



THERE WILL BE A REGULAR MEETING OF THE MARINELAND TOWN COMMISSION ON
**THURSDAY, A5F7 < 17, 2022 AT 6:00PM AT THE MARINELAND
COASTAL POLICY CENTER IN THE MAIN CONFERENCE ROOM.**

Agenda

1. **Call to order: Pledge of Allegiance**
2. **Additions, Deletions and Modifications to the Agenda**
3. **Announcements by the Mayor**
4. **Recognitions, Proclamations and Presentations**
 - a. Water Conservation Initiative
5. **Community Outreach:** This thirty-minute time period has been allocated for public comment on any consent agenda item or topic not on the agenda. Each speaker will be allowed up to three (3) minutes to address the Commission. Speakers should approach the podium, identify themselves and direct comments to the Chair.
6. **Consent Agenda**
 - a. Approval of Minutes
 - i. February 17, 2022 Regular Meeting Minutes
 - b. Recurring FPL Bills
 - c. Reimbursement for Commissioner Townsend Newly Elected Officials Training
 - d. Town Staff Invoices
 - i. Wedding Permit Invoice
 - ii. Reddish & White Invoice
 - iii. Storehouse Treasures Invoices
 - iv. Bayer Invoice
 - v. Fleet Invoice
7. **General Business**
 - a. Town Planner
 - i. Comp Plan
 1. Stakeholder Meeting 3/31/22 2pm-4:30pm
 - b. Town Financial Manager
8. **Additional Reports & Comments**
 - a. Town Manager Report/Comments
 - i. Special Events
 - b. Town Planner Report/Comments
 - c. Town Clerk Report/Comments
 - d. Town Marina Manager Report/Comments
 - e. Town Attorney Report/Comments



9. **Public Comment:** This time has been allocated for public comment on any item or topic not on the agenda. Each speaker will be allowed up to three (3) minutes to address the Commission. Speakers should approach the podium, identify themselves and direct comments to the Chair.
10. **Commissioners Reports & Comments**
11. **Next Regular Town Meeting - April 21, 2022, 6:00pm**
12. **Quarterly CRA Meeting - April 21, 2022, 5:30pm**
13. **Adjournment**

Section 286.0105, Florida Statutes states that if a person decides to appeal any decision made by a board agency, or commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in this meeting should contact (386)232-8060



176 Marina Dr
Marineland, FL 32080

Phone: (386)232-8060
Angela@TownOfMarineland.org

Town of Marineland Meeting Minutes

February 17, 2022

Mayor Angela TenBroeck
Commissioner Gary Inks
James Townsend (Appointed as Commissioner at the end of meeting)
Dennis Bayer, Town Attorney
Suzanne Dixon, Town Manager
Janis Fleet, Town Planner
Lea Montgomery, Town Financial Director
Lexy Taylor, Town Clerk
Chris Kelley, Marineland Marina Manager
Teri Webley, Marineland Marina Office Manager
Members of the Public

1. The meeting was called to order by Mayor TenBroeck @ 6:12PM.
 - Pledge of Allegiance
2. There were no additions, deletions, or modifications to the agenda.
3. There were no announcements from the Mayor.
4. There were no recognitions, proclamations, or presentations.
5. Community outreach:
 - There were no comments from the public.
6. Consent agenda:
 - The motion to approve the consent agenda and January meeting minutes was made by Commissioner Inks/ 2nd by Mayor TenBroeck. The motion carried with no objections.
7. General Business:
 - A. Resolution for Commissioner Inks as Second Check Signer
 - i. Mayor TenBroeck stated having a second check signer on the Town bank accounts is an important part for transparency.
 - B. Town Credit Card
 - i. Mayor TenBroeck stated that a credit card is needed for the Town to pay for services including GoDaddy and a Town phone. Financial Director Montgomery has been working on this and suggests the Visa CommUNITY card and not opting into rewards, no cash advances, and the fee is \$99 per year. Mayor TenBroeck suggests a \$5,000 limit on the credit card and that the bill is paid in full every month. The motion to the Town to secure a credit card in the amount of \$5,000 per month maximum was made by Commissioner Inks/ 2nd Mayor TenBroeck. The motion carried with no objections.
 - C. Town Planner - Comp Plan
 - i. Town Planner Fleet completed webinar training to be the Floodplain Manager for the Town. Following the training, Town Planner Fleet had a 1-on-1 meeting with Emergency Management Floodplain staff. Town Planner Fleet stated there are parts in the Town Comp Plan that would be in violation of updated Floodplain Ordinances, thus making the Town ineligible for available funding in an event.
 - ii. Town Planner Fleet suggests the Town decide on a master plan for the sustainable community vision. Mayor TenBroeck wants to continue to move the Comp Plan adoption forward, including compiling stakeholder comments and holding a Comp Plan meeting in April.



D. Town Financial Manager

i. Financial Manager Montgomery reported on Town bank accounts, ad valorem taxes, and the Town of Marineland Marina.

- Financial Manager Montgomery stated there is a sequencing issue that vendors have the same deadline as she does. Financial Manager Montgomery requests invoices be due on Tuesday the week before the meeting, giving time to provide reports and invoices to the Mayor and Town Clerk.

E. Appointment to Town Commission

- The motion to appoint Dr. James Townsend as Commissioner was made by Commissioner Inks/ 2nd by Mayor TenBroeck. Commissioner Townsend was sworn in by Town Manager Dixon and Mayor TenBroeck.

8. Additional Reports:

a. Town Manager- Suzanne Dixon

- Town Manager Dixon reports there are 7 weddings planned, with special events including King of Clubs and UFFIT.
- Mayor TenBroeck states a partner conversation has been started for the Town to care for River To Sea Preserve, including more maintenance and increasing the safety and signage in camping areas.
- The motion to accept special events as presented by the Town Manager was made by Commissioner Townsend/ 2nd Commissioner Inks.

b. Town Planner – Janis Fleet

- The Town Floodplain report has been issued. Town Planner Fleet requested clarity on the public records request process. Mayor TenBroeck states all public records requests get sent to the Town Clerk, along with any files requested.
- Town Planner Fleet will report back to the Commission with updates on the Marineland Attraction Expansion permit progress.

c. Town Clerk - Lexy Taylor

- Town Clerk Taylor asks if the Town could acquire Adobe for PDF editing once the Town has secured a credit card and inquires about joining the Florida Association of City Clerks and how to get it paid for. Mayor TenBroeck approves joining and refers to Financial Manager Lea for how to pay for it.

d. Town Marina Manager – Chris Kelley

- No comment.

e. Town Attorney – Dennis Bayer

- The Town has received several public records requests. Town Attorney Bayer clarified on the process on public records requests and responding in a fair amount of time.
- The Town is still waiting to hear from JDI lawyer Jay Livingston on the easement issue for the marina to move forward with development. Mayor TenBroeck reiterated the September deadline or the Town loses grant funding.

f. Commissioner Inks

- Commissioner Inks requests the \$1,000 check for Gold and Associates from Financial Manager Montgomery for starting to build the Town website.

g. Commissioner Townsend

- No comment.

9. Public Comment: None.



The next regular Town meeting will be March 17, 2022 at 6:00pm.

The next quarterly CRA meeting will be April 21, 2022 at 5:30pm.

The meeting was adjourned at 7:23pm.

Respectfully submitted by Lexy Taylor, Town Clerk.



FPL.com Page 1

E001

Electric Bill Statement

For: Jan 27, 2022 to Feb 26, 2022 (30 days)

Statement Date: Feb 26, 2022

Account Number: 41225-56527

Service Address:

101 TOLSTOY LN

SAINT AUGUSTINE, FL 32080

TOWN OF MARINELAND,
Here's what you owe for this billing period.

CURRENT BILL

\$1,110.73

TOTAL AMOUNT YOU OWE

Mar 21, 2022

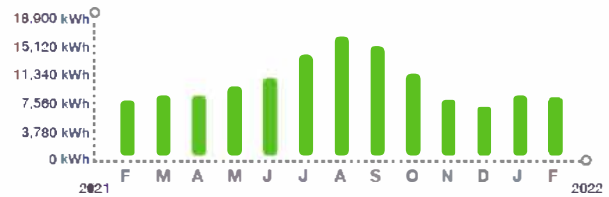
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	997.87
Payments received	-997.87
Balance before new charges	0.00
Total new charges	1,110.73
Total amount you owe	\$1,110.73

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after May 19, 2022 is considered LATE; a late payment charge of 1% will apply.

We're here to help

Many factors can affect your bill, including cold weather. If you're experiencing hardship and need help with your bill, resources are available. [FPL.com/Help](https://www.fpl.com/help)

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 27

1320412255652743701110000

TOWN OF MARINELAND
176 MARINA DR
ST AUGUSTINE FL 32080-8619

The amount enclosed includes
the following donation:
FPL Care To Share: _____

Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



FPL.com Page 1

E001

TOWN OF MARINELAND,
Here's what you owe for this billing period.

CURRENT BILL

\$793.16

TOTAL AMOUNT YOU OWE

Mar 21, 2022

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	793.16
Payments received	-793.16
Balance before new charges	0.00
Total new charges	793.16
Total amount you owe	\$793.16

(See page 2 for bill details.)

We're here to help

Many factors can affect your bill, including cold weather. If you're experiencing hardship and need help with your bill, resources are available. [FPL.com/Help](https://www.fpl.com/help)

Electric Bill Statement

For: Jan 27, 2022 to Feb 26, 2022 (30 days)

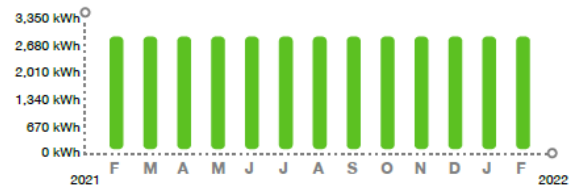
Statement Date: Feb 26, 2022

Account Number: 19454-02459

Service Address:

9507 OCEANSHORE BLVD # SL
SAINT AUGUSTINE, FL 32084

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after May 19, 2022 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Customer Service: (386) 255-3020
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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1320194540245956139700000

TOWN OF MARINELAND
176 MARINA DR
ST AUGUSTINE FL 32080-8619

The amount enclosed includes
the following donation:
FPL Care To Share: _____

Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



FPL.com Page 1

E001

Electric Bill Statement

For: Jan 27, 2022 to Feb 26, 2022 (30 days)

Statement Date: Feb 26, 2022

Account Number: 60626-26138

Service Address:

101 TOLSTOY LN # MARINLD DOCK
SAINT AUGUSTINE, FL 32080

TOWN OF MARINELAND,
Here's what you owe for this billing period.

CURRENT BILL

\$707.21

TOTAL AMOUNT YOU OWE

Mar 21, 2022

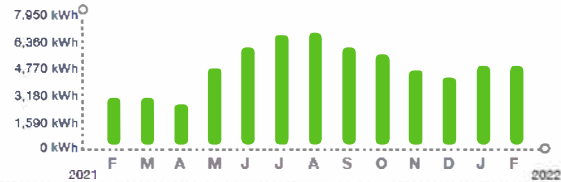
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	638.59
Payments received	-638.59
Balance before new charges	0.00
Total new charges	707.21
Total amount you owe	\$707.21

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after May 19, 2022 is considered LATE: a late payment charge of 1% will apply.
- The rate used to calculate your bill has changed due to your demand usage. Call Customer Service if you have any questions.

We're here to help

Many factors can affect your bill, including cold weather. If you're experiencing hardship and need help with your bill, resources are available. [FPL.com/Help](https://www.fpl.com/help)

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 27

1320696262613871270700000

TOWN OF MARINELAND
176 MARINA DR
ST AUGUSTINE FL 32080-8619

The amount enclosed includes
the following donation:
FPL Care To Share: _____

Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



3/4/22, 9:57 AM

Order Confirmation



[Sign out](#) [James Townsend](#) [Cart](#)

Keyword search

[EVENTS](#) [MY ACCOUNT](#)

[Home](#) » [Cart](#)

Thank you for your payment. This web page is your receipt - please print a copy for your records.

Need help printing? Try the control-P key command: press and hold the control key (usually located on the bottom left of the keyboard), and then press the letter P.

Paying by check? [Click here for more information.](#)

Order Confirmation

Florida League of Cities

Order Number 99491
Order Date 3/4/2022
Bill To James Townsend
Payment Method Visa *****4311
Name on Card James Townsend
Ship To James Townsend
9505 N Ocean Shore Blvd
St Augustine, FL 32080-8619

Item	Quantity	Price	Total
Online Orientation for Newly Elected Officials March When: 3/7/2022 - 4/29/2022 Where: Virtual	1	99.00	99.00
Registration Option: Registration	2/21/2022		
Item Total			99.00
TRANSACTION GRAND TOTAL			99.00
Payment Amount			99.00

A confirmation is being sent to: townsendj@whitney.ufl.edu

Send another copy to: [Send](#)



Suzanne Dixon

5455 Windantide Rd
St. Augustine FL 32080

WEDDING PERMIT INVOICE

INVOICE #

1

DATE

3/11/2022

BILL TO

Town of Marineland
176 Marina Dr
Marineland, FL 32080

TERMS

Due Upon Receipt

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Simple Wedding 1-25 People (Nadella/Pucha)(Banks/Mccray)	5	\$ 25.00	\$ 125.00
26-99 Person Wedding (Juran/Plum)(Rohrer/Parker)	2	\$ 25.00	\$ 50.00
100-999 Person Wedding (List Wedding Name Here)		\$ 50.00	\$ -
1000+ Person Wedding (List Wedding Name Here)		\$ 100.00	\$ -
(Rohrer/Parker)(Barton/Barton)(Chris and Tina Titanic) simple \$50		\$ -	\$ -
<i>Thank you for your business!</i>		TOTAL	\$ 175.00

If you have any questions about this invoice, please contact
Suzanne Dixon, 904-471-1870, Suzanne@TownOfMarineland.org



REDDISH & WHITE

CERTIFIED PUBLIC ACCOUNTANTS

P O BOX 307
STARKE, FL 32091
904-964-7555

Invoice

Date	Invoice #
3/3/2022	111686

TOWN OF MARINELAND
176 MARINA DRIVE
ST AUGUSTINE, FL 32080-8619

Description	Amount
FINAL BILLING FOR PROFESSIONAL SERVICES RENDERED IN CONNECTION WITH THE TOWN OF MARINELAND AUDIT FOR THE YEAR ENDED: SEPTEMBER 30, 2021	0.00
GENERAL FUND	6,949.00
CRA FUND	1,500.00
<div><u>We can now take credit card payments over the phone!</u></div>	
Total	\$8,449.00



Storehouse Treasures, LLC
250 Palm Coast Pkwy NE STE
607-104
Palm Coast, FL 32137 US
(386) 283-0987
jbradshaw@storeht.com
www.storeht.com

Invoice 8405



BILL TO	SHIP TO	DATE	PLEASE PAY	DUE DATE
Town of Marineland 176 Marina Drive St Augustine, FL 32080-8619	Town of Marineland 176 Marina Drive St Augustine, FL 32080-8619	03/01/2022	USD 750.00	03/31/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Accounting & QuickBooks Service	Accounting and QuickBooks Monthly Service per agreement, Month of March 2022	1	750.00	750.00

Thank you for your business.

SUBTOTAL	750.00
TAX	0.00
TOTAL	750.00

TOTAL DUE USD 750.00

THANK YOU.



Storehouse Treasures, LLC
250 Palm Coast Pkwy NE STE
607-104
Palm Coast, FL 32137 US
(386) 283-0987
jbradshaw@storeht.com
www.storeht.com

Invoice 8434



BILL TO	SHIP TO	DATE	PLEASE PAY	DUE DATE
Town of Marineland 176 Marina Drive St Augustine, FL 32080-8619	Town of Marineland 176 Marina Drive St Augustine, FL 32080-8619	02/28/2022	USD 225.00	03/30/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Accounting & QuickBooks Service	February Accounting Work for the CRA: 2/03/22: .5 hour, emails, prep for TD Bank mtg 2/04/22: 2.25 hr, travel & mtg at TD Bank with A. TenBroeck, St Aug, for change of signatories, Lea's access & change of address 2/08/22 1hr, emails: G. Inks & change of signatories, create one inv, TD Bank TINs research 2/15/22 .5 hr, reviewed agenda, emails 2/17/22 .75 hr, prep for workshop & attend workshop	5	45.00	225.00

Thank you for your business.	SUBTOTAL	225.00
	TAX	0.00
	TOTAL	225.00

TOTAL DUE USD 225.00

THANK YOU.



FLEET & ASSOCIATES
ARCHITECTS/PLANNERS, INC.

11557 Hidden Harbor Way Jacksonville FL 32223
(904) 666-7038 AA C001226

Mayor Angela TenBroeck
Town of Marineland
176 Marina Drive
Marineland, FL 32080

Re: Town Planner Consultant Services

INVOICE

PROJECT NO. 21230

INVOICE NO. 2483
DATE: March 8, 2022

Professional Services for February 11, 2022 through March 7, 2022

Annual Census Report	0.5 hrs. x \$125	\$ 62.50
Commission Meeting – Feb. 17	1.5 hrs. x \$125	\$ 187.50
CRA Meeting – Feb. 17	0.5 hrs. x \$125	\$ 62.50
Coordinate with Engineer for Improvements to the Marineland Attraction	0.5 hrs. x \$125	\$ 62.50
Review JDI's comments on the Comprehensive Plan	3.0 hrs. x \$125	\$ 375.00
Coordinate with Mantazas Riverkeeper on their Comprehensive Plan Comments	1.0 hrs. x \$125	\$ 125.00
Public Records Request – Marineland Attraction Water Park	0.5 hrs. x \$125	\$ 62.50
Coordinate with FDEP on Coastal Adaptation & Resilience Tools	0.5 hrs. x \$125	\$ 62.50
Total Due		\$ 1,000.00



DENNIS K. BAYER, ESQ.
109 South 6th Street
Flagler Beach, FL 32136

(386) 439-2332

Date: 3/03/2022

Angela TenBroeck, Mayor
Town of Marineland
Email: angela@townofmarineland.org
Flagler County, FL

Town of Marineland

Invoice No: 39235

Services Rendered

Date	Staff	Description	Hours	Rate	Charges
2/04/2022	DKB	Work on marina easements	0.80	\$300.00	\$240.00
2/18/2022	DKB	Follow up on public records	0.50	\$300.00	\$150.00
2/21/2022	DKB	Work on comp plan issues and marina easements	0.50	\$300.00	\$150.00
2/22/2022	DKB	Work on appointment of Commissioner Townsend; Conference with Jacoby Group on comp plan	0.80	\$300.00	\$240.00
2/24/2022	DKB	Research on bid issue	0.40	\$300.00	\$120.00
3/03/2022	DKB	Services rendered for February, 2022	0.00	\$1,100.00	\$1,100.00

Total Fees **\$2,000.00**

Total New Charges **\$2,000.00**

Previous Balance **\$0.00**

Balance Due **\$2,000.00**

Payment is due upon receipt of invoice. A 3% processing fee will be applied to all credit card payments. Thank you.



