

**HARBOUR WATERWAY
SPECIAL DISTRICT
Agenda**

Thursday
November 13, 2025
6:00 pm

Resurrection Episcopal Church
12355 Fort Caroline Rd.
Jacksonville, FL. 32225

- I. Introduction**
 - a. Call to Order
 - b. Roll Call / Quorum
- II. Administrative**
 - a. Approval of Minutes
 - i. Minutes from October 9, 2025*
- III. District Business**
 - a. JEA Tower Raising Project
 - b. Spoil Site Disposal Activity
 - i. Hal Jones*
 - ii. Harbortown Marina*
 - c. Boat Ramp Renovation
 - i. USACE Permit ISSUED*
 - ii. Replace bulkhead, replace fixed dock, Marina Gate, and boat ramp*
 - d. Amendment to Ordinance 2023-351, Resolution 2025-09
 - e. Waterway Rules & Regulations
 - i. Dock Approvals*
- IV. Financial**
 - a. 2024 non-Ad Valorem Tax Rebate – Resolution 2025-08
 - b. FY 2024-25 Annual Audit scheduled to begin
 - c. Approval to disburse funds
- V. District Schedule**
 - a. Next Scheduled Board Meeting – *Thursday, December 11, 2025*
- VI. Other Business**
 - a. Legal and Compliance Issues
- VII. Comments and Questions from Audience**
- VIII. Adjournment of HWSD Meeting**

HARBOUR WATERWAY SPECIAL DISTRICT

Meeting Minutes

Tuesday, October 9th, 2025

I. Introduction

The Harbour Waterway Special District (HSWD) meeting of the Board of Supervisors was held on October 9th, 2025, at Resurrection Episcopal Church. The meeting was called to order at 6:01 pm. In attendance were Rick Fornos, Mike Brande, Bob Birtalan and District Manager Stanley Pipes. It was noted that there was a quorum present. Harbour Waterway attorney Wayne Flowers was present. Caroline Birtalan was present as recording secretary.

II. Administrative

Approval of minutes from September 11th, 2025 – A Motion was made to approve the meeting minutes; Motion Carried.

III. District Business

HWSD Mission Statement – The purpose of creating this mission statement is to show who the Harbour Waterway Special District serves, what we do, and what we have accomplished.

JEA Tower raising project – The JEA construction on Reed Island continues to make progress daily.

Spoil Site Disposal – Various new dredging projects are currently in the works.

HWSD Marina- The boat ramp permit is in the final approval stage with the supervisors of FDEP.

Southern Bulkhead Replacement- Fincantieri awaiting DOT approval for material removal at their shipyard.

Waterway rules and regulations- No current news.

IV. Financial

FY 2024-25 Audit – All necessary audit documents are due to be finalized by October 27th.

A motion was made to approve the requested disbursements for District Manager billing, admin services, legal services, meeting room, payroll & withholding tax, landscape services, JEA- Marina utilities, Truist credit card, FL Association of Special Districts Membership, and palm tree and marsh undergrowth removal, totaling \$16,170.52; Motion Carried.

The total available funds in the HWSD general fund account after disbursements as of September 30, 2025 is \$2,436,464.92. Total Projected Available funds after FY Operating and Project expenses through June 2026 are \$2,049,082.30.

V. District Schedule

The next meeting is scheduled for Thursday, November 13, 2025.

The HWSD meetings will take place on the second **THURSDAY** of each month.

VI. Legal Business

Nothing new to report at this time.

VII. Adjournment

No comments or questions from the public. The meeting was adjourned at 7:00 PM.

Respectfully Submitted,

Caroline Goodrich
Recording Secretary

Robert P. Birtalan
Secretary / Treasurer

**HARBOUR WATERWAY SPECIAL DISTRICT
RESOLUTION NO. 2025-08**

**A RESOLUTION OF THE HARBOUR WATERWAY SPECIAL DISTRICT,
DUVAL COUNTY, FLORIDA, AUTHORIZING PARTIAL REBATES ON
NON-AD VALOREM ASSESSMENTS PAID BY PROPERTY OWNERS
WITHIN THE DISTRICT ON THE 2024 ASSESSMENT ADOPTED BY
THE DISTRICT THROUGH RESOLUTION NO. 2024-05; PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, on July 9, 2024, pursuant to notice, the Harbour Waterway Special District (“HSSD”) Board of Supervisors (“Board”), as authorized by City of Jacksonville Ordinance No. 2010-725-E (“Ordinance”), adopted Resolution 2024-05, imposing a non-ad valorem assessment on properties with the HWSD, to fund its fiscal year 2024-2025 budget; and

WHEREAS, also in accordance with the Ordinance, the Board, on April 8, 2025, adopted Resolution 2025-06 adopting its fiscal year 2025-2026 budget; and

