

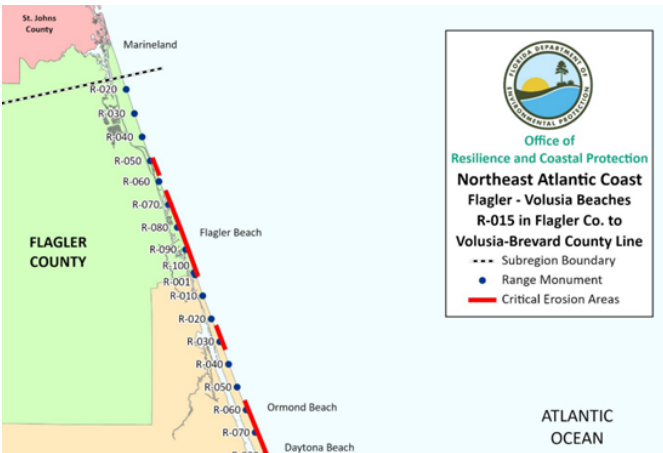
Following Hurricane Matthew, Flagler County’s coastline continued to be impacted by subsequent nor’easters, hurricanes and tropical storms, including Hurricane Irma (2017), Hurricane Dorian (2019), and back-to-back Hurricanes Ian and Nicole (2022). Each storm exacerbated erosion, depleted previously restored dunes, and delayed long-term recovery efforts. These repeated events underscored the fragility of the coastline and the need for sustainable shoreline management.

Current Conditions and Challenges

As of now, Flagler County remains a focus of state and federal erosion mitigation programs. There are 8.1 miles of critically eroded areas that persist, and the loss of protective dunes continues to pose risks to coastal infrastructure and habitats. Rising sea levels, increased storm intensity and frequency, linked to climate change, add further complexity to the region’s recovery and resiliency efforts.

Mitigation and Restoration Efforts

In response to these challenges, Flagler County has partnered with state and federal agencies to implement restoration projects. Key initiatives include:



Source: Florida Department of Environmental Protection

- **Beach and Dune Restoration Projects:** Efforts focused on emergency protective measures, sand replenishment and dune vegetation planting to stabilize the shoreline and provide habitat for local wildlife.
- **Seawall and Revetment Construction:** Engineered structures have been deployed in some areas to provide protection while natural dunes are rebuilt.
- **Federal and State Support:** Funding from USACE, FEMA, Florida DEP and DEM has been critical in addressing the ongoing erosion crisis. A notable example is the multi-million-dollar beach renourishment project for Flagler Beach.

Outlook

Despite these efforts, Flagler County’s coastline remains vulnerable. Long-term success will depend on continued investment in restoration, proactive land-use planning, and innovative solutions to address the dual challenges of erosion and climate change. Strengthening community engagement and securing sustainable funding will be essential to ensure the preservation of this vital natural resource for future generations.

Flagler County's Coastal Storm Risk Management Efforts

Beach and dune erosion, both long-term and storm induced, is the greatest problem in the Flagler County area. Due to unique beach sediments and the closeness of State Road A1A and existing coastal development, the county’s dune system is experiencing a long-term erosion trend with little opportunity for natural recovery. The establishment of a functional beach and dune system is key to reducing damage to infrastructure and maintaining environmental quality. State Road A1A is the only north-south hurricane evacuation route for communities along the coastline, which makes it essential for public safety during evacuation events. Flagler County has undertaken

significant initiatives to address the challenges of coastal erosion and storm vulnerability through comprehensive planning and strategic implementation. These efforts focus on assessing risks, studying beach conditions, and implementing a beach management plan to enhance the resilience of its coastline.

Coastal Storm Risk Management Assessment

Purpose and Scope

A federal feasibility study was initiated in 2006. The primary purpose of the Flagler County Coastal Storm Risk Management (CSRМ) Assessment is to reduce storm damage to coastal infrastructure, including residential and commercial property and public facilities. The CSRМ assessment is designed to evaluate the risks posed by nor’easters, hurricanes, tropical storms, and sea-level rise to Flagler County’s coastline. The primary objectives are:

1. **Identify Vulnerable Areas:** Analyze erosion-prone and flood-susceptible regions, particularly focusing on infrastructure like State Road A1A and residential properties.
2. **Assess Storm Impacts:** Evaluate how storm surges, wave action, and extreme weather events affect the natural and built environment.
3. **Recommend Mitigation Strategies:** Develop actionable plans to reduce risks and enhance coastal resilience.

Key Actions

- **Data Collection and Modeling:** Advanced tools and historical data are used to predict storm surge, wave behavior, and erosion patterns under various storm scenarios.
- **Collaboration with Federal Agencies:** The County collaborates with the U.S. Army Corps of Engineers (USACE) for technical expertise in conducting the CSRМ assessment and funding opportunities.

Outcome

Opportunities to reduce the risk of coastal damage and improve eroded conditions were examined, and approximately 9.7 miles of Flagler County coastline were investigated during the feasibility study process. The Corps' authorized project provided a large beach and dune nourishment project for the protection of upland infrastructure, including SR A1A. The original authorized project consisted of a 10-foot seaward extension of the existing dune along 2.6 miles between South 6th to 28th streets in central Flagler Beach. Over the extended period between project authorization in 2016 and going to construction in 2024, the project area experienced significant erosion due to hurricane and nor’easter events, including Hurricanes Matthew, Irma, Dorian, Ian, and Nicole. These storms significantly increased the volume required for initial construction from an estimated 330,000 cubic yards (as recommended in the feasibility study) to approximately 1,300,000 cubic yards as per the 2024 conditions. The project evolved to include a 20-foot extension of the existing dune and an elevated beach berm of 10 feet above sea-level, essentially widening the beach by 140feet. To build the project, the Corps used dredged sand

from an offshore borrow site and pumped it onto the beach. It is anticipated that the project will be renourished every 11 years or sooner if needed.

Beach Management Study

Objective

Flagler County’s Beach Management Study was a comprehensive study of the coastline performed by Olsen Associates which was completed in 2022. It aimed to evaluate and address the challenges facing the county’s coastline while promoting sustainable solutions to preserve its natural resources, protect infrastructure, and enhance the community’s resilience to coastal hazards. The study is a scientific evaluation of the county’s coastline aimed at understanding the dynamics of erosion, sediment movement, and dune health. The study serves as a foundation for developing effective beach management strategies.

Key Components

- 1. **Erosion Analysis:**
 - Identify critically eroded areas and determine the rate of sand loss over time.
 - Examine the causes of erosion, including wave action, storm impacts, and human activities.
- 2. **Sediment Budget Evaluation:**
 - Assess sediment sources and sinks to understand how sand naturally moves along the coast.
 - Identify potential sources of compatible sand for beach renourishment projects.
- 3. **Dune Health Assessment:**
 - Monitor the condition of dunes and the vegetation that stabilizes them.
 - Measure dune erosion during storm events and recovery afterward.

Beach Management Plan Implementation

Purpose

The Beach Management Plan is a strategic framework to preserve and restore Flagler County’s coastline. It integrates findings from the Army Corp’s CSRМ assessment and the Beach Management Study to create a holistic approach to coastal management. The Flagler County Beach Management Plan was adopted by the Board of County Commissioners on October 16th, 2023. This Beach Management Plan is focused on restoring and maintaining a healthy beach and dune system through periodic beach nourishment to benefit the community at large. The document lists the implementation strategies, as a "roadmap", for how the County plans to build the beaches and dunes back to a level that offers storm protection, a healthy coastal ecosystem, and supports a thriving tourism industry in Flagler County.

Strategies and Actions

1. Beach Nourishment Projects:

- Regularly replenish sand in critically eroded areas to maintain beach width and protect dunes.
- Ensure the use of environmentally compatible sand to support ecosystems and recreation.

2. Dune Restoration:

- Enhance dunes with vegetation planting and fencing to stabilize them and improve their ability to absorb wave energy.
- Establish setbacks for development to protect dunes from human interference.

3. Shoreline Hardening and Soft Solutions:

- In areas where erosion threatens infrastructure, combine hard solutions (like seawalls) with soft solutions (like beach nourishment) for balanced protection.

4. Public Education and Outreach:

- Raise awareness about the importance of dunes and beaches in protecting coastal communities.
- Involve residents in dune planting and conservation efforts.

5. Monitoring and Adaptive Management:

- Continuously monitor beach conditions and assess the effectiveness of implemented measures.
- Adjust strategies based on new data, storm impacts, and changing environmental conditions.

Partnerships and Funding

Flagler County has partnered with state and federal agencies, including the USACE, FEMA and the Florida Department of Environmental Protection (FDEP), to secure funding and technical expertise. Federal cost-sharing programs, grants, and local funding sources play a critical role in the execution of these initiatives.

Conclusion

Flagler County’s proactive approach to coastal storm risk management, beach studies, and beach management planning demonstrates a commitment to protecting its coastline. By integrating scientific research, community engagement, and strategic implementation, the county is working to preserve its natural resources, safeguard infrastructure, and enhance the quality of life for residents and visitors.

The Importance of Beach Nourishment: Benefits and Value

Beach nourishment is a vital coastal management strategy that involves adding sand to eroding beaches to restore their width, protect infrastructure, and maintain ecological balance. It is particularly important for areas like Flagler County, where erosion poses significant risks to both the environment and the local economy.

Key Benefits of Beach Nourishment

1. Shoreline Protection:
- Barrier Against Storm Surges:

Wide, nourished beaches and healthy dunes act as natural barriers, absorbing wave energy and reducing the impact of storm surges and high tides.
- Reduced Infrastructure Damage:

By buffering coastal roads, buildings, and utilities, nourishment helps minimize the costly damage caused by flooding and erosion.
2. Environmental Benefits:
- Habitat Restoration:

Nourished beaches provide critical nesting areas for sea turtles and shorebirds, supporting biodiversity and protecting endangered species.
- Coastal Ecosystem Stability:

Replenished sand stabilizes dunes and fosters the growth of native vegetation, which anchors the shoreline and reduces further erosion.
3. Economic Value:
- Tourism and Recreation:

Beaches are a cornerstone of Florida’s tourism economy. Wider, well-maintained beaches attract visitors, support local businesses, and generate revenue through lodging, dining, and recreation.
- Property Value Preservation:

Healthy beaches enhance the aesthetic and protective value of waterfront properties, ensuring their long-term market appeal.
4. Resilience to Climate Change:
- Adaptation Strategy:

Beach nourishment helps mitigate the effects of sea-level rise and increasing storm intensity, providing a flexible and sustainable response to climate change.
5. Community Well-Being:
- Public Access and Recreation:

Nourished beaches ensure continued access for residents and visitors, promoting outdoor activities and fostering a strong connection to nature.
- Cultural and Historical Preservation:

In some areas, nourished beaches help protect archaeological sites and cultural landmarks from erosion.

The Value of Beach Nourishment in Flagler County

In Flagler County, where the coastline is a critical asset, beach nourishment provides both tangible and intangible benefits:

- **Economic Resilience:** A robust shoreline supports the tourism-dependent economy, which is a primary source of jobs and tax revenue.
- **Coastal Security:** Nourished beaches protect essential infrastructure like State Road A1A, which is vital for local transportation and emergency response.
- **Community Identity:** The beaches are central to Flagler County’s quality of life, providing a sense of place and a unique identity for its residents.

Challenges and Considerations

While beach nourishment offers numerous advantages, it is not without challenges. Costs can be significant, and projects require continuous maintenance and funding. Moreover, sourcing compatible sand and managing potential environmental impacts are key considerations in planning successful projects.

Beach nourishment is a proven and valuable tool for preserving coastal communities, ecosystems, and economies. In areas like Flagler County, investing in beach nourishment is not just a protective measure—it is a forward-looking strategy that ensures the sustainability and resilience of the coastline for generations to come.

Community-Wide Benefits of Investing in Beach Management

Investing in beach management provides far-reaching benefits, including protection from storm surge and flood inundation, which can impact properties miles inland. Healthy beaches and dunes serve as natural buffers, reducing the intensity of storm surges and mitigating flood risks during extreme weather events. This protection safeguards critical infrastructure, homes, and businesses, minimizing repair and recovery costs while enhancing public safety.

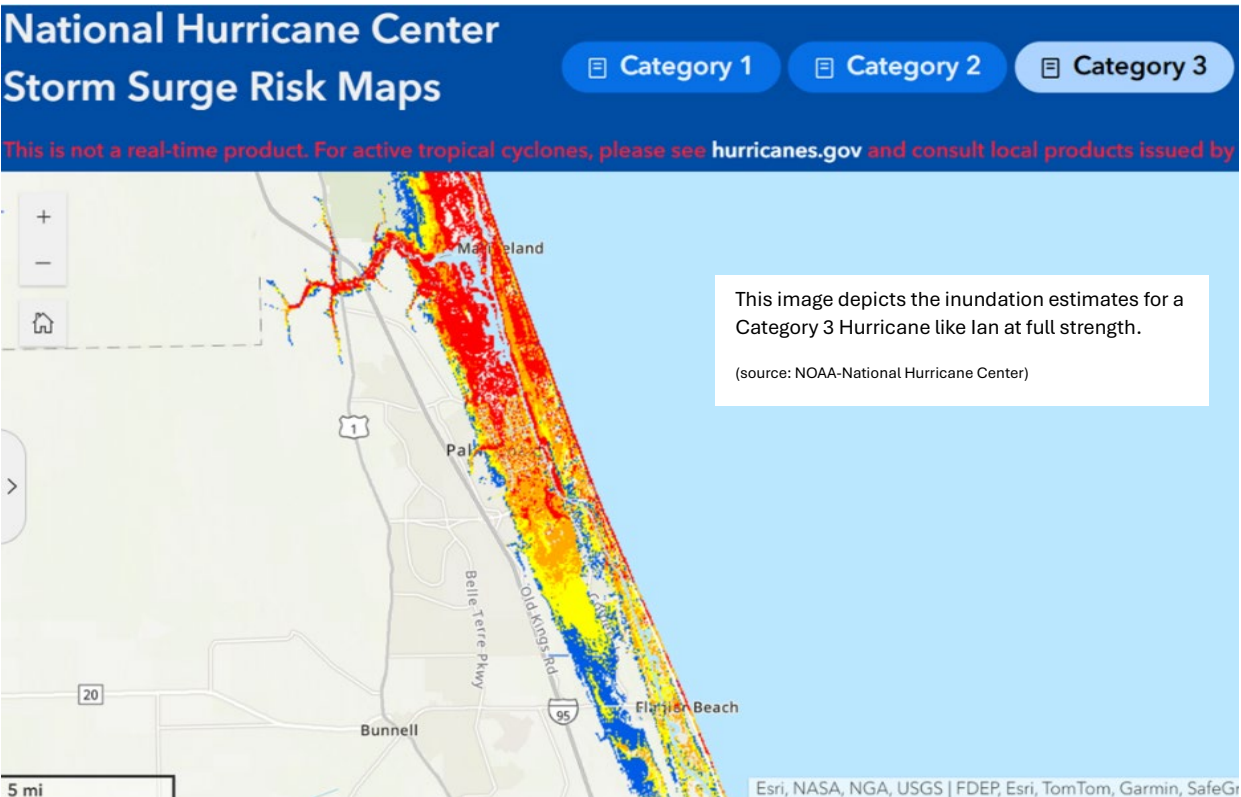
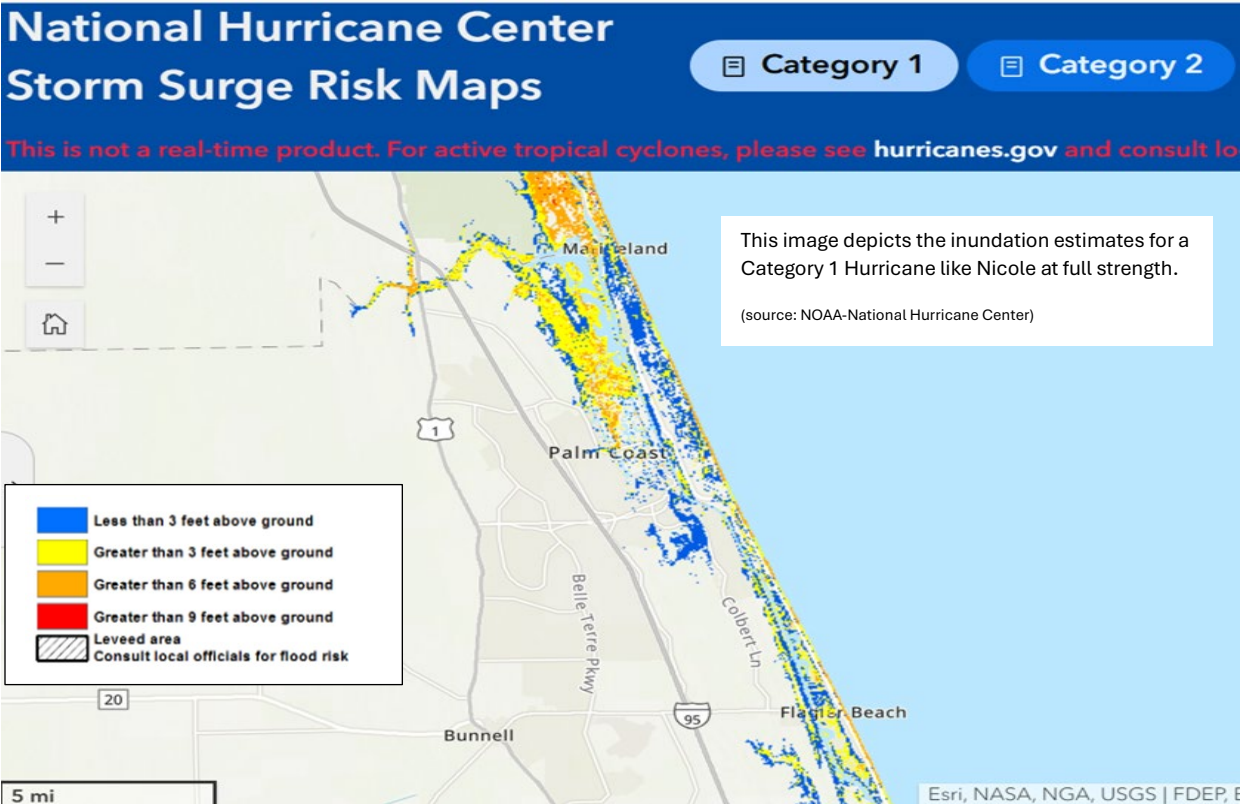
In addition to storm protection, well-managed beaches provide significant recreational value for residents. They serve as spaces for outdoor activities, relaxation, and community events, fostering a higher quality of life and strengthening social bonds. By preserving these spaces, beach management enhances the local economy through tourism, supports property values, reduces insurance premiums, and promotes environmental conservation.

Ultimately, beach management is an investment in the community’s safety, economy, environment, and recreational well-being, ensuring a resilient and vibrant future for all residents.

Storm Surge Risk – Flood Inundation

With the use of the National Oceanic and Atmospheric Administration (NOAA) modeling tool to predict storm surge inundation, this national depiction of storm surge flooding vulnerability helps people living in hurricane-prone coastal areas. These maps make it clear that storm surge is

not just a beachfront problem, with the risk of storm surge extending many miles inland from the immediate coastline in some areas.



This NOAA modeling tool predicts that regardless of the category of storm, storm surge inundation will affect properties located beyond the Flagler County coastline. While most of these effects are east of Interstate 95, varied impacts depending on the strength of the storm could be seen as far west as US-1 (Freedom at Sawmill). These potential impacts would include properties within the unincorporated areas of Flagler County, City of Palm Coast, City of Flagler Beach, Town of Beverly Beach and Town of Marineland. In addition to all properties located on the barrier island, including the Island Estates neighborhood, properties located in Palm Coast off Palm Harbor Parkway (F and C Section, and Sanctuary), areas off Colbert Lane (Woodlands, Forest Park Estates, Wild Oaks, some sections of Grand Haven, and Palm Coast Plantation), properties located in Flagler Beach along Lambert Ave and Palm Drive, and those properties located along John Anderson Highway such as Veranda Bay, Seaside Landings and Polo Club.