DENNIS K. BAYER, ESQ.
109 South 6th Street
Flagler Beach, FL 32136

(386) 439-2332

Date: 3/03/2022

Angela TenBroeck, Mayor
Town of Marineland
Email: angela@townofmarineland.org; lea@townofmarineland.org
Flagler County, FL

Marineland - CRA

Invoice No: 39236

Services Rendered

<u>Date</u>	<u>Staff</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Charges</u>
2/17/2022	DKB	Attend CRA meeting	0.50	\$300.00	\$150.00

Total Fees	\$150.00
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Total New Charges	\$150.00
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Previous Balance	\$0.00
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Balance Due	<u><u>\$150.00</u></u>
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Payment is due upon receipt of invoice. A 3% processing fee will be applied to all credit card payments. Thank you.



Town of Marineland Financial Narrative As of February 28, 2022

Noteworthy on the Statement of Revenues and Expenses:

February Revenues:

- The Town did not receive any ad valorem taxes in February. This compares with the prior year when the bulk of these receipts started coming in beginning in April.
- Local Business Tax Receipts are still coming in strong, mainly due to the upcoming Turtle Fest 2022 event. Volusia Turtle Patrol paid \$500 for their permit application fee for this event.
- Marineland Leisure was invoiced \$1,500 for Development Fees in conjunction with the restroom review for the Marineland Water Park.

February Expenses:

- The largest non-recurring expense in February was the \$1,000 paid to Gold & Associates for beginning the work on the Town's website.
- As an FYI, our auditor's bill was received on 3/09/22 and will be in March's financials as an expense for \$6,949 to the Town and \$1,500 for the CRA

Total Revenues of \$5,035 less Total Expenses of \$14,397 resulted in a \$9,362 loss for the month of February. The budget had predicted a \$10,062 loss, so this is what was expected.

Year-to-date, the Town is showing a net loss of \$22,180 which is \$20,151 less than the \$42,332 net loss budgeted, at this point in the year. \$15,084 of this favorable \$20,151 variance is due to revenues, mainly ad valorem, coming in greater than anticipated.

The grid below shows the actual numbers compared to budgeted figures.

	F e b r u a r y 2 0 2 2			Fiscal Year to Date 2022		
	Actual	Budget	Variance	Actual	Budget	Variance
Revenues	5,035	2,492	2,543	64,772	46,504	18,268
Expenses	14,397	12,554	(1,843)	86,952	88,836	1,883
Net Income	(9,362)	(10,062)	699	(22,180)	(42,332)	20,151



Noteworthy on the Statement of Financial Position:

The Town has \$248,751 in cash holdings of which \$64,148 is assigned to potential future marina expenses.

Accounts Receivable of \$2,193 is comprised of the following being owed to the Town:

\$ 375 for an Upchurch and Bailey invoice dated 12/15/2021

\$1,818 for Mobius Marine's January electric bill reimbursement

The CRA owes the Town \$1,675, as of February 28th:

\$675 for Storehouse's January work

\$ 63 for Fleet's January work

\$225 for Storehouse's February work

\$562 for Fleet's February work

\$150 for Bayer's February work

All of the \$6,161 in Accounts Payable as of 2/28/2022 is current and expected to be approved for disbursement at tonight's March Town Commission Meeting.

-Lea Montgomery
Town of Marineland
Director of Finance
3/09/2022



**Town of Marineland Marina
Financial Narrative
As of February 28, 2022**

February revenues of \$22,652 were comparable to the \$22,870 earned in February 2021. Monthly slip rentals were lower this February but weekly and daily slip rentals compensated by being higher. Also helping is the option of 100-amp electric service, which was not offered in the prior year.

Expenses for the month came in at \$15,198 with nothing notable to mention. This is in line with the same period in the prior year and what we've been seeing each month so far this year.

The marina's net income for the month came in at \$7,454, resulting in a year-to-date net income of \$46,521.

Compared to budget, the marina has a \$2,612 positive variance for the month and a \$22,309 positive variance, year-to-date.

February's occupancy statistics were at 66%. This is within the range at which the marina has been operating this year, 63% to 73%.

	F e b r u a r y 2 0 2 2			F i s c a l Y e a r t o D a t e 2 0 2 2		
	Actual	Budget	Variance	Actual	Budget	Variance
Revenues	22,652	22,101	551	128,291	110,504	17,787
Expenses	15,198	17,258	2,060	81,770	86,291	4,521
Net Income	7,454	4,843	2,612	46,521	24,213	22,309

As an update to the 1/11/2022 piling damage caused by a departing boat, the boater's insurance company has received the estimate for repairs. Once it is approved, marina management will commence the repairs.

-Lea Montgomery (with Teri Webley)
Town of Marineland
Director of Finance
March 10, 2022



TO: Town Commission
FROM: Janis K. Fleet, AICP
DATE: March 9, 2022

SUBJECT: Marineland Comprehensive Plan Update

In January the Commission was provided a listing of the Goals, Objectives, and Policies with the reasons for changes that were included in the Draft Comprehensive Plan. Comment have been received from Mr. Robert Apgar, attorney for JDI and from Jen Lomberg, Executive Director and the Matanzas Riverkeeper related to the draft Comprehensive Plan. The Commission needs to review the comments received and at the workshop on the Comprehensive Plan determine if they would like to incorporate any of the comments received into the draft Comprehensive Plan Update. No changes of the draft Comprehensive Plan have been made since October 2021.

The following is attached to this staff report:

Draft Comprehensive Plan
Reason for proposed changes to the Comprehensive Plan
Comments from Robert Apgar
Comments from Jen Lomberg

A. FUTURE LAND USE ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL A.1 SUSTAINABLE COMMUNITY

It is the goal of the Town of Marineland to develop a complete human habitat, along the line of a traditional American town concept, where residents from different social and economic strata can form a community, fulfill most of their daily needs by walking, and live together in a sustainable and ecologically sound manner.

OBJECTIVE A.1.1

Future development and growth will emphasize alternatives to automobile usage as the primary mode of transportation within the Town.

Intent:

1. Minimize traffic congestion.
2. Grant residents increased personal time.
3. Reduce air pollution.
4. Conserve energy.
5. Reduce the need for roadway construction and maintenance.
6. Encourage pedestrian, bicycle, and electric vehicle use.

Policies

- A.1.1.1 The Town shall allow for a mix of residential and non-residential development so that shops and workplaces shall be located in close proximity to one another.
- A.1.1.2 Streets shall be designed and detailed to encourage pedestrian, bicycle, and electric cart activity and to discourage unnecessary automobile use through the use of traffic calming devices, and posted speed limits.
- A.1.1.3 Street design shall give priority to pedestrian and bicycle use.
- A.1.1.4 Land uses within Marineland will be integrated so as to facilitate pedestrian and bicycle activity, as well as the use of electric carts.
- A.1.1.5 Intersections within the community shall be purposefully designed to discourage high speed turns.
- A.1.1.6 Vehicle speeds shall be controlled by restrictive street geometry design as well as other traffic calming devices such as signage, roundabouts, and speed bump~~obstacles, or enforcement of traffic laws.~~

A.1.1.7 The housing mix shall accommodate mixed use commercial and residential developments, multi-family housing, and town houses, to create a pedestrian friendly environment.

A.1.1.8 Parking areas shall be well-landscaped and screened with vegetation to reduce heat island effect and visual blight, ~~and smaller, scattered lots shall be preferred over large lots.~~

OBJECTIVE A.1.2-COMMUNITY DESIGN

To provide a safe and secure community that will result in a built environment consistent with the vision of a sustainable community.

Policies

A.1.2.1 Pedestrian activity shall be encouraged by through design, ~~so that citizens are comfortable in the public realm and are encouraged to mix socially while walking through the community.~~

A.1.2.2 Buildings shall front the street with a preponderance of windows and doors facing the street.

~~A.1.2.3 Requiring Florida vernacular architectural styles, a~~
A.1.2.3 ~~Avoiding slab on grade construction where possible. Exceptions may be allowed for public buildings on a case by case basis as detailed in the Land Development Regulations.~~

~~A.1.2.3~~
A.1.2.4 Shielded, downcast, and low intensity street, walkway, and other exterior lighting shall be provided in a manner that reduces glare, protects the view of the night sky, and does not adversely impact turtle nesting or hatchlings.

A.1.2.5 All structures within the Town are limited to a maximum of three (3) stories above a single parking level. No structure shall exceed 55 feet mean building height. ~~Mean building height is the vertical distance from the established street grade at the center of the front of the building to the mean level between eaves and ridges for gable, hip and gambrel roofs.~~

OBJECTIVE A.1.3- PUBLIC PLACES

To provide a vibrant public realm for all citizens.

Policies

A.1.3.1 Prominent sites for civic buildings and public gathering places shall provide places of assembly and for social, cultural and religious activities in the Sustainable Mixed Use, Institutional Research, General Commercial, and Tourist Commercial land use categories.

- A.1.3.2 The Land Development Regulations will include provisions for community outdoor gathering spaces as allowable uses within zoning districts, site design and open space standards.

OBJECTIVE A.1.4-LAND DEVELOPMENT REGULATIONS

Future growth and development will be managed in part through the preparation, adoption, implementation and enforcement of land development regulations.

Policies

- A.1.4.1 ~~Adopt and implement land development regulations consistent with the provisions of Section 163.3202(1) F.S. within one year from the plan adoption date that shall contain specific and detailed provisions required to implement the adopted Comprehensive Plan, and which as a minimum shall address the following:~~
- ~~a. Regulate the subdivision of land;~~
 - ~~b. Regulate the use of land and water consistent with this Plan and ensure the compatibility of adjacent land uses and provide for open space;~~
 - ~~c. Protect the Conservation Lands designated on the Future Land Use Map and in the Conservation Element;~~
 - ~~d. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;~~
 - ~~e. Protect potable water wellfields and aquifer recharge areas;~~
 - ~~f. Regulate signage;~~
 - ~~g. Ensure safe and convenient on-site traffic flow and vehicle parking needs;~~
 - ~~h. Provide that development orders and permits shall not be issued which result in a reduction of the level of services for the affected public facilities below the level of service standards adopted in the Comprehensive Plan;~~
 - ~~i. Protect the Maritime Hammock Vegetative Community within the Town; and,~~
 - ~~j. Tree Protection Ordinance that address protection of hardwood trees with a diameter at breast height of six inches or greater.~~
 - ~~k. Landscape requirements, which require drought resistant and salt tolerant native vegetative species. Public gathering areas and grassed parking areas will receive special consideration for landscaping requirements.~~

- A.1.4.2. This Comprehensive Plan sets forth the following Future Land Use designations and ~~design standards that will be implemented in part though adopted through the~~ Land Development Regulations. ~~These design standards include floor to area ratios (FAR) and maximum lot coverage. FAR is defined as the total square footage of the building or structure divided by the total square footage land area within the parcel proposed for development. Maximum lot coverage is defined as the percentage of the maximum square footage of the total of all impervious surface on a lot or parcel.~~

Sustainable Mixed Use

This land use category is intended to provide for the majority of the permanent residential opportunities within the Town as well as provide commercial and civic uses in close proximity to residential uses. In this land use upper-floor residential units over non-residential (commercial/retail) ground floor space shall be encouraged. ~~A maximum of 241 residential units and a maximum of 50,000 square feet of commercial uses will be allowed within the Sustainable Mixed Use Category.~~

Residential uses will allow for a mix of residential units including single and multi-family units. Also upper-floor residential units over non-residential (commercial/retail) ground floor space shall be encouraged. A range of 3 to 9 residential units will be located above first floor commercial uses within the sustainable mixed-use land use category

Single use residential structures will meet the following design standards.

Type Use	Lot Size	Maximum Lot Coverage
Single-family units	> 10,000 SF	50%
Single-family units	< 10,000 SF	70%
Multi-family units		70%

Commercial uses allowed are intended to serve the general retail/commercial needs of the residents of the Town. The Commercial uses allowed are those that are allowed in the General Commercial Land Use Category. Single use commercial structures (buildings) shall have maximum lot coverage of 85 percent.

Mixed use structures (buildings) where residential and commercial uses are collocated in a single structure shall have maximum lot coverage of 85 percent. Parking area is not considered a commercial use for purposes of defining a mixed-use structure (building).

Institutional Research

Uses within this category pertain primarily to education and research activities associated with the Whitney Lab. These uses will include classrooms, research and lecture facilities and dormitory rooms for students and researchers associated with the Whitney Lab and for visiting researchers. ~~Dormitory units will be designed to house a maximum of 72 occupants.~~ Development within the Institutional Research land use category shall have a maximum FAR of 2.0 and maximum lot coverage of 85 percent.

General Commercial

Uses within this category are intended to serve the general commercial needs of the Town, wherein, a variety of retail, commercial, financial, professional office services and other general commercial uses would be allowed. Additional permitted uses include public buildings and grounds. The marina facility and associated uses are included in this category. Development within this category shall have a maximum FAR of 0.6 and maximum lot coverage of 95 percent. ~~A maximum of 85 marina slips is allowed within the Town.~~

Tourist Commercial

This land use category is intended to allow for activities that are predominately associated with the delivery of goods and services to tourists. Uses are designed for the existing marine park and associated research activities, including parking, hotel use, resort residential units, dining establishments, beach club and associated facilities, public buildings and grounds and retail establishments which primarily serve tourists. ~~The total number of resort residential units shall not exceed 35 units. Within this land use category 2 hotel units can be substituted for 4 resort residential unit.~~ Clustering of unit density is allowed. Development within the Tourist Commercial category shall have a maximum FAR of 2.0 and maximum lot coverage of 85 percent.

Conservation

Lands depicted on the Future Land Use Map as Conservation include areas designated for the purpose of protecting natural resources. Conservation lands include the River to Sea Preserve, as well as wetlands associated with the Intracoastal Waterway. Uses within the River to Sea Preserve will be consistent with those uses set forth in the adopted River to Sea Preserve Management Plan. Development may occur within upland portions of this area at a density of 1 dwelling unit/84 acres. Flagler County is the management entity for the Preserve and is responsible for implementation of the management plan.

Conservation Public Land

~~Conservation Public Land is a subcategory within the Conservation Land Use category. Within the Conservation Public Land category uses are limited to two (2) residential units to be utilized by visiting researchers associated with the GTMNERR as well as the uses by the GTMNERR for research and education purposes consistent with the River to Sea Preserve Management Plan. In addition, up to 20 lodging units are allowed within the River to Sea Preserve under a low impact development strategy, minimizing tree removal, blended into the natural landscape, and exhibiting the “Old Florida” vernacular style that utilizes porches, gabled roofs, and wood-like exteriors.~~

Public Facilities

This category is intended to provide for the provision of a wastewater treatment facility located on an out parcel within the River to Sea Preserve. Other private or public utilities are also allowed in this land use category. The intensity of development permitted for this land use category is measured by impervious surface, which may cover up to 90 percent of the land area. The maximum height of structures in this land use category shall not exceed 35 feet.

- A.1.4.3 Land development regulations shall ~~contain~~ maintain performance standards that ~~(among other things):~~
- a. Address buffering and open space requirements;
 - b. Address historically significant properties ~~meriting protection~~;
 - c. Address protection of native vegetation and wildlife in ~~environmentally significant areas as specified in the Coastal/Conservation Element~~;
 - d. Address the orientation of structures to maximize the cooling effects of ocean breezes and minimize solar heating of structures during the summer months
 - e. Limit lot coverage by buildings and parking
 - f. Protect significant archeological resources.
 - g. Limit the maximum height of structures to three (3) stories above a single parking level.
- A.1.4.4 Land development regulations shall promote and encourage “green technology” in the development of structures and uses located within the Town.

- A.1.4.5 Land development regulations (LDRs) shall ~~establish~~ maintain a 50-foot buffer landward of all natural wetlands within the Town. The wetland buffer shall be based on the following standards:
- Within the first 25 feet landward of jurisdiction wetland boundary only elevated boardwalks, which cross the wetlands to provide access to waterways, will be allowed. Any other activities including vegetation removal shall be prohibited within the first 25 feet.
 - Within the second 25 feet minimal encroachment shall be allowed such as elevated boardwalks and passive recreational uses which do not adversely impact native vegetation will be allowed.

OBJECTIVE A.1.5 CONCURRENCY

All development orders and permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet level of service standards ~~(which are adopted as part of the Capital Improvements Element)~~ are available concurrent with the impacts of the development ~~as provided in Section 163.3180, F.S.~~

Policies

- A.1.5.1 The development of residential and commercial land shall be timed and staged in conjunction with the provision of supporting public facilities, such as roads, utilities, solid waste removal and parks and recreation.

Development orders and permits will be specifically conditioned on the availability of the facilities and services necessary to serve the proposed development ~~consistent with Section 163.3180, Florida Statutes. The Town will continue to review all development proposals for consistency with the adopted concurrency management system consistent with Chapter 163, Florida Statutes.~~

- A.1.5.2. Development orders and permits will be specifically conditioned on the provision of drainage and stormwater management, open space, and safe and convenient on-site traffic flow and parking, ~~as identified in the appropriate elements of this comprehensive plan.~~

- A.1.5.3 Public facilities and utilities shall be located to:
- a. maximize the efficiency of services provided,
 - b. minimize their cost,
 - c. minimize their impacts on the natural environment, and
 - d. optimize their impact on community life.

~~A.1.5.4 The Town shall ensure the availability of suitable land necessary for utility facilities to support proposed development.~~

~~A.1.5.5~~ A.1.5.4 Future development will be directed in accordance with the Future Land Use Map ~~where the efficient provision of services and public facilities is provided concurrent with the impact of development as provided in Section 163.3180, Florida Statutes, and Chapter 163, Florida Statutes.~~

~~A.1.5.6~~ A.1.5.5 By 2020 the Town shall conduct a feasibility study to determine whether the wastewater treatment facility shall be expanded or other endeavors, such as the extension of sewer from adjacent jurisdictions, shall be pursued.