WHEREAS, as a consequence of receipt of total revenues during fiscal year 2024-2025 together with projected revenues that will be received during the remainder of fiscal year 2025-2026, the District will have more than sufficient revenues to enable the HWSD to meet all of its financial obligations and operating expenses during the current fiscal year; and

WHEREAS, the Board has determined that it is in the public interest to provide a partial rebate of the non-ad valorem assessment to property owners in the HWSD who are in compliance with HWSD Waterway Rules and Regulations and have paid the non-ad valorem assessment billed to them by the City of Jacksonville Tax Collector in November 2024, based on Resolution No. 2024-05 (hereinafter “2024-2025 Assessment”), rather than placing those funds in reserve or re-appropriating those funds to another purpose; and

WHEREAS, through this Resolution, the Board establishes the pre-requisite conditions for payment of the rebate and the process for payment of the rebate.

NOW THEREFORE, Be it Resolved by the Board of the HWSD that:

Section 1. The Board authorizes a rebate payment to property owners in the District who have paid the 2024-2025 Assessment. The rebate payment for each parcel within the HWSD shall be as shown on the attached Exhibit “A”.

Section 2. Only property owners who are in compliance with HWSD Waterway Rules and Regulations and have paid the 2024-2025 Assessment shall be eligible to receive the rebate payment shown on Exhibit “A”, which does not include holders of tax certificates related to the 2024-2025 non-ad valorem assessment.

Section 3. In order to receive the rebate payment, the property owner holding title to a parcel shown on Exhibit “A” shall provide a receipt or other proof to the District Manager for the HWSD that the 2024-2025 Assessment has been paid for the parcel for which the application is submitted.

Section 4. The rebate payment will be made only to the person(s) or entity shown as owner of the property on the current records of the City of Jacksonville Property Appraiser.

Section 5. No interest will be due or payable from the District to any property owner on any rebate payment, regardless of when a request for payment of same is received by the District or when a rebate payment is made to the appropriate property owner.

Passed and adopted this 13th day of November 2025.

Board Chair

Attest:

Board Secretary

HARBOUR WATERWAY SPECIAL DISTRICT

PROPOSED 2024 NON-AD VALOREM ASSESSMENT

STRAP	OWNER	PARCEL LOCATION					NON-AD VALOREM	NON-AD VALOREM
		ADDRESS	STREET	CITY	ST	ZIP	ASSESSMENT	REBATE
R-160258-0002	HARBOUR WATERWAY SPECIAL DISTRICT	0	ASHLEY MANOR WAY	JACKSONVILLE	FL	32225	0.00	0.00
R-160258-0004	HARBOUR WATERWAY SPECIAL DISTRICT	0	ASHLEY MANOR WAY	JACKSONVILLE	FL	32225	0.00	0.00
R-160258-0010	HARBOUR WATERWAY SPECIAL DISTRICT	0	ASHLEY MANOR WAY	JACKSONVILLE	FL	32225	0.00	0.00
R-160259-0000	HARBOUR WATERWAY SPECIAL DISTRICT	0	ASHLEY MANOR WAY	JACKSONVILLE	FL	32225	0.00	0.00
R-160266-0900	HARBOUR WATERWAY SPECIAL DISTRICT	0	HARBOUR NORTH CT	JACKSONVILLE	FL	32225	0.00	0.00
R-160266-1150	HARBOUR WATERWAY SPECIAL DISTRICT	4639	HARBOUR NORTH CT	JACKSONVILLE	FL	32225	0.00	0.00
R-160671-0080	HARBOUR WATERWAY SPECIAL DISTRICT	0	HARBOUR WOODS DR	JACKSONVILLE	FL	32225	0.00	0.00
R-160620-0000	WEST PATRICIA A TRUST	11420	STARBOARD DR	JACKSONVILLE	FL	32225-4045	2,000.00	1,000.00
R-160661-0034	KOIVISTO JAMES H	11305	PORTSIDE DR	JACKSONVILLE	FL	32225-1516	2,000.00	1,000.00
R-160627-0000	HARRIS BRENDA	11518	STARBOARD DR	JACKSONVILLE	FL	32225-1015	2,000.00	1,000.00
R-160661-0042	MACCURRACH CAROL C LIFE ESTATE	11231	PORTSIDE DR	JACKSONVILLE	FL	32225-1516	2,000.00	1,000.00
R-160671-0070	JOYCE HAYES TRUST	4418	W BEACON DR	JACKSONVILLE	FL	32225-1001	2,000.00	1,000.00
R-160661-0016	NEWMAN RAYMOND H	11517	PORTSIDE DR	JACKSONVILLE	FL	32225-1518	2,000.00	1,000.00
R-160583-0060	HARRELL OTIS C	11230	BEACON DR	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160661-0012	HUNSAKER JANNETJE	11541	PORTSIDE DR	JACKSONVILLE	FL	32225-1518	2,000.00	1,000.00
R-160684-7054	DELUCIA THERESA W	4449	HARBOUR NORTH CT	JACKSONVILLE	FL	32225-1084	2,000.00	1,000.00
R-160684-7057	SHELFER MARGARET S	4452	HARBOUR NORTH CT	JACKSONVILLE	FL	32225-1083	2,000.00	1,000.00
R-160684-7078	DOHERTY JOANNE K	4518	HARBOUR NORTH CT	JACKSONVILLE	FL	32225-1079	2,000.00	1,000.00
R-160684-7108	MCDILL AUDREY A LIFE ESTATE	4544	HARBOUR NORTH CT	JACKSONVILLE	FL	32225-1079	2,000.00	1,000.00
R-160266-2048	LUEDERS LIVING TRUST	4337	HARBOUR ISLAND DR	JACKSONVILLE	FL	32225-1565	2,000.00	1,000.00
R-160684-7230	BRANDE MICHAEL L	4658	HARBOUR NORTH CT	JACKSONVILLE	FL	32225-1085	2,000.00	1,000.00
R-160661-0300	MARSHALL ALAN M	4224	LEEWARD PT	JACKSONVILLE	FL	32225-1513	2,000.00	1,000.00
R-160266-2070	BAILEY ROBERT E	4225	HARBOUR ISLAND DR	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160629-0000	PIPES STANLEY H JR	11554	STARBOARD DR	JACKSONVILLE	FL	32225-1015	2,000.00	1,000.00
R-160661-0075	ANDERSON BRUCE L	11211	PORTSIDE DR	JACKSONVILLE	FL	32225-1516	2,000.00	1,000.00
R-160684-7072	POOLE STANLEY O	4492	HARBOUR NORTH CT	JACKSONVILLE	FL	32225-1083	2,000.00	1,000.00
R-160684-7075	PEPER RICHARD C JR	4510	HARBOUR NORTH CT	JACKSONVILLE	FL	32225-1079	2,000.00	1,000.00
R-160684-7024	ST GERMAINE MARY E.	4464	BAY HARBOUR DR	JACKSONVILLE	FL	32225-1046	2,000.00	1,000.00
R-160684-7116	MCCLAIN CLYDE D JR	4596	HARBOUR NORTH CT	JACKSONVILLE	FL	32225-1079	2,000.00	1,000.00
R-160266-2064	NAMASTE TRUST ET AL	11194	SCHOONER CT	JACKSONVILLE	FL	32225-1561	2,000.00	1,000.00
R-160266-2062	BIRTALAN ROBERT P	11191	SCHOONER CT	JACKSONVILLE	FL	32225-1561	2,000.00	1,000.00
R-160684-7051	CARTER JERRY W	4455	HARBOUR NORTH CT	JACKSONVILLE	FL	32225-1084	2,000.00	1,000.00
R-160583-0030	HUDSON DONALD R	11268	BEACON DR	JACKSONVILLE	FL	32225-4044	2,000.00	1,000.00
R-160677-0100	WINKLER GREGORY F	4458	W BEACON DR	JACKSONVILLE	FL	32225-1001	2,000.00	1,000.00
R-160266-2020	DAVIS GLENN R	4308	HARBOUR ISLAND DR	JACKSONVILLE	FL	32225-1564	750.00	375.00
R-160621-0000	JACKSON RONALD T	11430	STARBOARD DR	JACKSONVILLE	FL	32225-4045	2,000.00	1,000.00
R-160266-2025	REGAN DAVID M	4330	HARBOUR ISLAND DR	JACKSONVILLE	FL	32225-1564	750.00	375.00
R-160266-1200	BROCK LINDSEY C III	11042	HARBOR CAY CT	JACKSONVILLE	FL	32225-4043	2,000.00	1,000.00
R-160266-2060	FERRARO ALBERT J JR	11187	SCHOONER CT	JACKSONVILLE	FL	32225-1561	2,000.00	1,000.00
R-160266-2074	WARREN GEORGE WAYNE TRUST ET AL	4215	HARBOUR ISLAND DR	JACKSONVILLE	FL	32225-1563	2,000.00	1,000.00
R-160625-0000	BRYAN PATRICK	11474	STARBOARD DR	JACKSONVILLE	FL	32225-4045	2,000.00	1,000.00