Community Stakeholder Survey Highlights Public Benefits of the Beach

A recent community stakeholder survey was conducted county-wide by PFM Consulting Group, LLC in 2024 that revealed overwhelming awareness of beach erosion, recognition of the public benefits provided by our beaches, support for public funding of beach management, and a willingness to contribute. Participants acknowledge the critical role beaches play in protecting homes and infrastructure from storms and flooding, supporting local tourism and the economy, and offering recreational opportunities that enhance quality of life.

A summary of the results is as follows:

- 95%** - Aware of current beach conditions and the actions being taken by Flagler County
- 90%** - Report having been to the beach over the past year for use & enjoyment
- 85%** - Felt the beach was important to Flagler County’s quality of life
- 80%** - Felt the importance of coastal health & preservation for the future
- 94%** - Were in favor of plans to fix, restore and protect the Flagler County beaches
- 79%** - Support the use of public funds to support beach management
- 76%** - Support annual household contributions to support beach management

The survey underscored the broad value of beaches, not just for those living along the shoreline but for the entire community. This feedback reinforces the importance of continued investment in beach management, including restoration, ongoing maintenance, and renourishment. Our beaches are not only a cherished natural resource but also an essential asset for the prosperity and resilience of our entire community, contributing to Flagler County’s overall attractiveness as a place to live, work and visit.

Overall Potential Financial Impact from Loss of Revenue

A decline in taxable property values and tourism-related revenues would significantly impact Flagler County's economic stability and public services.

Impact on Taxable Property Values:

According to information obtained from the Flagler County Property Appraiser’s Office, Flagler County's gross taxable property value is approximately \$16.478 billion, with about \$4 billion coming from property on the barrier island of which approximately \$2.9 billion is from the unincorporated area. If Flagler County were to experience a reduction in property values due to the potential loss of properties on the barrier island, this would decrease property tax revenues, which are essential for funding local services such as education, infrastructure, and public safety. To compensate for reduced revenues, the county might need to increase property tax rates or cut public services, both of which could adversely affect residents' quality of life.

Entity	Taxable Value	Millage Rate	25% Reduction	50% Reduction
Flagler School Board	\$4,057,906,827	5.3650	\$5,442,667	\$10,885,335
Flagler County	\$4,057,906,827	8.2343	\$8,353,505	\$16,707,011
Flagler Beach	\$1,012,847,415	5.4500	\$1,380,004	\$2,760,009
Beverly Beach	\$119,348,157	1.0800	\$32,224	\$64,448
Marineland	\$10,019,108	10.000	\$25,048	\$50,095

Impact on Tourism-Related Revenues:

Tourism is a vital component of Flagler County's economy. In 2024, the county welcomed approximately 948,600 visitors, resulting in \$617.7 million in direct spending. This spending supported **\$890.9 million in economic impact** in Flagler County, 11,490 direct tourism jobs, supporting \$266.67 million in wages and salaries, and generated \$4.32 million in Tourist Development Tax (TDT) revenue, mostly from overnight stays in the Hammock and within the City of Palm Coast. Visitors to Flagler County saved residents \$443 in taxes per household in 2024.

A decline in tourism would lead to reduced business income, job losses, and decreased sales tax and TDT revenues. This reduction could hinder the county's ability to fund tourism promotion and maintain attractions, creating a negative feedback loop that further diminishes tourism appeal.

Broader Economic Consequences:

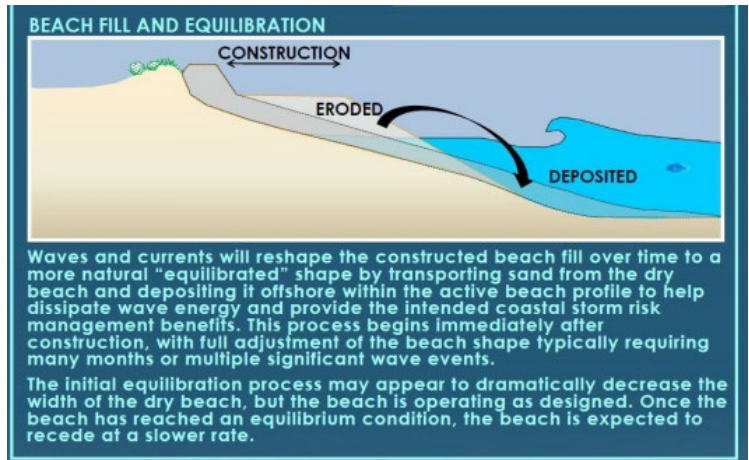
The combined effect of declining property values and tourism revenues would strain Flagler County's budget, potentially leading to:

- **Service Reductions:** Cuts in essential services like education, public safety, and infrastructure maintenance.
- **Tax Increases:** Higher taxes to offset revenue losses, placing additional financial burdens on residents and businesses.
- **Economic Contraction:** Reduced consumer spending and business investment, slowing economic growth and diminishing the county's attractiveness to potential residents and investors.

In summary, maintaining robust property values and a thriving tourism sector is crucial for Flagler County's fiscal health and the well-being of its residents.

The Dynamics of Beach Nourishment: Offshore Sand Migration, Equilibration, and Wave Energy Reduction

Beach nourishment is not only about restoring visible sand on the shore but also about creating a broader and more resilient coastal system. When sand is added, it elevates both the beach and the nearshore seabed, which helps reduce wave energy, protect dunes, and stabilize the coastline. This process involves a natural adjustment phase called **equilibration**, where the newly added sand redistributes until the beach achieves a stable profile.



How Beach Nourishment Builds a Protective Sand Floor

1. Raising the Nearshore Seafloor:

- During nourishment, sand is placed not only on the dry beach but also in the nearshore zone. This raises the seafloor elevation, effectively extending the underwater slope of the beach.
- The raised seabed forces waves to break farther offshore, dissipating energy before reaching the beach and dunes.

2. Wave Energy Dissipation:

- As waves encounter the elevated sand floor, they lose energy through breaking and friction.
- Reduced wave energy means less force exerted on the shoreline, which minimizes the risk of dune erosion and flooding during storms.

3. Dune Protection and Stabilization:

- By reducing the direct impact of waves on the shore, beach nourishment helps preserve and protect dunes, which serve as a natural defense system against storm surges.
- The added sand also supports dune rebuilding by creating a buffer zone that allows dunes to grow and recover naturally over time.

Offshore Migration and Equilibration

After nourishment, some of the added sand migrates offshore as part of the natural equilibration process:

1. Temporary Offshore Sand Storage:

- Sand moves from the steeper, nourished beach profile to form sandbars in the nearshore zone. These sandbars help dissipate wave energy and act as reservoirs for sand that can return to the beach.

2. Adjustment of the Beach Profile:

- Over weeks to months, waves redistribute the sand to create a more gradual slope that balances with natural waves and current patterns.
- This equilibration phase helps ensure the beach becomes more stable and resilient.

3. Natural Recovery of Sand:

- Calm conditions, especially during summer months, often move sand from offshore sandbars back onto the visible beach.
- This cycle ensures that sand remains within the coastal system and continues to protect the shoreline.

Additional Benefits of Nourished Sand Floors

1. Storm Surge Mitigation:

- Elevated nearshore areas reduce the depth of water approaching the beach during storms, diminishing the energy of storm surges and waves.

2. Long-Term Coastal Resilience:

- By breaking waves farther offshore, the nourished sand floor helps preserve the overall stability of the beach-dune system, reducing the need for emergency repairs after storms.

3. Improved Ecosystem Support:

- A nourished beach and nearshore zone create habitats for marine life, including fish, crustaceans, and sea turtles, while supporting dune vegetation.

The integration of beach nourishment into the nearshore system not only restores lost sand but also transforms the coastline into a more robust defense system. By elevating the beach and seabed, nourishment creates a first line of defense against wave action, protecting dunes, infrastructure, and habitats from erosion and storm damage.

Beach nourishment is a comprehensive strategy that addresses both immediate and long-term coastal challenges. By building up the sand floor, it reduces wave energy, minimizes dune loss, and enhances the beach's ability to recover naturally. This dynamic approach ensures that

nourished beaches not only protect the coastline but also sustain the natural and economic resources critical to coastal communities.

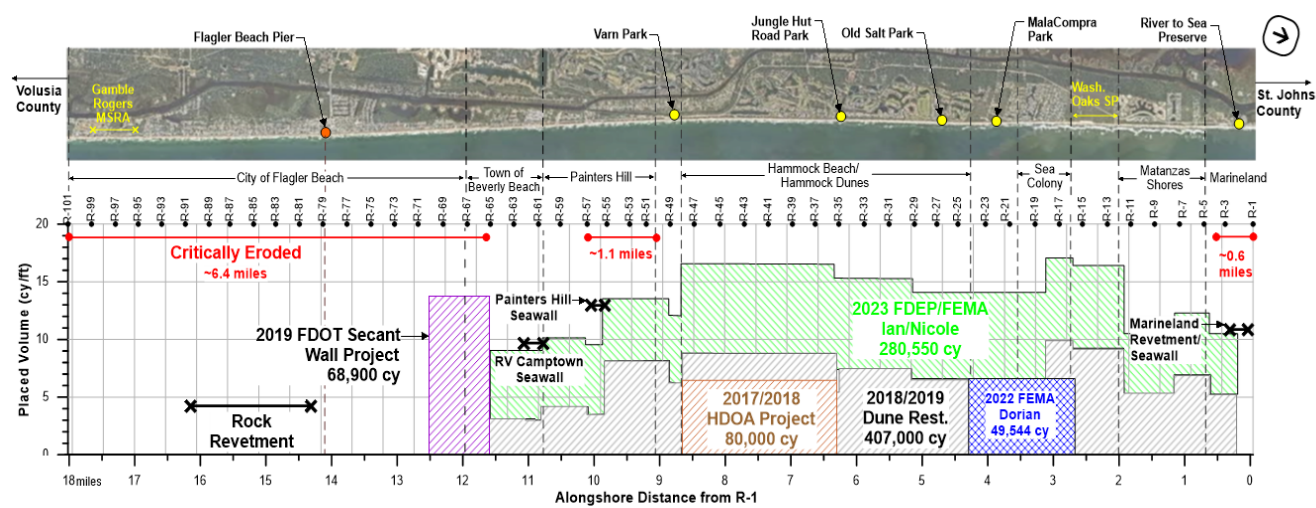
County Efforts and Lessons Learned

Over the past twenty-five years Flagler County has experienced impacts on coastal erosion, with Hurricane Matthew, serving as a wake-up call. Since then, Flagler County has taken significant steps to address its coastal vulnerabilities:

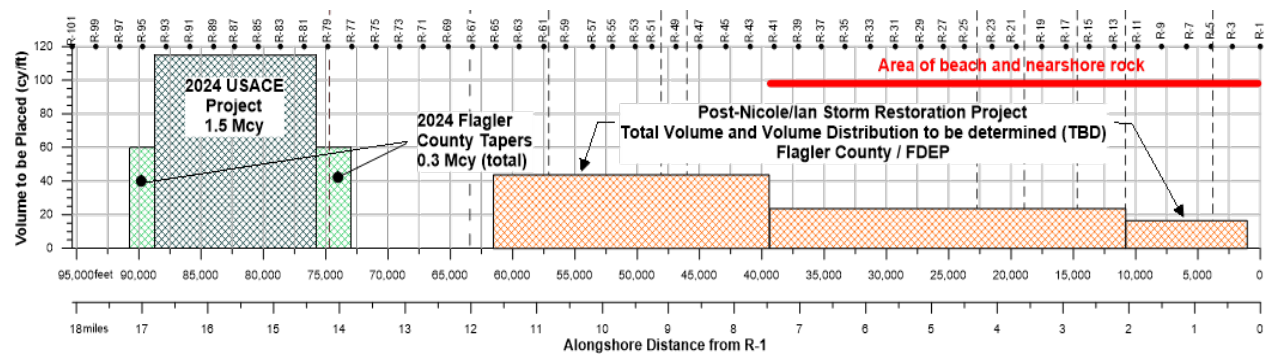
- **Development of a Beach Management Plan:**
 - The plan integrates scientific assessments, community input, and sustainable practices to restore and protect the coastline.
- **Regular Beach Nourishment:**
 - Flagler County now prioritizes regular sand replenishment in critically eroded areas to mitigate future risks.
- **Focus on Resilience:**
 - The county has adopted a proactive approach to coastal management, aiming to build long-term resilience against erosion and storm impacts.
- **Beach Management Activity Over the Past 25 Years**
 - Erosion at the northern 0.6 mile of beach (R1-R4) is threatening development and recreational interests at Marineland. This area has a rock revetment and coquina rock groins. Following storm damage by Hurricane Floyd in **1999**, the revetment was restored, and new revetment was constructed to the south at a more landward alignment with dune restoration.
 - In **2006**, the Florida Department of Transportation (DOT) constructed a segment of vertical seawall in Flagler Beach, between R76-R94.8. This is a 3.3-mile segment of critically eroded beach along the midsection of Flagler Beach. Most of this area has been armored with a rock revetment constructed by the Florida Department of Transportation following Tropical Storm Gabrielle (2001) and Hurricane Jeanne (2004).
 - In **2006**, a request for a federal feasibility study was initiated which encompasses all of Flagler County.
 - The Flagler County Hurricane and Storm Damage Reduction Project Final Integrated Feasibility Study and Environmental Assessment (USACE-SAJ, 2014) had been approved by the Civil Works Review Board and authorization by the U.S. Congress occurred in December of **2016** through the Water Resources Development Act (WRDA). The selected plan from the federal feasibility study for Flagler County at Flagler Beach resulted in a construction concept of a 10- foot seaward extension of the existing dune and beach profile between R80 to R94 (2.6 miles), using an offshore borrow site.

- Phase I dune reconstruction activities were conducted by Flagler County following the 2016/2017 hurricane seasons (after Hurricane Matthew devastated the coastline in 2016) between R12 and R35 with placement of approximately 116,500 cy of material and the dune work was started in **2017** and completed in early **2018**.
- Phase I and phase II placed a total of 403,287 cy of material along 11.4 miles of dune in Flagler County from R2 to R65 starting in November **2017** and completion in March **2019** using an upland sand source.
- The County constructed two seawalls made of vinyl sheet pile with a concrete cap within the Painters Hill segment of critically eroded beach, along with post-storm dune restoration work in summer of **2018**. The contiguous seawalls were constructed between R55 and R57, with the first seawall being 434 ft long and the second seawall is 805 ft long.
- The Florida Department of Transportation (FDOT) in **2019** constructed a Low-Impact Secant-Pile Seawall seaward of A1A between R65 (Osprey Dr.) to R70.1 (N. 18th St.) that is 4,902 feet in length.
- Dune restoration activities began again in January **2023** in northern Flagler County along approximately 11 miles of coastline between River to Sea Preserve (R-2.3) to Beverly Beach (R-64.5). This North Flagler County Dune Restoration Project was in response to the erosion losses caused by a nor' easter in 2021, Hurricane Ian (2022) and Hurricane Nicole (2022) and placed approximately 300,000 cy of upland sand at 6 cy per-foot. A majority of the cost was covered by FEMA and Florida DEM and DEP.
- The [Flagler County Beach Management Plan](#) was passed by the Board of County Commissioners on October 16th, **2023**. This Beach Management Plan is focused on restoring and maintaining a healthy beach and dune system through periodic beach nourishment to benefit the community at large. The document lists the implementation strategies, as a "roadmap", for how the County plans to build the beaches and dunes back to a level that offers storm protection, a healthy coastal ecosystem, and supports a thriving tourism industry in Flagler County.
- In December **2023**, the County issued a letter of intent in support of the Jacksonville District of the U.S. Army Corps of Engineers (USACE) requesting Federal Funds for the new Flagler County Back Bay and Shoreline Coastal Storm Risk Management (CSRM) Feasibility Study.
- Beach restoration was performed by the USACE in the southern portion (R80 to R94.7) of Flagler County between South 6th to 28th streets in central Flagler Beach, which created a 19-foot-high dune with a 20-foot seaward extension of the existing dune and a 140-foot-wide dry beach along 2.6 miles in **2024**, using approximately 1.3 million cy of offshore sand. This area was severely impacted by Hurricane Matthew (2016), which damaged approximately 3,350 ft of State Road A1A and approximately 7,920 of rock revetment.
- As a result of a task force team being formed between FDOT, Flagler County, and the City of Flagler Beach to evaluate long term solutions for areas along A1A to the south that continue to experience significant erosion from storm activity, the extension of a buried secant-pile wall from South Flagler Beach to Ormond-by-the-Sea is currently being constructed and will be completed in 2025.

- In December **2024**, the County issued a letter of intent in support of the Jacksonville District of the U.S. Army Corps of Engineers (USACE) requesting Federal Funds for the new Flagler County Back Bay and Shoreline Coastal Storm Risk Management (CSRM) Feasibility Study.
- The County is pursuing a local plan for a beach and dune restoration project north of the pier (R46 to R79) and is obtaining the necessary permits at the state and federal level. The beach restoration project is scheduled for mid-**2025**.
- In Southern Flagler Beach, R98-R101/south county line, this is a 0.6-mile segment of critically eroded beach in southern Flagler County where FDOT is completing construction on the secant wall that extends into Ormond-by-the-Sea. This area was impacted by Hurricane Matthew (2016) with dune erosion that threatened State Road A1A. In **2025**, the design for beach nourishment in front of the secant wall is currently being conducted by the County. Beach restoration funding has yet to be identified, and the scheduling timeframe is to be determined.



This above graphic demonstrates the beach management efforts both public and private that have transpired in Flagler County from early work in Marineland (1999) through Hurricanes Ian/Nicole emergency protective measures (2023)



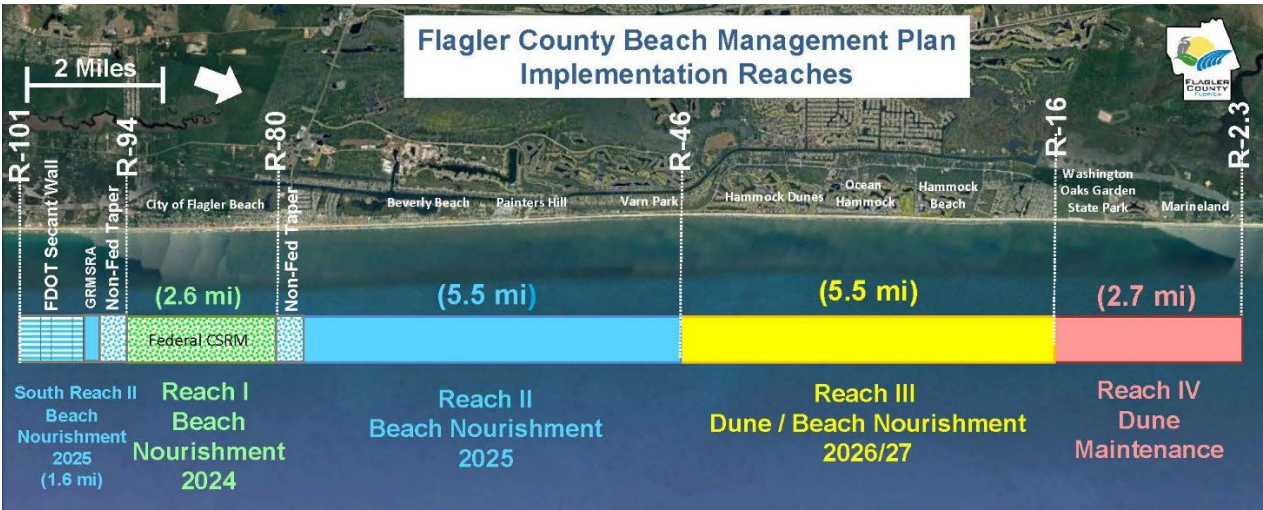
This graphic demonstrates the recent dune and beach nourishment work completed by USACE and Flagler County in Flagler Beach (2024) as well as some of the future beach nourishment work to be completed in 2025 through 2028.