~~A.1.5.7~~ Within Marineland, new development shall be permitted only when central water and sewer systems are available or will be provided concurrent with the impacts of development ~~as provided in Chapter 163, Florida Statutes~~

OBJECTIVE A.1.6 URBAN SPRAWL

~~In order to discourage urban sprawl, f~~Future development and redevelopment activities shall be directed as depicted on the Future Land Use Map, consistent with sound planning principles, minimal natural limitations, ~~the goals, objectives and policies contained within this plan, and the desired community character.~~

Polices

A.1.6.1 Innovative land use development patterns, ~~as shown on the Future Land Use Map shall be required~~ shall be promoted in development and redevelopment activities.

A.1.6.2 Residential neighborhoods shall be designed to include an efficient system of internal pedestrian as well as vehicle circulation, including a hierarchy of interconnected streets to disperse traffic and to discourage unnecessary use of automobiles.

A.1.6.3 Prevent scattered and highway strip commercial development ~~by requiring the development of commercial uses as designated on the Future Land Use Map.~~

A.1.6.4 Tourist-related commercial activities shall be concentrated in areas adjoining A1A.

- A.1.6.5 All commercial developments shall include adequate parking and loading facilities, either through on street spaces or in lots and shall be accessible by walking or public transportation.

OBJECTIVE A.1.7 PROTECTION OF NATURAL AND HISTORIC RESOURCES

Development activities shall ensure the protection of natural systems and historic resources.

Policies

- A.1.7.1 Those upland habitat areas within Conservation areas on the Future Land Use Map, as part of the River to Sea Preserve, shall be preserved intact and in perpetuity as natural areas. Allowed disturbances to these preserve areas shall be strictly limited to those necessary to provide pedestrian walkways and small picnic areas, ~~where such can be provided without damage to habitat value and to manage habitat functions as dictated in the River to Sea Preserve Management Plan.~~ Development must be consistent with the River to Sea Preserve Management Plan.
- A.1.7.3 The developer/owner of any site shall be responsible for the on-site management of surface water runoff in a manner so that post-development runoff rates, and pollutant loads do not exceed pre-development conditions according to SJRWMD requirements for Outstanding Florida Waters and such other additional requirements as may be prescribed by the Town to protect the water quality of the Matanzas River, the surrounding estuary, and near shore marine waters. ~~A master stormwater system will be developed within the Sustainable Mixed Use area identified on Map A-6.~~
- A.1.7.4 Marineland's land development regulations shall ~~address and~~ maintain limitation on activities which have the potential to contaminate soil or water.
- A.1.7.5 Extraction of natural resources shall be permitted only where compatible with existing and proposed land uses.
- ~~A.1.7.6 Marineland shall continue, with the assistance of archaeologists, to identify significant historic resources, which are in need of protection, and shall require their protection as required by State law.~~
- ~~A.1.7.7~~ A.1.7.6 ~~Environmentally sensitive lands not otherwise addressed above shall be examined on a case-by-case basis and appropriate management controls shall be developed to ensure their protection. No development orders or permits shall be issued for a site identified as environmentally sensitive until protective measures or adequate mitigation measures have been established.~~

~~A.1.7.8 The Town will assist the Flagler County in seeking funding to implement restoration of the disturbed areas of the River to Sea Preserve and implement the Preserve Management Plan. This assistance may include, but is not limited to, funding through the CRA.~~

~~A.1.7.9A.1.7.7 The Town shall assure the long-term protection of Jordan, "Middle," and Mellon Islands as conservation lands, with limited passive recreation useage, and the Town shall partner with state agencies and Flagler and St. Johns County in managing these islands.~~

~~A.1.7.10A.1.7.8 The Town will seek to annex the southernmost portion of the River To Sea Preserve, which presently is located in Flagler County.~~

~~A.1.7.11A.1.7.9 The Land Development Regulations shall contain provisions to protect An any archeological/historic resources survey shall be completed and submitted to the Town as part of the site plan approval process.~~

~~A.1.7.12A.1.7.10 Any regional or state significant historical and archaeological resources discovered in the course of development shall be immediately reported to the Town and to the Division of Historical Resources. No disruption of the findings shall be permitted until the investigation is complete and the Division of Historical Resources has rendered a recommendation, which will be binding on the owner/developer and the Town.~~

~~A.1.7.13A.1.7.11 Should the Town develop a facility to serve as a Historical Museum, the Town will negotiate with the State to retain any removed archeological material for the purposes of enhancing educational opportunities associated with history of the area.~~

OBJECTIVE A.1.8- PROTECTION OF CRITICAL COMMUNITIES

Protect the Maritime Hammock Vegetative Community within the Town boundaries.

Policies

~~A.1.8.1 There is created an~~The Land Development Regulation shall maintain a —Overlay-Maritime Hammock Community (MHC) overlay designation encompassing the maritime hammock vegetative community within the Sustainable Mixed Use land use category to be shown on the Future land Use Map, and within which development shall be limited as follows:

- ~~a. Development shall be subject to environmental performance standards adopted in the land development regulations, which will minimize adverse environmental impacts;~~
- ~~b. Recreational development must be compatible with the surrounding environment and shall be subject to performance standards adapted in the land development regulations;~~

- e. ~~The clearing of canopy trees shall be prohibited, unless specifically permitted. “Canopy or canopy trees” shall mean those trees that constitute or make up the highest layer of leaf cover in a forest or hammock. The canopy trees addressed in this policy are those that are indigenous to the Maritime Hammock Vegetative Community.~~
- d. ~~All applications for development approval shall be subject to site plan review.~~
- e. ~~Development shall be consistent with the tree protection ordinance adopted as part of the Town’s Land Development Regulations.~~
- f. ~~Minimum size of any single-family lot proposed for development is 10,000 square feet.~~
- g. ~~No commercial development will be allowed within the Overlay area.~~

A.1.8.2 ~~.Within one year from adoption date, tThe Town’s zoning ordinance as part of the Town’s Land Development Regulations will guide development activities within the Overlay Maritime Hammock Community identified on the Future Land Use Map. The primary purpose of this ordinance is the long-term protection of the Maritime Hammock Community within the Town. This overlay zoning ordinance will continue to:~~

- 1. ~~Minimize disturbance through directing development activities to the least environmentally sensitive portion of lots or parcels proposed for development.~~
~~Develop landscape standards, which require the incorporation of existing native vegetation into the design, prohibit the cultivation of grass lawns in the Maritime Hammock Community, and limit the utilization of fertilizers, pesticides and herbicides.~~
- 2. ~~Regulate development with strict site design standards that protect the Maritime Hammock Community where the minimum size of any single-family lot or parcel of multi-family development is 10,000 square feet.~~
- 3. ~~Within the land development regulations identify and limit activities, which can occur within the drip line of preserved canopy trees.~~

A.1.8.3 ~~A minimum of 50 percent of each single-family lot or parcel of multi-family development within the Maritime Hammock Community will be preserved with intact under story and groundcover.~~

A.1.8.4 ~~A minimum of 75 percent of the tree canopy on each single-family lot or parcel of multi-family development within the Maritime Hammock Community will be preserved. Land development regulations will be adopted by the Town, which establishes standards for activities, such as tree trimming, which may affect the tree canopy within the Maritime Hammock Community~~

~~A.1.8.5~~A.1.8.2 The Town shall maintain a ~~Regulate the removal of canopy trees within the Maritime Hammock Community within the Town and adopt appropriate mitigation for tree removal through the Town's Tree Protection Ordinance~~ to regulate tree removal and require mitigation.

OBJECTIVE A.1.9 PROTECTION OF PLANT AND ANIMAL SPECIES

Prevent significant adverse impacts to endangered and threatened plant and animal species that are dependent on habitats, which occur within the community.

Policies

- A.1.9.1 Endangered or Threatened Plant and Animal Species shall include all species listed as such by the United States Fish and Wildlife Service (USFWS), the State of Florida, the Florida Committee on Rare and Endangered Plants and Animals (FCREPA) or Florida Natural Areas Inventory (FNAI).
- A.1.9.2 The Town shall require ~~environmental experts, as needed, to~~ the assessment of the impact of proposed development on endangered and threatened plant and animal species that may be dependent on habitats which occur within the Town's jurisdiction. ~~Such impact analysis shall be provided by the applicant and must be presented to the Town Commission prior to the Commission making any decision granting final development approval for proposed development.~~
- A.1.9.3 No activities which would significantly affect any endangered or threatened plant or animal species shall be allowed to occur.
- A.1.9.4 Shielded, downcase, and low intensity street, walkway, and other exterior lighting shall be used to reduce glare, protect the view of the night sky, and not adversely impact turtle nesting or hatchlings.
- A.1.9.5 Allow no loss of moderate and high quality submerged seagrasses and ensure no net loss of low quality or disturbed submerged seagrasses.
- A.1.9.6. To reduce the potential interactions of boats and manatees the Town will seek a designated no wake zone in that portion of the Intra-coastal waterway adjacent to the marina.

OBJECTIVE A.1.10 INCONSISTENT LAND USES

Existing land uses which are inconsistent with the Future Land Use Map shall be ~~eliminated by the year 2010~~ encouraged to be eliminated.

Policies

- A.1.10.1 Expansion or replacement of land uses which are inconsistent with the Future Land Use Map shall be prohibited.

OBJECTIVE A.1.11 INTERGOVERNMENTAL COORDINATION

The Town shall improve coordination with affected and appropriate governments and agencies to maximize their input into the development process and mitigate potential adverse impacts of future development and redevelopment activities.

Policies

- A.1.11.1 ~~Requests for development orders or permits shall be coordinated, as appropriate, with adjacent counties, special districts, the Regional Planning Council, the Water Management District and state and federal agencies.~~

- A.1.11.2 Dredge and spoil site(s) may be permitted in Marineland, provided they meet site selection criteria, which address natural resources, are consistent with environmental protection criteria, and sufficient buffering exists to protect the safety and integrity of surrounding development areas, significant archaeological and historic resources, significant environmental resources and any approved management plans. The Town will cooperate with Flagler County and St. Johns County on possible joint dredge and spoil sites.

OBJECTIVE A.1.12 EMERGENCY EVACUATION

Coordinate coastal area population densities with the local or regional hurricane evacuation plan.

Policies

- A.1.12.1 Develop public awareness and education programs regarding hurricane hazards, safety procedures and established evacuation routes. ~~This education program will include notification of households, the attraction, operators of hotels, resort residential units and research facilities in Marineland of their need to evacuate in the event of a hurricane.~~

- A.1.12.2 ~~Review and update the Marineland hurricane evacuation plan and~~ Coordinate with the Flagler and St. Johns Counties' Emergency Management for hurricane evacuation plans on a five-year basis.

~~A.1.12.3 Detailed instructions and maps showing primary and backup evacuation routes, public shelters and designated safe areas, shall be printed and made available to residents and visitors to Marineland through hotels, businesses and other appropriate distribution points within the Town. At the time of issuance of a certificate of occupancy for a dwelling unit, signed acknowledgment from the individual who will occupy the dwelling unit or his/her agent that the owner has been provided this information will need to be provided.~~

~~A.1.12.4~~A.1.12.3 The Town of Marineland will coordinate its evacuation plan with Flagler and St. Johns Counties for coordination and integration into the regional and local plans and will attend coordination meetings on the regional/local plans.

OBJECTIVE A.1.13 PROTECTION OF LIFE AND PROPERTY

The Town of Marineland shall ensure that building and development activities are carried out in a manner which minimizes the danger to life and property.

Policies

A.1.13.1 A comprehensive marina hurricane contingency plan shall be maintained by the marina operator and submitted annually to the Town and County ~~that describes what owners are expected to do with their boats in the marina in the event of a hurricane.~~

A.1.13.2 New sanitary sewer facilities in Marineland shall be flood-proofed such that raw sewage shall not leak from sanitary sewer facilities during flood events and septic tanks shall be prohibited.

A.1.13.3 Structures in Marineland shall be designed to withstand the wind loads specified in the most recent edition of the Florida Building Code ~~as amended from time to time, but in no event shall building design standards be less than 130 mph wind loads.~~

A.1.13.4 To mitigate flooding hazards the lowest habitable floor of any structure in Marineland shall be required to be ~~at or~~ 2 ft. above the base flood elevation specified in the most current FEMA Flood Insurance Study of Marineland.

A.1.13.5 Beaches and dunes in Marineland shall be protected from alteration or development activities that would reduce their effectiveness in buffering storm events.

OBJECTIVE A.1.14 COASTAL CONSTRUCTION

Ensure that all new construction is planned and built to minimize the danger to life and property losses due to coastal and inland flooding by requiring that all new construction and substantial rehabilitation found to be in a Flood Hazard Zone or seaward of a Coastal Construction Control Line shall be planned and built in accordance with FEMA or FDEP requirements as applicable.

Policies

- A.1.14.1 Buildings shall be located on upland portions of properties impacted by flood hazards and obtain FDEP approval for construction seaward of the Coastal Construction Control Line.
- A.1.14.2 The Town of Marineland shall require a professional review of construction plans. The plans must contain a certification from an engineer licensed by the State of Florida that they new development or redevelopment meet FEMA requirements for the Flood Hazard Zone or FDEP requirements for the Coastal Construction Zone before construction permits are issued.

OBJECTIVE A.1.15 BEACH ACCESS

Retain existing beach parking facilities and public beach access including boardwalk and associated beach access stairs, and protect the barrier dunes by converting the ~~two dune walkovers on the north and south side of the Town~~ to boardwalks by 2020.

Policies

- A.1.15.1 Coordinate with local, state and federal agencies to fund construction of beach access and beach parking facilities.
- A.1.15.2 ~~Seek Assist in~~ funding of beach access and beach parking facilities through grants and funding through from the Community Redevelopment Area, where applicable.

~~OBJECTIVE A.1.16 AFFORDABLE HOUSING~~

~~Provide for adequate housing opportunities affordable to those employed within the Town of Marineland.~~

Policies

- ~~A.1.16.1 If a need for affordable housing is identified during the planning horizon of this Comprehensive Plan, the Town will investigate entering into an Interlocal Agreement with neighboring counties or municipalities consistent with Chapter 163, Florida Statutes.~~

GOAL A.2 SUSTAINABLE TOURISM/EDUCATION

Become a sustainable “campus” community for nature and heritage tourism, scientific research public education, and residence.

OBJECTIVE A.2.1 SUSTAINABLE TOURISM

Tourism activities will not adversely impact the natural and cultural resources found in the Town of Marineland.

Policies

~~A.2.1.1 The Town will implement the goals, objectives and policies adopted in the Sustainable Tourism Element of the Town of Marineland Comprehensive Plan.~~

~~A.2.1.2 A.2.1.1 The Town, in conjunction with and cooperation with an institute of higher learning, will determine carrying capacity of the various cultural and natural tourism resources located within the Town. The carrying capacity of resources will be utilized to develop indicators and implement a program for the long term protection of these resources as part of the Town's LDRs. The LDRs to will protect the various cultural and natural tourism resources will be adopted or amended within 1 year of development of the indicators.~~

~~A.2.1.3~~ A.2.1.2 The Town will collaborate with Flagler County to implement the management plan for the River to Sea Preserve at Marineland.

OBJECTIVE A.2.2-EDUCATION AND SCIENTIFIC RESEARCH

Enhance the Town's Educational and Scientific Research Institutions and seek to attract the visitation of scientists, students and science-interested tourists and promote scientific and educational programs and opportunities within the Town.

Policies

A.2.2.1 The Town shall support outreach programs that are sponsored by the Whitney Laboratory.

A.2.2.2 The Town shall support the Guana Tolomato Matanzas National Estuarine Research Reserve program to implement education programs and obtain funding for estuarine research programs.

A.2.2.3 The Town shall support the Florida Sea Grant Extension and other similar programs, with the goal of bringing more guests to the Town as a result of such programs.

A.2.2.4 The Town shall support and encourage education and scientific research activities.

A.2.2.5 The Town shall support the educational and tourism efforts of the Marineland Oceanarium Attraction.

A.2.2.6

The Town shall support efforts by the Whitney Lab to develop lodging within the Town for visiting researchers and students, ~~as described in the Sustainable Tourism Element.~~

B. TRAFFIC CIRCULATION ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL B.1

Coordinate land use and transportation planning in order to maintain a well-balanced and integrated transportation system that minimizes automobile use, encourages public transit, and provides for the safe, convenient, and efficient movement of people and goods throughout Marineland.

OBJECTIVE B.1.1 – LIMITING NUMBER OF TRIPS

To ~~promote the reduction e by 40% of the number and length of vehicle trips relative to the state average per household by 2025~~ in order to minimize traffic congestion, reduce air pollution, conserve energy, reduce roadway construction and maintenance needs, and encourage pedestrian and bicycle activity.

Policies

- B.1.1.1 Land development regulations shall allow for an adequate mix of residential and non-residential development so that dwellings, shops and workplaces shall be located in close proximity to one another.
- B.1.1.2 The building types shall ~~be to accommodate a portion of the lowest-paid employees within the town, by allowing~~ promote mixed use developments, multi family housing, and town houses.
- B.1.1.3 The Town will allow for residential development within commercial land use by allowing for work places, when limited in size and free of noxious emissions, to be allowed within dwellings.
- B.1.1.4 Land uses within Marineland will be designed so as to facilitate pedestrian and bicycle activity, as well as the use of electric carts.
- B.1.1.5 Streets shall be designed and detailed to encourage pedestrian, bicycle, and electric cart activity and to discourage automobile use through the use of traffic calming devices, posted speed limits and enforcement.
- B.1.1.6 Street design shall give priority to pedestrian and bicycle use.
- B.1.1.7 Vehicle speeds shall be controlled by restrictive street geometry as well as other traffic calming devices such as signage, roundabouts, obstacles, or enforcement.
- B.1.1.8 Intersections within the community shall be purposefully designed to discourage high speed turns.

- B.1.1.9 For the safety of pedestrians and bicyclists, ~~at such time when parking commences on the west side of S.R. A1A and more pedestrian crossing of this roadway occurs~~ the Town will work with FDOT to provide a crosswalk with a flashing light or a similar measure to slow traffic and provide for pedestrian safety endeavor. The Town shall also work with FDOT to install two additional crosswalks are needed, ~~one at the northern end of the Town at the kayak launch, where beachgoers cross SR A1A; and at the southern end of the Town at the River to Sea parking lot crossover, also utilized by beachgoers.~~
- B.1.1.10 Future development will utilize connectivity of streets, sidewalks and pathways, and bicycle facilities to provide for efficient movement throughout the Town.