HARBOUR WATERWAY SPECIAL DISTRICT
PROPOSED 2024 NON-AD VALOREM ASSESSMENT

STRAP	OWNER	PARCEL LOCATION					NON-AD VALOREM	NON-AD VALOREM
		ADDRESS	STREET	CITY	ST	ZIP	ASSESSMENT	REBATE
R-160684-5035	RIVENBURGH CHRISTINA	11002	HARBOR CAY CT	JACKSONVILLE	FL	32225-4043	2,000.00	1,000.00
R-160661-0308	GIBSON TERRY L	4174	LEEWARD PT	JACKSONVILLE	FL	32225-1512	2,000.00	1,000.00
R-160684-7027	LAVELLE CHRISTOPHER A	4472	BAY HARBOUR DR	JACKSONVILLE	FL	32225-1046	2,000.00	1,000.00
R-160628-0010	MILL SHORT OF AN HEIR REVOCABLE TRUST	11540	STARBOARD DR	JACKSONVILLE	FL	32225-1015	2,000.00	1,000.00
R-160266-2044	TODD MARK E	4407	HARBOUR ISLAND DR	JACKSONVILLE	FL	32225-1567	2,000.00	1,000.00
R-160266-2068	VONGSAY THONGPHAT ET AL	4229	HARBOUR ISLAND DR	JACKSONVILLE	FL	32235	1,000.00	500.00
R-160266-2028	LE NHUT T	4459	HARBOUR ISLAND DR	JACKSONVILLE	FL	32225-1555	2,000.00	1,000.00
R-160661-0032	BOND NEVA F ET AL	11319	PORTSIDE DR	JACKSONVILLE	FL	32225-1516	2,000.00	1,000.00
R-160684-7225	LUBECKE MICHAEL R	4650	HARBOUR NORTH CT	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160661-0018	WELLBORN EUGENE D LIFE ESTATE	11505	PORTSIDE DR	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160661-0014	BAGLINO JOSPEH B	11529	PORTSIDE DR	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160684-7069	HALE LARRY G	4484	HARBOUR NORTH CT	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160266-2032	HUMPHREYS MARK D	4447	HARBOUR ISLAND DR	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160266-1160	PADGETT DON G J	11066	HARBOR CAY CT	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160266-2034	BURDIAN STEPHEN V	4439	HARBOUR ISLAND DR	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160684-7104	SWANSON TRUST	4526	HARBOUR NORTH CT	JACKSONVILLE	FL	32225-1079	2,000.00	1,000.00
R-160661-0305	WHITE LANNIE D	4210	LEEWARD PT	JACKSONVILLE	FL	32225-1513	2,000.00	1,000.00
R-160266-2052	JONES AMANDA N	4325	HARBOUR ISLAND DR	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160266-2078	MOLITORIS MICHAEL J	4205	HARBOUR ISLAND DR	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160661-0026	LEVANDER THOMAS JOSEPH	11401	PORTSIDE DR	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160684-7215	D&G LAND TRUST	4636	HARBOUR NORTH CT	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160266-2040	BRANDENBURG BETTY M ET AL	4419	HARBOUR ISLAND DR	JACKSONVILLE	FL	32225-1567	2,000.00	1,000.00
R-160661-0020	ENGLE JOANNA MYERS	11441	PORTSIDE DR	JACKSONVILLE	FL	32225-1516	2,000.00	1,000.00
R-160583-0050	BLANTON CHRISTOPHER J	11240	BEACON DR	JACKSONVILLE	FL	32225-4044	2,000.00	1,000.00
R-160661-0024	BARRANCO JOHN CHARLES JR	11415	PORTSIDE DR	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160684-5033	SUGGS STACI S	11000	HARBOR CAY CT	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160677-0070	FREUND BRUCE A	4426	W BEACON DR	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160677-0080	FORNOS RICARDO LIFE ESTATE ET AL	4434	W BEACON DR	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160266-2024	WILLIAMS JUDD ET AL	4322	HARBOUR ISLAND DR	JACKSONVILLE	FL	32225	500.00	250.00
R-160266-2036	CRUZ ANTHONY ALBERT	4431	HARBOUR ISLAND DR	JACKSONVILLE	FL	32225-1567	2,000.00	1,000.00
R-160677-0090	CHUN CONRAD C	4450	W BEACON DR	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160684-5045	KEANE CHRISTOPHER MARK	11018	HARBOR CAY CT	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160619-0000	LOVELY WALLACE G	11350	BEACON DR	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160626-0000	ANDERSON JOHN	11506	STARBOARD DR	JACKSONVILLE	FL	32225-1015	2,000.00	1,000.00
R-160266-2066	JONES MICHAEL P	11188	SCHOONER CT	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160583-0040	CARROLL FRANK J	11250	BEACON DR	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160684-5050	WHALEY MAARSHALL ET AL	11034	HARBOR CAY CT	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160266-2080	TOMLINE DARLENE	4201	HARBOUR ISLAND DR	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160266-1180	DRACIC ANES	11050	HARBOR CAY CT	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160266-2042	CAUDLE AUBREY B	4413	HARBOUR ISLAND DR	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160583-0020	BRUINSMA AUDREY ALLISON	11308	BEACON DR	JACKSONVILLE	FL	32225	2,000.00	1,000.00