• **Beach Management Plan Implementation**

In 2023, the Flagler County Board of County Commissioners approved a Beach Management Plan that is intended to guide the County through beach and dune restoration and management needs along the 18 miles of Flagler County Atlantic Ocean shoreline for the next 50 years. The Plan identified beach and dune restoration and maintenance as the preferred approach to meet the County’s long-term beach management objectives.

As part of the Plan, the County has identified four (4) beach and dune nourishment reaches along which restoration and management efforts will be pursued. The reaches were identified considering physical characteristics of the beach and dune, funding opportunities that vary between reaches and environmental conditions. The four beach management reaches are:

Beach Management Areas. The location and extent of the four Flagler County beach management reaches are depicted in the figure below.



The reaches were selected with consideration of existing and planned project needs, schedule, and regulatory constraints. The implementation plan for each reach is described below.

Reach I

Project Description:

Reach I is in the City of Flagler Beach coastline between Gamble Rogers Park (R-94) and South 6th Street (R-80) and consists of the US Army Corps of Engineers (USACE) Coastal Storm Risk Management Federal beach nourishment project. The federal project is between FDEP monuments R-80 (~6th Street South) and R-94 (~ 28th Street South) is eligible for a share of federal funds for initial construction costs, long term maintenance costs, and replacement in the case of a declared disaster.

Initial construction of the Reach I beach and dune nourishment project by offshore dredging included 1.4 million cubic yards of sand along over approximately 2.6 miles of the shoreline.

Project Funding and Costs:

Federal Segment initial and long-term costs, funding shares and sources as follows,

- Initial Construction Costs: \$22.7 million at 65% USACE share and 35% FDOT/FDEP share
- Projected long-term Maintenance Costs for the entire Reach I: \$1,606,400 per year with the following cost sharing: 50% (\$803,200) USACE share, and 25% (\$401,600) FDEP share, and 25% (\$401,600) Local share
- The Federal Segment will be eligible for 100% FCCE Restoration Funding following a declared disaster.

Non-Federal Segments initial and long-term costs, funding shares and sources as follows,

- Permitting/Design Costs: \$1 million at 100% paid by FDOT
- Initial Construction Costs: \$4.3 million at 100% paid by FDOT/FDEP
- Projected long-term Maintenance Costs: will be included in Reach II Maintenance Costs.

Project Construction Schedule:

Beach/Dune construction completed on August 30, 2024. Installation of dune vegetation, rope and posts, sand fencing, and signage completed in Fall 2024.

Challenges:

Monitoring and protection of marine habitats during construction phase to avoid and minimize impacts.

Reach II

Project Description:

Reach II includes the Non-Federal segments of the coastline in the City of Flagler Beach, Town of Beverly Beach, Painters Hill, to ~1,900 feet north of Varn Park at R-46. Flagler County is currently seeking to modify existing FDEP and USACE permits to allow for comprehensive beach and dune restoration along the entirety of Reach II using offshore sand resources.

The initial beach and dune restoration construction project along Reach II will be by dredge from an offshore sand source and consist of 1,800,000 cy along 5.5 miles of shoreline.

Future maintenance of Reach II may include sand placement along sand tapers north and south of the USACE project and in front of the FDOT Secant Wall north of the Volusia County line.

Project Construction Schedule:

The County intends to construct Reach II in Summer 2025.

Project Funding and Cost:

Initial and long-term costs, funding shares and sources as follows,

- Permitting/Design Costs: \$1 million at 100% FDEP (Post-Ian/Nicole Grant)
- Initial Construction Costs: \$32 million FDEP (Post -Ian/Nicole Grant) with anticipated funding share of \$5 million from FEMA.
- Projected long-term Maintenance Costs: \$4,506,800 per year at 50% FDEP and 50% Local share

Reach II will be eligible for 87.5% FEMA/FDEM Public Assistance (Cat G) following declared disaster. Additionally, funding for this beach nourishment project is being sought through the FEMA Hazard Mitigation Grant Program which would provide savings of the FDEP funds in Reach II that could be applied to Reach III.

Challenges:

About 8,000 feet of Reach II shoreline currently is not classified by FDEP as Critically Eroded. This will impact FDEP funding eligibility for Reach II. Flagler County is currently requesting review of eligibility by FDEP.

Reach III

Project Description:

Reach III is in north-central Flagler County along the Hammock Dunes, Ocean Hammock, Hammock Beach, and Sea Colony shorelines between point about 1,900 feet north of Varn Park (R-46) and the southern limit of Washington Oaks Gardens State Park (R-16). Flagler County is seeking FDEP and USACE permits to allow for comprehensive beach and dune restoration along the entirety of Reach III. Reach III is 5.5 miles in length.

The scope of the comprehensive beach and dune restoration will be determined through detail design engineering analyses and permitting planned for 2025 - 2026.

Project Construction Schedule:

The County intends to construct Reach III in 2026/2027 depending on permitting review.

Project Funding and Cost:

Initial and long-term costs, funding shares and sources as follows,

- Permitting/Design Estimated Costs: \$1.5 million at 100% FDEP (Post-Ian/Nicole Grant)
- Initial Construction Costs: \$49.8 million – Funding of approximately \$15 Million in FDEP grants are pending.
- Projected long-term Maintenance Costs: \$7,572,600 per year at 100% Local Cost.

Reach III will be eligible for 87.5% FEMA/FDEM Public Assistance (Cat G) following a declared disaster.

Challenges:

- There is widespread nearshore beach rock along this entire reach. The presence and extent of the beach and nearshore rock is expected to limit the project scope and make permit acquisition difficult.
- The most likely sand sources for beach and dune restoration along Reach III will be upland commercial mines and/or offshore sand in Federal waters. The use of offshore sand will likely require construction of a sand stockpile and movement of the sand to Reach III by truck. The costs above are associated with the most expensive truck-haul method, and if dredging is used without mitigation, the costs may decrease. Both sand sources will be more expensive than the offshore sand sources used for Reach I and II.
- There is no allowance for hardbottom mitigation costs in this projection.

Reach IV

Project Description:

Reach IV is in northern Flagler County along the Washington Oaks Gardens State Park, Matanzas Shore, and Marineland shoreline between the southern limit of Washington Oaks Gardens State Park (R-16) and the St. Johns County line (R-1). Flagler County currently holds FDEP and USACE permits that allow restoration and maintenance of the dune from R-2.3, south of the revetment/seawall at Marineland along this reach of the County. Reach IV is 2.5 miles in length.

The dune along Reach IV was restored in 2023 following Hurricanes Ian and Nicole. Because of the widespread beach and nearshore coquina rock along Reach IV, only dune restoration and maintenance are feasible.

Project Construction Schedule:

- The County intends to maintain the dune on an “as needed” basis.
- Flagler County is currently seeking FEMA Cat G Dune Restoration for a \$6.3 million project with a local cost of approximately \$1 million.
- The most likely need for future dune maintenance will be following severe storm events.

Project Funding and Cost:

- Projected long-term Maintenance Costs: \$1,830,500 would be needed for dune restoration after major storm events with funding provided by FDEP, FEMA, and Flagler County.
- Reach IV is eligible for 87.5% FEMA/FDEP Public Assistance (Cat B/Cat G) following declared disaster.

Challenges:

- Maintenance of dune will continue to be difficult due to limited access and presence of beach rock.

Conclusion

Flagler County’s delayed development of a beach management plan reflects the challenges of addressing slow, incremental issues that only become critical under extreme conditions. Hurricane Matthew underscored the importance of proactive coastal management, prompting the county to take decisive action. Today, Flagler County is working to make up for lost time, ensuring its beaches, dunes, and communities are better protected against future threats.

The Value of Coastal Living and the Role of Public Investment in Beach Management

Living in a coastal community such as Flagler County offers unparalleled benefits: stunning natural beauty, vibrant recreational opportunities, and a strong connection to the environment. These attributes contribute to a high quality of life and attract residents, visitors, and businesses, making coastal communities vital economic and cultural hubs.

However, preserving these benefits requires proactive investment in beach and dune systems. Public funding for initial reconstruction following storms, as well as ongoing monitoring, maintenance, and renourishment, is essential to protect coastal areas from erosion, storm surges, and flooding. These investments ensure the safety of residents, the protection of inland properties and infrastructure, and the long-term stability of local economies reliant on tourism and recreation.

Supporting beach and dune management is not just about safeguarding our coastlines; it's about securing a resilient, thriving, and beautiful future for everyone who calls Flagler County home. Public investment is a commitment to the people, the environment, and the enduring vibrancy of these cherished places.

Initial Estimated Construction Cost

Segment	Initial Cost	Distribution of Initial Cost		
		USACE/FEMA	State	Local
Reach 1 (Federal)	\$22,700,000	\$16,000,000	\$6,700,000	
Reach 1 (Non-Federal)	\$4,300,000		\$4,300,000	
Remaining Work within Reach 2, 3 and 4	\$93,125,000	\$9,743,750	\$40,940,625	\$42,440,625
Total	\$120,125,000	\$25,743,750	\$51,940,625	\$42,440,625

Estimates based on Beach Management Implementation Plan by Olsen Associates

The first phase of the beach management plan implementation is the initial construction cost for the entire 18 miles of Flagler County coastline. Based on the planning assumptions and estimates, the total estimated cost is close to \$120M for the entire coastline. The initial shortfall for this work was \$42.4 million, however in FY25 Flagler County set aside \$5 million, and submitted grant applications to FDEP for \$15 million. This leaves a remaining **shortfall balance of \$22.4 million**, which will be needed within the next three years. Flagler County is developing a funding plan to ensure the money is available when needed.

Estimated Ongoing Nourishment Cost

All Segments	Future Event Cost	Distribution of Nourishment Cost		
		USACE/FEMA	State	Local
Entire Coastline	\$97,107,600	\$13,056,450	\$11,921,490	\$72,129,660

Estimates based on Beach Management Implementation Plan by Olsen Associates

All Segments	Equivalent Annual Cost (EAC) (\$/year)			
	Nourishment Cost	Distribution of Nourishment Cost		
		USACE/FEMA	State	Local
Entire Coastline	\$16,184,600	\$2,176,075	\$1,986,915	\$12,021,610

Estimates based on Beach Management Implementation Plan by Olsen Associates

Following the initial construction of the beach and dune, it is anticipated that ongoing future nourishment will be needed. These costs are for planning values only, based on 6-year project intervals. All values are subject to change following detailed engineering and permitting. Based on the planning assumptions and estimates, the total cost (every 6 years) is approximately \$97.1 million, which equates to an **annual cost of \$16.1 million** for the entire coastline. A funding strategy has not been developed for the estimated ongoing nourishment for the entire coastline.

Over the past couple years, Flagler County has evaluated several funding options which included the potential implementation of a Municipal Service Benefit Unit (MSBU) within the unincorporated area of Flagler County on the barrier island to assist with the required local funding within this area. A decision on funding will need to be completed to address the incorporated areas, or for consideration a holistic approach to the entire coastline.

Potential Funding Strategies

Beach management is essential to preserving our natural coastal resources, supporting economic development, and maintaining quality of life for residents and visitors. To achieve these objectives, we recognize the importance of leveraging various public funding options to sustain and enhance our beaches.

Available funding mechanisms may include:

1. **Local Government Revenues:** Property taxes, sales taxes, and tourist development taxes can provide critical resources for beach nourishment, erosion control, and public access improvements.
2. **State and Federal Grants:** Matching grants and direct funding from programs such as FEMA and FDEP can help address large-scale projects, disaster recovery, and ongoing maintenance needs.
3. **Special Assessments and Districts:** The establishment of special taxing districts or assessments for property owners directly benefiting from beach management can ensure equitable funding for targeted improvements (such as MSBU or MSTU).
4. **User Fees and Permits:** Parking fees, or beach access permits, can generate revenue to directly support beach-related projects while promoting responsible use of coastal spaces.

A Call to Action: Investing in Our Coastline, Securing Our Future

Our beaches and dunes are more than just scenic landscapes; they are vital protectors of our homes, businesses, and way of life. They shield us from storms, support our economy, and

provide spaces for recreation and connection. However, maintaining their resilience requires proactive investment.

By funding beach construction and ongoing maintenance, we are investing in the safety, stability, and prosperity of our community. It's a cost-effective strategy that reduces future risks, protects property values, and ensures the long-term health of our coastline.

Now is the time to act. We must come together to support a financial plan that ensures these critical resources are restored, maintained, and ready to meet the challenges of tomorrow. Let's commit to safeguarding our beaches, our community, and our future; because together, we can build a stronger and more resilient coastal legacy.

Sources:**Florida Shore and Beach Preservation Association**

<https://fsbpa.com/documents/1222Shoreline.pdf>

USACE

<https://www.saj.usace.army.mil/Missions/Civil-Works/Shore-Protection/Flagler-County/#:~:text=Beach%20and%20dune%20erosion%2C%20both,public%20safety%20during%20evacuation%20events.>

NOAA National Hurricane Center – Storm Surge Risk Maps

<https://experience.arcgis.com/experience/203f772571cb48b1b8b50fdcc3272e2c/page/Category-1/>

<https://experience.arcgis.com/experience/203f772571cb48b1b8b50fdcc3272e2c/page/Category-3/>

Florida DEP - Strategic Beach Management Plan Northeast Atlantic Coast Region (May 2023)

https://floridadep.gov/sites/default/files/SBMP-NortheastAtlanticCoastRegion_2023_1.pdf

PFM Financial Group LLC - Analysis of Flagler County Beach Nourishment Survey and MSBU Recommendation for Special Assessment (June 3, 2024)**Palm Coast and the Flagler Beaches - Fiscal Year 2024 Tourism Economic Impact Report**

Planning & Architectural Review Board

Score Sheet for Three Seats with a term expiring February 25, 2028

Please rank each member 1-6, with 1 being the highest score. The three applicants receiving the lowest scores will be selected. Incomplete scoring sheets will be returned to you.

Applicant						
<i>Alphabetical Order</i>	Mayor	Belhumeur	Cooley	Mealy	Sherman	Spradley
Sayre Berman						
Scott Chappuis						
Suzie Johnston						
Paul Mykytka						
Barbara Revels						
Ralph Santore						

PLEASE MARK YOUR SELECTIONS AND RETURN TO CLERK AFTER APPLICANTS ARE INTERVIEWED.
Incomplete score cards will be returned.

Planning & Architectural Review Board

Section 7, Item c.

Members

Seat One Term 02/26/22 – 02/25/25

Scott Chappuis
343 N. 11th St.
Flagler Beach, Florida 32136
386-295-0705
scottc@grandlivingrealty.net

Seat 6 Term 05/09/23 – 05/09/26

Paul Chestnut
1115 N. Central Ave.
Flagler Beach, FL 32136
407-697-4051 or 386-439-0098 (work)
pdchestnut@gmail.com

Seat Two Term 02/26/22 – 02/25/25

Suzie Johnston appointed to complete term 12/12/2024
1776 N. Central Ave
Flagler Beach, FL 32136
386-338-4110
JohnstonSuzie01@gmail.com

Seat Seven Term 05/26/24 – 05/25/27

Joann Soman
1313 N. Oceanshore Blvd.
Flagler Beach, FL 32136
305-778-2885
joann@raiseyoursales.com

Seat Three Term 02/26/22– 02/25/25

Brenda Wotherspoon
1102 S. Central Ave.
Flagler Beach, FL 32136
561-716-7397
bwotherspoon@bellsouth.net

Seat Four Term 05/09/23 – 05/09/26

Lisa Smith
1640 Lambert Ave.
Flagler Beach, FL 32136
386-931-1903
lisa@lisapsmith.com

Seat Five Term 12/12/24 – 05/09/26

William “Boudie” Estberg
116 Lehigh Ave.
Flagler Beach, FL 32136z
904-377-2337
boudiezz@yahoo.com



External - Online Form Submittal: Advisory Board and Committee Application Form

From noreply@civicplus.com <noreply@civicplus.com>
Date Wed 2/12/2025 11:59 AM
To Kate Settle <KSettle@cityofflaglerbeach.com>; Penny Overstreet <POverstreet@CityofFlaglerBeach.com>

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.

Advisory Board and Committee Application Form

First Name	Sayre
Last Name	Berman
Street Number	18
Street Name	Gilded
Street Type	Court
P.O. Box	300 S. Daytona Ave, UNIT 35
City	FLAGLER BEACH
State	FLORIDA
Zip	32136-0035
Phone Number	9542927938
Cell Phone	9542927938
Email Address	sayrej428@yahoo.com
Occupation	Photographer/Former AICP Land Planner/Appraiser
Number of Years as a Resident	6 months
How many Commission Meetings have you attended?	2
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 board(s) or committee(s).

I had been a certified land planner (AICP) and State-Certified General Real Estate Appraiser specializing in eminent domain appraising. I worked as a City Planner for cities in South Florida, responsibilities included reviewing site plans to ensure compliance with the City's Land Development Code, preparing resolutions and ordinances and making presentations to City Commissioners. While employed as an eminent domain appraiser, in addition to writing 'before and after' appraisal reports, I prepared the land planning reports to determine highest and best use and support subject property's "cures" when needed. I have a Master's Degree in Urban Planning from FAU. Given this work and educational background I feel I would be an asset on the Planning and Architectural Review Committee. This would be an ideal way for me to begin to serve my new home city, Flagler Beach.

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

Boards and Committees

Planning and Architectural Review Board

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

No

Email not displaying correctly? [View it in your browser.](#)

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

Name: SCOTT CHAPPUIS Date: 2.4.2025

Physical address: 343 N. 11th St. F.B. FL. 32316

Mailing address: Same

Home phone: _____ Daytime phone: 386.295.0705

Fax: _____ E-Mail: SCOTTCCHAPPUIS@GMAIL.COM

Occupation: R.E. Appraiser, sales, Investing

Number of years of City residence: 11+ Own: ☒ Rent: _____

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

Identify the board(s) or committee(s) to which you request appointment:
Planning & Tech Review Board

Please describe your professional and/or volunteer experience or background which best qualifies you for selection to the board(s) or committee(s):
Recent PAR Board member, Appraiser in Flagler since 1986. PAST member of Econ. Dev. Comm.

How many City Commission/board meetings have you attended in the last 2 years? Several on line some in person.

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

If yes, please describe: Econ. Dev.

Scott Chappuis
 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: Suzie Johnston Date: 02/12/2025

Physical address: 1776 North Central Ave. Flagler Beach, Fl. 32136

Mailing address: same as above

Home phone: _____ Daytime phone: 386-338-4110

Fax: _____ E-Mail: JohnstonSuzie01@gmail.com

Occupation: Real Estate Agent and Cheif Marketing Officer of Grand Living Realty

Number of years of City residence: 18 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 and Architectural Review Board

Please describe your professional and/or volunteer experience or background which best qualifies you for selection to the board(s) or committee(s):
Experience working on the current Land Development Code. City Mayor from 2021 thru 2024. Presently serving as Chair for the PAR Board from December 2024 to serve out someones term who resigned prior to their term expiring.

How many City Commission/board meetings have you attended in the last 2 years? 40+

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

If yes, please describe: Mayor 2021-2024 Investment Committe 2021-2024


Signature

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



External - Online Form Submittal: Advisory Board and Committee Application Form

From noreply@civicplus.com <noreply@civicplus.com>
Date Fri 1/24/2025 11:19 AM
To Kate Settle <KSettle@cityofflaglerbeach.com>; Penny Overstreet <POverstreet@CityofFlaglerBeach.com>

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.

Advisory Board and Committee Application Form

First Name	Paul
Last Name	Mykytka
Street Number	351
Street Name	Palm
Street Type	Cir
P.O. Box	Field not completed.
City	Flagler Beach
State	FL
Zip	32136
Phone Number	9376726567
Cell Phone	Field not completed.
Email Address	paul.mykytka@gmail.com
Occupation	Civil Engineer
Number of Years as a Resident	1.5
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 board(s) or committee(s).	I am a civil engineer with 17 years of experience. I also serve as the Land Use Committee Chair for the Fountain Square Neighborhood Association dealing with land use and zoning variances representing approximately 10,000 residents in one of Indianapolis' historic neighborhoods.
--	---

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

Boards and Committees	<input checked="" type="checkbox"/> Planning and Architectural Review Board
Have you served on a City Board or Committee in the past?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

Name: BARBARA S. Revels Date: 1/29/25

Physical address: 804 Pal St., Flagler Beach, FL 32136

Mailing address: P.O. Box 434 Flagler Beach, FL 32136

Home phone: _____ Cell Only Daytime phone: 386 931-5570

Fax: _____ E-Mail: BREVELS@COQUINA.NET

Occupation: REALTOR & GENERAL CONTRACTOR

Number of years of City residence: 70 Own: ☒ Rent: _____

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

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

PLANNING AND REVIEW (PAR)

Please describe your professional and/or volunteer experience or background which best qualifies you for selection to the board(s) or committee(s): Life Long Resident & Business Owner, Multiple Property owner, I CHAIRED the Flagler County Planning Bd & Economic Dev. Board County Commissioner for 8 years. Been President of Flagler Realtors, Chamber & Homebuilders, WAS President of the State Home Builders Assn.