OBJECTIVE B.1.2 – DESIGN FOR MULTI-MODAL

~~To design a community in such a way that 100% of the community can form an effective part of a future bus, and/or water transportation system by the year 2015.~~

Policies

- ~~B.1.2.1 If necessary, work with a fixed route transit provider in any efforts to designate at least one location where shelters may be established for stations in a bus system running on SR A1A. Each station shall be within 6 minutes walking distance of 50 percent of all dwellings.~~
- ~~B.1.2.2 Cooperate with any public or private entity working to establish docking facilities for a water borne system along the Matanzas River connecting Marineland with St. Augustine and/or Palm Coast and Flagler Beach both for tourists and for commuters.~~

OBJECTIVE B.1.3 – LEVEL OF SERVICE STANDARDS

The Town shall require that growth occur in a planned and orderly manner which is compatible with the framework established in the Future Land Use Element.

Policies

- B.1.3.1. The Town hereby adopts LOS D as the standard for S.R. A1A for ~~daily and peak hour~~ traffic.
- ~~B.1.3.1a The Town hereby designates S.R. A1A as a constrained facility, consistent with the definitions of a constrained facility adopted by FDOT in the LOS Handbook. The Level of service shall be maintained at LOS D.~~
- ~~B.1.3.2. The Town shall pursue federal, state, and local funding sources which could supplement the Marineland budget for road construction and maintenance.~~

- B.1.3.3 The Town shall work with the St. Johns County and Flagler County Commissions as necessary in developing priority plans for each of the Counties' to address roadway improvement needs within Marineland.
- B.1.3.4 The Town shall review all proposed transportation and improvements plans from FDOT, St. Johns County, and Flagler County to determine the impacts such projects or proposals will have on the Town's traffic circulation system.
- ~~B.1.3.5 The Town shall review all proposed development for impact to State Road A1A upon the adopted LOS standard and consistency with the Comprehensive Plan through its concurrency management system. However per Statute the~~
- ~~B.1.3.5 Town cannot stop development even when level of service limitations are surpassed – developers can pay for the proportionate impacts of their development and proceed.~~
- B.1.3.6 The Town of Marineland shall control the connections and access points of driveways and roads to S.R. A1A through the use of land development regulations and State driveway permit procedures.
- B.1.3.7 The Town shall require the construction of bikeways in conjunction with highway improvements on S.R. A1A.
- B.1.3.8 The Town shall allow all new roadways to be paved with crushed shell or some kind of pervious surface as deemed acceptable, rather than impervious material.

OBJECTIVE B.1.4 – COORDINATION OF TRANSPORTATION SYSTEM

Marineland shall coordinate its traffic circulation system with related county, state, regional, and federal agencies for an integrated, cost effective transportation system.

Policies

- B.1.4.1 The Town shall coordinate roadway improvements with Flagler County, St. Johns County, the North Florida Transportation Planning Organization, and the Florida Department of Transportation to ensure effective coordination of transportation planning and application of available revenue.
- ~~B.1.4.2 The Town shall review for compatibility with this element, the traffic circulation plans and programs of the unincorporated counties and neighboring municipalities as they are amended in the future.~~

OBJECTIVE B.1.5 – S.R. A1A SCENIC HIGHWAY

Marineland shall adopt land development regulations that implement the vision of the A1A Scenic Highway plan and provide special protections to the scenic highway corridor through the protection of rights-of-way from building encroachment, proper landscaping and signage restrictions, coordination with private and public agencies in education and awareness, and other means of special protection.

Policies

- B.1.5.1. The Town shall establish a build-to line along the streets. ~~The developer will be required to survey and mark this line before receiving a development order or permit.~~
- B.1.5.2 The Town shall provide input to FDOT for any improvements to S.R. A1A concerning any additional landscaping, including the planting of wildflowers and native trees, lighting improvements, and the strategic placement of scenic highway signs necessary to accomplish the overall goals of the S.R. A1A Scenic Highway Plans.
- B.1.5.3. The Town shall assist the scenic highway Corridor Management Entity in seeking funding to implement the Corridor Management Plan.
- B.1.5.4 The Town shall ~~establish~~ include criteria in the Land Development Regulations for the design and placement of signs along the S.R. A1A right-of-way.
- B.1.5.5 The Town shall encourage FDOT to consolidate existing signs within the S.R. A1A right-of-way to avoid sign clutter.
- B.1.5.6 The Town shall cooperate with Flagler County and St. Johns County in any efforts to establish a multi-purpose, continuous pedestrian/bicycle path through the S.R. A1A corridor.
- B.1.5.7 The Town shall actively encourage FDOT to establish scenic pull off areas in designated areas along S.R. A1A for use by the traveling public in order to promote S.R. A1A as a scenic highway.

C. HOUSING ELEMENT – GOALS, OBJECTIVES, AND POLICIES

GOAL C.1

Provide a diversity of safe and sanitary dwelling types sufficient to ensure that the town includes residents representing a cross-section of age and income distribution, and that those working within the Town may also live there.

OBJECTIVE C.1.1

Provide housing types and sites which ~~provide a mix of housing types~~ correspond to the income of people working within the Town as well as those purchasing luxury homes and second homes.

Policies

C.1.1.1 The Town of Marineland shall, through ~~zoning and~~ the adopted Land Development Regulations, allow a diversity of lot sizes, floor areas, setbacks, and other design features which allow for appropriate lands for a variety of housing types and price ranges.

C.1.1.2 The land development regulations shall permit limited in-home business uses and home occupations in an appropriate number of dwellings and building types which can accommodate such a mixture.

~~C.1.1.3 The Town shall work with adjacent local governments, along with the private and non-profit sectors, to improve the affordable housing process by the use of such tools as (but not limited to): inclusionary zoning (to provide for range housing types), incentive zoning (tax credits) and interlocal agreements.~~

OBJECTIVE C.1.2

The Town shall ensure that any new proposed dwelling unit be constructed to meet the building type and life- safety requirements of the Florida Building Code, the Coastal Construction Control Line, and floodplain regulations.

Policies

C.1.2.1 Improve the regulatory and permitting process by retaining qualified staff or experts to review building plans for compliance.

~~OBJECTIVE C.1.3~~

~~Provide sites in residential areas or areas of residential character outside of the Coastal High Hazard Area for group homes and foster care facilities that are either licensed or funded by the Florida Department of Children and Families.~~

Policies

~~C.1.3.1 The Town shall ensure that the Zoning Ordinance and Land Development Regulations include criteria for the establishment of housing for the elderly and those persons who require group home living arrangements. Such criteria shall include factors such as overall location outside of Coastal High Hazard Areas, accessibility, convenience and infrastructure availability.~~

D. INFRASTRUCTURE ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL D.1

The Town of Marineland shall ensure the provision of potable water, sanitary sewer, drainage, and solid waste facilities and services to meet existing and projected demands ~~identified in this plan of the Town.~~

OBJECTIVE D.1.1- LEVEL OF SERVICE STANDARDS

The Town of Marineland shall implement procedures to ensure that at the time a development order is issued, adequate facility capacity is available or will be available when needed to meet the impacts of development.

Policies

D.1.1.1 The following level of service standards shall be used as the basis for determining the availability of facility capacity and the demand generated by a development or redevelopment.

<u>Facilities</u>	<u>Level of Service Standards</u>
Sanitary Sewer	100 gal. per capita per day
Potable Water - Consumption	100 gal. per capita per day
Solid Waste	9.3 pounds per capita per day
Drainage Facilities	25-year frequency, 24-hour duration Rainfall Intensity Curve zone 5 DOT Drainage Manual Regardless of the area served, the stormwater treatment systems must provide a level of treatment which meets the requirement of Chapter 40C-42, in particular section 40C-42.025, Florida Administrative Code (F.A.C.) to ensure that the receiving water quality standards of Chapter 62-302, section 62-302.500, F.A.C. are met and to ensure that the receiving water bodies and their water quality are not degraded below the minimum conditions necessary to maintain their classifications as established in Chapter 17-302, F.A.C. It is intended that all standards in these citations are to

~~apply to all development and redevelopment and that any exemptions or exceptions in these citations, including project size thresholds, are not applicable.~~

- D.1.1.2 All improvements for replacement, expansion, or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities.
- D.1.1.3 Connection to the potable water system and sewer facilities is required ~~by both public and private entities within Marineland.~~
- D.1.1.4 Reservations for potable water and sewer treatment capacity shall be maintained for future development as part of the development review process.
- D.1.1.5 Reuse or reclaimed water will be used for irrigation throughout Marineland as feasible.

OBJECTIVE D.1.2- CONCURRENCY

The Town shall ~~implement~~ maintain procedures to ensure that at the time a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development. All system improvements for replacement, expansion, or increase in capacity of facilities shall comply with the adopted level of service standards for the facilities while maximizing the use of existing facilities.

Policies

- D.1.2.1 Permits shall not be issued for new development which will reduce the quality or quantity of existing or future potable water supplies below the adopted LOS standards.
- D.1.2.2 New public infrastructure and public services shall be constructed and expanded in an orderly manner, with costs shared as appropriate, on a proportionate basis, by those benefiting from the service.
- ~~D.1.2.3 By January 2007, the Town shall conduct a cost feasibility study regarding municipal operational responsibility for the potable water and sewer treatment systems.~~

OBJECTIVE D.1.3- WATER CONSERVATION

Land Development Regulations shall ~~include~~ maintain requirements for water conservation for domestic, public, and commercial uses ~~such as wastewater reuse and rainwater collection system (e.g. cisterns) for non-potable water such as irrigation, water saving toilets and other plumbing fixtures.~~

Policies

D.1.3.1 The Land Development Regulations shall maintain water conservation programs shall be developed which provide provisions to require for the use of water saving devices, limit landscape watering, promote xeriscape (other than re-use water from the wastewater treatment plant) to certain hours during droughts, provide for and the use of drought resistant native plants and, in general, promote public education and awareness of the benefits of conserving water.

D.1.3.2 The Town shall enforce Land Development Regulations which embody building construction standards of the Florida Building Code which govern tank capacities and flush rates for toilets and maximum flow rates for shower heads and faucets. The Town shall enforce the Florida Building Code which requires water conservation devices in all new developments and redevelopment.

D.1.3.3 The Town's Water Supply Facilities Work Plan is incorporated into the comprehensive plan as Appendix A of the Infrastructure Element.

D.1.3.4 The Town will maintain a Water Supply Facilities Work Plan that is coordinated with SJRWMD's North Florida Regional Water Supply Plan (NFRWSP) by updating the work plan and related comprehensive plan policies within 18 months of an update to the NFRWSP that affects the Town. In addition, the Town will participate in the development of updates to NFRWSP and other water supply development-related initiatives facilitated by SJRWMD that affect the Town.

D.1.3.5 The Town will monitor its water supply planning process to ensure that the Town accounts for and meets Marineland's current and future water needs.

D.1.3.2

OBJECTIVE D.1.4- PROVISION OF SANITARY SEWER SERVICE

The Town shall undertake the necessary steps to provide and maintain sanitary sewer for future development.

Policies

D.1.4.1 The Town shall maintain the adopted level of service for sanitary sewer by prohibiting development that exceeds the capacity of the sanitary sewer/wastewater treatment facility.

D.1.4.2D.1.4.1 The Town shall ensure, through quarterly monitoring, qualified service personnel maintain the facilities and meet all DEP requirements.

OBJECTIVE D.1.5- PROVISION OF SOLID WASTE DISPOSAL

The Town shall ~~provide~~ assure safe and sanitary disposal of solid waste material for all residential and nonresidential uses within its limits by the use of qualified private contractors ~~or through an interlocal agreement with Flagler County.~~

Policy

D.1.5.1 The Town shall encourage recycling programs which will reduce the amount of solid waste ~~in an effort to maximize the use of landfill space.~~

OBJECTIVE D.1.6- FLOOD PREVENTION & PROTECTION

The Town of Marineland shall ensure that residents and property in the Town are protected from hazards of flooding and that the quality of the Intracoastal Waterway and saltwater marshes are not degraded by impacts of development.

Policies

D.1.6.1 Marineland shall require all development to obtain the required permits from the St. Johns River Water Management District before a construction permit or development order is issued.

D.1.6.2 The Town shall ~~require~~ promote the use of natural and nonstructural methods for the treatment and conveyance of stormwater where feasible and appropriate.

D.1.6.3 The Town shall protect the flood storage capacity of the salt water marshes by prohibiting dredge and fill activities in the marshes.

D.1.6.4 The Town shall require buffers of native vegetation along the Intracoastal Waterway, water bodies, and stormwater retention ponds, which provide filtering of storm water pollutants.

OBJECTIVE D.1.7 –STORMWATER MANAGEMENT

Land Development Regulations shall ~~include the~~ maintain the requirement of a detailed drainage plan for all new developments to prevent unnecessary additional runoff to the ICW.

Policies

D.1.7.1 The Town will not allow any activities which either alone or in combination with other activities in the Town will result in the degradation of Intracoastal Waterway below Class II water quality standards

D.1.7.2 Any and all discharges into the Intracoastal Waterway will be required to meet the requirements and standards set forth in Rule 62-4.242, F.A.C, Antidegradation Permitting Requirements

E. COASTAL/CONSERVATION/COASTAL MANAGEMENT ELEMENT**GOALS, OBJECTIVES, AND POLICIES****GOAL E.1 COASTAL MANAGEMENT**

Provide for the conservation, environmentally sound use and protection of all natural, cultural, and historic resources; and protect human life and property in the coastal area of Marineland, Florida.

OBJECTIVE E.1.1 - NATURAL RESOURCES

Protect the coastal wetlands and wildlife habitats in Marineland through preservation and the quality of the Intracoastal Waterway by maintaining Class II Classification. Conserve an average of not less than 50% of the native wildlife habitats located in Marineland and conserve contiguous native vegetation to the extent that it preserves the integrity of the wildlife habitats.

~~E.1.1~~ E.1.1 The coastal saline marshes within the Matanzas River Estuary and Intracoastal Waterway and the interior freshwater wetlands ~~shown on Figure E-11 in the Coastal/Conservation Element data and analysis shall be designated as part of the Conservation areas on the Future Land Use Map.~~

~~E.1.1~~ E.1.2 No dredging or filling, except that associated with pilings for elevated walkways and boardwalks, shall be permitted in the coastal saline marshes within the Matanzas River Estuary and Intracoastal Waterway and the interior freshwater wetlands ~~Conservation areas. Natural surface water flow regimes into and through these wetlands systems shall be maintained to the maximum extent possible. Where access is to be provided through these wetlands, elevated boardwalks shall be utilized.~~

~~E.1.1~~ E.1.3 The maritime coastal hammock shall be maintained and protected as specified in the ~~Future Land Use Element~~. Land development regulations shall regulate ~~address~~ development within the Maritime Hammock Overlay District and include ~~maintain~~ design standards that retain at least 50% of the native maritime coastal hammock per parcel and ~~that protect the drip line of the preserved trees.~~

E.1.3 The Town shall prohibit development that requires dredging or filling that would result in the destruction of grass or algal flats or other benthic communities, except for maintenance of existing structures in the Matanzas River Estuary.

E.1.4 The Town will encourage continued water quality monitoring of benthic

~~habitats and coastal fisheries in order to improve permitting processes and to guide future coastal restoration and enhancement activities.~~

~~E.1.15~~ E.1.14 The Town shall ~~adopt Land Development Regulations that address stormwater management by including, at a minimum, require that the~~ stormwater regulations/standards provided by the St. Johns River Water Management District for Outstanding Florida Waters are adhered to.

~~E.1.16~~ E.1.15 The Town shall ~~develop a~~ seek funding for a Stormwater Master Plan by 2020 ~~that addresses discharge into the Intracoastal Waterway through point and non-point sources, adaptive re-use of stormwater for irrigation needs and discharge into the River to Sea Preserve, as permitted by the management plan.~~

OBJECTIVE E.1.2- BEACH & DUNE PROTECTION

To enhance beaches and dunes by planting native plants and marine communities by 2020.

E.1.2.1 ~~Where b~~ Beach restoration or renourishment is conducted, the project should be designed and managed to minimize damage to the offshore marine community and sea turtle nesting areas.

E.1.2.2 Beaches should be stabilized by planting appropriate dune vegetation and pedestrian impacts should be minimized by providing elevated foot paths. All subsequent activities on or bordering the restored beach should be compatible with beach maintenance.

E.1.2.3 No removal of rock or other material from the beach or waters should be permitted.

E.1.2.4 Revetments and/or sand fences should be maintained and expanded to the north end of Marineland along the beach to prevent damage to shoreline structures and further dune erosion in the event of storm activity.

E.1.2.5 The Town shall coordinate with Flagler and St. Johns Counties to pursue grant funding to protect and stabilize the dune system and enhance the beach face to encourage sea turtle nesting.

OBJECTIVE E.1.3 WATER QUALITY

To maintain the existing high quality of coastal and estuarine waters.

E.1.3.1 All new development shall be required to implement stormwater management techniques that emphasize retention and infiltration techniques and low maintenance salt-tolerant native landscaping that needs no fertilizer or pesticides.

- E.1.3.2 Require that bulkhead repair or construction include the placement of riprap except where placement would be a hazard to navigation or public safety. Alternatives to rip-rap, such as an area of wave-absorbing material built into a sea wall, should be evaluated for use in places where rip-rap is not practical or safe.
- E.1.3.3 Limit the use of insecticides, herbicides, and pesticides to protect the quality of the upland vegetation and the estuaries.
- E.1.3.4 The Town will not allow any activities which either alone or in combination other activities in the Town will result in the degradation of the Matanzas River below Class II (Outstanding Florida Waters) water quality standards.
- E.1.3.5 Any and all discharges into the Intracoastal Waterway will be required to meet the requirements and standards set forth in Rule 62-4.242, F.A.C, Antidegradation Permitting Requirements.

OBJECTIVE E.1.4-SHORELINE USES

To require that the shoreline continue to be devoted to water-dependent and water-related uses.

- E.1.4.1. Existing water-dependent uses (~~i.e., uses which cannot exist or occur without association with coastal or estuarine water masses~~) should be maintained. ~~Existing operations should be~~ and upgraded, ~~where necessary,~~ to meet applicable water quality and other environmental standards.
- E.1.4.2 All new developments ~~other than single family or duplex residences~~ along the shoreline should be water-dependent, water-related, ~~or at a minimum should~~ which includes ~~environmentally compatible~~ shoreline access facilities ~~such as walkways, piers and viewing areas. Such water access facilities shall be designed to~~ that provide internal connectivity.
- E.1.4.3 ~~Only those floating or fixed~~ All water-dependent structures over or upon coastal or estuarine waters which are water dependent and are allowable under must be in compliance with all applicable federal, state, and local laws and shall be permitted ~~in, by the applicable agencies over or upon coastal or estuarine waters.~~

- E.1.4.4 Future marinas shall be limited to expansion and/or improvement of the existing marina. ~~Any expansion or improvement of the existing marina shall have a minimum depth of seven (7) feet at mean low tide in the marina basin and direct access to the Intracoastal Waterway through a channel with a minimum of eight (8) feet depth at mean low tide.~~
- E.1.4.5 Improvements or additions to the existing marina facility shall be compatible with the existing surrounding land uses, and shall preserve the quality of the estuarine waters, water circulation, tidal flushing and light penetration.