HARBOUR WATERWAY SPECIAL DISTRICT
PROPOSED 2024 NON-AD VALOREM ASSESSMENT

STRAP	OWNER	PARCEL LOCATION					NON-AD VALOREM	NON-AD VALOREM
		ADDRESS	STREET	CITY	ST	ZIP	ASSESSMENT	REBATE
R-160684-7060	CLARE JONATHAN ANDREW	4460	HARBOUR NORTH CT	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160623-0000	FOXX LATEYA	11452	STARBOARD DR	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160684-7112	SHEQI ROLAND	4560	HARBOUR NORTH CT	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160266-2057	EDWARDS SANJAE E	4305	HARBOUR ISLAND DR	JACKSONVILLE	FL	32225-1565	1,000.00	500.00
R-160661-0030	CUGINI BRANDON JAMES	11333	PORTSIDE DR	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160628-0000	KANE DANA	11528	STARBOARD DR	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160266-2038	PALMER TIMOTHY A	4425	HARBOUR ISLAND DR	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160661-0038	TREVASKIS FAMILY TRUST	11257	PORTSIDE DR	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160684-7235	DCP LIVING TRUST	4666	HARBOUR NORTH CT	JACKSONVILLE	FL	32225	<u>2,000.00</u>	<u>1,000.00</u>
R-160661-0040	HAWN JERRY J	11245	PORTSIDE DR	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160684-7210	BURT ARTHUR WADSWORTH JR ET AL	4628	HARBOUR NORTH CT	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160266-2030	LE NHUT TUAN	4453	HARBOUR ISLAND DR	JACKSONVILLE	FL	32225-1555	2,000.00	1,000.00
R-160661-0036	FORD MARK	11267	PORTSIDE DR	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160684-7066	SHOUP RYAN	4476	HARBOUR NORTH CT	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160684-7106	TIETJEN IAN SWEENEY	4534	HARBOUR NORTH CT	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160266-2054	GIBBS ROBERT KINGSLEY JR	4317	HARBOUR ISLAND DR	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160266-2055	ERIKSEN ANDREW BLAKE	4311	HARBOUR ISLAND DR	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160661-0310	MINCY JORDAN	4156	LEEWARD PT	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160266-2008	SHAEFFER WILLETTE	4206	HARBOUR ISLAND DR	JACKSONVILLE	FL	32225	500.00	250.00
R-160624-0000	MCFEELEY ROBERT	11462	STARBOARD DR	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160684-7114	SCOTT STEVEN C	4574	HARBOUR NORTH CT	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160622-0000	MOREAU COREY R	11440	STARBOARD DR	JACKSONVILLE	FL	32225-4045	2,000.00	1,000.00
R-160684-7021	MCANENY LEONARD C	4456	BAY HARBOUR DR	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160661-0022	TEMPLE HOLDINGS LLC	11429	PORTSIDE DR	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160583-0010	CANADAY JAMES A	11338	BEACON DR	JACKSONVILLE	FL	32225-1003	2,000.00	1,000.00
R-160266-2046	JOSEPH FAMILY REVOCABLE TRUST	4343	HARBOUR ISLAND DR	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160266-2072	ITANI NAWAL	4221	HARBOUR ISLAND DR	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160266-2050	SCHLEEF CARL JOHN III	4331	HARBOUR ISLAND DR	JACKSONVILLE	FL	32225-1565	2,000.00	1,000.00
R-160266-2016	DEBORAH H BROOME LIVING TRUST	4230	HARBOUR ISLAND DR	JACKSONVILLE	FL	32225	500.00	250.00
R-160671-0060	HIGGS ASHLEY LAUREN	4410	BEACON DR	JACKSONVILLE	FL	32225-1001	2,000.00	1,000.00
R-160684-7205	CREGAR ROBERT	4620	HARBOUR NORTH CT	JACKSONVILLE	FL	32225	2,000.00	1,000.00
R-160265-1005	WHITE MILDRED G	11026	HARBOR CAY CT	JACKSONVILLE	FL	32225-4043	2,000.00	1,000.00
R-160684-7220	WHITE JAMES M LIVING TRUST	4644	HARBOUR NORTH CT	JACKSONVILLE	FL	32225-1085	2,000.00	1,000.00
R-160266-2076	WILLANDT CAROLYN J LIFE TRUST	4211	HARBOUR ISLAND DR	JACKSONVILLE	FL	32225-1563	2,000.00	1,000.00
R-160684-7063	MCANENY LEONARD WILLIAM	4468	HARBOUR NORTH CT	JACKSONVILLE	FL	32225-1083	2,000.00	1,000.00
R-160661-0028	CHUPP HEIDI	11347	PORTSIDE DR	JACKSONVILLE	FL	32225-1516	2,000.00	1,000.00
R-160684-7110	SAPPHIRE FAMILY REVOCABLE TRUST	4552	HARBOUR NORTH CT	JACKSONVILLE	FL	32225	<u>2,000.00</u>	<u>1,000.00</u>
							\$ 215,000.00	\$ 107,500.00