How many City Commission/board meetings have you attended in the last 2 years? 4-5

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

Yes ☒ No _____

If yes, please describe: WAS A PART of the ORIGINAL REVIEW Committee that wrote the ORIGINAL Ordinance. WAS on the last Charter Review Committee. Served on other Boards outside of the city AS A city Representative.

Barbara S. Revels
 Signature

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



External - Online Form Submittal: Advisory Board and Committee Application Form

From noreply@civicplus.com <noreply@civicplus.com>
Date Fri 2/14/2025 2:08 PM
To Kate Settle <KSettle@cityofflaglerbeach.com>; Penny Overstreet <POverstreet@CityofFlaglerBeach.com>

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.

Advisory Board and Committee Application Form

First Name	Ralph
Last Name	Santore
Street Number	618
Street Name	Cumberland
Street Type	Drive
P.O. Box	Field not completed.
City	Flagler Beach
State	FL
Zip	32136
Phone Number	3869867135
Cell Phone	3869867135
Email Address	rsantore@fastmail.com
Occupation	Vice President
Number of Years as a Resident	9
How many Commission Meetings have you attended?	8
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 board(s) or committee(s).	<p>My background is in management and as Vice President of our family business where we have 30 employees manufacturing pyrotechnics. I have extensive experience with regulatory compliance ensuring adherence to safety and environmental standards.</p> <p>I understand the importance of maintaining harmony between new construction and existing structures while considering factors such as drainage, topography, and public safety. I am committed to responsible land use and preserving the unique character of Flagler Beach. I seek to look forward and anticipate future conditions and regulations that will affect our building ordinances.</p> <p>I am a husband and a father. It would be my privilege to invest my time into this beautiful city that my daughter is growing up in. Although I have not physically attended any PAR meetings, I have watched quite a few of them online.</p>
--	---

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

Boards and Committees	Planning and Architectural Review Board
Have you served on a City Board or Committee in the past?	No

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STAFF REPORT

City Commission Regular Meeting

February 27, 2025



To: Elected Officials

From: Dale L. Martin, City Manager

Date: February 17, 2025

Item Name: Consider a request for a Special Event that requires waivers for Section 6-5 (b) & (d) of the Flagler Beach Code of Ordinance to allow a Dog Surfing Contest within the banned area for dogs to be on the beach - Applicant Suzie Johnston.

Background: This is the third year the applicant has held the event. The event has grown after being featured in highlight reels on National News programs. Staff will work with the applicants regarding city services. The only consideration for the Commission pertains to waivers of the Code of Ordinance.

The following sections from the Code of Ordinance require the granting of a temporary waiver for the Special Event to take place as requested.

Sec. 6-5. - Dogs, horses, other animals on beach.

(b) It shall be unlawful for any person owning or having under his or her control any dog or animal to permit such dog or animal upon the Atlantic Ocean Beach within the corporate limits of the city, from North Tenth Street to South Tenth Street. The provisions of this section shall not be intended to apply to Seeing Eye dogs properly trained to assist blind persons, when such dogs are actually being used by blind persons for the purpose of aiding them in going from place to place.

(d) Pets must be on a handheld leash/harness, not to exceed eight (8) feet in length, and under the control of the owner/handler. Any dog, cat, reptile, bird or other non-human creature (hereinafter referred to collectively in this subsection as an animal), whether a pet or not, which is brought or otherwise conveyed onto the beach must be wearing a collar, harness or other appropriate restraining device that is attached to a leash, chain, rope or other physical connector (hereinafter referred collectively in this subsection as a leash) that does not exceed eight (8) feet in length from animal to handler/owner and under the continuous physical control of the handler/owner either by the leash or being held in the hand of or in another manner attached to the handler/owner or by being attached to a physical location device that does not allow the animal to move further than the eight-foot length of the leash from the fixed location device. In all situations, it is the responsibility of the animal's handler/owner to be in control of the animal and to ensure that the animal does not frighten, endanger, or harm any person, pet or other natural creature and that the said animal does not do anything that would result in a violation of any of the ordinances of the city.

Fiscal Impact: N/A

Staff Recommendation: Staff recommends the Commission approve the waiver of Section 6-5 (b) & (d) for the duration of the event on May 17, 2025.

Attachment: Application, Site Plan, 501c3, Staff comments, Invoice estimate

City of Flagler Beach

SPECIAL EVENTS APPLICATION



105 South 2nd Street,
Post Office Box 70
Flagler Beach, Florida 32136
Phone (386) 517-2000 Fax (386) 517-2008

INSTRUCTIONS:

Please print or type all information. The application must be filled out accurately and completely. Answer all questions. Do not leave an item blank. If an item does not apply, write N/A (not applicable). Incomplete applications will not be considered. All statements made on the application are subject to verification.

If you have a 5013 C exemption certificate please attach a copy to this application for the application fee waiver.

OFFICE USE ONLY

DATE REC'D _____

FEE REC'D \$ _____

INITIALS:

APPROVED ☐

DISAPPROVED ☐

REASONS:

PX _____

BY:

CITY SPONSOR: ☐ YES

☐ NO

Please type or print legibly

Required Information

Name of Event _____
Producer/Promoter: Hang 8 Dog Surfing Presented by Flagler Surf Series and Flagler Strong

Type of Organization: ☒ non-profit ☐ profit ☐ charitable ☐ government

Will the City be asked to sponsor or co-sponsor? ☒ Yes ☐ No

Contact Person: Suzie Johnston

Address: 1776 North Central Ave. Flagler Beach, FL 32136

Work Phone: 386-338-4110

Home Phone: _____ Zip: _____

Fax: _____

Mobile Phone: _____

E-Mail Address: JohnstonSuzie01@gmail.com

Billing Information

Is the party responsible for billing same as above? ☒ Yes ☐ No

If No, please provide the proper information below:

Attention: _____

Address: _____

City _____ State _____ Zip _____

Work Phone: _____ Fax: _____

EVENT INFORMATION

Section 7, Item d.

Event Name: Hang 8 Dog Surfing

Date(s) Requested: May 17th 2025

Location: Flagler Beach Boardwalk and Beach (would prefer 1/2 of 4th to 1/2 of 5th, but flexible due to pier)

We can work together for how close to Pier 5th/6th

Brief Description of

Event: Dog Surfing, Pet Vendors, DJ Vern, Pet Costume Contest

Site Plan Attached? ☐ Yes ☐ No

If No, explain here:

Vendors in Parking Spots with Pop Up Tents, aprox 30 tents. Surfing on Beach with Spectators

Will admission fee be charged for event? ☒ Yes ☐ No Just Contestents,
Not Spectators

Event Time: Date May 17th 2025 Start 8 End 2

Date _____ Start _____ End _____

Date _____ Start _____ End _____

Set Up: Date May 17th Start 6am End _____

Break Down: Date May 17th Start _____ End 3pm

Rain Date: Date N/A Start _____ End _____

Total Number of Expected attendees\participants: 1,000

Age Breakdown: 50 1-10 50 11-18 200 19-25 200 26-40 500 Over 40

Have you held this event previously? ☐ No ☒ Yes

If Yes, Previous Date(s): June 8th 2024, May 27th 2023

Location: Same Location 4th to 5th South Beach Block

Does this event differ from previous years? ☒ No ☐ Yes

If Yes, explain how: _____

SIGNS\BANNERS

Will you require signs and banners at your event? ☐ No ☒ Yes

If Yes, list # and dimensions of each:

12x24 Signs Showing Contest Area and to Clean Up after your pet. We have 10 of Each to Create a Border

Proposed locations:

Signs located at either side of the contest area going East to West on the Beach

ENTERTAINMENT

Section 7, Item d.

Will there be entertainment? _____ No ☒ Yes

If Yes, a complete detailed listing of names and times must be provided for all entertainment.

Will you be using a sound system? _____ No ☒ Yes

If Yes,

Contractor: Surfin Vern Type System Dj Sound System with 2 Speakers and Wireless Microphone

Note: City ordinances require

Sound Times Date: May 17th Start 7:30am am\pm End 2pm am\pm

Date: _____ Start _____ am\pm End _____ am\pm

Will there be games or rides? ☒ No _____ Yes

If Yes, list all: _____

(Including but not limited to: carnival ride, bounce house or other inflatable, rock wall, etc.)

SPECIAL EFFECTS

Will there be special effects used? ☒ No _____ Yes

If Yes, complete the rest of this section:

Type of Effects: Fireworks _____ Laser light show _____ Other _____

**Note: Flagler Beach Fire Department will issue a permit contingent upon separate insurance being provided for fireworks*

Time(s) of Special Effects Date: _____ Start _____ am\pm End _____ am\pm

Date: _____ Start _____ am\pm End _____ am\pm

Location: _____

Effects Producer\Company: _____

Address: _____

Phone: _____ Fax: _____

PARADES

Section 7, Item d.

Parade permits for SR A1A or SR 100 are provided by FDOT. The City will apply for the permit but can not guarantee approval. A map of the route designating requested street closures must be attached.

Estimated number of parade units in each category:

_____ Bands	_____ Floats	_____ Cars	_____ Marching units	_____ Miscellaneous
Parade time	Date:_____	Start _____am\pm	End _____am\pm	
Set-up time	Date:_____	Start _____am\pm	End _____am\pm	
Break down	Date:_____	Start _____am\pm	End _____am\pm	
Rain date	Date:_____	Start _____am\pm	End _____am\pm	

TRAFFIC

Will normal traffic patterns be altered by the event? ____ No

If Yes, explain: Yes, Traffic due to congestion of where parking lots are located. We have info posted of where to park.

Will public parking, streets, sidewalks, etc. be restricted or obstructed?

____ No ☒ Yes (If yes, designate on site sketch)

Does your plan include on-site parking? ____ No ____ Yes (If yes, designate on site sketch)

Does your plan include off-site parking? ☒ No ____ Yes (If yes, designate on site sketch)

Will shuttles be used to transport? ☒ No ____ Yes

FACILITY REQUIREMENTS

Will you utilize temporary structures at event? ☒ No ____ Yes

If yes, indicate # of each: ____ Stages ____ Tents ____ Scaffolding ____ Booths ____ Fences
____ Concession Stands ____ Miscellaneous

Location of these structures on site sketch required.

Note: Special Permits are required for tents exceeding 200 sq.ft. Special Building permits are required for temporary structures 700 or more sq.ft in area and those that are four feet above grade.

How many tents exceeding 200 sq.ft. will be used? _____ List tent location and size: _____

Will you need electric? ☒ No ____ Yes

If yes, type of equipment: _____ # of Amps needed: _____

Will you employ an electrician? ☒ No ____ Yes

If yes, provide name & phone number: _____

PROPOSED RETAIL SALES

* **Note:** All vendors are required to complete an Itinerant Merchants License application

Estimated total number of vendors: 30 Estimated # of each type of vending: Crafts
 Clothing Food/Beverage Jewelry Misc (Describe in detail below.)
 Pet Vendors, Crafts, and Event Merchandise

Prepared Food and Alcoholic Beverages\Liquor Liability

Will food\beverage be prepared\sold at this event? ☒ No ☐ Yes (If yes, see below.)
Note: Fire extinguishers are required and will be inspected by the Flagler Beach Fire Department, Department of Business & Professional Regulation or Department of Agriculture licenses are required and copies must be provided to the City, additional liability insurance required as set by Special Events Ordinance.

Will alcoholic beverages be dispensed, provided or served? ☒ No ☐ Yes (If yes, see below.)
Note: Liquor Liability Coverage required.

Name of Organization licensed to serve alcohol at this event: _____

This organization is _____for profit _____not for profit

RESTROOM FACILITIES

Toilet Facilities available?* ☒ No ☐ If Yes, how many: _____

Will you provide Port-o-lets?* ☒ No ☐ If Yes, how many: _____ (Designate on site plan.)

**Note: ADA requires one handicapped restroom in each group of restrooms*

AMERICANS WITH DISABILITIES ACT

ADA requires with accessibility guidelines as adopted by the State of Florida are now in effect.

SANITATION

Please review the Special Events Ordinance, and Resolution 2008-32 regarding fees for sanitary requirements.

POLICE SERVICES\CROWD CONTROL

Please review the Special Events Ordinance for Police\Security requirements.

LIABILITY INSURANCE WILL BE REQUIRED

See Special Events Ordinance for insurancelindemnity requirements

SIGNATURE(S)

I understand this is an application only and does not obligate the City in any fashion to reserve any facility location or approve an event. I also understand that if application is approved, non-compliance with event ordinances and agreements within these pages, could impact future event terms or approvals.

Signature of Applicant Suzie Johnston Date February 3rd 2025

Title of Applicant Event Organizer

Affiliation

CITY OFFICIALS

To be signed after review of application by department heads
or at Special Event Planning Meeting, if required.

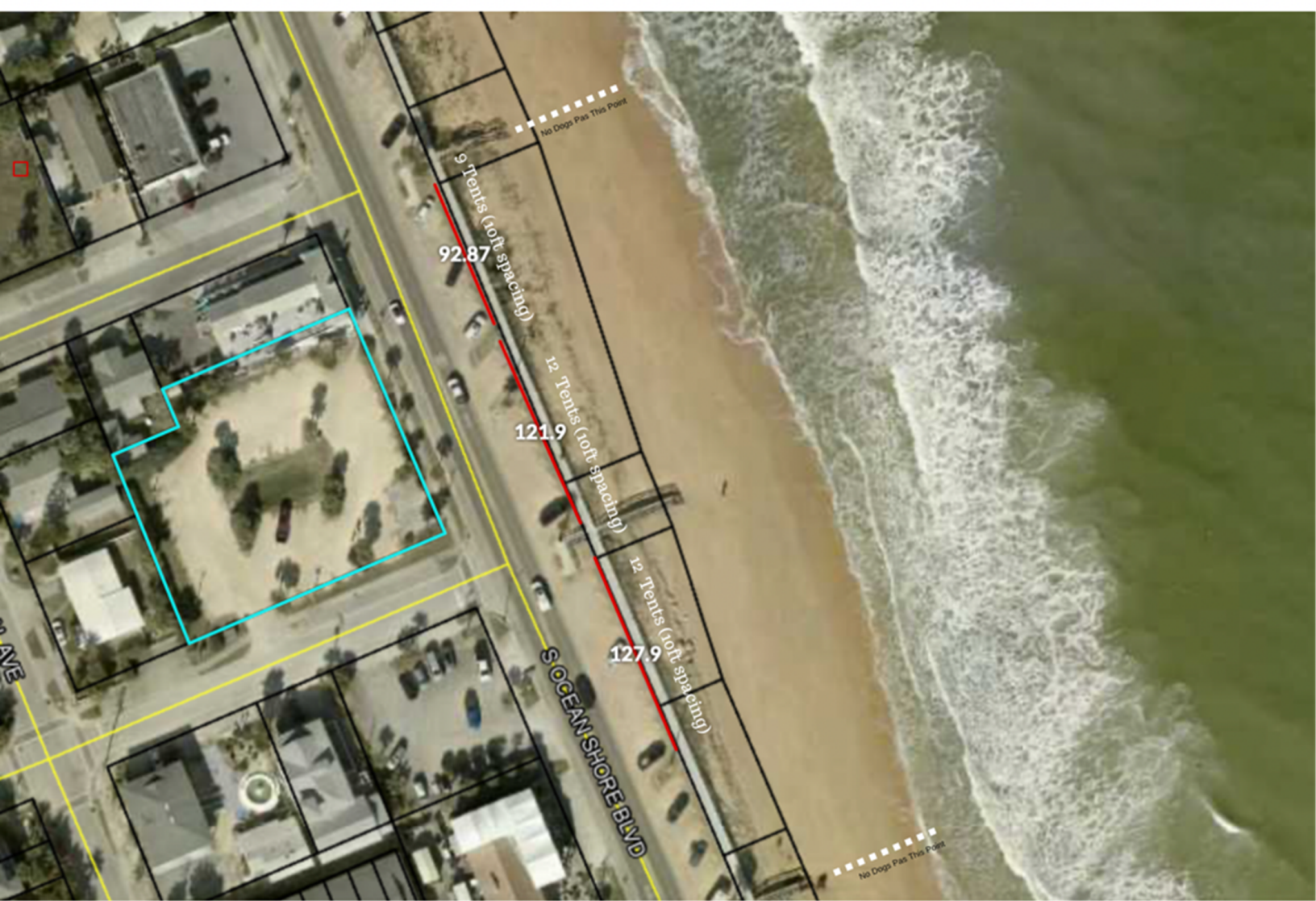
Chief of Police Date

Fire Chief Date

Sanitation Date

City Manager Date

City Commission Chair Date



2024 31 Tent Locations
2025 - Undetermined
2025 Spacing for 33 Tents
(space available if needed for more)
10ft Tent, Zero Spacing

Dog Zone from 5th Street South to 7th Street South

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JUL 20 2020

FLAGLER STRONG INC
273 OCEAN PALM DRIVE
FLAGLER BEACH, FL 32136-0000

Employer Identification Number:
85-1390711
DLN:
26053566003270
Contact Person:
CUSTOMER SERVICE ID# 31954
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
June 30
Form 990-PF Required:
Yes
Effective Date of Exemption:
June 10, 2020
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a private foundation within the meaning of Section 509(a).

You're required to file Form 990-PF, Return of Private Foundation or Section 4947(a)(1) Trust Treated as Private Foundation, annually, whether or not you have income or activity during the year. If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PF" in the search bar to view Publication 4221-PF, Compliance Guide for 501(c)(3) Private Foundations, which describes your recordkeeping, reporting, and disclosure requirements.

-2-

FLAGLER STRONG INC

Sincerely,

Stephen A. Martin

Director, Exempt Organizations
Rulings and Agreements

Kate Settle

From: Matthew Doughney <MDoughney@fbpd.org>
Sent: Thursday, February 20, 2025 1:24 PM
To: Kate Settle
Cc: Lance Blanchette
Subject: External - RE: Hang 8

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 Kate,

I respectfully recommend two (2) Police Officers, as recommended last year; the crowd was HUGE for this event. I worked the event last year, as we were short-staffed.

I'm unsure if the bathrooms to the Pier will be open or closed for this event, so I respectfully provide the following recommendation. Should the Pier bathrooms be closed for any major events (Hang 8, May Day, Tommy Tant, and Surfers for Autism), at least two (2) port-o-johns should be rented and placed in the immediate vicinity of the event. This will keep event participants and spectators from overwhelming the bathrooms to our business located in the downtown area.

If you have any questions, please let me know. Thanks!