OBJECTIVE E.1.5-HURRICANE EVACUATION

Evacuation clearance times should be maintained or reduced ~~to less than 12 hours.~~

Policies

- E.1.5.1 Marineland shall coordinate with Flagler County and St. Johns County ~~develop a public education program to notify households, the attraction, operators of hotels, motels, condominiums~~businesses and research facilities in Marineland of their need to evacuate in the event of a hurricane.
- ~~E.1.5.2 Detailed instructions and maps showing primary and backup evacuation routes, public shelters and designated safe areas, shall be printed and made available to residents and visitors to Marineland through hotels, motels, businesses and other appropriate distribution points within the Town. Each new dwelling unit shall be provided with this information when a certificate of occupancy is issued.~~
- ~~E.1.5.3~~E.1.5.2 The Town of Marineland will ~~submit its~~promote the evacuation plans ~~of~~ Flagler and St. John's counties ~~for that are coordinated~~and integrated into the regional and local plans and will attend coordination meetings on the regional/local plans.

OBJECTIVE E.1.6-HAZARD MITIGATION

~~The Town of Marineland shall ensure that building and development activities areas are carried out in a manner which minimizes the danger to life and property. Marineland shall provide a timely review of the hazard mitigation and evacuation implications of applications for rezoning, zoning variances or subdivision approvals for all new development in areas subject to coastal flooding to minimize the danger to life and property.~~

- ~~E.1.6.1 Within the coastal high hazard area, public expenditures that subsidize additional development above the densities and intensities depicted on the Future Land Use Map, shall be restricted.~~

~~E.1.6.2~~ E.1.6.1 The construction of or placement of new mobile home parks shall be prohibited in Marineland.

~~E.1.6.3~~ E.1.6.2 A comprehensive marina hurricane contingency plan shall be ~~developed and maintained by the marina operator, approved by and submitted to the Town and Flagler County that describes what owners are expected to do with their boats in the marina in the event of a hurricane.~~

~~E.1.6.4~~ E.1.6.3 New sanitary sewer facilities in Marineland shall be flood-proofed such that raw sewage shall not leak from sanitary sewer facilities during flood events and septic tanks shall be prohibited in Marineland.

~~E.1.6.5~~ E.1.6.4 Structures in Marineland shall be designed to ~~withstand the wind loads of 130 mph or as specified in the~~ the most current edition of the Florida Building Code as amended from time to time, whichever is greater.

~~E.1.6.6~~ E.1.6.5 ~~To mitigate flooding hazards, t~~ The lowest habitable floor of any structure in Marineland shall be required to be at or above the base flood elevation established by ~~specified in the most current FEMA Flood Insurance Study for Marineland.~~

~~E.1.6.7~~ E.1.6.6 Beaches and dunes in Marineland shall be protected from alteration or development activities that would reduce the effectiveness in buffering storm effects.

OBJECTIVE E.1.7-POST DISASTER DEVELOPMENT/REDEVELOPMENT

Marineland shall coordinate with Flagler and St. Johns Counties to provide immediate response to post-disaster situations.

E.1.7.1 Marineland shall participate in any updates to Flagler County's local mitigation strategy for disaster and post-disaster planning.

~~E.1.7.2~~ ~~After a hurricane or other disaster, but prior to re-entry of the population into evacuated areas, the Marineland Town Commission shall meet to hear preliminary damages assessments and appoint a Recovery Task Force through coordination with Flagler County.~~

~~E.1.7.3~~ E.1.7.2 ~~The Recovery Task Force~~ Town Commission shall review and decide upon emergency building permits, coordinate with state and federal officials to prepare disaster assistance applications, analyze and recommend to ~~the Town Commission~~ hazard mitigation options including ~~reconstruction or relocation of damaged public facilities, develop a redevelopment plan, and recommend amendments to the comprehensive plan and other appropriate policies and procedures.~~

~~E.1.7.4~~E.1.7.3 Immediate repair and cleanup actions needed to protect the public health and safety including repairs to potable water, wastewater and power facilities, removal of debris, stabilization or removal of structures about to collapse, and minimal repairs to make buildings habitable shall receive first priority in permitting decisions. ~~Long-term redevelopment activities shall be postponed until the recovery task force has completed its tasks.~~

~~E.1.7.5~~ The recovery task force shall propose comprehensive plan amendments, which reflect the recommendations in any interagency hazard mitigation reports. The Town shall participate in the local mitigation strategy process as a requirement of the state Disaster Mitigation 2000 program.

~~E.1.7.6~~ If rebuilt, structures which suffer significant damage exceeding 50% of their appraised value shall be rebuilt to meet all current requirements including those enacted since construction of the structure.

~~E.1.7.7~~ Structures which suffer repeated damage to pilings, foundations, or load-bearing walls shall be required to rebuild landward of their current location or shall be modified to delete the areas most prone to damage.

~~E.1.7.8~~ Marineland shall develop and adopt a formal decision-making process to evaluate options for damaged public facilities including abandonment, repair in place, relocation, and reconstruction with structural modifications. This process shall consider these options in light of factors such as cost to construct, cost to maintain, recurring damage, impacts on land use, impacts on the environment, and public safety.

~~E.1.7.9~~ As part of an overall County local mitigation strategy, Marineland shall identify structures in the Coastal High-Hazard Area, inventory their assessed value, judge the utility of the land for public access, and make recommendations for acquisition and post-disaster opportunities.

~~E.1.7.10~~ Marineland shall incorporate the recommendations of the hazard mitigation annex of Flagler and St. Johns Counties and any applicable existing interagency hazard mitigation reports.

OBJECTIVE E.1.8- COASTAL HIGH HAZARD AREA (CHHA)

Infrastructure shall be available at the level of service specified in this comprehensive plan at the time development occurs to serve the development and redevelopment proposed in the land use element for the coastal area.

- E.1.8.1 Infrastructure within the Coastal High-Hazard Area shall be limited to public beach or shoreline public access or use, resource restoration and capital improvements necessary to provide service to the resident population including potable water, sanitary sewer, transportation networks and critical functions of the Town.

OBJECTIVE E.1.9 - BEACH ACCESS

Increase environmentally sound public access to beaches and shores, preserve traditional shoreline uses and prevent further impacts of man-made structures and activities on coastal resources.

- E.1.9.1 No filling, spoiling, or placement of structures in or over coastal or estuarine waters should be permitted to diminish water surface areas traditionally used by the general public for activities such as fishing, swimming and boating.
- E.1.9.2 A wide range of public water-oriented opportunities should be provided at the water's edge within the coastal area of Marineland including greater public access to the Intracoastal Waterway and public access to the ocean by elevated walkways.
- E.1.9.3 Public or private shoreline developments should include shoreline features such as boardwalks or pedestrian walkways with interconnectivity to the A1A walkway and interior walkways.
- E.1.9.4 Existing environmentally sound access for the public to the beach and Intracoastal Waterway shoreline shall be maintained by new development.

OBJECTIVE E.1.10 - HISTORIC RESOURCES

Protect, preserve and sensitively reuse the historic resources throughout the planning period in the Town.

- E.1.10.1 The Town shall support preservation and reuse of the Marine Studios historic site and archives that enhances public education while maintaining eligibility on the National Register of Historic Places.

OBJECTIVE E.1.11 – INTERGOVERNMENTAL COORDINATION

An intergovernmental coordinating mechanism shall be maintained in order to manage coastal resources affecting or affected by governments other than Marineland.

~~E.1.11.1 Marineland shall review the comprehensive plans of Flagler and St. Johns Counties to determine if coastal resources, especially the beach and Intracoastal Waterway systems, are being managed in a consistent manner. Marineland will review plans for development adjacent to Marineland's boundaries in Flagler and St. Johns Counties to assure protection of the native vegetation, fish and wildlife communities.~~

~~E.1.11.2 Marineland shall request notification of beach renourishment activities of adjacent local governments as well as any development activity within or adjacent to Pellicer Creek.~~

OBJECTIVE E.1.11 – PERILS OF FLOOD

The Town of Marineland shall continue to assess the current and future risks to human life and property from floods and other natural hazards in the coastal areas and implement development and redevelopment strategies that reduce such risks.

E.1.11.1 The Town of Marineland shall maintain and update, as needed, all maps—including FEMA flood zones and repetitive claim maps, storm surge/Coastal High Hazard Area maps and sea level rise impact maps—identifying current and potential future areas subject to high flood hazard.

E.1.11.2 The Town of Marineland shall continue to document and maintain maps of extreme high tides (“king tides”), more frequent severe rainfall events and newly revealed areas at risk of flooding to efficiently target mitigation efforts.

E.1.11.3 The Town of Marineland shall continue to provide flood relief and cleaning operations to lessen business’ and residents’ hardship after a major rainstorm and document the after-the-storm efforts to evaluate and recommend implementation of minor improvements and projects to be included in the Capital Improvement Plan.

E.1.11.4 The Town of Marineland shall continue to utilize the Future Land Use Map as the basis for development and redevelopment. The siting, design and development of structures shall be consistent with regulations contained in the Florida Building Code, as amended from time to time.

- E.1.11.5 The Town of Marineland shall manage its planning, regulatory and any utility services to steer future population concentrations away from the Coastal High Hazard Area- (CHHA), which is defined as the area below the elevation of the Category 1 Storm Surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.
- E.1.11.6 The Town of Marineland shall not approve any increases in hotel/motel beds and residential densities in the CHHA that would increase evacuation times above the 16 hours level of service for out-of-county hurricane evacuation for a Category 5 Storm event as measured on the Saffir-Simpson scale as provided in Section 163.3148(7)(b), F.S.
- E.1.11.7 Redevelopment of existing dwelling units located in the CHHA is prohibited unless an engineering study supports that redevelopment can occur in a safe manner when considering building construction, design, siting and future storm events.
- E.1.11.8 The Town of Marineland shall limit public expenditures in the CHHA or flood-prone areas by restricting expansion/improvement of the existing utilities except for improvements necessary to: 1) correct current deficiencies; 2) serve planned redevelopment pursuant to the Community Redevelopment Area (CRA) Community Redevelopment Plan; or 3) improve environmental quality.
- E.1.11.9 The Town of Marineland shall require that any development activities seaward of the Coastal Construction Control Lines (CCCL) established pursuant to Chapter 161.053, F.S. be consistent with the statutory provisions.
- E.1.11.10 The Town of Marineland shall continue to revise building codes and land development regulations to enhance flood mitigation measures in vulnerable areas to reduce future risks associated with high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise. In these areas, the Town shall require vulnerability reduction measures for all new development, redevelopment, and infrastructure such as additional hardening, higher floor elevations or incorporation of natural infrastructure for increased resilience.
- E.1.11.11 The Town of Marineland shall consider, whenever feasible, purchasing properties in areas most vulnerable to destructive storm surges for recreational uses and open space.

E.1.11.12 Rise in sea level projected by the Federal Government (National Oceanic and Atmospheric Administration) shall be taken into consideration in all future decisions regarding the design, location, and development of infrastructure and public facilities in the potentially affected areas.

E.11.13 The Town of Marineland shall recognize the CHHA as an Adaptation Action Area (AAA) for those low-lying coastal zones that may experience coastal flooding due to extreme high tides and storm surge and are vulnerable to the impacts of rising sea level. (§163.3177(6)(g)(10), F.S.)

GOAL E.2 CONSERVATION MANAGEMENT

To ensure the protection of natural resources and systems by meeting stewardship responsibilities, and to sensitively respond to constraints posed by: 1) the ability of natural systems to absorb and mitigate air quality impacts; 2) the quantity and quality of ground water and surface water resources; 3) freshwater, estuarine and marine wetland and deepwater habitats; 4) native upland habitats; and 5) fish and wildlife population.

OBJECTIVE E.2.1 – AIR QUALITY

To maintain acceptable air quality levels within the community by maintaining Federal and State air quality parameters.

Policies

E.2.1.1 Industries that would have a negative effect on air quality shall be prohibited from occurring within the ~~community~~ town limits.

E.2.1.2 ~~Clearing of native habitat shall be minimized by requiring site specific location of streets and buildings within disturbed areas. Destruction of native habitat shall be minimized.~~

E.2.1.3 ~~In order to minimize the required use of automobiles and thereby automobile emissions and air pollution, the following design principles shall be implemented:~~

- ~~a. a sufficient diversity of land uses shall be provided to allow the regular needs of residents to be met within the community;~~
- ~~b. dwellings, shops and workplaces shall be located in close proximity to one another;~~
- ~~c. Use of electric carts is encouraged to reduce the reliance on traditional vehicles.~~

~~E.2.1.4~~ E.2.1.2 To encourage pedestrian and bicycle use within the community:

- a. there shall be limited streets and priority given to pedestrian and bicycle uses;

- b. there shall be a network of streets and paths designed to shorten trip length and reduce traffic on any one street;
- c. there shall be traffic calming devices such as limited vehicle speeds on streets and intersections shall be controlled by signage, obstacles or other means that are consistent with the beachfront urban streetscape design.
- d. streets shall be designed and detailed to encourage pedestrian activity and discourage unnecessary automobile use; and
- e. parking shall be limited at shops and work places.

OBJECTIVE E.2.2-WETLAND AND DEEPWATER HABITAT PROTECTION

To maintain within ~~the community~~ Marineland the functions and values provided by wetlands and deepwater habitats ~~by monitoring the percentage change in acreage of each wetland and deepwater habitat.~~

E.2.2.1 No activity shall be allowed that results in the alteration, degradation or destruction of wetland and deepwater habitats except for the purposes of, when permitted by all applicable the State and Federal agencies:

- a. providing docks for public fishing access to the estuary, ~~where such are permissible under state law, and where disturbance to habitat is minimal would be minimized by good design,~~
- b. providing for maintenance and expansion of the existing marina, ~~where such activities are permitted under State law.~~
- c. Providing for a non-motorized canoe and kayak launch within the River To Sea Preserve.

E.2.2.2 Whenever any wetland or deepwater habitat is degraded or destroyed, mitigation shall be provided through the creation of new wetland or deepwater habitat, through restoration of degraded habitat, or through enhancement of the functions and values provided by existing habitat areas.

E.2.2.3 A buffer zone of native upland habitat, ~~with intact canopy, and understory and ground cover shall be protected and shall be maintained at the boundary of all wetland areas. As a minimum, this buffer zone shall be 50 feet wide. Within the first 25 feet landward of the jurisdictional line only elevated boardwalks, which provide access to waterways will be allowed. Removal of vegetation shall be prohibited in this area. Within the second 25 feet minimal encroachment shall be allowed which includes elevated boardwalks and passive recreational uses which do not adversely impact native vegetation.~~

OBJECTIVE E.2.3- UPLAND HABITAT PROTECTION

To preserve sufficient native upland habitat of each community type and to maintain viable populations of all native plant and animal species which currently exist in Marineland ~~within the community by measuring type and number of species found within the habitat.~~

E.2.3.1 ~~Those upland habitat areas indicated as~~ Lands designated as Conservation areas on the Future Land Use Map, ~~or as part of the River to Sea Preserve,~~ shall be preserved intact and in perpetuity as natural areas.

E.2.3.2 ~~Allowed disturbances to these preserve areas shall be strictly limited to those necessary to provide pedestrian walkways and small picnic areas, where such can be provided without damage to habitat value and to manage habitat functions as dictated in the River to Sea Preserve Management Plan.~~

E.2.3.2 ~~The values of native upland habitats which occur within the Town shall be protected through the~~ locating buildings, streets and utilities to minimize disturbance of vegetation and to utilize the least environmentally sensitive portion of the site.;

E.2.3.3 ~~following:~~

- ~~a. Locating buildings, streets and utilities to minimize disturbance of vegetation and to utilize the least environmentally sensitive portion of the site;~~
- ~~b. Providing larger lots in sensitive habitat areas;~~
- ~~c. Land development regulations shall limit lot coverage by buildings and parking.~~
- ~~d. Limiting street widths to the minimum possible to safely accommodate local traffic;~~
- ~~e.a. Prohibiting cultivation of grass lawns in the temperate coastal hammock, and preserving live oaks in the coastal hammock community;~~
- ~~f. Placing all utilities underground and collocated with street, alley and footpath locations; and~~
- ~~g. Limiting or discouraging the use of fertilizers, pesticides and herbicides.~~

h. E.2.3.3 ~~Adoption of~~ Maintain a Tree Protection ordinance which will protect hardwoods within the Maritime Hammock ~~which are 8 inches in diameter or greater at breast height.~~

i. ~~Incorporating these measures into Marineland's land development regulations~~

- E.2.3.4 ~~To the maximum extent consistent with other objectives of this plan,~~
New streets and walkways shall follow existing paths and trails and avoid disturbance of large trees, and native habitat.
- ~~E.2.3.5 Landscaping of private lots shall be limited to native species adapted to soil and climate conditions present.~~
- ~~E.2.3.6 A minimum of 50 percent of each single family lot or parcel of multi-family development within the Maritime Hammock Community will be preserved with intact under story and ground cover.~~
- ~~E.2.3.7 A minimum of 75 percent of the tree canopy on each single family lot or parcel of multi-family development within the Maritime Hammock Community will be preserved. Land development regulations will be adopted by the Town, which establishes standards for activities, such as, tree trimming, which may affect the tree canopy within the Maritime Hammock Community.~~
- ~~E.2.3.8~~E.2.3.5 Regulate the removal of canopy trees within the Maritime Hammock Community within the Town and ~~adopt appropriate~~ require mitigation for tree removal through the Town's Tree Protection Ordinance.
- ~~E.2.3.9~~E.2.3.6 ~~Regulate development with strict site design standards~~ The tree protection ordinance shall that protect the numerous live oaks and hardwoods within the Town of Marineland.

OBJECTIVE E.2.4-ENDANGERED AND THREATENED PLANT & ANIMAL SPECIES

Prevent adverse impacts to endangered and threatened plant animal species that are dependent on habitats which occur within the community by monitoring changes in occurrence of listed plant and animal species.