**HARBOUR WATERWAY SPECIAL DISTRICT
RESOLUTION NO. 2025-09**

**A RESOLUTION OF THE HARBOUR WATERWAY SPECIAL DISTRICT,
DUVAL COUNTY, FLORIDA, APPROVING AN AMENDMENT TO THE
PURCHASE AGREEMENT IN ORDINANCE 2023-351; PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, the Board of Supervisors of the Harbour Waterway Special District (“District”), a dependent special district created by City of Jacksonville Ordinance No. 2010-725-E, has responsibility for continuing maintenance of the system of channels and canals (“Canals”) located within its geographic boundaries; and

WHEREAS, the District is responsible for maintaining Reed Island Park, and in order to provide a safe boat dock for access to Reed Island Park and construct other facilities for the benefit of the District; and

WHEREAS, Ordinance 2023-351-E has a purchase agreement that requires improvements to Reed Island Park, and other uses beneficial to the District; and

WHEREAS, Ordinance 2025-727 proposes an amendment to the purchase agreement in Ordinance 2023-351 that is beneficial to the District.

NOW THEREFORE BE IT RESOLVED by the Board of the District:

Section 1. The Chairman of the Board or the Secretary/Treasurer or the District Manager is authorized to negotiate and execute all closing documents as required per Ordinance 2025-727 on behalf of the District.

Section 2. This Resolution shall become effective upon passage.

Passed and Adopted this 13th day of November, 2025.

Chairman

Attest:

Board Secretary

1 Introduced by Council Member Gay:
2
3

4 **ORDINANCE 2025-727**

5 AN ORDINANCE APPROVING AND AUTHORIZING THE
6 MAYOR, OR HER DESIGNEE, AND THE CORPORATION
7 SECRETARY TO EXECUTE AND DELIVER, FOR AND ON
8 BEHALF OF THE CITY, A FIRST AMENDMENT TO
9 AGREEMENT FOR SALE AND PURCHASE BETWEEN CITY OF
10 JACKSONVILLE AND THE HARBOUR WATERWAY SPECIAL
11 DISTRICT (THE "DISTRICT") IN ORDER TO EXTEND THE
12 TIME FOR COMPLETION OF THE DISTRICT'S
13 PERFORMANCE OBLIGATIONS FROM THREE (3) YEARS TO
14 SIX (6) YEARS, AS ESTABLISHED IN THE ORIGINAL
15 AGREEMENT FOR SALE AND PURCHASE; PROVIDING FOR
16 CONTINUED OVERSIGHT BY THE PARKS, RECREATION AND
17 COMMUNITY SERVICES DEPARTMENT; PROVIDING AN
18 EFFECTIVE DATE.
19

20 **WHEREAS**, effective as of June 30, 2023 and as previously
21 authorized by Ordinance 2023-351-E (the "Ordinance"), City and the
22 Harbour Waterway Special District (the "District") entered into an
23 Agreement for Sale and Purchase (the "Original Agreement"), attached
24 hereto as **Exhibit 1**, pursuant to which the City conveyed certain real
25 property to the District for the development of a park and
26 conservation area, open and available to the general public in
27 perpetuity (the "Park Property"); and

28 **WHEREAS**, as consideration for the conveyance, the District
29 agreed to undertake certain performance obligations related to the
30 Park Property, with completion required within three (3) years of the
31 date the Park Property was conveyed to the District; and

1 **WHEREAS,** in the interim since the adoption of the Ordinance,
2 JEA and JAXPORT announced their intent to begin construction of a
3 major project, estimated to require two to three years for completion,
4 for the purpose of elevating and partially relocating existing
5 electrical transmission lines and related towers (the "JEA Project"),
6 including on and over certain real property owned by the District
7 that is adjacent to the Park Property; and

8 **WHEREAS,** JEA has requested, and the District has agreed to
9 provide JEA with temporary use of and access through the Park Property
10 as required to enable JEA to construct and complete the JEA Project;
11 and

12 **WHEREAS,** the JEA Project will entail major construction
13 activities on the District's adjacent property as well as temporary
14 impacts on the Park Property which will be used as an access and
15 staging area for construction of the JEA Project; and