Sincerely,

Matt

Matt

City of Flagler Beach Special Event

Event Name: Hang 8
Date of Event: 17-May-25
Time of Event: 7:30 am - 2:00 pm

DRAFT OF COSTS

Description Of Fees				
Event Permit Application Fee:				
Small Event	0		\$50.00	\$0.00
Intermediate Event			\$100.00	\$0.00
Large Event			\$200.00	\$0.00
Electricity:				
Usage per Day			\$15.00	\$0.00
Use of Restrooms:				
Usage/Supplies/Cleaning per Day	1		\$35.00	\$35.00
Police Department:				
	<i>Officers</i>	<i>Hours</i>		
Special Duty Rate	2	6	\$60.00	\$720.00
Itinerant License Fee:				
Per Itinerant Merchant	EST	30	\$35.00	\$1,050.00
Sanitation:				
Special Pick Up Rate (large)		1	\$193.15	\$193.15
Public Works:				
	<i>Staff</i>	<i>Hours</i>		
Personnel	1	1	\$34.66	\$34.66
Barricades			\$2.00	\$0.00
Cones		20	\$1.00	\$20.00
Former Senior Center Rental				
Hourly Rate			\$40.00	\$0.00
All Day Rate			\$160.00	\$0.00
Administrative Fee:				
30% of total cost excluding IM fees			30%	\$300.84
TOTAL COST OF EVENT			\$2,353.65	

Before IM Fees: 1,303.65 After IM Fees: \$2,353.65



STAFF REPORT

City Commission Regular Meeting

February 27, 2025



To: Elected Officials

From: Dale L. Martin, City Manager

Date: February 21, 2025

Item Name: Resolution 2025-16. A Resolution by the City Commission of the City of Flagler Beach authorizing the City Manager to extend the Wickline Center Facility Use Agreement with the Salty Church on a month-to-month basis, but no later than August 31, 2025; providing for conflict and an effective date.

Background: The City of Flagler Beach and the Salty Church entered into a Facility Use Agreement in 2019 that was subsequently succeeded by a new five-year agreement in 2020. Although the 2020 agreement allowed for a two-year extension beyond the original five years, due to City staffing requirements, the City Commission opted not to support the two-year extension, thereby ending the Facility Use Agreement on May 31, 2025.

According to the attached correspondence from Campus Pastor Todd Frenier (February 4, 2025), church leadership has found a new location for a campus in Palm Coast. The new location will require time to complete renovations needed to support church operations. Because of the need for that time, church officials have requested a month-to-month extension of the terminated agreement, not to exceed three additional months (August 31, 2025).

Fiscal Impact: The Facility Use Agreement (2020) had no financial component incorporated (the facility was provided at no cost to the Salty Church) other than various improvements completed by the Salty Church at church cost. The proposed extension will similarly have no compensation attached.

Staff Recommendation: Staff recommends approval of Resolution 2025-16.

Attachment:

Resolution 2025-16

RESOLUTION 2025-16

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH AUTHORIZING THE CITY MANAGER TO EXTEND THE WICKLINE CENTER FACILITY USE AGREEMENT WITH THE SALTY CHURCH ON A MONTH-TO-MONTH BASIS, BUT NO LATER THAN AUGUST 31, 2025; PROVIDING FOR CONFLICT AND AN EFFECTIVE DATE.

WHEREAS, the City of Flagler Beach (the “City”) owns and maintains several buildings in the vicinity of S. Daytona Avenue and S. 7th Street, including the Wickline Senior (or Community Center); and,

WHEREAS, the City entered into a Facility Use Agreement (the “Agreement”) with the Salty Church (the “Church”) initially in 2019 and then revised in 2020; and,

WHEREAS, as permitted by the 2020 Agreement, the City opted to not extend the Agreement beyond the five-year term, terminating the Agreement effective May 31, 2025 (Exhibit A); and,

WHEREAS, the Church has prepared to relocate to another site, but needs time to appropriately reconfigure the new site for Church operations; and,

WHEREAS, Church officials have requested a month-to-month extension to the Agreement beyond the termination date to enable redevelopment of the new Church site (Exhibit B); and,

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

SECTION 1. The City of Flagler Beach City Commission authorizes the City Manager to extend the Wickline Center Facility Use Agreement on a month-to-month basis, but for no longer than August 31, 2025.

SECTION 2. Church officials must notify the City Manager (or his designee) by no later than the 20th of each month if the Church intends to continue its need for the City’s Wickline Center for the following month.

SECTION 3. All other terms and conditions of the Agreement remain in effect until the Church notifies the City of its intent to vacate the Wickline Center on August 31, 2025, whichever is earlier.

SECTION 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

SECTION 5. This Resolution shall become effective immediately upon passage as provided by law.

PASSED AND ADOPTED THIS 27th DAY OF FEBRUARY, 2025.

CITY OF FLAGLER BEACH, FLORIDA
CITY COMMISSION

ATTEST:

Patti King, Mayor

Penny Overstreet, City Clerk

Attachments
Exhibit A
Exhibit B



City of Flagler Beach

P.O. Box 70 • 105 South Second Street
Flagler Beach, Florida 32136
Phone (386) 517-2000

October 4, 2024

Pastor Robbie O'Brien
Lead Pastor, Salty Ministries, Inc.
160 E. Granada
Ormond Beach, FL 32176

RE: Moody-Wickline Community Center Use Agreement

Dear Pastor O'Brien,

The City of Flagler Beach and the Salty Church originally entered into a Facility Use Agreement (July 25, 2019) for the use by the Salty Church for a variety of community church activities. The original agreement was revised and succeeded by a new five-year agreement on May 19/20, 2020. Both agreements are attached.

A provision of the 2020 agreement, specifically Section 18, provided for the initial five-year term as well as allowing for a mutually agreeable additional two years. Please be advised that the City will not extend the 2020 agreement for the additional two years, thus concluding the terms of the Moody-Wickline Community Center Use Agreement on May 31, 2025.

City staff and services have significantly expanded in the past few years, requiring additional space. The Wickline Center, already housing some City offices, represents the only remaining office space available outside of City Hall. Considerations are also beginning regarding a new City Hall facility (likely located on the grounds of the current City Hall) and, if pursued, will necessitate additional temporary office space at the Wickline Complex.

The City has enjoyed its relationship with the Salty Church and wishes you and other church leaders well in an effort to maintain a presence in Flagler Beach, if desired. If the City can assist you in that effort, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dale L. Martin".

Dale L. Martin
City Manager

Attachment:

Moody-Wickline Community Center Use Agreement (May 19/20, 2020)

Mr. Dale L. Martin, City Manager; dmartin@cityofflaglerbeach; mobile (904) 557-5047

MOODY-WICKLINE COMMUNITY CENTER USE AGREEMENT

This Use Agreement is entered into between the City of Flagler Beach, a municipal corporation (the "City") and Salty Ministries, Inc., a Florida not for profit corporation, (hereinafter "Salty Church") to provide for use of portions of the Moody-Wickline Community Center (the "Moody-Wickline Center") located at 800 S. Daytona Avenue, Flagler Beach Florida.

WHEREAS, the City is the owner of the Moody-Wickline Center Complex as shown on Exhibit "A," attached hereto and incorporated herein; and

WHEREAS, Salty Church and the City have entered a Facility Use Agreement whereby Salty Church is authorized to utilize the Northwest Room, the Northeast Room, the hallway between said rooms, and the unisex bathroom adjacent to the hallway within the portion of the Moody-Wickline Center identified as the Former School Building on Exhibit "A" and more particularly delineated in Exhibit "B" for educational programs on Sundays between the hours of 7:00 a.m. and 1:00 p.m.; and

WHEREAS, Salty Church has requested to expand the use of the School Building to include the use of the foyer which, together with the areas describe in the prior "Whereas" clause shall be referred to as the "School Use Area,"

WHEREAS, Salty Church currently provides church services at the Moody-Wickline Center within the portion identified on Exhibit "A" as the Senior Center on Sundays pursuant to an agreement with Flagler County; and

WHEREAS, the City and Flagler County intend to modify their interlocal relationship relating to the Moody-Wickline Center; and

WHEREAS, the City and Salty Church desire to continue Salty Church's use of the Senior Center for church services and the Former School Building for educational programs; and

WHEREAS, as consideration for the continued use of the described portions of the Moody-Wickline Center, Salty Church has offered to perform certain repairs and refurbishments to the Moody-Wickline Center as described in Exhibit "C" attached hereto and incorporated herein.

NOW THEREFORE, for and in consideration of the mutual covenants, conditions and provisions contained herein, and the benefits flowing to each party, the parties hereto mutually agree as follows:

1. Except as otherwise provided herein, Salty Church shall be allowed exclusive use of the Moody-Wickline Center Senior Center for the purpose of conducting church services and other ancillary programs on Sundays between the hours of 7:00 a.m. until 2:30 p.m. and on Tuesdays and Wednesdays from 6:00 p.m. until 8:30 p.m.

2. Except as otherwise provided herein, Salty Church shall be allowed exclusive use of the School Use Area to conduct educational programs on Sundays between the hours of 7:00 a.m. until 2:30 p.m.

3. In addition to the uses described above, Salty Church may use the Moody-Wickline Center at such time and for such uses as approved in advance in writing by the City.

4. Salty Church shall ensure that after any use of the Moody-Wickline Center pursuant to this Agreement it shall return the Moody-Wickline Center to the condition it existed in prior to such use.

5. Salty Church agrees to defend and indemnify the City and its employees and agents from any and all claims, suits, demands or causes of action arising out of, or in connection with Salty Church's use of the Moody-Wickline Center caused by any act or omission of Salty Church, its employees, agents, invitees, or guests, causing any injury or damage to any person or property.

6. Salty Church shall maintain comprehensive, general liability insurance coverage naming the City as an additional named insured with minimum coverage limits of \$1,000,000 per occurrence. Said policy shall not be cancelable without thirty days prior written notice to the City.

7. Salty Church acknowledges and agrees that the City may make modifications to the Premises during the term of this Agreement. In the event that the City must temporarily close the Use Area for the purpose of maintenance or improvement of the Premises, the City shall provide at least fourteen (14) days notice of such closure to Salty Church delivered by hand or U.S. Mail.

8. Salty Church shall abide by all Rules and Regulations for the use of the Moody-Wickline Center which are attached hereto as Exhibit "D."

9. Salty Church shall complete the repairs and refurbishments described in Exhibit "C" within 3 months from the execution date of this Agreement.

10. The City may schedule any use or activities at the Moody-Wickline Center that do not conflict with the rights granted to Salty Church herein or conflict with any uses or activities approved by the City prior to such City use or activity.

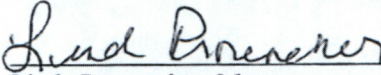
11. In the event of a State of Emergency declared by the Federal, State, or City government, the City may utilize the Moody-Wickline Center for any use deemed necessary in the sole discretion of the City for disaster or emergency preparation or response even if such use conflicts with any right granted to Salty Church herein or any other prior schedule event. In such circumstance the City shall notify Salty Church of such use as soon as reasonably possible.

12. Salty Church shall not make any physical alterations to the Moody-Wickline Center other than those described in Exhibit "D" without prior written consent of the City.

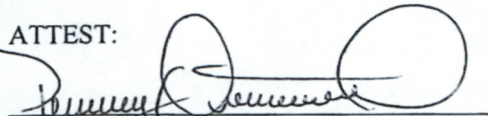
13. The City shall maintain the building, City-owned equipment, and liability insurance for the Moody-Wickline Center and grounds.
14. The laws of the State of Florida shall govern this Agreement.
15. This Agreement has been negotiated and prepared by the parties and their respective counsel. Should any provision of this Agreement require judicial interpretation, the court interpreting or construing the provision shall not apply the rule of construction that a document is to be construed more strictly against one party.
16. This Agreement supersedes and replaces all prior agreements between the parties.
17. Amendments to and waivers of the provisions of this Agreement may only be made in writing and executed by both parties and this agreement shall not be assigned except upon written approval by the non-assigning party.
18. This Agreement shall have an initial term of five years and may, upon mutual agreement, be extended for additional two year terms thereafter.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be signed in their names by their proper Officers the day and year below written.

CITY OF FLAGLER BEACH, FLORIDA

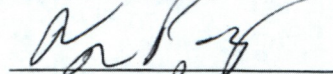

Linda Provencher, Mayor

ATTEST:

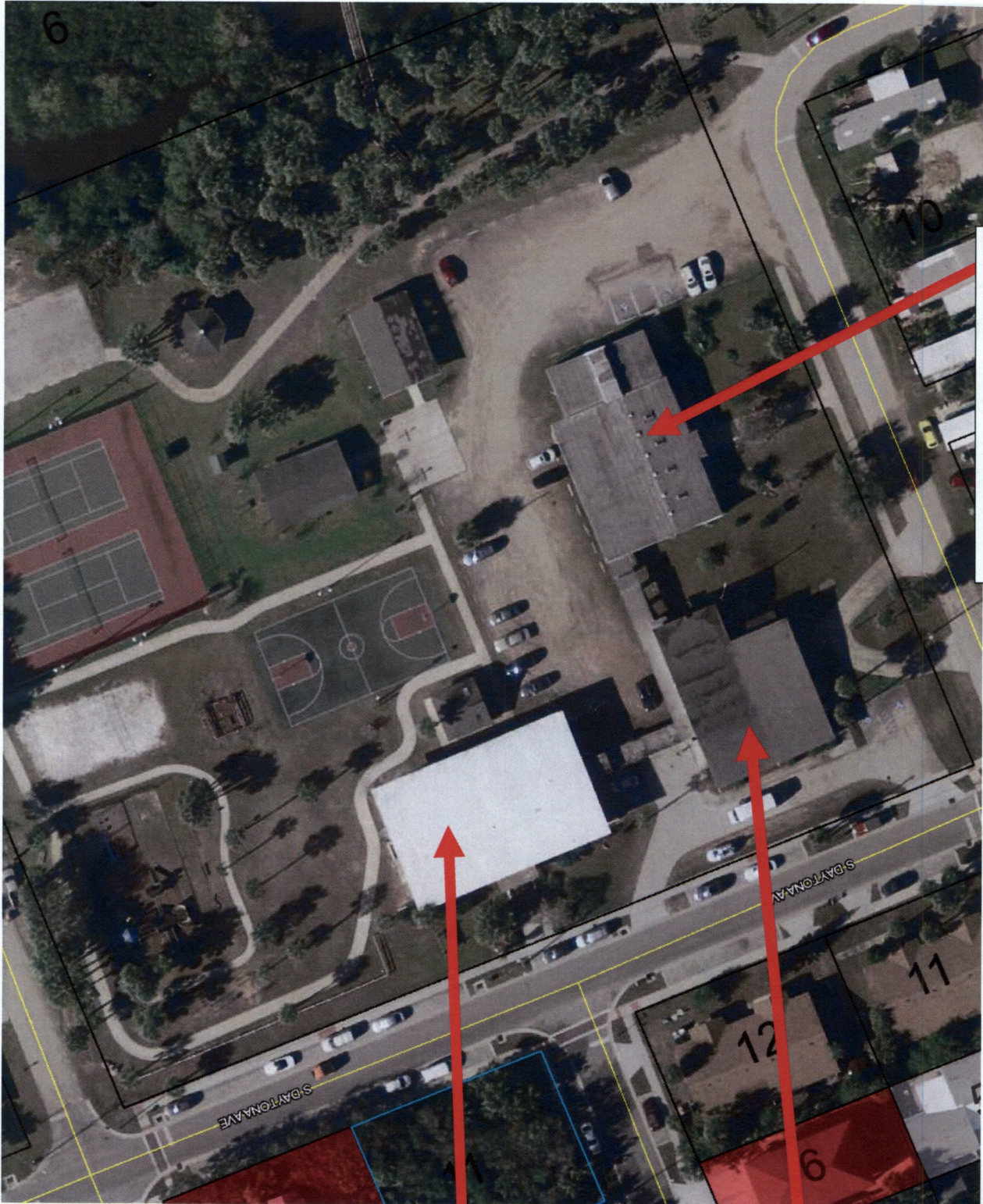

Penny Overstreet, City Clerk



SALTY CHURCH


By: Travis Pankey
Its: Campus Pastor

 **SCANNED**

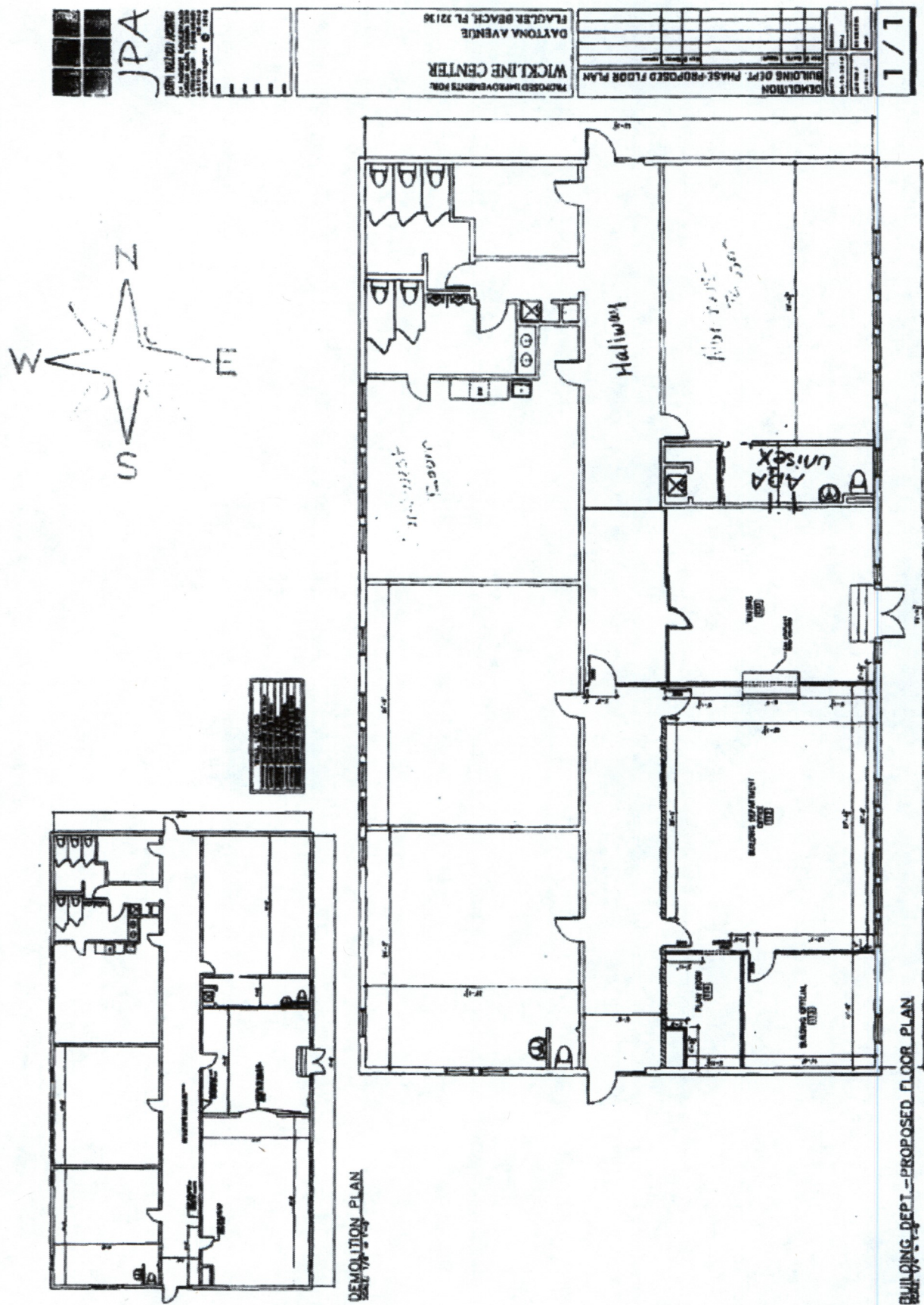


Library:
715 S. 7th Street

Wickline Complex

Senior Center

Former School Building
800 S. Daytona Avenue



Chris Conklin, Inc.

229 Ocean Palm Drive • Flagler Beach, FL 32136
386-627-1468 • Licensed & Insured
chrisconklin.inc@gmail.com • Over 25 Years of Experience

January 8, 2020

Senior Services Building/Church Building
South Daytona
Flagler Beach, FL 32136

RE: Exterior Painting

The total cost for the complete exterior painting of building will be **\$9,200.00.**

Details:

All areas to be painted will be pressure washed.

All doors and windows will be caulked.

All bare wood will be primed.

All rusted areas will be primed.

All masonry surfaces will receive one coat of masonry sealer and two coats of Sherwin Williams Super Paint.

All wood surfaces will receive two coats of Sherwin Williams Super Paint.

Approximately 20 feet of rotted fascia board will be removed and replaced.

All areas not to be painted will be protected at all times.

The total cost includes all paints, materials, and equipment.