- E2.4.1 Endangered or Threatened Plant and Animal Species shall include all species listed as such by the United States Fish and Wildlife Service (USFWS), Florida Natural Areas Inventory (FNAI), the State of Florida, or the Florida Committee on Rare and Endangered Plants and Animals (FCREPA).
- E2.4.2 The Town shall require ~~environmental experts, as needed,~~ applicants to assess the impact of proposed development on endangered and threatened plant and animal species that ~~may be dependent on habitats which occur within the Town's jurisdiction. Such impact analysis shall be provided by the applicant and must be presented to the Town Commission prior to the Commission making any decision prior to granting~~ final development approval to for the proposed development.

- E243 No activities which would significantly affect any endangered or threatened plant or animal species shall be allowed to occur.
- E244 To reduce the potential interactions between boats and manatees the Town will seek a designated no wake zone in that portion of the Intra-Coastal Waterway adjacent to the marina.
- E245 The Town will ensure that no loss of moderate and high quality submerged seagrasses or not net loss of low quality or disturbed submerged seagrasses will be allowed by activities or action undertaken by or within the Town.

OBJECTIVE E.2.5-WATER CONSERVATION

To limit consumption of water resources to levels that can be sustained without adverse impact to natural systems.

- E25.1 The need for irrigation water shall be minimized by conservation and maintenance of native habitats to the maximum extent consistent with other objectives of this plan.
- E252 Landscape material shall be limited to drought and salt tolerant native species adapted to soil and climatic conditions found within the community.
- E253 Use of water saving devices, including irrigation systems (e.g. drip type), and plumbing fixtures shall be required to the maximum extent feasible.
- ~~E25.4 The source of irrigation water shall be limited to treated wastewater effluent or water collected in cisterns.~~
- ~~E25.5 No private residential wells shall be allowed within the community. Reuse water or rainwater shall be the primary source of irrigation.~~
- ~~E25.4~~
~~E25.6~~E25.5 Water use shall be metered and rates structured to encourage conservation of water. ~~Premiums collected as a result of rate structure may be used to support water conservation programs.~~
- ~~E25.7~~ The Town shall conduct a feasibility study to examine the possibility of municipal ownership of water and sewer service. ~~The study shall include water conservation strategies as part of municipal ownership. Upon completion the Town will decide on whether to purchase the water and sewer service provided to the Town~~

~~E.25.8 Individual swimming pools shall be prohibited. Community swimming pools, to be used and maintained by the residential community shall be permitted within common areas. (The intent of this policy is to minimize water use as well as the impact on natural areas that would be impacted by individual pool construction).~~

F. RECREATION AND OPEN SPACE ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL F.1

Design, develop and maintain a community with a socially effective civic realm that includes sufficient recreation facilities to meet the needs and demands of the Town of Marineland's citizens and visitors.

OBJECTIVE F.1.1- PROVISION OF PUBLIC RECREATIONAL RESOURCES

Coordination of public and private resources in the provision of specific public places that can accommodate a variety of leisure pursuits for a variety of age groups as well as the community as a whole. Development design should reflect these recreation and open space needs and desires.

Policies

F.1.1.1 Provide for generally accessible town greens/open spaces or commons areas for special civic and ceremonial events and to create town social cohesiveness.

F.1.1.2 Provide for recreation greens/open spaces and/or sheltered public gathering areas that promotes socialization for age-based recreation activities to meet the needs of the Town population.

F.1.1.3 The River to Sea Preserve shall not be reduced in size.

F.1.1.4 The sunset across the river shall remain an accessible community event as a viewscape.

F.1.1.5 ~~Using t~~The existing organizational infrastructure of various stakeholders supported by the Town of Marineland, the University of Florida Whitney Laboratory, the ~~Oceanarium~~—Marineland attraction, Guana Tolomato Matanzas National Estuarine Research Reserve (GTMNERR), and the Community Redevelopment Agency (CRA) are encouraged to promote and provide a series of educational and performance based conferences and events that citizens and visitors may attend. Provide access to these events through creative transportation such as electric carts and access to bicycle paths.

F.1.1.6 The Town shall seek a "NO WAKE ZONE" (speed limited zones) designation along the Intracoastal waterway/Matanzas River and around the marina to prevent boating accidents, shoreline erosion, protection of saltwater marshes, endangered manatees, and other marine life.

F.1.1.7 Provide for areas and amenities such as pavilions, picnic tables, barbecue grills, etc. with an ocean view as well as additional picnic areas that provide a view of the Matanzas River Estuary accessible from nature trails within the River to Sea Preserve.

F.1.1.8 Provide interpretive displays explaining wildlife, vegetation and ecological systems present on site. Displays shall describe the project site's cultural and archaeological features and water bodies present within the River to Sea Preserve.

~~F.1.1.9 Allow for up to 20 cabins within the River to Sea Preserve. These cabins will be developed under a low impact development strategy, minimizing tree removal, blending them into the natural landscape, and employing the “Old Florida” vernacular style that utilizes porches, gabled roofs, and wood-like exteriors.~~

OBJECTIVE F.1.2- BEACH ACCESS

Continue to improve public access to the river and beach through the year ~~2020~~2040.

F.1.2.1 Ensure public access to the beach by maintaining points of access walkways, boardwalks over the dunes, and providing picnic pavilions on the beachside to guarantee that the beach remains a primary recreational amenity of the community.

~~F.1.1.2 Provide scenic overlook platforms for viewing the saltwater marsh and Matanzas River estuary. Make accessible through boardwalks and nature trails.~~

~~F.1.2.3 The Town shall pursue additional funding for implementation of beach and river access plans to ensure public access through intergovernmental coordination involving the Department of Transportation, Department of Environmental Protection, the Florida Communities Trust Grant Program, Flagler and St. Johns Counties, the A1A Scenic Corridor Plan, and the Community Redevelopment Agency of the Town of Marineland.~~

~~F.1.2.4 Provide access points to the Intracoastal Waterway through kayak/canoe launch facilities, pedestrian trails and bike pathways that include picnic tables, rest areas and restroom facilities.~~

~~F.1.2.5~~F.1.2.3 The Town shall coordinate with the Florida Park Service in the implementation of the Matanzas Islands' Management Plan, ~~including assisting in funding efforts.~~

~~F.1.2.6~~F.1.2.4 ____ Convert the two unimproved dune cuts at the River-to-Sea Preserve on the north and south end of the Town to dune walkovers.

OBJECTIVE F.1.3-ACCESS & MULTIPURPOSE TRANSPORTATION

Provide access to the river and the beach while promoting energy efficient and environmentally friendly multipurpose transportation within the community.

F.1.3.1 Consider provision of trail enhancement through widening ground coverage using wood chips, crushed shell and/or natural materials while maintaining natural growth of indigenous vegetation.

F.1.3.2 The Town shall cooperate with Flagler County and St. Johns County in efforts to establish a multi- purpose, continuous pedestrian/bicycle path through the S.R. A1A corridor. (~~Transportation Element: Policy: B.1.6.6~~)

F.1.3.3 The Town shall provide bike pathways that link access points on the Matanzas River Estuary to the A1A Corridor bike pathways.

G. INTERGOVERNMENTAL COORDINATION ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL G.1

Establish effective Intergovernmental Coordination processes that aid in the provision of services, improve development activities and accommodate the needs of the Town's existing and future growth.

OBJECTIVE G.1.1 ESTABLISHMENT OF INTERGOVERNMENTAL REVIEW AND COORDINATION

The Town shall institute a formal process for intergovernmental coordination with Flagler and St. Johns Counties which establish specific coordination activities to occur with each of the local governments on a regular basis.

Policies

- G.1.1.1 The Town shall coordinate activities with other governmental, public, and private entities, to coordinate the management of the estuaries, and to resolve land use conflicts and annexation issues.
- G.1.1.2 The Town of Marineland shall, when requested, provide individuals and governmental agencies with appropriate information concerning its adopted Comprehensive Plan, Comprehensive Plan amendments, Land Development Regulations, and concurrency management system, and other items as deemed appropriate.
- G.1.1.3 The Town shall coordinate with County Sheriff's and County Fire Departments to develop formal interlocal agreements with Flagler and St. Johns Counties to address police and fire protection, if determined to be necessary.

OBJECTIVE G.1.2 COORDINATION AND REVIEW OF ALL LOCAL PLANS

The Town of Marineland shall coordinate the local government comprehensive plan with the Flagler County and St. Johns County School Boards, with the Flagler County and St. Johns County Sheriff's Offices, with the Flagler County and St. Johns County Fire Departments, and with Flagler County, and with St. Johns County.

Policies

- G.1.2.1 ~~The Town shall form a special comprehensive plan coordinating committee comprised of members of the Town Commission to review development proposals and comprehensive plan amendments.~~
- G.1.2.2 The Town of Marineland shall use the comprehensive plan and land development regulations as the primary basis for coordinating development activities when reviewing development proposals and comprehensive plan amendments.

- G.1.2.3 The Town shall request Flagler County and St. Johns County to send copies of proposed comprehensive plans or plan amendments for review.
- G.1.2.4 The Town shall use its special comprehensive plan coordinating committee, or _ representative thereof, to participate in local government review and adoption proceedings of comprehensive plans and amendments for Flagler County and for St. Johns County.
- G.1.2.5 The Town of Marineland shall notify St. Johns and Flagler Counties of proposed amendments to its Comprehensive Plan.
- G.1.2.6 In reviewing amendments to the Comprehensive Plan, the Town of Marineland shall specifically consider the impact of the proposed amendment of the existing Comprehensive Plans of St. Johns and Flagler Counties.
- G.1.2.7 The Town shall participate in the Inter-Local Agreement with Flagler County and the Flagler County School Board to provide opportunities to discuss school planning issues as it relates to development within the town.
- G.1.2.8 The Town shall review all proposed State Road A1A transportation and improvements plans from FDOT, St. Johns County, and Flagler County to determine the impacts such projects or proposals will have on the Town's traffic circulation system.

OBJECTIVE G.1.3 LEVEL OF SERVICE STANDARDS FOR PUBLIC FACILITIES

The Town of Marineland shall establish a process whereby level of service standards for public facilities are coordinated with state, regional, and local entities which have operational, monitoring, or maintenance responsibilities for such facilities.

Policies

- G.1.3.1 The Town shall coordinate with all service providers concerning levels of service pertaining to water and sewer systems, and with the FDOT and with Flagler and St. Johns Counties concerning levels of service pertaining to SR A1A.
- G.1.3.2 The Town shall continue to investigate the feasibility of acquiring ownership of the potable water and sewer treatment facilities. Specifically, the Town shall identify possible grant funding sources and other funding mechanisms for infrastructure acquisition.
- G.1.3.3 The Town shall coordinate the timing, location, and capacity of public facilities to ensure that required services will be available when needed.

G.1.34 The Town shall work with the St. Johns County and Flagler County Commissions as necessary in developing priority plans for each of the Counties to address roadway improvement needs within Marineland.

G.1.35 The Town shall continue to work with the electric utility provider, FDOT, Flagler County and St. Johns County Public Works Departments to consider the feasibility of converting to an underground utility system.

OBJECTIVE G.1.4 LOCAL, FORMAL DISPUTE RESOLUTION PROCESS

The Town of Marineland shall develop a formal, local dispute resolution process in coordination with Flagler and St. Johns Counties.

Policies

G.1.4.1 The Town shall become party to any existing formal, local dispute resolution process adopted by Flagler and St. Johns Counties via an interlocal agreement with adjacent jurisdictions.

G.1.4.2 The Town shall use the Northeast Florida Regional Planning Council for mediation until the proposed local process is developed when inter-jurisdictional incompatibilities are identified.

OBJECTIVE G.1.5 JOINT PLANNING EFFORTS

The Town of Marineland shall coordinate the ~~Remarkable Coastal Place Master Plan~~, River To Sea Preserve Management Plan and the Community Redevelopment Plan with Flagler and St. Johns Counties, the St. Johns River Water Management District, the Department of Environmental Protection and other stakeholders.

Policies

~~G.1.5.1 The Town shall coordinate with Flagler and St. Johns Counties with regard to implementation of the Town's Master Plan, as amended.~~

~~G.1.5.2~~ G.1.5.1 The Town and Flagler County will coordinate the implementation of the River to Sea Preserve Management Plan.

~~G.1.5.3 The Town shall coordinate with regional counties to further educational opportunities within Marineland with respect to environmental and marine research.~~

~~G.1.5.4~~ G.1.5.2 The Town shall coordinate with the Guana Tolomato Matanzas National Estuarine Research Reserve to implement the Reserves management plan, within the Town, where appropriate.

~~G.1.5.5~~**G.1.5.3** The Town shall participate as a partner with the Scenic Highway Corridor Management Entity to implement the plan and vision within the Town, where appropriate.

~~G.1.5.6~~**G.1.5.4** The Town shall coordinate development activities to increase grant eligibility.

~~G.1.5.7~~**G.1.5.5** The Town shall coordinate with the Florida Park Service to manage and implement the management plan of the Matanzas Estuary Islands.

OBJECTIVE G.1.6 IMPROVEMENTS TO COASTAL AND WATERFRONT AREAS

By 2005, ~~the~~ The Town shall establish agreements or other mechanisms to obtain grant resources for planning activities to improve coastal and waterfront areas including those depicted in the River To Sea Preserve and other management plans addressing beach parking, dune crossovers, signage, beach restoration/revetment and waterfront redevelopment.

Policies

G.1.6.1 The Town shall improve physical access to parks and recreational sites by ~~researching and~~ applying for grants and other available funding to acquire and construct parking and access at chosen locations.

G.1.6.2 The Town shall protect its public beaches by pursuing additional funding sources to assist funding for future beach restoration/revetment projects.

G.1.6.3. The Town shall monitor and maintain the Community Redevelopment Area as a funding mechanism to improve coastal and waterfront areas.

G.1.6.4. The Town shall permit the utilization of local funds for shoreline stabilization and beach renourishment projects.

OBJECTIVE G.1.7 PUBLIC PRIVATE PARTNERSHIPS

The Town shall form public private partnerships to address the implementation of ~~the Remarkable Coastal Place Master Plan,~~ the individual management plans and Community Redevelopment Plan.

Policies

G.1.7.1 The Town shall encourage public private partnerships to increase grant and funding eligibility and to implement the goals and polices of the comprehensive plan.

G.1.7.2 The Town shall coordinate its efforts in growth management, comprehensive planning, zoning, and other development-related activities with the ~~Oceanarium~~ Marina Attraction, Whitney Lab, and private property owners and actively seek input from these entities.

H. CAPITAL IMPROVEMENTS ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL H.1

The Town shall ensure the orderly and efficient provision of the following public facilities necessary to serve existing and future local population needs: roads, potable water, sanitary sewer, drainage, solid waste and recreation/parks.

OBJECTIVE H.1.1-FIVE YEAR CAPITAL IMPROVEMENTS SCHEDULE

Capital improvements shall be provided consistent with the Five-Year Schedule of Capital Improvements, to correct existing deficiencies, to accommodate desired future growth and to replace worn-out or obsolete facilities.

Policies

- H.1.1.1 Capital improvements in the context of the Comprehensive Plan shall be defined as those improvements which are limited to a one time expenditure of and do not include expenditures for equipment, operations and maintenance costs.
- H.1.1.2 The Town shall maintain an inventory which includes all deficiencies as well as projected capital improvements requirements to satisfy deficiencies and meet projected demands in the referenced subject areas of the Comprehensive Plan.
- H.1.1.3 The Town shall ensure that all proposed capital improvements are consistent with each of the elements of this Comprehensive Plan.

OBJECTIVE H.1.2- LEVEL OF SERVICE STANDARDS

The Town shall adopt Level of Service (LOS) standards against which the adequacy and deficiencies of facilities may be measured.

Level of Service Standard	
Public Facility Category	Standard
Sanitary Sewer	100 gallons per capita per day
Potable Water	100 gallons per capita per day
Solid Waste	9.3 pounds per capita per day

Drainage Facilities	25-year frequency, 24-hour duration Rainfall Intensity. Regardless of the area served, the stormwater treatment systems must provide a level of treatment which meets the requirements of Chapter 40C-42, in particular section 40C- 42.025, Florida Administrative Code (F.A.C.) to ensure that the receiving water quality standards of Chapter 62-302, section 62-302.500, F.A.C. are met and to ensure that the receiving water bodies and their water quality are not degraded below the minimum condition necessary to maintain their classifications as established in Chapter 62-302, F.A.C.
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Policies

- H.1.2.1 The standards for LEVEL OF SERVICE (LOS) which the Town shall ensure are provided for new development, and redevelopment, and which the Town shall strive to meet where existing deficiencies are noted shall be in accordance with the following criteria:

Roadway-	LOS “D” Peak Hour Traffic
Open Space and Recreation	Three public beach access points for every 0.5 miles of ocean shore One

- H.1.2.2 The Town shall continually review the established local capital improvement LOS criteria on the basis of consistency with local comprehensive planning activities, cost feasibility, and effectiveness, relative magnitude and term of need, intergovernmental commitments, the ability to take advantage of other jurisdictional capital improvements and overall budget impacts.

OBJECTIVE H.1.3-PRIORITIZATION SYSTEM

The Town shall establish a system for prioritizing the scheduling of capital improvements to mitigate existing or projected deficiencies.

Policies

- H.1.3.1 The scheduling of existing public facility deficiencies in the capital improvement element shall be predicated on the following criteria to ensure that the projects are being ranked in the appropriate order of their need:

Priority A

1. Capital projects currently underway for which the Town is fully committed, or which are so urgently needed that their implementation cannot be delayed.

2. Capital improvements needed to protect public health and safety.

Priority B

1. Capital improvements needed to correct existing deficiencies.
2. Capital improvements needed to replace or repair obsolete or worn-out facilities in order to maintain adopted LOS standards.

Priority C

1. Capital improvements that will increase efficient use of existing public facilities.
2. Capital improvements that will promote redevelopment and/or in-fill development.

Priority D

1. Capital improvements that represent a logical extension of public facilities to accommodate projected new development.
2. Capital improvements needed to serve developments that were approved prior to the adoption of this Plan.

H.1.3.2 The Town shall continually review the established local capital improvement prioritizing criteria on the basis of consistency with local comprehensive planning activities, cost feasibility, and effectiveness, relative magnitude and term of need, intergovernmental commitments, the ability to take advantage of other jurisdictional capital improvements and overall budget impacts.

OBJECTIVE H.1.4-EXPENDITURES WITHIN THE COASTAL HIGH HAZARD AREA

The Town shall minimize capital investment that subsidizes development in high hazard coastal areas.

Policies

H.1.4.1 Public expenditures in high hazard coastal areas shall be limited to those improvements included in the Coastal Management Element and those expenditures necessary for the health and safety of the residents of these areas as well as such improvements as are deemed to be required to facilitate use of the natural open space and recreation areas.