16 **WHEREAS,** although the three (3) year period allotted for the
17 District's completion of its performance obligations has not yet
18 expired, it is advisable now to extend the time for completion of
19 such obligations from three (3) years to six (6) years, as
20 memorialized in the proposed first amendment to the Original
21 Agreement, given the impacts to the Park Property and the District's
22 adjacent property arising from the JEA Project; now therefore

23 **BE IT ORDAINED** by the Council of the City of Jacksonville:

24 **Section 1. Approval and Authorization to Execute a First**
25 **Amendment.** There is hereby approved, and the Mayor, or her designee,
26 and the Corporation Secretary are hereby authorized to execute and
27 deliver, for and on behalf of the City, a First Amendment to Agreement
28 for Sale and Purchase Between City of Jacksonville and the Harbour
29 Waterway Special District (the "First Amendment"), in substantially
30 the same form as attached hereto as **Exhibit 2** to extend the time for
31 completion of the District's performance obligations under the

1 Original Agreement from three (3) years to six (6) years due to
2 expected impacts from the JEA Project.

3 **Section 2. Oversight Department.** The Parks, Recreation and
4 Community Services Department shall provide continued oversight and
5 administration of the Original Agreement and the First Amendment.

6 **Section 3. Effective Date.** This Ordinance shall become
7 effective upon signature by the Mayor or upon becoming effective
8 without the Mayor's signature.

9
10 Form Approved:

11
12 /s/ Harry M. Wilson, IV

13 Office of General Counsel

14 Legislation Prepared By: Harry M. Wilson, IV

15 GC-#1709161-v2-CM_Gay_First_Amendment_to_Harbour_Waterway_Special_District_PSA.docx

HARBOUR WATERWAY SPECIAL DISTRICT

Motion to Disburse Funds:

Thursday, November 13, 2025

Date	Num	Description	Memo	Amount
CURRENT ASSETS				
9/30/2025		GENERAL FUND ACCOUNT	BEGINNING BALANCE	\$ 2,436,464.92
		TAX DEPOSITS	October 1 - 31	-
		INTEREST INCOME	October	7,901.72
		MISC DEPOSIT	Refund - Workers Comp Insurance	189.00
TOTAL GENERAL FUND BALANCE				2,444,555.64
CLEARED DISBURSEMENTS				
10/3/2025	Trans	Truist Credit Card	Payment - Billing Cycle	(670.28)
10/14/2025	2408	Wayne E. Flowers	Legal Services: (September Billing)	(935.00)
10/3/2025	Debit	Stanley Pipes	District Manager up to 49.25 hrs. - (September Billing)	(4,007.24)
10/15/2025	Debit	JEA	Marina Utilities	(52.87)
10/9/2025	Debit	USA IRS - Tax Payment	Payroll & Withholding Taxes	(1,420.24)
10/14/2025	2406	Caroline Birtalan	Administrative Services - September 11, 2025	(150.00)
10/14/2025	2409	Resurrection Episcopal Church	Meeting Room - October 9	(150.00)
10/30/2025	2407	James Doherty	Landscape Service - Marina, Marsh, & Entrance (September)	(270.00)
10/29/2025	2411	Duval Tax Collector	Roll-off Truck tag renewal	(1,102.10)
				-
DISBURSEMENTS - SubTotal				(8,757.73)
10/31/2025		GENERAL FUND ACCOUNT	TOTAL GENERAL FUND ENDING BALANCE	2,435,797.91
OUTSTANDING DISBURSEMENTS / DEPOSITS				
11/5/2025	Debit	Stanley Pipes	District Manager up to 54.25 hrs. - (October Billing)	(5,425.00)
11/5/2025	2415	James Doherty	Landscape Service - Marina, Marsh, & Entrance (October)	(270.00)
10/5/2025	2410	FL Association of Special Districts	Membership Renewal	(2,000.00)
SubTotal				(7,695.00)
TOTAL GENERAL FUND BALANCE - after Outstanding Items				2,428,102.91
REQUESTED DISBURSEMENTS				
12/5/2025	Debit	Stanley Pipes	District Manager up to 65.00 hrs. - (November Billing)	(6,500.00)
11/13/2025	2414	Caroline Birtalan	Administrative Services - October 9, 2025	(150.00)
11/13/2025	2417	Wayne E. Flowers	Legal Services: (October Billing)	(1,100.00)
11/13/2025	2416	Resurrection Episcopal Church	Meeting Room - November 14	(150.00)
11/6/2025	Debit	USA IRS - Tax Payment	Payroll & Withholding Taxes	(1,294.52)
12/5/2025	TBD	James Doherty	Landscape Service - Marina, Marsh, & Entrance (November)	(270.00)
11/13/2025	Debit	JEA	Marina Utilities	(55.51)
11/4/2025	Epay	Truist Credit Card	Payment - Billing Cycle	(677.56)
11/10/2025	2418	Duval County Tax Collector	Property Taxes - Marina Parcel 160266-1150	(2,993.00)
11/15/2025	TBD	Microsoft Office	Subscribe to Office 365 - up to \$50/ month	(600.00)
11/17/2025	TBD	Landscape service	Remove undergrowth along marsh & trim palm trees up to:	(4,000.00)
				-
SubTotal				(17,790.59)
TOTAL AVAILABLE FUNDS AFTER REQUESTED DISBURSEMENTS				2,410,312.32
CURRENT PROJECT EXPENSES				
12/31/2025	1	Marina Development Project	(1) Boat Ramp; (2) Marina Gate & Control system	(71,363.00)
12/31/2025	2	Reed Island Park	Develop Dock & Bulkheads	(290,429.10)
12/1/2025	3	2024 non-Ad Valorem Rebate Program	Rebate 50% of the 2024 non- Ad Valorem assessment	(107,500.00)
Ongoing	4	Parcel Owners	Purchase marsh & other parcels adjacent or near to the District	(35,000.00)
TOTAL PLANNED PROJECTS:				(504,292.10)
FORECAST NET REVENUE FROM 2025 ASSESSMENT				214,000.00
2025 Assessment Collected		\$	2,671	
BUDGETED OPERATING EXPENSES - December 1, 2025 thru June 30, 2026				(65,850.00)
OPERATING EXPENSES & DEBT SERVICE EXPENSE:				(65,850.00)
TOTAL HWSD PROJECTED DISPOSABLE FUNDS				
TOTAL PROJECTED AVAILABLE FUNDS after FY Operating & Project Expenses				\$ 2,054,170.22