Thank you,

Chris Conklin

**SENIOR SERVICES CENTER FACILITY
(WICKLINE CAFETORIUM)**

**RULES AND REGULATIONS FOR
ADDITIONAL NON-SENIOR SERVICES PROGRAMS AND ACTIVITIES**

1. BUILDING USE IS RESTRICTED TO THE MAIN DINING AREA ONLY.
2. The kitchen and offices are off limits under all circumstances.
3. The computer and bingo game equipment located in the main area is off limits in all circumstances. It shall not be accessed or moved.
4. Under no circumstances will the pool table be moved. It will be the City's responsibility to provide for any required rebalancing which will be scheduled at the earliest possible time to avoid any extended lapse of use by the Center participants.
5. An application for the use of Center from the City shall be completed and the required fees shall be paid to the City at the time the application is accepted for use of the Center prior to any use of the Center. The same shall apply if the use of the Center is from the County.
6. Maximum Occupant Load for the facility is 128 persons during utilization of tables and chairs. Maximum occupant Load is 200 persons when using chairs arranged in rows.
7. There are a minimum number of tables and chairs that are available on site (15 tables/seating for six at each table and a total of 106 chairs). Any additional tables or chairs brought into the facility are the sole responsibility of the User. City will oversee User's delivery and removal of all additional equipment to assure no interruption of services at the site during normal hours of operation which are Monday through Friday from 8:00 a.m. – 3:30 p.m. No onsite storage will be provided. All additional equipment must be removed upon event termination.
8. The User acknowledges that it will be responsible for the cost of any damaged equipment and is subject to liability to the full extent of the law. A security deposit in the amount of two hundred fifty (\$250.00) dollars shall be paid to the City. It will be the City's responsibility to collect for all damages and to replace the Center's equipment with like equipment, so as not to interfere with the Center's daily operations. The senior dining program cannot be hindered due to lack of tables and chairs.
9. The building will not be defaced in any manner, either in or outside. Nails and tacks will not be used on the walls or ceilings. The User shall be responsible for any/all losses or damages and is subject to liability to the full extent of the law.
10. The undersigned User will be present at all times during the occupancy of the facility event. The use of the facility must end by 11:00 p.m. and the facility must be vacated by 11:30 p.m., unless previously authorized by the City Manager or the Manager's designee.

11. User acknowledges that authorized City personnel will be on the premises during the scheduled rental. Any violation of the listed rules and regulations may result in immediate termination of the use and all persons being removed from the property and forfeiture of their entire deposit. The City staff will hold the key for all events and will open and close building for users. No key will be provided to the User.
12. All Users must provide proof of current liability insurance and are required to obtain and provide a certificate of insurance in the amount of one million dollars (\$1,000,000.00) with the city named as an additional insured.
13. No alcoholic beverages of any kind are permitted inside or outside of the facility at any time.
14. No smoking is permitted in this facility.
15. Before leaving the building the User will:
 - a. Bag all trash and place it in the proper receptacle.
 - b. Return all furniture to its original location. This will include all tables and chairs (six chairs to each table) and all other furnishings.
 - c. Prepare floors for cleaning by sweeping or dust mopping the area. Brooms and dust mops will be accessible for this purpose.
 - d. Inspect restroom facilities making sure that all faucets are turned off.
 - e. All doors and windows will be secured.
 - f. Turn off all the lights.
16. Deposits are refunded after City personnel inspect the facility. Deposits take 2-4 weeks to be returned. Any and all deposit decisions are in the sole determination of the City.
17. The City's Recreation Director must be given no less than 24-hour notice if an event is canceled. If a 24-hour notice is not given, User will be held responsible for the rental fee.

EACH USER UNDERSTANDINGS THAT SETUP AND BREAKDOWN IS INCLUDED IN THE RENTAL TIME. USER IS NOT PERMITTED TO ENTER THE FACILITY EARLY OR LEAVE AFTER THE EXPIRATION OF THE RENTAL PERIOD. IN CASE OF EMERGENCY – PLEASE CALL THE FLAGLER BEACH POLICE DEPARTMENT AT 386-517-2020.

I agree to follow the above Rules and Regulations.

Travis Paulley
User Signature

Travis Paulley
User Name Printed

[Signature]
City Employee Signature

Penny Overstreet
City Employee Printed

Date 5/19/20

Date 5/20/2020

FACILITY USE AGREEMENT

This Facility Use Agreement is made and entered into this 25TH day of JULY, 2019, by and between the City of Flagler Beach, a municipal Corporation (hereinafter the "City"), and Salty Church of Ormond Beach, Flagler and New Smyrna (hereinafter "Salty Church"), for the use of a portion of the Moody-Wickline Center Building located at 800 South Daytona Avenue (hereinafter the "Premises"), Flagler Beach, FL 32136.

WHEREAS, Salty Church has requested to use a portion of the Moody-Wickline Center Building consisting of the Northwest Room, Northeast Room, the hallway between said rooms and the unisex bathroom adjacent to the hallway (hereinafter, collectively, the "Use Area") more particularly described as shown on Exhibit "A," attached hereto and incorporated herein.

WHEREAS, Salty Church has examined and found the condition of the Use Area suitable for its intended purposes.

NOW THEREFORE, in consideration of the sum of ten dollars and other good and valuable consideration paid by Salty Church to the City, the Parties agree as follows:

1. TERM

The term of this Facility Use Agreement shall begin on August 5, 2019 and shall continue for twelve (12) months unless terminated earlier as provided herein.

2. EARLY TERMINATION

Either party may terminate this Facility Use Agreement for any reason upon thirty (30) days written notice of its intent to terminate delivered by hand or U.S. Mail to the other party.

3. UTILITIES

City will pay all utility costs and perform all necessary maintenance and upkeep on the premises.

4. INSURANCE AND INDEMNIFICATION

a) Salty Church shall obtain a comprehensive, general liability insurance policy naming the City as an additional named insured with minimum coverage limits of \$1,000,000 per occurrence. Said policy shall not be cancelable without thirty days' prior written notice to the City.

b) Salty Church agrees to the fullest extent permitted by law to at all times indemnify, defend and hold the City harmless from and against any and all liability, loss, claim, suit, damage, charge or expense which the City may suffer, sustain, incur, or in any way be subjected to, on account of death of or injury to any person whomsoever and damage to or loss of or destruction of any property whatsoever, arising from, or in any way connected to Salty Church or its employees, invitees or guests' use of the Use Area, or occasioned wholly or in part by any act or commission of Salty Church, its employees, invitees or guests. Should the City be made a party to any claim or litigation for death or injury to person or damage to or loss of property commenced by anyone against the City arising out of Salty Church or its employees, invitees or guests' use of the Use Area, Salty Church shall defend, indemnify and hold the City harmless and shall pay all costs, expenses and reasonable attorney's fees of the City's attorneys incurred or paid by the City in connection with such claim or litigation within thirty (30) days of receipt of any invoice pertaining thereto.

5. USE

a. Pursuant to this Agreement, Salty Church shall be allowed the right to use the Use Area as a program facility for its Salty Kids Program. Any other use shall constitute a default under the terms of this Agreement. Salty Church agrees to conduct its business in a proper manner and neither to do nor suffer anything to be done to the detriment of the Use Area or Premises nor to permit any waste, reasonable wear and tear excepted, nor to permit the Use Area or Premises to be used for any illegal or immoral purpose.

b. Salty Church's use of the Use Area shall be limited to Sundays between the hours of 7:00 a.m. and 1:00 p.m. Any use of the Use Area beyond these times by Salty Church shall only be upon prior written authorization from the City.

c. The City reserves the right to schedule functions, including but not limited to special events and meetings, at the Premises, including the Use Area, provided said function will not conflict with the use of the Use Area by Salty Church. In addition, the City reserves the right to allow other individuals, groups or organizations to use the Premises, including the Use Area, for functions, including but not limited to special events and meetings, provided that such functions do not interfere with Salty Church's use of the Use Area as described herein.

d. Salty Church acknowledges and agrees that the City may make modifications to the Premises during the term of this Agreement. In the event that the City must temporarily close the Use Area for the purpose of maintenance or improvement of the Premises, the City shall provide at least fourteen (14) days' notice of such closure to Salty Church delivered by hand or U.S. Mail.

6. ASSIGNMENT

This Agreement is non-assignable by either Party.

7. CLEANLINESS OF USE AREA AND PREMISES

After each use of the Premises, Salty Church shall return the Use Area and Premises to the condition they existed prior to each use and ensure the Use Area and Premises are in a clean and presentable condition.

8. ENTIRE AGREEMENT

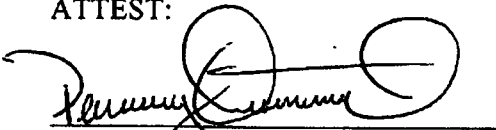
This Agreement constitutes the entire agreement between the parties and supersedes all prior oral or written agreements related to the Premises. No waiver, modifications, additions or addenda to this Agreement shall be valid unless in writing and signed by both the City and Salty Church.

9. ATTORNEYS' FEES AND COURT COSTS;

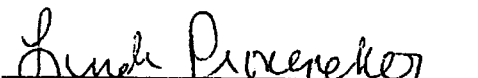
In the event that any party hereto shall bring an action or proceeding for an alleged breach of any provision of this Agreement, the prevailing party shall be entitled to recover, as part of such action or proceeding, reasonable attorneys' fees, paralegal fees, and court costs at both trial and appellate levels.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed this 25th day of July, 2019.


ATTEST:



City Clerk

CITY OF FLAGLER BEACH, FLORIDA

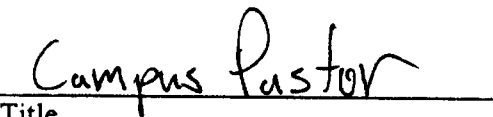

Mayor

SALTY CHURCH OF ORMOND
BEACH, FLAGLER AND NEW
SMYRNA

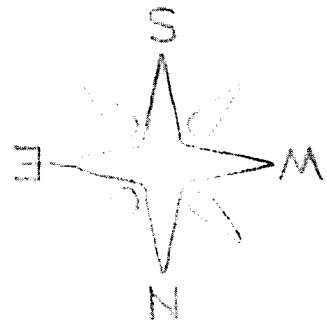
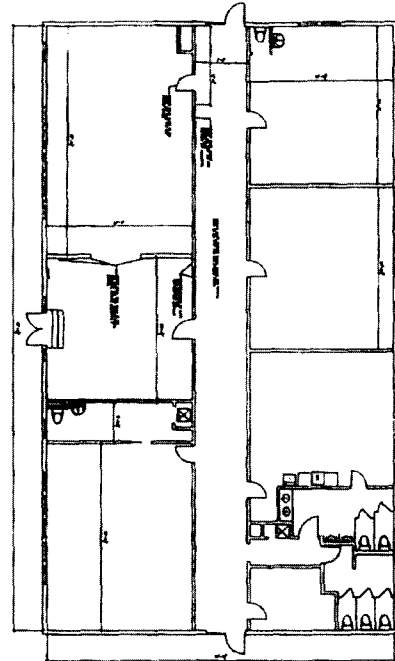

Witness


Witness

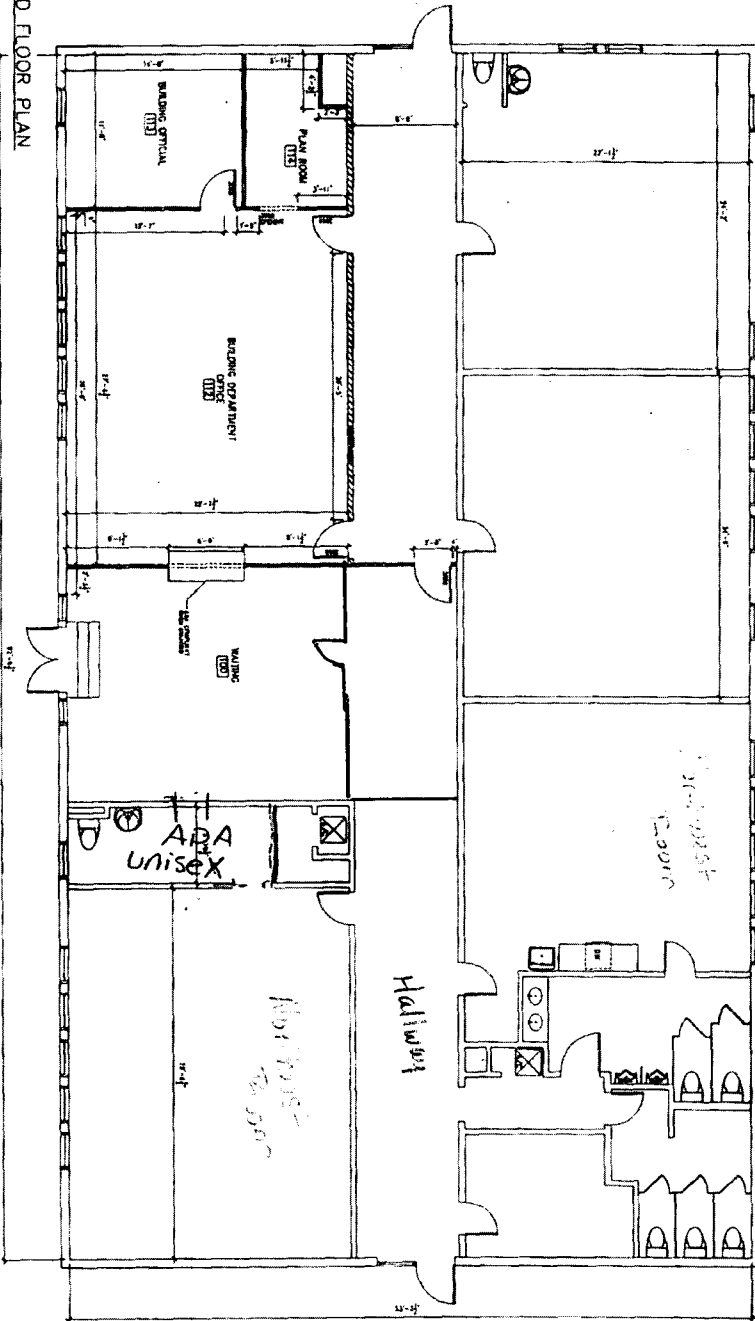



Title

DEMOLITION PLAN
SCALE 1/8" = 1'-0"



BUILDING DEPT. - PROPOSED FLOOR PLAN
SCALE 1/8" = 1'-0"



T / 1	
DATE	10/10/10
BY	JPA
REVISION	
NO.	
DATE	
BY	
REVISION	
NO.	
DATE	
BY	
REVISION	
NO.	

PROPOSED IMPROVEMENTS FOR:
WICKLINE CENTER

DAYTONA AVENUE
FLAGLER BEACH, FL 32136

JPA
JASON R. JORDAN, ARCHITECT
1000 W. DAYTONA AVENUE
SUITE 100
DAYTONA BEACH, FL 32117
407/255-1111
© 2010

CERTIFICATE OF LIABILITY INSURANCE

Section 7, Item e.

07/24/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Advantage Insurance Group, LLC 555 W Granada Blvd Ste D-11 Ormond Beach, FL 32174			CONTACT NAME: TOM REARDON PHONE (A/C No. Ext): 386-615-3353 E-MAIL ADDRESS: Tom@AdvantageInsGroup.com FAX (A/C No): 386-615-3351		
INSURED SALTY MINISTRIES, INC 160 E. GRANADA BLVD. ORMOND BEACH FL 32176			INSURER(S) AFFORDING COVERAGE INSURER A : Philadelphia Insurance INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :		
COVERAGES			NAIC #		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.									
INSR LTR	TYPE OF INSURANCE		ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	<input checked="" type="checkbox"/>	COMMERCIAL GENERAL LIABILITY	X	PHPK1727342	10/15/2018	10/15/2019	EACH OCCURRENCE	\$	1,000,000
	<input type="checkbox"/>	CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					DAMAGE TO RENTED PREMISES (Ea occurrence)	\$	100,000
	<input type="checkbox"/>						MED EXP (Any one person)	\$	5,000
	<input type="checkbox"/>						PERSONAL & ADV INJURY	\$	1,000,000
	<input type="checkbox"/>						GENERAL AGGREGATE	\$	2,000,000
GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:							PRODUCTS - COMP/OP AGG	\$	2,000,000
AUTOMOBILE LIABILITY									
<input type="checkbox"/>	ANY AUTO	<input type="checkbox"/>	SCHEDULED AUTOS				COMBINED SINGLE LIMIT (Ea accident)	\$	
<input type="checkbox"/>	OWNED AUTOS ONLY	<input type="checkbox"/>	NON-OWNED AUTOS ONLY				BODILY INJURY (Per person)	\$	
<input type="checkbox"/>	HIRED AUTOS ONLY	<input type="checkbox"/>					BODILY INJURY (Per accident)	\$	
<input type="checkbox"/>		<input type="checkbox"/>					PROPERTY DAMAGE (Per accident)	\$	
<input type="checkbox"/>	UMBRELLA LIAB	<input type="checkbox"/>	OCCUR					\$	
<input type="checkbox"/>	EXCESS LIAB	<input type="checkbox"/>	CLAIMS-MADE				EACH OCCURRENCE	\$	
<input type="checkbox"/>	DED	<input type="checkbox"/>	RETENTION \$				AGGREGATE	\$	
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below									
							PER STATUTE	OTH-ER	
							E.L. EACH ACCIDENT	\$	
							E.L. DISEASE - EA EMPLOYEE	\$	
							E.L. DISEASE - POLICY LIMIT	\$	
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / ETC.									

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER NAMED ADDITIONAL INSURED

CERTIFICATE HOLDER

CITY OF FLAGLER BEACH
ATTN: PENNY OVERSTREET, CITY CLERK
P.O. BOX 70 / 105 S. 2nd ST.
FLAGLER BEACH, FLORIDA 32136
386-517-2000-ext.233
386-517-2008 fax

email: poverstreet@cityofflaglerbeach.com

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

2/4/2025

Dale Martin and the Flagler Beach City Commission,

Let me start by saying thank you to the City for your partnership with Salty Church and for allowing us to use the Wickline buildings to serve our community in so many ways over the years. It has been a huge blessing, and we look forward to continuing to partner and serve into the future.

Ever since Salty Church received the news that the City wouldn't be renewing our lease agreement at the Wickline buildings we have been diligently searching for a new home for our campus. Our options in Flagler Beach were very limited so we've had to expand our search into parts of Palm Coast as well. Thankfully we have found a facility that looks very promising not too far into Palm Coast. We have given a LOI that has been accepted and are currently going through all the approvals for our buildout.

Completion of the buildout will no doubt take us past the end date of our current lease (May 20th), so we are asking the City to grant us an extended month-to-month lease agreement with the understanding that we would vacate as soon as our new building is ready to occupy. Thank you.

Sincerely,

Todd Frenier
Campus Pastor
Salty Church | Flagler Beach
todd@salty.org | 404-626-4886



STAFF REPORT

City Commission Regular Meeting

February 27, 2025



To: Elected Officials

From: Dale L. Martin, City Manager

Date: February 21, 2025

Item Name: Resolution 2025-17. A Resolution by the City Commission of the City of Flagler Beach, Florida, approving a conceptual design for the Moody Boulevard Reconfiguration for submission to the River To Sea Transportation Planning Organization for application to the Prioritized Projects Grant List; providing for conflict and an effective date.

Background: As described in the attached correspondence from the Volusia-Flagler Transportation Planning Organization (TPO), that organization is currently accepting applications. The applications received will be reviewed and prioritized for further study or implementation through federal and/or state transportation funds.

Several categories of projects will be considered:

- Traffic Operations, Safety, and Local Initiatives
- Bicycle/Pedestrian Local Initiatives
- Transportation Planning Studies
- Transportation Regional Incentive Program Eligible Projects (letter of support only)
- Shared Use Non-Motorized (SUN) Trail projects (letter of support only)

The City's 2003 charrette (formally titled "Flagler Beach & Flagler County Scenic Highway Charrette: A Plan for the Preservation of Flagler Beach and the A1A Corridor") describes the background of and concept for Moody Boulevard (see Attachment A).