OBJECTIVE H.1.5-CONCURRENCY

The Town shall determine that development or redevelopment proposals are approved consistent with existing services availability or coincident with the programmed provision of additional service at the adopted LOS.

Policies

- H.1.5.1 The Town ~~shall adopt an "Adequate Facilities Ordinance" to interact with the development approval process by conditioning~~ zoning, subdivisions and/or planned unit development upon the provisions of adequate public facilities.
- H.1.5.2 The Town shall utilize existing and improved development procedures to review development proposals cognizant of the Town's adopted LOS, existing LOS and, the time frame for implementation of additional facility improvements.
- H.1.5.3 The approval of proposed development or redevelopment projects shall be based on the condition of project related service needs being available at the adopted level of service standards.

OBJECTIVE H.1.6-FAIR SHARE

The Town shall require that private developers participate in any facility improvement costs necessary to maintain LOS standards.

Policies

- H.1.6.1 The Town shall require the performance bonding of project related utility or traffic circulation improvements necessary to accommodate the development of vacant parcels or substantial redevelopment of existing properties.
- H.1.6.2 By 2016, the Town shall review the potential use of impact fees as a means to assess new developments for needed public facilities.

OBJECTIVE H.1.7- FISCAL MANAGEMENT

The Town shall manage its fiscal resources to ensure the provision of needed capital improvements for development orders that were issued prior to the adoption of the Comprehensive Plan and for future development and redevelopment.

Policies

- H.1.7.1 The ratio of outstanding indebtedness for projects, which are not financed, with the proceeds of revenue bonds shall not exceed ten percent (10%) of the property tax base in any given year once property taxes have been established.

- H.1.72 The Town shall consider a range of revenue and project cost projections based on varying assumptions with regard to the local property tax base, shared tax revenues, inflation, contingency costs and the level and sources of shared project funding commitment by other jurisdictions.
- H.1.73 Where feasible, the Town's Capital Program shall recognize specific funding sources for specific projects or project categories.
- H.1.74 The Director of Finance shall prepare annual estimates of anticipated proceeds from state revenue sharing source.
- H.1.75 The Town shall adopt guidelines which set apportionment criteria for transportation generated revenues relative to operations, maintenance and capital improvements after debt service has been met.
- H.1.76 The Town shall adopt a Five-Year Capital Improvement Schedule and an Annual Capital Budget as part of the budgeting process.

OBJECTIVE H.1.8- CONCURRENCY MANAGEMENT SYSTEM

The Town shall adopt a Concurrency Management System within one year from the date of adoption of the 2015 Comprehensive Plan.

Policies

- H.1.8.1 The Town shall ensure that public facilities are provided to serve development and redevelopment projects through the implementation of the adopted Concurrency Management System.
- H.1.8.2 The following criteria shall be used in the Concurrency Management System to determine when concurrency has been satisfied:

Category

1. The necessary facilities and services are in place at the time a development permit is issued; or
2. A development permit is issued subject to the conditions that the necessary facilities and services will be in place when the impacts of development occur; or
3. The necessary facilities are under construction when a permit is issued; or
4. The necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of 1, 2, and 3 above.

Category 2

1. The necessary facilities and services are subject to a binding executed contract which provides for commencement of construction or provision of the required facilities and services within one year of the issuance of the development permit; or

2. The necessary facilities and services are guaranteed in an enforceable development agreement that requires commencement of construction of the required facilities or provision of the required facilities and services within one year of the issuance of the development permit.

H.1.8.3 For potable water, sanitary sewer, solid waste, and drainage, concurrency shall be met if one of the Category 1 provisions, as listed in Policy H.1.8.2, has been satisfied.

H.1.8.4 For recreation and parks, concurrency shall be met if one of the Category 1 provisions or Category 2 provisions, as listed in Policy H.1.8.2, has been satisfied.

H.1.8.5 For roads, concurrency shall be met if one of the Category 1 provisions or Category 2 provisions, as listed in Policy H.1.8.2, have been satisfied or if the road is scheduled for improvement prior to the beginning of the fourth year of the adopted Five-Year Schedule of Capital Improvements.

H.1.8.6 The Town shall establish a monitoring system to monitor the remaining capacity and deficiencies of the public facilities addressed in the Capital Improvements Element.

H.1.8.7 Prior to the approval of an application for a final subdivision plan or final site plan, the Town shall review the proposed development application to ensure that public facilities needed to support development are available consistent with Policies in this element.

H.1.8.8 The Town may approve developments in phases or stages.

H.1.8.9 In the event that road capacity is not available for a project, the project developer may elect to make a proportionate share payment to mitigate the impacts of the project and proceed, per state statute.

OBJECTIVE H.1.9-AUTHORITY

The responsible authority under applicable law shall enact all rules, regulations and ordinances necessary to implement the Comprehensive Plan.

Policy

H.1.9.1 The Goals, Objectives and Policies in the Capital Improvements Element of the Comprehensive Plan shall become effective upon adoption by the Town Council.

**Table H-4
Schedule of Capital
Improvements**

The following table indicates those capital improvements to be funded through 2020.

Five-Year Schedule of Capital Improvements

Project	Cost	Target	Funding Source
River to Sea Preserve Eco-Cottages	\$950,000	2014-2015	Flagler Co.
Town of Marineland Marina Phase 2 Restoration	\$985,000	2014-2015	Town \$50,000 FIND- \$145,000 Flagler Co. TDC \$150,000 FWC Boating Infrastructure Grant
Dune walkover boardwalk (90 feet long by four feet wide) North end of Town	\$18,000	2016-2017	CRA/Capital Improvement Fund/development
Dune walkover boardwalk (240 feet long by four feet wide) South end of Town (River to Sea)	\$48,000	2019-2020	CRA/Capital Improvement Fund/development agreement/grants
Bicycle/walking path and Associated lighting ???	\$75,000	2018-2019	CRA/Capital Improvement Fund/development agreement/grants

Boardwalk estimated costs based on Gulf County Pre-Proposal (Dec. 3, 2012), set at \$50 per square foot associated with composite material (reduced maintenance), wood costs are set at \$34.87/SF.

Long Range Capital Improvements Plan

Project	Target Year	Funding Source
Repair and improvement of unsafe pedestrian circulation system and construction of new sidewalks.	2025	CRA/Capital Improvement Fund/development agreement/grants
Upgrading of power supply facilities.	2030	CRA/Capital Improvement Fund/development agreement/grants
Improvement of lighting.	2025	CRA/Capital Improvement Fund/development agreement/grants
ADA improvements to public buildings.	2025	CRA/Capital Improvement Fund/development agreement/grants
Landscaping, including exotic plant removal, development of master landscape plan, and native plantings along streets and sidewalks and in public	2025	CRA/Capital Improvement Fund/development agreement/grants
Water and sewer line repair and replacement.	2030	CRA/Capital Improvement Fund/development agreement/grants
Public street paving, repair, and reconstruction.	2025	CRA/Capital Improvement Fund/development agreement/grants
Drainage improvements.	2025	CRA/Capital Improvement Fund/development agreement/grants
Other capital improvements (educational, recreational, and scientific facilities dune restoration and stabilization, Scenic A1A corridor enhancements for traffic calming, aesthetics and	2025	CRA/Capital Improvement Fund/development agreement/grants
Educational programs.	2025	CRA/Capital Improvement Fund/development agreement/grants
Cooperative advertising.	2025	CRA/Capital Improvement Fund/development agreement/grants
Matching funds for grants.	2025	CRA/Capital Improvement Fund/development agreement/grants
Planning initiatives.	2025	CRA/Capital Improvement Fund/development agreement/grants

I. SUSTAINABLE TOURISM ELEMENT – GOALS, OBJECTIVES, AND POLICIES

GOAL I.1

Principle of Sustainable Tourism

The Town of ~~Marineland~~ (Town) shall develop a sustainable basis for tourism development and tourism visitation based on the promotion of the natural, cultural, scientific, and educational resources within the Town.

OBJECTIVE I.1.1-PROMOTION OF SUSTAINABLE TOURISM

In promoting and developing its tourism base, the Town shall ensure that tourism and tourism related activities do not compromise the Town's character and its natural and cultural resources.

Policies

- I.1.1.1 The Town shall work with tourism related entities within the Town to monitor the balance of land uses to ensure that the carrying capacity of the Town is not exceeded.
- I.1.1.2 The Town shall develop sustainability indicators to monitor the effect of tourism on the Town's natural, cultural, scientific, and educational resources, and shall reevaluate progress toward its sustainable tourism goal accordingly.
- ~~I.1.1.3 The Town shall review appropriate national and international sustainable tourism certification programs and, if appropriate, seek municipal certification and/or encourage certification of tourism-related facilities in the Town.~~
- ~~I.1.1.4~~I.1.1.3 In approving new tourism facilities or modifications to existing tourism facilities the Town shall consider whether these facilities will adversely affect ecological processes and dynamic coastal processes.
- ~~I.1.1.5~~I.1.1.4 In approving new tourism facilities or modifications to existing tourism facilities the Town shall consider whether these facilities will adversely affect cultural resources and are compatible with the character of the Town and the region.
- ~~I.1.1.6~~I.1.1.5 The Town shall amend its Land Development Regulations to allow for and encourage limited lodging facilities that would assist in housing Whitney researchers and eco-tourists. Such a facility would be in keeping with the mass and scale of existing buildings and an "Old Florida" character. Such facilities may be located within the Whitney Lab property or, with a limitation of not more than 20 units, in the River-to-Sea Preserve. This does not pertain to other allowable lodging-related uses in the Tourist Commercial, General Commercial, and Sustainable

Mixed Use Future Land Use Map categories.

OBJECTIVE I.1.2-RESTORATION OF NATIVE VEGETATION

The Town shall seek to restore vegetative associations that are native to the northeast coast of Florida.

Policies

- I.1.2.1 The Town shall require tourism and tourism related facilities to use landscaping vegetation native to the region with exception of the historical landscaping designation associated with the Oceanarium Marineland Attraction flora.
- I.1.2.2 The Town shall work with private and public entities to restore and enhance the landscaping at the attraction to take advantage of natural formations and plant life native to the northeast Florida coast.

OBJECTIVE I.1.3-SUSTAINABLE CONSTRUCTION STANDARDS

The Town shall promote the use of sustainable construction practices for tourism and tourism related facilities.

Policies

- I.1.3.1 The Town shall encourage the use of sustainable construction techniques for new tourism related facilities, and where feasible, shall encourage retro-fitting existing tourist facilities.
- I.1.3.2 The Town shall explore the development of a “green building program” for the construction and modification of tourism and tourism related facilities.
- I.1.3.3 The Town shall encourage educational programs highlighting innovative building techniques.
- I.1.3.4 The Town shall encourage the use of wireless technology within the community.

OBJECTIVES I.1.4-COLLABORATIVE COORDINATION

The Town shall encourage cooperation among tourism related interest in Marineland and within the region.

Policies

- I.1.4.1 The Town should encourage the use of Marineland stakeholders as a forum for consensus-based collaborative decision-making.
- ~~I.1.4.2 The Town shall encourage alternative dispute resolution mechanisms such as mediation to address tourism related conflicts within the town that can not be resolved by consensus-based processes between the~~

~~interested parties.~~

~~I.1.4.3~~I.1.4.2 The Town shall encourage tourism related entities within the Town to develop an integrated sustainable tourism business plan.

~~I.1.4.4~~I.1.4.3 The Town shall participate in County and regional forums that relate to tourism development that may affect the Town's resources, character, and sustainability goals.

~~I.1.4.5~~I.1.4.4 The Town shall coordinate with local, regional, and statewide entities such as the Flagler and St. Johns County Tourist Development Councils; the St. Augustine, Ponte Vedra, & the Beaches Visitors and Convention Bureau; and Visit Florida on establishing a sustainable tourism niche and supporting the ~~Oceanarium~~ Marineland Attraction.

GOAL I.2 NATURE BASED TOURISM

The Town shall take actions that are coordinated with other stakeholders that promote sustainable visitation to the River to Sea Preserve.

OBJECTIVE I.2.1-INTERGOVERNMENTAL COORDINATION

The Town shall continue working with Flagler County and other agencies in implementing the Management Plan for the River to Sea Preserve.

Policies

I.2.1.1 The Town shall continue to work with Flagler County and other agencies in acquiring funding for implementation of the management plan including use of grants and Community Redevelopment funding.

I.2.1.2 The Town shall continue to work with Flagler County and other agencies on completing the implementation of the Management Plan of the river to Sea Preserve, including developing appropriate oceanfront parking, developing beach access (dune walkovers), developing picnic shelters and a pavilion, and developing passive water-based recreational uses through means of a canoe/kayak launch.

I.2.1.3 The Town shall continue to work with Flagler County on the development and construction of educational and interpretive signs and exhibits in the trail area of the River to Sea Preserve.

GOAL I.3 CULTURAL TOURISM

The Town shall promote cultural tourism focusing on the Town's archeological, architectural, historical, entertainment, literary, and film resources.

OBJECTIVE I.3.1-PROTECTION OF ARCHEOLOGICAL RESOURCES

The Town shall protect archeological resources while promoting tourism and educational opportunities.

Policies

- I.3.1.1 The Town shall work with Flagler County to protect and interpret cultural resources in the River to Sea Preserve.
- I.3.1.2 The Town shall require development to consult with Native Americans and other specialists about the most appropriate way to manage archaeological resources within the Town of their development. ~~and to educate the public about Native Americans in Northeast Florida. Exhaustive efforts shall be used to protect human remains and their associated burial items.~~
- I.3.1.3 The Town shall ~~cooperate with~~promote cultural resource agencies and interest groups in ~~the~~to development of a cultural resources education programs.
- I.3.1.4 The Town shall preserve its historical resources while promoting the Town's historic role in the development of tourism in Florida.

OBJECTIVE I.3.2-PROTECTION OF ARCHITECTURAL CHARACTER

The Town shall seek to protect and promote the Town's unique architectural character.

Policies

- I.3.2.4 The Town shall explore the establishment of design standards for new tourism and tourism related facilities that are consistent with the existing character and architectural style.
- I.3.2.1 The Town will continue to support the restoration of the existing historical and unique buildings and structures in the Town's existing tourism and tourism related facilities.
- I.3.2.3 The Town shall adopt the Secretary of the Interior's standards for the restoration of historic properties within the Town.

OBJECTIVE I.3.3-PROMOTION OF FILM & LITERARY HISTORY

The Town shall work with the appropriate institutions to promote its film and literary history.

Policies

- I.3.4.1 The Town shall support public and private efforts to inventory the film library and implement film preservation techniques.
- I.3.4.2 The Town shall encourage public and private efforts to make the contents of the film library accessible to visitors and researchers without compromising the integrity of the media.

- I.3.4.3 The Town should ~~emphasize~~ promote the role literacy icons like Marjorie Kinnan Rawlings, Ernest Hemingway, Thornton Wilder, Stephen Vincent Benet, John Dos Passos and others played in the Town's history.

GOAL I.4 SCIENTIFIC AND EDUCATION BASED TOURISM

The Town shall promote scientific and educational programs at Marineland Dolphin Adventure attraction, Whitney Laboratory, the Guana Tolomato Matanzas National Estuarine Research Reserve (GTMNERR), and the Florida Sea Grant Marine Extension Program to attract science tourists, students and scientists to the Town.

OBJECTIVE I.4.1-RESEARCH & EDUCATION

The Town shall cooperate with the University of Florida Whitney Laboratory to continue its research and educational opportunities in order to promote science and technology based visitation in the Town.

Policies

- I.4.1.1 The Town shall support outreach programs that are sponsored by the Whitney Laboratory.
- I.4.1.2 The Town shall support the Whitney Laboratory in its attempt to create more educational opportunities.
- I.4.1.3 The Town shall consider funding opportunities through grants in support of educational outreach programs sponsored by the Whitney Laboratory, as well as funding future Laboratory expansion.
- I.4.1.4 The Town shall promote scientific and educational program opportunities at the ~~Oceanarium~~ Marineland attraction.

OBJECTIVE I.4.2-RESEARCH & EDUCATION

The Town shall seek to bring more educational interest to the Town through the programs offered at the Guana Tolomato Matanzas National Estuarine Research Reserve (GTMNERR).

Policies

- I.4.2.1 The Town shall cooperate with the GTMNERR in working with estuarine programs conducted by the Florida Department of Environmental Protection.
- I.4.2.2 The Town shall cooperate with the GTMNERR in setting up the programs for adult and grade level education the GTMNERR has proposed in its management plan.
- I.4.2.3 The Town shall cooperate with GTMNERR in its efforts to obtain grant funds.

OBJECTIVE I.4.3-RESEARCH & EDUCATION

The Town shall cooperate with the Florida Sea Grant Extension Program in its effort to provide marine education programs in the Town.

Policies

- I.4.3.1 The Town shall ~~attempt to provide Town resources when possible to promote~~ the Florida Sea Grant College Program in its goal to provide marine education activities such as faculty retreats, seminars and workshops, estuaries training, 4H marine institutes, marine docents and Citizens- In-Science, Eco/heritage Tourism Training, Florida Coastal Awareness Program and Elder Hostels and Inner City Outings.
- I.4.3.2 The Town shall work with Florida Sea Grant Extension in other programs, with the goal of bringing more guests to the Town ~~as a result of such programs.~~

GOALS I.5 PROMOTIONAL EFFORTS

The Town shall promote its efforts to establish the Town as a prototype tourism community based on principles of sustainability.

OBJECTIVE I.5.1-PROMOTIONAL OPPORTUNITIES

The Town shall seek appropriate outlets to promote its nature, heritage and educational based tourism and visitation opportunities.

Policies

- I.5.1.1 The Town shall coordinate promotional efforts with the East Coast Greenway.
- I.5.1.2 The Town ~~and will coordinate with~~ Flagler County for the County to ~~shall~~ apply to have the River to Sea Preserve at Marineland included on the Great Florida Birding Trail.
- I.5.1.3 The Town shall use “Florida’s First Remarkable Coastal Place” ~~or other similar slogan~~ whenever appropriate.
- I.5.1.4 The Town shall work with Visit Florida’s initiatives for nature, heritage, and cultural tourism.
- I.5.1.5 The Town shall work with the A1A Scenic Highways Programs of Flagler and St. Johns Counties.
- ~~I.5.1.6 The Town shall promote its contribution to the Tri-State Heritage Initiative.~~
- ~~I.5.1.7~~ I.5.1.6 The Town shall participate through membership and/or promotional opportunities in the Tourist Development Council of both St. Johns and

Flagler Counties.