CREDIT CARD TRANSACTIONS - STANLEY PIPES

CREDIT CARD TRANSACTIONS - STAFF/FILES					Total Amount	Outstanding Balance
Date	Description	Memo	Government	Reed Island		
POSTED TRANSACTIONS						
9/9/2025	STATEMENT CYCLE DATE	CREDIT CARD STMT BALANCE			\$ (276.97)	\$ (276.97)
9/12/2025	Sam's Club	Hp 952XL - Black & Color	(292.38)		(292.38)	(569.35)
9/19/2025	Home Depot	Orange Flagging Tap		(8.57)	(8.57)	(577.92)
9/19/2025	Bolt Depot	SS bolts, nuts, washers - for mower spindles		(26.87)	(26.87)	(604.79)
9/28/2025	IONOS	Email Archiving	(2.50)		(2.50)	(607.29)
9/30/2025	Northern Tool	Fuel hose replacement for fuel pump		(62.99)	(62.99)	(670.28)
10/3/2025	Truist Checking Account	Credit Card Payment	294.88	375.40	670.28	-
10/4/2025	Best Buy	Flash Drives - Annual Audit	(75.23)		(75.23)	(75.23)
10/5/2025	IONOS	Web Hosting	(59.97)		(59.97)	(135.20)
10/7/2025	COJ Parking Garage	COJ Neighborhoods Committee Meeting	(5.00)		(5.00)	(140.20)
10/8/2025	COJ Parking Garage	COJ Finance Committee Meeting	(5.00)		(5.00)	(145.20)
10/8/2025	COJ Parking Meter	COJ Finance Committee Meeting	(2.00)		(2.00)	(147.20)
10/9/2025	STATEMENT CYCLE DATE	CREDIT CARD STMT BALANCE			\$ (147.20)	\$ (147.20)
10/14/2025	Florida Commerce	Annual State Fee for Special Districts	(175.00)		(175.00)	(322.20)
10/18/2025	Gate	Diesel Fuel		(175.00)	(175.00)	(497.20)
10/18/2025	Gate	Diesel Fuel		(15.62)	(15.62)	(512.82)
10/20/2025	COJ Parking Garage	COJ Neighborhoods Committee Meeting	(5.00)		(5.00)	(517.82)
10/22/2025	PROCTOR ACE HARDWARE	Chain Saw chain		(24.49)	(24.49)	(542.31)
10/27/2025	IONOS	Email Archiving	(2.50)		(2.50)	(544.81)
10/28/2025	Office Max	Ink HP 952/XL & copy paper	(132.75)		(132.75)	(677.56)
11/2/2025	Truist Checking Account	Credit Card Payment	462.45	215.11	677.56	-
11/3/2025	COJ Parking Garage	COJ Neighborhoods Committee Meeting	(7.03)		(7.03)	(7.03)
11/4/2025	COJ Parking Garage	COJ Finance Committee Meeting	(5.00)		(5.00)	(12.03)
11/4/2025	Daily Record & Observer	Public Notice	(254.00)		(254.00)	(266.03)
11/5/2025	USACE	Permit Fee	(100.00)		(100.00)	(366.03)
OUTSTANDING BALANCE						\$ (366.03)