Mr. Paul Mykytka, a resident, civil engineer, and "mobility advocate" has been contracted to prepare a conceptual plan for consideration by the City Commission. If acceptable, the conceptual plan will be further developed and refined for submission to the TPO for study and implementation.

Mr. Mykytka will share his concept and seek comments from the City Commission.

Fiscal Impact: The conceptual proposal from Mr. Mykytka costs \$4,500. If determined to proceed with a final proposal for TPO submission, the finalized drawings to support the TPO application will cost an additional \$4,500.

Staff Recommendation: Staff recommends approval of Resolution 2025-17.

Attachments:

- A- 2003 "Charrette" (portion)
- B- TPO Call for Projects
- Resolution 2025-17

RESOLUTION 2025-17**A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH APPROVING A CONCEPTUAL DESIGN FOR THE MOODY BOULEVARD RECONFIGURATION FOR SUBMISSION TO THE RIVER TO SEA TRANSPORTATION PLANNING ORGANIZATION FOR APPLICATION TO THE PRIORITIZED PROJECTS GRANT LIST; PROVIDING FOR CONFLICT AND AN EFFECTIVE DATE.**

WHEREAS, the “Flagler Beach & Flagler County Scenic Highway Charrette: A Plan for the Preservation of Flagler Beach and the A1A Corridor” (the “Charrette”) was the result of a public, seven-day charrette conducted between February 1 and February 7, 2003, with the results presented in June, 2003; and,

WHEREAS, the Charrette offered many recommendations to enhance the quality of life and the sense of community in Flagler Beach, including the reconfiguration (actually restoration) of Moody Boulevard to promote downtown cohesion, develop parking, and enhance pedestrian safety, but limited community action has pursued the recommendations of the Charrette; and,

WHEREAS, the Volusia-Flagler County River to the Sea Transportation Planning Organization has issued its annual call for projects (due March 31, 2025); and,

WHEREAS, City officials believe that the 2003 Charrette recommendations, specifically the reconfiguration of Moody Boulevard, remain viable, attractive, and eligible for consideration as an application to the Volusia-Flagler County River to the Sea Transportation Planning Organization; and,

WHEREAS, a preliminary conceptual plan for Moody Boulevard is offered (Exhibit A) for City Commission consideration;

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

SECTION 1. The City of Flagler Beach City Commission approves the preliminary conceptual design for the reconfiguration of Moody Boulevard (specifically between Flagler Avenue and Oceanshore Boulevard (Highway A1A).

SECTION 2. The City Commission directs the City Manager to prepare an application to the Volusia-Flagler County River to the Sea Transportation Planning Organization for study and/or implementation related to the reconfiguration of Moody Boulevard, with said design and application to be presented to the City Commission on March 27, 2025.

SECTION 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

SECTION 4. This Resolution shall become effective immediately upon passage as provided by law.

PASSED AND ADOPTED THIS 27th DAY OF FEBRUARY, 2025.

CITY OF FLAGLER BEACH, FLORIDA
CITY COMMISSION

ATTEST:

Patti King, Mayor

Penny Overstreet, City Clerk

Attachment
Exhibit A



DOWNTOWN MASTER PLAN

City of Flagler Beach, Florida

January 2006

RECONNECTING THE CITY

51



Reconnecting Downtown:

In order to "accommodate" traffic growth and create a reliable evacuation route, a 65-foot bridge replaced the old drawbridge, and Moody Boulevard (SR 100) was widened from a two-lane road with on-street parking on both sides, to a four-lane highway with a central turn lane and no on-street parking.

This widening overly satisfied traffic count and level of service demands, but at the same time it ruptured the city's downtown. This four-lane highway has divided the downtown area in two, making it very hard for pedestrians and even vehicles to cross this road. This division has affected retailers and residents alike.

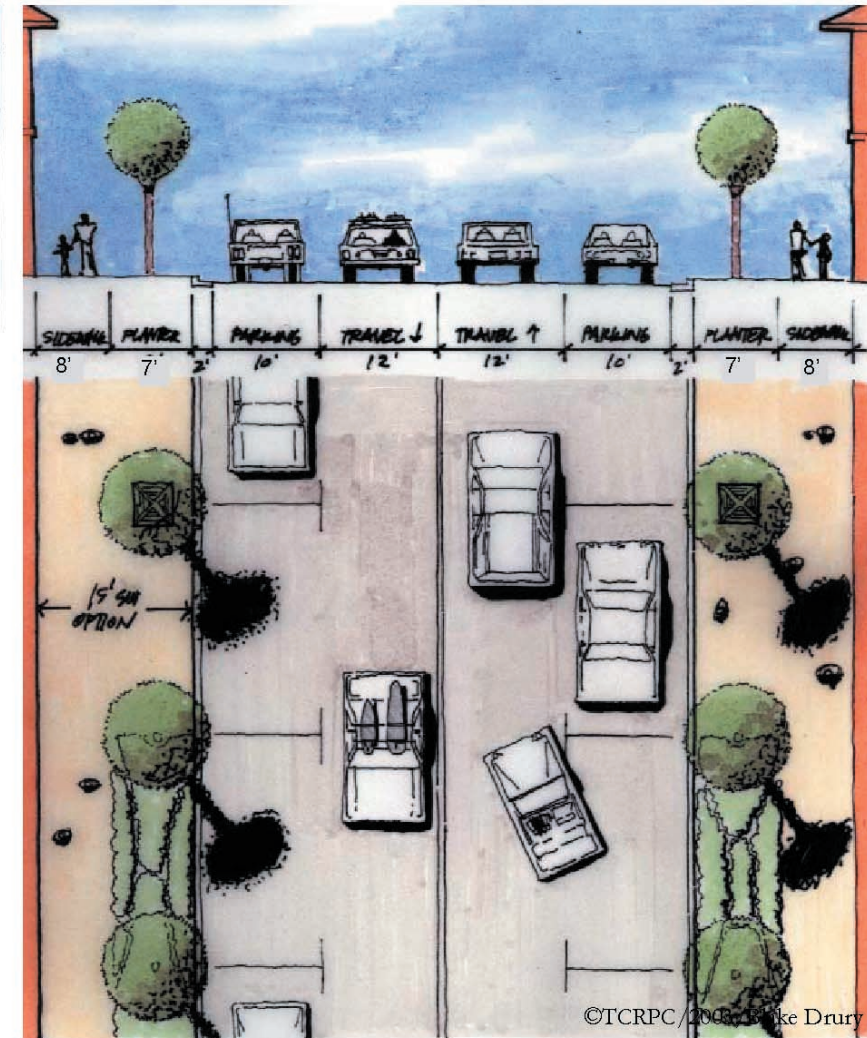
In an effort to reconnect the downtown area, the residents proposed narrowing Moody Boulevard and reinstating on-street parking along this road, if possible, without affecting the evacuation role of this route.

The master plan proposes a creative alternative that will turn Moody Boulevard into a two-lane road with on-street parking on both sides, without affecting the four-lane capacity of the road, necessary in case of an emergency evacuation as follows:

- No central turn lane
- Two 12' travel lanes
- Two 10' parking lanes: normally, parking lanes are no wider than 8', but in this particular condition, these parking lanes will act as travel lanes should there be need for an emergency evacuation. Parking spaces are only signaled by strips of paint. There are no bump-outs or physical elements constraining the road.
- Two 7' planting strips on both sides
- Two 8' sidewalks on both sides, shielding pedestrians from moving traffic with the strip of landscaping and a row of parked cars.

This proposal will serve several purposes:

- It will re-connect the downtown area, an important step towards the revitalization of the center as a whole,
- It will add additional parking opportunities for beach goers and locals
- It will slow speed along Moody Blvd., making it a more pedestrian oriented environment,



- It will create a roadway that is more in tune with the small town atmosphere that residents intend to preserve.

Additionally, the residents proposed the burying of power lines along this road. This is an important issue that, although very costly, will have a great impact on the overall appearance of the town. A phased approach over several years will be necessary to get this issue accomplished. The stretch of A1A between 3rd St. N, and 3rd St. S, and Moody Blvd. Between A1A and the bridge should be part of the first phase of the burying of utilities.

T R E A S U R E C O A S T R E G I O N A L P L A N N I N G C O U N C I L
I N D I A N R I V E R - S T . L U C I E - M A R T I N - P A L M B E A C H

RECONNECTING THE CITY



MOODY EXISTING

©TCRPC/2003/Shirley H. Monroe



MOODY PHASE I

©TCRPC/2003/Shirley H. Monroe



MOODY PHASE II

©TCRPC/2003/Shirley H. Monroe



MOODY ULTIMATE BUILDOUT

©TCRPC/2003/Shirley H. Monroe

Phased approach to the reconfiguration of Moody Blvd.

T R E A S U R E C O A S T R E G I O N A L P L A N N I N G C O U N C I L
I N D I A N R I V E R - S T . L U C I E - M A R T I N - P A L M B E A C H



Memorandum

To: [Distribution List]
From: Colleen Nicoulin, Executive Director
Date: January 23, 2025
Subject: Volusia-Flagler TPO's Annual Call for Projects

***** **FOR YOUR IMMEDIATE ATTENTION** *****

Announcing Volusia-Flagler TPO's Annual CALL FOR PROJECTS

The Volusia-Flagler Transportation Planning Organization (TPO) is now accepting applications for projects to be added to our List of Priority Projects. These applications will be used by the TPO to qualify and prioritize proposed transportation-related projects for feasibility study and/or implementation using federal and/or state transportation funding.

The deadline for submitting project applications is 4:00 p.m. on Monday, March 31, 2025.

All applications must be uploaded to the Volusia-Flagler TPO file transfer site:

[Click This Link to Upload Your Completed Application to the Volusia-Flagler TPO](#)

Only applications for transportation-related projects in the following Priority Project categories will be considered at this time:

- Traffic Operations, Safety, and Local Initiatives (traffic operations focused) Projects
- Bicycle/Pedestrian and B/P Local Initiatives (bicycle and pedestrian focused) Projects
- Transportation Planning Studies
- Transportation Regional Incentive Program (TRIP) Eligible Projects (letter of support only)
- Shared Use Non-Motorized (SUN) Trail projects (letter of support only)

Traffic Operations, Safety, and Local Initiatives Projects and Bicycle/Pedestrian and B/P Local Initiatives Projects

All state and/or federal funded projects that are not on the State Highway System (SHS) require a 10% local match for the feasibility study.

All state and/or federal funded projects that are not on the State Highway System (SHS) require a minimum 10% local match for project implementation.

Local Initiatives projects address complete streets retrofits, roundabouts, major technology improvements, climate change adaptation, aesthetics, and other improvements that support the goals of the Long Range Transportation Plan. Local initiative projects that focus on traffic operations will use the *Traffic Operations, Safety & Local Initiatives Project Application*; those that focus on bicyclists and pedestrians shall use the *Bicycle/Pedestrian and B/P Local Initiatives Project Application*.

The process for reviewing and ranking Traffic Operations, Safety, and Local Initiatives projects and Bicycle/Pedestrian and B/P Local Initiatives projects is as follows:

1. For each proposed project, the Applying Agency (project sponsor) will submit a completed Volusia-Flagler TPO Traffic Operations, Safety, and Local Initiatives Project Funding Application or Bicycle/Pedestrian and B/P Local Initiatives Project Funding Application. The application will indicate whether the Applying Agency is requesting a feasibility study or project implementation. The Volusia-Flagler TPO will accept an application for project implementation (design, right-of-way, construction) only if the proposed project has undergone a feasibility study or if a feasibility study will not be required.
2. Volusia-Flagler TPO staff will screen applications to ensure that they are complete and include only eligible improvements/activities.
3. Project applications for feasibility studies:
 - a. Applying Agency (project sponsor) will submit an official letter to the Volusia-Flagler TPO certifying that the project is supported by the Applying Agency and agreeing to pay its required local share (10%) of the cost for a required feasibility study.
 - b. Traffic Operations, Safety, and Local Initiatives projects will be preliminarily ranked by the TIP Subcommittee; Bicycle/Pedestrian and B/P Local Initiatives Project Applications will be preliminarily ranked by the BPAC Project Review Subcommittee. The Volusia-Flagler TPO Board will approve a final ranking of all projects.
 - c. The Volusia-Flagler TPO's consultant will perform a feasibility study on each proposed project in ranked order as funding becomes available. The Volusia-Flagler TPO will pay 90% of the study cost; the Applying Agency will be responsible for the remaining 10% (cash match).
4. Projects applications for project implementation (feasibility study or equivalent has been completed):
 - a. Applying Agency (project sponsor) will submit an application for project implementation, including the FDOT Project Information Application Form, and an official letter agreeing to provide the required local match for state and/or federal funds programmed on the project, and agreeing to pay for any cost overruns.
 - b. Traffic Operations, Safety, and Local Initiatives Project Applications will be preliminarily ranked by the TIP Subcommittee; Bicycle/Pedestrian and B/P Local Initiatives Project Applications will be preliminarily ranked by the BPAC Project Review Subcommittee. The Volusia-Flagler TPO Board will approve a final ranking of all projects.
 - c. The Volusia-Flagler TPO will coordinate with the Florida Department of Transportation (FDOT) to program the projects in FDOT's Work Program and the R2CTPO's Transportation Improvement Program (TIP) in the order of priority set by the Volusia-Flagler TPO Board.

Transportation Regional Incentive Program (TRIP) Eligible Projects

For projects to be listed on the Transportation Regional Incentive Program (TRIP) Eligible Projects list, project sponsors shall submit a letter of support listing any TRIP eligible project(s) which are ready to advance into the TPO's Transportation Improvement Program and FDOT's Work Program and provide a commitment of local matching funds, if required.

Shared-Use Non-Motorized (SUN) Trail Eligible Projects

For projects to be listed on the Shared-Use Non-Motorized (SUN) Trail Projects list, project sponsors shall submit a letter of support listing any SUN Trail projects(s) which are SUN Trail eligible and are anticipated to be submitted for SUN Trail funding during the Program's Call for Projects.

Updated Cost Estimates and Letter of Continuing Support

Project Sponsors shall submit a letter for any currently ranked project affirming their continued support to retain each project on the priority list and provide updated cost estimates for all unfunded phases of each project they sponsor on the Regionally Significant Non-SIS, Tier "A", and Tier "B" project lists. This letter must be submitted to the Volusia-Flagler TPO on or before 4:00 p.m. on Monday, March 31, 2025.

Application Process Support

To help with the application process, the following items will be available for download from the Volusia-Flagler TPO's website ([2025 Call for Projects Information](#)):

1. Memorandum Announcing Volusia-Flagler TPO's Annual Call for Projects
2. Schedule for the 2025 Priority Project Process
3. 2024 Adopted Lists of Priority Projects
4. Volusia-Flagler TPO's General Instructions for Project Applications
5. Volusia-Flagler TPO's Priority Project Application for Traffic Operations, Safety, and Local Initiatives Projects
6. Volusia-Flagler TPO's Priority Project Application for Bicycle/Pedestrian and B/P Local Initiatives Projects
7. Volusia-Flagler TPO's Priority Project Application for Transportation Planning Studies
8. Supporting Resolutions

For questions regarding Traffic Operations, Safety, and Local Initiatives Projects and Transportation Planning Studies, contact Colleen Nicoulin, (386) 226-0422, extension 20417.

For questions regarding Bicycle/Pedestrian and B/P Local Initiatives Projects, contact Stephan Harris, (386) 226-0422, extension 20428.

The deadline for submittal of all project funding applications, letters of support and updated cost estimates is 4:00 p.m. on Monday, March 31, 2025.
Applications submitted after the deadline will not be accepted.

All applications must be uploaded to the Volusia-Flagler TPO file transfer site:
[Click This Link to Upload Your Completed Application to the Volusia-Flagler TPO](#)



STAFF REPORT

Regular City Commission Meeting

February 27, 2025

To: Elected Officials

From: Dale L. Martin, City Manager

Date: February 21, 2025

Item Name: Resolution 2025-18. A Resolution by the City Commission of the City of Flagler Beach to award Project #591, Water Supply and Treatment Facilities Plan, to Mead & Hunt in an amount not to exceed \$59,348; providing for conflict and an effective date.

Background: Flagler Beach operates and maintains a municipal water system, drawing water from a series of four wells located in the vicinity of the Flagler County Executive Airport, approximately five miles west of the city limits. Once extracted, the City’s Water Treatment Plant prepares and distributes approximately 500,000 gallons of water daily to residents, businesses, and other users. The City’s Consumptive Use Permit (CUP), which allows for the extraction of water for treatment and distribution purposes, is approximately 900,000 gallons per day. Due to recent growth, the City has surpassed the threshold of daily usage at which point the State requires the City to plan for increased capacity and usage. Upon completion of this plan, the City, in conjunction with the regional water management district (St. Johns River Water Management District; SJRWMD) will seek to increase the CUP limit to 1,200,000 per day.

The additional water is needed to support the increased demand for water. Most of Flagler Beach’s growth has been residential in nature (as has the State of Florida’s with so many new residents transitioning from elsewhere in the State, other states, and other countries). A proposed development project, however, will potentially introduce substantial commercial and professional development to the City. The Water Supply and Treatment Facilities Plan is needed to provide a complete assessment of the City’s current capacity and projected future needs, which will lay the foundation to determine what improvements or new facilities are needed to accommodate growth and projected demand.

Fiscal Impact: Funding for the Project will be drawn from the City’s Water Treatment Plant budget, specifically the Improvements line. The S. Central Water Main Project was originally budgeted at \$900,000, but the contract was awarded for approximately \$615,000, allowing for the reallocation of remaining funds (\$285,000) to other water system/treatment plant improvements. The fee for the proposed plan development is \$59,348.

Staff Recommendation: Staff recommends approval of Resolution 2025-18, awarding the contract for Project #591, Water Supply and Treatment Facilities Plan, to Meade & Hunt in an amount not to exceed \$59,348.

Attachment:
Resolution 2025-18

RESOLUTION 2025-18

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, TO AWARD PROJECT #591, WATER SUPPLY AND TREATMENT FACILITIES PLAN, TO MEADE & HUNT IN AN AMOUNT NOT TO EXCEED \$59,348; PROVIDING FOR CONFLICT AND AN EFFECTIVE DATE.

WHEREAS, the City operates and maintains a municipal water system (the "Sysytem"), providing safe potable water to residents, businesses, and other agencies; and

WHEREAS, in order to expand the capacity of the System, the City must prepare a plan to accommodate recent growth and prepare for future growth; and,

WHEREAS, City staff solicited a proposal (Exhibit A) from Meade & Hunt, a consulting engineering firm included on the City's approved and qualified consultant register;

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

SECTION 1. The City of Flagler Beach City Commission approves the proposal submitted by Meade & Hunt in an amount not to exceed \$59,348 for services related to developing a Water Supply and Treatment Facilities Plan.

SECTION 2. The City Commission authorizes City Staff to issue a Notice to Proceed.

SECTION 3. All resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed.

SECTION 4. This Resolution shall become effective immediately upon passage as provided by law.

PASSED AND ADOPTED THIS 27th DAY OF FEBRUARY, 2025.

CITY OF FLAGLER BEACH, FLORIDA
CITY COMMISSION

ATTEST:

Patti King, Mayor

Penny Overstreet, City Clerk

Attachment:
Exhibit A



January 30, 2025

Bill Freeman
City Engineer
City of Flagler Beach
105 S 2nd St
Flagler Beach, FL 32136

Email: bfreeman@cityofflaglerbeach.com
Hard Copy Mailed Only on Request

Subject: Water Supply and Treatment Facilities Plan

Dear Mr. Freeman,

Mead & Hunt is pleased to provide this engineering scope of services and fee estimate for the above referenced project. The attached work assignment addresses the work activities we understand to be required. The scope includes engineering services to complete a Facilities Plan for the City's Water Treatment Plant (WTP) and wellfield. The Facilities Plan will also serve as supporting documentation for funding that the City may pursue for the recommended improvements.

We look forward to the opportunity to complete another successful project for the City of Flagler Beach. If you have any questions or require additional information, please contact me.

Sincerely,
MEAD & HUNT, Inc.

A blue ink signature of David King, P.E.

David King, P.E.
Vice President/Practice Leader

A blue ink signature of Russell Ferlita, Ph.D., P.E.

Russell Ferlita, Ph.D., P.E.
Practice Leader

DAK/RRF

Enclosure: Scope of Services and Fee Estimate

Mr. Bill Freeman
January 30, 2025
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CITY OF FLAGLER BEACH
SCOPE OF SERVICES
FOR
WATER SUPPLY AND TREATMENT FACILITIES PLAN

The Task Order is in conformance with the Agreement for Continuing Engineering Consulting Services, dated March 23, 2017, between the City of Flagler Beach (CITY) and Mead & Hunt, Inc. (MEAD & HUNT) and is referred to herein as the Contract.

GENERAL

The CITY is considering improvements to the CITY’s Water Treatment Plant (WTP) and wellfield to provide redundancy, increased operational flexibility, resiliency, saltwater intrusion mitigation, and other benefits. The CITY desires MEAD & HUNT to assist in the planning of these improvements. This planning work product will be prepared for the CITY’s future submittal to a funding agency as part of the application for funding opportunities.

SCOPE OF SERVICES

After receipt of authorization to proceed, MEAD & HUNT will provide the following services:

PHASE 1 – PROJECT MANAGEMENT

Project Coordination

MEAD & HUNT’S Project Manager (PM) will monitor and manage the project budget, schedule, and scope throughout the estimated seven (7) month project duration. The PM will manage the development of project work.

Project Kick-Off Meeting

MEAD & HUNT will coordinate and conduct one (1) virtual project kick-off meeting with the project team and CITY staff to review project goals, scope of work, team member roles, lines of communication, project schedule and administrative processes. Following the meeting, MEAD & HUNT will prepare a written summary of the project meeting and distribute it to the attendees.

Quality Assurance / Quality Control

MEAD & HUNT will implement, and the PM will monitor, a quality assurance and control process, which includes independent technical review of project technical work products before their submission to the CITY.

Deliverables – Project Management

- Kick-Off Meeting Agenda and Summary

Mr. Bill Freeman
January 30, 2025
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PHASE 2 – DATA COLLECTION AND SITE RECONNAISSANCE

MEAD & HUNT will conduct up to two (2) site visits to verify existing conditions and collect photographic data and obtain information on operational issues from operations as needed for the work.

PHASE 3 – FACILITIES PLAN

MEAD & HUNT will prepare a draft Facilities Plan (FP). The Facilities Plan is an engineering report that establishes project elements, costs, and environmental conditions. It includes cost benefit comparisons for the improvement alternatives. The FP serves as the primary guidance document needed to plan, design, permit, and construct the improvements. The FP will allow the CITY to pursue funding for the improvements. The funding may include design and/or construction. The FP will include the following: project understanding and goals, design alternatives, AACE Class 1 level/planning level project costs, and confirmation of project permitting requirements. The FP will be assembled in compliance with Florida Department of Environmental Protection (FDEP) guidance which will allow the City to pursue State revolving Fund (SRF) funding if desired.

A draft FP will be submitted to the CITY for review and comment. It is assumed the CITY will conduct their review in a two-week period. At the end of the CITY's review period, MEAD & HUNT will schedule and attend a draft FP review meeting. Following the review meeting, MEAD & HUNT will incorporate the CITY comments, finalize the FP, and submit such to the CITY.

MEAD & HUNT will assist the CITY with preparation of a CITY Commission resolution for the FP approval and will attend the Commission meeting to present the FP and answer questions. This public meeting is required by most funding programs to allow public participation on the project, capital cost, financial impact on customers, and evaluation of alternatives.

Deliverables – Facilities Plan

- Draft Facility Plan (electronic PDF format)
- Facility Plan Review Meeting Summary (electronic PDF format)
- Final Facility Plan (electronic PDF format)
- Facility Plan Power Point Presentation

PHASE 4 – LIMITED FUNDING ASSISTANCE

MEAD & HUNT will provide limited funding assistance by identifying current local, State and Federal funding opportunities. MEAD & HUNT will prepare a funding memorandum identifying the opportunities along with the program basic requirements, constraints and processes. MEAD & HUNT will submit the draft memorandum to the CITY for review and comment. Upon receipt of the CITY's comments, MEAD & HUNT will incorporate the CITY's comments and submit a final memorandum. If desired by the CITY, MEAD & HUNT will incorporate the funding opportunity information into the Facilities Plan presentation to City Commission.

Mr. Bill Freeman
January 30, 2025
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Deliverables – Limited Funding Assistance

- Draft Funding Opportunities Memorandum (electronic PDF format)
- Final Funding Opportunities Memorandum (electronic PDF format)

PHASE 5 – CONTINGENCY

If additional services are identified as needed or required during the duration of the project, MEAD & HUNT will request written approval from the CITY to utilize contingency funds for any additional work. This may include efforts needed to initiate pursuit of funding, if CITY decides to pursue such. MEAD & HUNT will not bill against the contingency funding without prior authorization from the CITY.

EXCLUSIONS

This scope of services excludes all items not specifically described herein, including:

- SRF loan efforts (Request for Inclusion, Capital Finance/Business Plan, Project Documentation Submittal, Loan Application Preparation, SRF Loan Agreement Review, etc.)
- Design and permitting of improvements

SCHEDULE

Mead & Hunt estimates the work included in this task order will be completed in accordance with the following schedule:

Phase/Task	Duration to Complete (calendar days)	Commencing Upon
<i>Phase 1 – Project Management</i>	<i>210 days</i>	<i>Receipt of notice to proceed</i>
<i>Kick-off Coordination</i>	<i>30 days</i>	<i>Receipt of notice to proceed</i>
<i>Phase 2 – Data Collection and Site Reconnaissance</i>	<i>30 days</i>	<i>Kick-off Meeting</i>
<i>Phase 3 – Facilities Plan</i>	<i>120 days</i>	<i>Completion of Phase 2</i>
<i>Phase 4 – Limited Funding Assistance</i>	<i>30 days</i>	<i>Submittal of Draft Facilities Plan</i>

The above timeframes include 30 days (total) of CITY review time.

COMPENSATION

The not-to-exceed cost for this Scope of Services, including Contingency, is **\$59,348** based on the following breakdown and estimated labor breakdown. The Contingency may only be expended upon written approval from the CITY.

Mr. Bill Freeman
January 30, 2025
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Phase/Task	Fee/Cost	Basis
Phase 1 – Project Management	\$6,474	Lump Sum
Phase 2– Data Collection and Site Reconnaissance	\$6,416	Lump Sum
Phase 3 – Facilities Plan	\$34,133	Lump Sum
Phase 4 – Limited Funding Assistance	\$6,930	Lump Sum
Subtotal	\$53,953	
Phase 5 – Contingency at 10%	\$5,395	TBD
TOTAL	\$59,348	

Phase	Description	Principal	Senior Client/Project Manager	Senior Engineer	Engineer I	Engineer I	Senior Technician	Technician II	Administrative Assistant	Administrative Assistant	Mileage	Total Task (\$)
	Hourly Rate	\$340.00	\$ 309.00	\$ 217.00	\$ 146.00	\$ 146.00	\$ 188.00	\$ 137.00	\$ 114.00	\$ 114.00	\$ 0.67	See Below
1	Project Management											
	Project Coordination		18							8		\$ 6,474
	Subtotals	0.0	18.0	0.0	0.0	0.0	0.0	0.0	0.0	8.0	0.0	\$ 6,474
2	Data Collection and Site Reconnaissance											
	Project Kick-Off Meeting	2	2		2		2	2				\$ 2,240
	Site Reconnaissance		8		8						\$ 536	\$ 4,176
	Subtotals	2.0	10.0	0.0	10.0	0.0	2.0	2.0	0.0	0.0	\$ 536	\$ 6,416
3	Facility Plan											
	Draft Facility Plan including QC	4	16	8	40	40	2	2	8			\$ 21,282
	Draft Facility Plan Review Meeting and Summary	2	3								\$ -	\$ 1,607
	Final Facility Plan including QC	2	8		16	16	8					\$ 9,328
	Commission Meeting and Presentation	2	4									\$ 1,916
	Subtotals	10.0	31.0	8.0	56.0	56.0	10.0	2.0	8.0	0.0	\$ -	\$ 34,133
4	Limited Funding Assistance											
	Draft Funding Memorandum						12.0	24.0				\$ 5,544
	Final Funding Memorandum						3.0	6.0				\$ 1,386
	Subtotals	0.0	0.0	0.0	0.0	0.0	15.0	30.0	0.0	0.0	\$ -	\$ 6,930
	TOTAL ALL TASKS	12.0	59.0	8.0	66.0	56.0	27.0	34.0	8.0	8.0	\$ 536	\$ 53,953
	Lump Sum Total											\$ 53,953
	Subs/Reimbursables											\$ -
	Contingency											\$ 5,395
	GRAND TOTAL											\$ 59,348

AUTHORIZATION:

The scope of services and compensation stated in this proposal are valid for a period of thirty (30) days from date of submission. If authorization to proceed is not received during this period, this proposal may be withdrawn or modified by MEAD & HUNT.

Accepted by: CITY OF FLAGLER BEACH

Approved by: MEAD & HUNT, INC.

By: _____

By:  _____

Name: _____

Name: David A. King, P.E.

Title: _____

Title: Vice President

The above person is authorized to sign for CITY and bind the CITY to the terms hereof.

Date: _____

Date: January 30, 2025

Mr. Bill Freeman
January 30, 2025
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PURSUANT TO FLORIDA STATUTE SECTION 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT OF MEAD & HUNT INC. MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

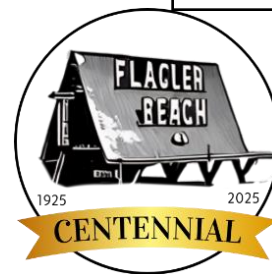
IF THE CONTRACTOR (MEAD & HUNT INC.) HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT (PROPOSAL), CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT Owner CITY HALL, CITY OF FLAGLER BEACH, P.O. BOX 70, FLAGLER BEACH, FL 32136-0070, City Clerk, Penny Overstreet, (386) 517-2000, Ext. 233, POverstreet@CityofFlaglerBeach.com..



STAFF REPORT

City Commission Regular Meeting

February 27, 2025



To: Elected Officials

From: Dale L. Martin, City Manager

Date: February 21, 2025

Item Name: Resolution 2025-19. A Resolution of the City of Flagler Beach, Florida, authorizing a sole source contract with Odyssey Manufacturing Co. to furnish and install replacement sulfuric acid tanks for the City of Flagler Beach Water Treatment Plant.

Background: Odyssey Manufacturing Co. last installed sulfuric acid tanks at Water Treatment Plant in October of 2012. These tanks typically last 10-12 years. The tanks are 13-years old and need to be replaced. Odyssey Manufacturing Co. is the only certified and authorized turn-key contractor in the peninsular Florida. Odyssey possesses extensive experience in chemical tank installation and repair, and are the only authorized sellers of Coastal Reliability chemical tanks in the area (see Sole Source Letter).

Fiscal Impact: \$51,800 from Water Treatment Plant Improvements; Water Treatment Plant Project No. 593, Replacement Sulfuric Acid Tanks.

Staff Recommendation: Approve the sole source contract with Odyssey Manufacturing Co.

Attachment:

Resolution 2025-19

Sole Source Letter from Coastal Reliability Solutions LLC

Odyssey Manufacturing Co. Proposal

RESOLUTION 2025-19

**A RESOLUTION OF THE CITY OF FLAGLER BEACH, FLORIDA,
AUTHORIZING A SOLE SOURCE CONTRACT WITH ODYSSEY
MANUFACTURING CO. TO FURNISH AND INSTALL PROJECT NO. 593,
REPLACEMENT SULFURIC ACID TANKS, FOR THE CITY OF FLAGLER BEACH
WATER TREATMENT PLANT, IN AN AMOUNT NOT TO EXCEED \$51,800;
PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

SECTION 1. That the City of Flagler Beach hereby approves Exhibit “A” – Proposal to Supply Replacement
Sulfuric Acid Tanks for the City of Flagler Beach Water Treatment Plant (WTP).

SECTION 2. All resolutions or parts of resolutions in conflict herewith be and the same are hereby
repealed.

SECTION 3. All resolutions or parts of resolutions in conflict herewith be and the same are hereby
repealed.

SECTION 4. This Resolution shall become effective immediately upon passage as provided by law.

PASSED AND ADOPTED THIS _____ DAY OF FEBRUARY 2025.

CITY OF FLAGLER BEACH, FLORIDA
CITY COMMISSION

ATTEST:

Patti King, Mayor

Penny Overstreet, City Clerk



ODYSSEY

MANUFACTURING CO.

December 5, 2024

Mr. Jim Ramer
City of Flagler Beach
Water Treatment Plant
4680 Seminole Woods Blvd.
Palm Coast, FL 32137

Re: **PROPOSAL TO SUPPLY REPLACEMENT SULFURIC ACID TANKS FOR THE CITY OF FLAGLER BEACH WTP**

Dear Jim,

As a follow-up to your request, Odyssey Manufacturing Co. is pleased to provide the following proposal to furnish and install replacement sulfuric acid tanks for the City of Flagler Beach Water Treatment Plant (WTP).

Current Situation

Odyssey installed two 3,050-gallon double-walled 93% sulfuric acid tanks at the City of Flagler Beach WTP in October 2012. The tanks measure 96" in diameter and are 138" tall. These tanks typically last 10 to 12 years. We would recommend budgeting to replace these tanks in FY 2025.

Discussion of Proposed Solution

Based on a discussion of all of your options, the City of Flagler Beach chose to downsize the tanks to 2,550-gallon each (which still allows full tanker deliveries of 3,200 gallons) and to raise the tanks up with new housekeeping pads to allow them to be fully drained. As you know, the plant only uses about 10 – 15 gpd of 93% sulfuric acid so the tanks could be down-sized and still achieve the required regulatory storage amount of greater than thirty (30) days. Per our discussion, by staying with 93% acid, all of the piping must remain in kynar (PVDF). All of the proposed work would be done in such a manner using temporary tanks to keep the sulfuric acid system operational during the construction. The work includes removal and legal disposal of the existing tanks.

Odyssey proposes to furnish and install two Assmann 2,550-gallon HDLPE double-walled tanks rated for 2.2 specific gravity. The tanks measure 96" in diameter and are 119" tall. The top of the tank will have a 2" fill line, a 4" fitting for an ultrasonic level sensor, a 24" safe surge man way and a 3" vent. We will install a 1" flanged fitting on the bottom of the outer tank and install a valve and pipe to the sump to allow the operator to check for leaks from the primary to the secondary tanks. The vent line will be run to an existing desiccant system. The top sidewall will have a 3" overflow fitting running to an existing sump. The bottom sidewall fitting will have a 2" Hastelloy C double-flanged fitting tied to a 2" isolation ball valve. We will downsize the bottom feed piping to 1" out of the valve to a 1" flexible connection to another 1" valve to the feed equipment. There will be a 1" line with a valve run off of the feed header for each tank to the existing sump to allow each tank to be drained. The feed header will have a "T" with a 1/2" line for a sight-glass. All piping shall be kynar piping with the exception of the vent and overflow lines which shall be Schedule 80 CPVC to save money. The tanks have an twelve-week lead time. The tanks have a three-year parts and labor warranty. As part of the

MANUFACTURERS OF **ULTRA-CHLOR** (800) ODYSSEY
THE CLEAR SOLUTION www.odysseymanufacturing.com

1484 MASSARO BLVD • TAMPA, FL 33619 • (813) 635-0339 • FAX (813) 630-

work, we will install a tank restraint system consisting of floor L-brackets and SS316 cables. The cost of this option is \$51,800.

At one point, you were having trouble draining the tanks down. Since then, we re-piped the system to eliminate a lot of the twists and turn and hopefully this is not an issue anymore. Since the tanks in Options #2 through #4 are shorter than the existing tanks, as an option we can increase the height of the existing housekeeping pads for the tanks if you still feel this is necessary. My recommendation is to only raise the height of the existing concrete pads by 12". We will use a temporary tank to feed the sulfuric acid during the concrete work. The new pads will contain 4,000 psi concrete. We will dowel in #5 rebar in a 12" grid on the existing pad and tie this to a 12" x 12" grid about 4" off of the top of the existing housekeeping pad. The cost to increase the height of these housekeeping pads is \$7,900.

As you know, Odyssey is a licensed plumbing and general contractor who specializes in chemical system design, installation and service work. We have installed over 3,500 chemical systems in Florida including five in neighboring Bunnell and eight in neighboring Palm Coast and four in the City of Flagler Beach just to name a few. We are the only entity in Florida who owns kynar fusion welders and stocks kynar piping and have three of them, so we are able to easily do the work.

Thank you for your consideration. Please do not hesitate to contact me at (813) ODYSSEY or cellular (813) 335-3444 if I can be of further assistance.

Sincerely,



Patrick H. Allman
General Manager

C: (1) Ehab Hashem, Flagler Beach



February 21, 2025

Mr. Jim Ramer
City of Flagler Beach
Water Treatment Plant
4680 Seminole Woods Blvd.
Palm Coast, FL 32137

Re: **SOLE SOURCE LETTER FOR ASSMANN TANK INSTALLATION TO THE
CITY OF FLAGLER BEACH UTILITIES DEPARTMENT**

Dear Jim,

As a follow-up to your request, the purpose of this letter is to document that Odyssey Manufacturing Co. is the only factory authorized and qualified contractor for Assmann tank installation in the State of Florida. Additionally, we are the only factory authorized dealer in the State of Florida for warranty repairs.

Thank you for your consideration. Please call me if you have any questions. We look forward to the opportunity to serve your chemical system needs in the future. Please do not hesitate to contact me at (813) ODYSSEY or cellular (813) 335-3444 if I can be of further assistance.

Sincerely,

Patrick H. Allman
General Manager



STAFF REPORT

City Commission Regular Meeting

February 27, 2025



To: Elected Officials

From: Dale L. Martin, City Manager

Date: February 21, 2025

Item Name: Resolution 2025-20. A Resolution by the City Commission of the City of Flagler Beach, Florida declaring certain items as surplus; providing for conflict and an effective date.

Background: After extensive use and expected service, City assets are often declared, through action by the City Commission, as surplus and disposed of through various means, including online auctions.

The Police Department has taken five vehicles out of service and requests that these vehicles be declared surplus property and offered for auction.

Fiscal Impact: The proceeds from the auction will be added to the General Fund budget (Sale of Assets)

Staff Recommendation: Staff recommends approval of Resolution 2025-20.

Attachment:
Resolution 2025-20

RESOLUTION 2025-20

A RESOLUTION BY THE CITY OF FLAGLER BEACH, FLORIDA,
DECLARING CERTAIN PROPERTY AS SURPLUS; PROVIDING FOR
CONFLICT AND AN EFFECTIVE DATE HEREOF.

WHEREAS, City Staff recommends the items listed in the attached Exhibit “A” be declared surplus,
the surplus items will be sent to auction, and

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

SECTION 1. The following property listed as Exhibit “A” is declared surplus and will be auctioned.

SECTION 2. All resolutions or parts of resolutions in conflict herewith be and the same are hereby
repealed.

SECTION 3. This Resolution shall become effective immediately upon passage as provided by law.

PASSED AND ADOPTED THIS 27TH DAY OF FEBRUARY 2024.

CITY OF FLAGLER BEACH, FLORIDA
CITY COMMISSION

ATTEST:

Patti King, Mayor

Penny Overstreet, City Clerk

Exhibit "A" to Resolution 2025-20

Item	Department	Model	VIN/Serial	Asset #	License Plate
2015 Ford	Police	Police Interceptor Sedan	1FAHP2L8XFG133625	05413	XE4420
2015 Ford	Police	Police Interceptor Sedan	1FAHP2L81FG133626	05412	XE4422
2016 Ford	Police	Police Interceptor Sedan	1FAHP2L89GG104179	05309	XF1503
2018 Ford	Police	Police Interceptor Sedan	1FAHP2181JG110033	055311	XG2022
2017 Ford	Police	Police Interceptor Sedan	1FAHP2L85HG028831	05317	237655