~~I.5.1.8~~I.5.1.7 The Town shall ~~maintain and~~ promote cultural and historical resources, especially those listed on ~~through~~ the Department of the Interior's National Historic Registry.

OBJECTIVE I.5.2-PROMOTION OF SUSTAINABLE TOURISM

The Town shall promote its efforts as a living experiment in sustainable tourism.

Policies

I.5.2.1 The Town shall work with tourism related entities within the Town to develop a program that utilizes the Town's efforts as a means of educating visitors on the principles of sustainable tourism embodied in this element.

I.5.2.2 The Town shall work with related entities to develop a program that incorporates educational information regarding its Green building, Clean Marina and wireless principles, among others, as illustrated within the Town.

J. PROPERTY RIGHTS ELEMENT – GOALS, OBJECTIVES, AND POLICIES

GOAL J.1

To ensure that property rights are incorporated in decision-making within Town of Marineland Commission's decisions.

OBJECTIVE J.1.1 - PROPERTY RIGHTS

The Town of Marineland shall provide a framework for consideration of property rights in decision-making within the Town.

Policies

J.1.1.1 The following rights shall be considered in local decision-making:

- 1) The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.;
- 2) The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.;
- 3) The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.;
- 4) The right of a property owner to dispose of his or her property through sale or gift.

Marineland Proposed Comprehensive Plan Update

Goal, Objectives, Policies	Proposed Change	Reason
Future Land Use Element		
A.1.1.6	Additions & Deletions	Wordsmith
A.1.2.5	Deletions	Include in LDRs
A.1.4.2 (FLUM Categories)	Deletions	Include in LDRs
Sustainable Mixed Use	Deletion	Include in LDRs - Maximum # of Units and Design Standards
Institutional Research	Deletion	Include in LDRs - Maximum dormitory # of dormitory units
General Commercial -	Deletion	Include in LDRs - Maximum # of marina boat slips
Tourist Commercial	Deletion	Include in LDRs - Maximum # of resort/hotel units
Conservation	Deletion	Party responsible for Management Plan
Conservation Public Land	Deletion	Lands are included in Conservation Category
A.1.4.3	Deletion	Location to address "protection of native vegetation" in Comprehensive Plan
A.1.5.1	Deletion	Remove statutory reference
A.1.5.4	Deletion	Requirement for Town to assure land for utility facilities
A.1.5.5	Deletion	Remove statutory reference
A.1.5.6	Delete Policy	Remove the requirement for wastewater treatment feasibility study
A.1.5.1	Deletion	Remove statutory reference
A.1.6	Deletion	Wordsmith
A.1.6.1	Additions & Deletions	Add specific language
A.1.6.3	Deletion	Not necessary, basic requirement of Comprehensive Plan legislation
A.1.7.1	Deletion	Redundant
A.1.7.4	Additions	Wordsmith
A.1.7.6	Delete Policy	Lack of Town resources to accomplish
A.1.7.7	Deletion	Redundant
A.1.7.8	Deletion	Redundant
A.1.7.9	Deletion	Redundant
A.1.7.10	Deletion	Redundant
A.1.7.11	Addition/Deletion	Include in LDRs
A.1.7.12	Delete Policy	Include in LDRs
A.1.7.13	Delete Policy	Lack of Town resources to accomplish
A.1.8.1	Addition/Deletion	Included in LDRs
A.1.8.2	Delete Policy	Included in LDRs
A.1.8.3	Delete Policy	Include in LDRs
A.1.8.4	Delete Policy	Include in LDRs
A.1.8.5	Addition/Deletion	Update
A.1.9.2	Addition/Deletion	Wordsmith/Redundant
A.1.10	Addition	Update

Marineland Proposed Comprehensive Plan Update

A.1.11.1	Delete Policy	Included in Intergovernmental Coordination Element
A.1.12.1	Deletion	Lack of Town resources to accomplish
A.1.12.2	Deletion	Update-Counties EMS are responsible for hurricane evacuation plans
A.1.12.3	Deletion	Counties EMS are responsible for hurricane evacuation plans
A.1.13.1	Deletion	Redundant
A.1.13.3	Deletion	Redundant
A.1.13.4	Addition/Deletion	Add specific language
A.1.14.2	Addition	Add specific language
A.1.15	Deletion	Updated/remove date
A.1.15.2	Addition/Deletion	Update/Wordsmith
A.1.16	Delete Objective	Included in Housing Element
A.1.16.1	Delete Policy	Included in Housing Element
A.2.1.1	Delete Policy	Redundant
A.2.1.2	Deletion	Update/Redundant
A.2.2.5	Addition/Deletion	Change "Oceanarium" to "Attraction"
A.2.2.6	Deletion	Redundant
Traffic Circulation Element		
B.1.1	Addition/Deletion	Wordsmith/Remove date & number
B.1.1.2	Addition/Deletion	Wordsmith/remove specifics
B.1.1.9	Deletion	Remove specifics
B.1.2	Delete Objective	Town is not the entity to accomplish
B1.2.1	Delete Policy	Town is not the entity to accomplish
B.2.2	Delete Policy	Town is not the entity to accomplish
B.1.3	Deletion	Remove specific language
B.1.3.1a	Delete Policy	Redundant
B.1.3.2	Delete Policy	Town is not the entity to accomplish
B.1.3.5	Deletion	Redundant
B.1.4.2	Delete Policy	Redundant
B.1.5.1	Deletion	Redundant
B.1.5.4	Addition	Add to LDRs
Housing Element		
C.1.1	Addition/Deletion	Wordsmith
C.1.1.3	Delete Policy	Town lacks resources to accomplish
C.1.3	Delete Objective	Town is not the entity to accomplish
C.1.3.1	Delete Policy	Town is not the entity to accomplish

Marineland Proposed Comprehensive Plan Update

Infrastructure Element		
D.1	Addition/Deletion	Wordsmith
D.1.1.1	Addition/Deletion	Remove Redundant language
D.1.1.3	Deletion	Redundant
D.1.1.4	Addition	Add specific time
D.1.2	Addition/Deletion	Wordsmith
D.1.2.3	Delete Policy	Feasibility Study Completed
D.1.3	Addition/Deletion	Wordsmith
D.1.3.1	Addition/Deletion	Wordsmith
D.1.3.2	Addition/Deletion	Update with Florida Building Code
D.1.3.3	Add Policy	Required to Comply with Water Facilities Work Plan Requirements
D.1.3.4	Add Policy	Required to Comply with Water Facilities Work Plan Requirements
D.1.3.5	Add Policy	Required to Comply with Water Facilities Work Plan Requirements
D.1.4.1	Delete Policy	Redundant
D.1.4.2	Deletion	Town lacks resources to accomplish
D.1.5	Addition/Deletion	Wordsmith
D.1.6.1	Addition/Deletion	Wordsmith
D.1.7	Addition/Deletion	Wordsmith
Conservation Element		
E.1.1.1	Addition/Deletion	Wordsmith
E.1.1.2	Addition/Deletion	Redundant
E.1.1.3	Addition/Deletion	Wordsmith
E.1.1.4	Delete Policy	Town is not the entity to accomplish
E.1.1.5	Delete Policy	Town is not the entity to accomplish
E.1.1.6	Addition/Deletion	Wordsmith
E.1.1.7	Addition/Deletion	Redundant
E.1.4.1	Addition/Deletion	Redundant
E.1.4.2	Addition/Deletion	Redundant
E.1.4.3	Addition/Deletion	Redundant
E.1.4.4.	Deletion	Too Specific for Comprehensive Plan
E.1.5.1	Addition/Deletion	Town is not the entity to accomplish
E.1.5.2	Delete Policy	Town is not the entity to accomplish
E.1.5.6	Addition/Deletion	Wordsmith
E.1.6	Addition/Deletion	Wordsmith
E.1.6.1	Delete Policy	Redundant
E.1.6.3	Addition/Deletion	Wordsmith
E.1.6.4	Addition	Wordsmith

Marineland Proposed Comprehensive Plan Update

E.1.6.5	Addition/Deletion	Wordsmith
E.1.6.6	Addition/Deletion	Wordsmith
E.1.7.2	Delete Policy	Town is not the entity to accomplish
E.1.7.3	Addition/Deletion	Redundant
E.1.7.4	Delete Policy	Redundant
E.1.7.5	Delete Policy	Town is not the entity to accomplish
E.1.7.6	Delete Policy	Redundant
E.1.7.7	Delete Policy	Redundant
E.1.7.8	Delete Policy	Town is not the entity to accomplish
E.1.7.9	Delete Policy	Town is not the entity to accomplish
E.1.7.10	Delete Policy	Town is not the entity to accomplish
E.1.10	Addition/Policy	Wordsmith
E.1.10.1	Delete Policy	Redundant
E.1.11	Delete Objective	Included in Intergovernmental Coordination Element
E.1.11.1	Delete Policy	Included in Intergovernmental Coordination Element
E.1.11.2	Delete Policy	Included in Intergovernmental Coordination Element
E.1.11(New)	New Policy	Required to meet Perils of Flood Requirements
E.1.11.1 (New)	New Policy	Required to meet Perils of Flood Requirements
E.1.11.2 (New)	New Policy	Required to meet Perils of Flood Requirements
E.1.11.3 (New)	New Policy	Required to meet Perils of Flood Requirements
E.1.11.4 (New)	New Policy	Required to meet Perils of Flood Requirements
E.1.11.5 (New)	New Policy	Required to meet Perils of Flood Requirements
E.1.11.6 (New)	New Policy	Required to meet Perils of Flood Requirements
E.1.11.7 (New)	New Policy	Required to meet Perils of Flood Requirements
E.1.11.8 (New)	New Policy	Required to meet Perils of Flood Requirements
E.1.11.9 (New)	New Policy	Required to meet Perils of Flood Requirements
E.1.11.10 (New)	New Policy	Required to meet Perils of Flood Requirements
E.1.11.11 (New)	New Policy	Required to meet Perils of Flood Requirements
E.1.11.12 (New)	New Policy	Required to meet Perils of Flood Requirements
E.1.11.13 (New)	New Policy	Required to meet Perils of Flood Requirements
E.2.1.2	Delete Policy	Include in LDRs
E.2.1.3	Delete Policy	Town is not the entity to accomplish
E.2.2	Delete	Town is not the entity to accomplish
E.2.2.1	Addition/Deletion	Redundant
E.2.2.3	Delete Policy	Town is not the entity to accomplish
E.2.3	Addition/Deletion	Town is not the entity to accomplish
E.2.3.1	Addition/Deletion	Redundant
E.2.3.2	Delete Policy	Town is not the entity to accomplish

Marineland Proposed Comprehensive Plan Update

E.2.3.3	Addition/Deletion	Redundant
E.2.3.4	Addition/Deletion	Redundant
E.2.3.5	Delete Policy	Include in LDRs
E.2.3.6	Delete Policy	Include in LDRs
E.2.3.7	Delete Policy	Include in LDRs
E.2.3.8	Addition/Policy	Wordsmith
E.2.3.9	Addition/Policy	Wordsmith
E.2.4.2	Addition/Policy	Wordsmith
E.2.5.4	Delete Policy	Town is not the entity to accomplish
E.2.5.5	Deletion	Redundant
E.2.5.6	Deletion	Town is not the entity to accomplish
E.2.5.7	Deletion	Redundant
E.2.5.8	Delete Policy	Town is not the entity to accomplish
Recreation and Open Space Element		
F.1.1.1	Addition	Wordsmith
F.1.1.5	Addition/Deletion	Wordsmith
F.1.1.9	Delete Policy	Town is not the entity to accomplish
F.1.2.1	Delete Policy	Completed
F.1.2.3	Delete Policy	Completed
F.1.2.4	Delete Policy	Completed
F.1.2.5	Deletion	Redundant
Intergovernmental Coordination Element		
G.1.2.1	Delete Policy	Include in LDRs
G.1.5	Deletion	Remove Master Plan/Plan Unknown
G.1.5.1	Delete Policy	Town is not the entity to accomplish
G.1.5.3	Delete Policy	Town is not the entity to accomplish
G.1.7	Deletion	Remove Master Plan/Plan Unknown
G.1.7.2	Addition/Deletion	Replace Oceanarium with Attraction
Capital Improvements Element		
H.1.5.1	Deletion	Ordinance not required/Statute Change
Schedule for Improvement	Deletion	Statute Change
Sustainable Tourism Element		
I.1	Deletion	Redundant
I.1.1.3	Delete Policy	Town lacks the resources to accomplish

Marineland Proposed Comprehensive Plan Update

I.1.2.1	Addition/Deletion	Replace Oceanarium with Attraction
I.1.4.2	Delete Policy	Town is not entity to accomplish
I.4.3.1	Addition/Deletion	Wordsmith
1.4.3.2	Addition/Deletion	Redundant
1.5.1.2	Addition/Deletion	Wordsmith
1.5.1.3	Addition/Deletion	Redundant
I.5.1.6	Delete Policy	Town is not entity to accomplish
1.5.1.7	Addition/Deletion	Wordsmith
1.5.1.8	Addition/Deletion	Wordsmith
Property Right Element	Addition	New Element Required by Change in Statute
J.1	Added Goal	Required by Change in Statute
J.1.1	Added Objective	Required by Change in Statute
J.1.1.1	Added Policy	Required by Change in Statute

PROPOSED AMENDMENTS TO MARINELAND FUTURE LAND USE ELEMENT DRAFT DATED 11/10/2021

A. FUTURE LAND USE ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL A.1 SUSTAINABLE COMMUNITY

It is the goal of the Town of Marineland to develop ~~a complete human habitat, along the line of a traditional American town concept, where residents from different social and economic strata can form a community, fulfill most of their daily needs by walking, and live together~~ in a sustainable and ecologically sound manner

OBJECTIVE A.1.1

To support eco-tourism (including, but not limited to, glamping and camping in areas designated as Conservation, including the islands in the Matanzas River), the University of Florida research and education programs, the historic Marineland attraction and related land uses. Future development and growth will emphasize alternatives to automobile usage as the primary mode of transportation within the Town.

DELETE "INTENT" ITEMS 1-6

POLICIES

- A.1.1.1 The Town shall allow for a mix of residential and non-residential development ~~so that shops and workplaces shall be located in close proximity to one another~~ including, but not limited to, motor coaches, recreational vehicles, vacation rentals, hotels, student housing and pocket neighborhoods.
- A.1.2.2 Commercial buildings shall front the street with a preponderance of windows and doors facing the street.
- A.1.2.3 Buildings may be constructed with modular systems that comply with the Florida Building Code.

.....

OBJECTIVE A.1.4-LAND DEVELOPMENT REGULATIONS

- A.1.4.2 This Comprehensive Plan sets forth the following Future Land Use designations that will be implemented through the Land Development Regulations.

Sustainable Mixed Use

This land use category is intended to provide for the majority of the ~~permanent~~ residential opportunities within the Town as well as provide commercial, eco-tourism, motorcoaches, recreational vehicles, vacation rentals, student housing and civic uses

Residential uses will allow for a mix of permanent and temporary residential units including single and multi-family units, student housing, vacation rentals, recreational vehicles and motorcoaches. Also, upper-floor residential units over non-residential . . .

.....

Commercial uses allowed are intended to serve the general retail/commercial needs of the residents of the Town, students and tourists. The Commercial uses . . .

[DELETE GENERAL COMMERCIAL LAND USE CATEGORY]

Tourist Commercial

This land use category is intended to allow for activities that are predominately associated with the delivery of goods and services to tourists visiting ~~Uses are designed for~~ the existing marine park and associated research activities, including parking, hotel use, resort residential units, dining establishments, beach club and associated facilities, public buildings and grounds and retain establishments which primarily serve tourists. Allowed uses shall include eco-tourism, glamping, motorcoaches, recreational vehicles, vacation rentals, hotel use, resort residential units, dining establishments, beach and club associated facilities. ~~The total number of resort residential units shall not exceed 35 units. Within this land use category 2 hotel units can be substituted for 1 resort residential unit.~~ Clustering of unit density is allowed. Development within the Tourist Commercial category shall have a maximum FAR of 2.0. maximum lot coverage of 85 percent.

Conservation

Lands depicted on the Future Land Use Map as Conservation include areas designated for the purpose of protecting natural resources, eco-tourism, camping, glamping and associated recreational activities. A living shoreline, hatcheries, and research activities may be developed on Conservation lands in the Town and on the islands in the Matanzas River. Conservation lands include the River to Sea Preserve, as well as wetlands associated with the Intracoastal Waterway. Uses within the River to Sea Preserve will be consistent with those uses set forth in the adopted River to Sea Preserve Management Plan. Development described above may occur within upland portions of this area at a ~~density of 1 dwelling unit/84 acres.~~ ~~Flagler County is the management~~

~~entity for the Preserve and is responsible for implementation of the management plan.~~ Up to 20 lodging units are allowed within the River to Sea Preserve under a low impact development strategy, minimizing tree removal, blended into the natural landscape, and exhibiting the "Old Florida" vernacular style that utilizes porches, gabled roofs, and wood-like exteriors.

.....

- A.1.4.4 Land development regulations shall promote and encourage "green technology" and "eco-tourism" in the development of structures and uses located within the Town.
- A.1.4.5 Land development regulations (LDRs) shall ~~establish~~ maintain a 25 foot buffer landward of all natural wetlands within the Town. The wetland buffer shall be based on the following standards:
- Within the first ~~25~~ 15 feet landward of the jurisdiction wetland boundary only elevated

boardwalks, which cross the wetlands to provide access to waterways, will be allowed. Any other activities including vegetation removal shall be prohibited within the first ~~25~~ 15 feet.

- Within the next 10 feet ~~second 25 feet~~ minimal encroachment shall be allowed such as elevated boardwalks and passive recreational uses which do not adversely impact native vegetation will be allowed.

....

OBJECTIVE A.1.5 CONCURRENCY

....

- A.1.5.7 Within Marineland, development shall be permitted consistent with the capacity of existing water and sewer systems. Additional water and sewer capacity shall be required concurrent with the impacts of development when necessary.

OBJECTIVE A.1.7 PROTECTION OF NATURAL AND HISTORIC RESOURCES

....

- A.1.7.1 Those upland habitat areas within Conservation areas on the Future Land Use Map, ~~that are as part of the River to Sea Preserve, shall be preserved~~ may be developed as allowed in this plan. ~~intact and in perpetuity as natural areas. Allowed disturbances to these preserve areas shall be strictly limited to those necessary to provide pedestrian walkways and small picnic areas where such can be provided without damage to habitat value and to manage habitat functions as dictated in the River to Sea Preserve Management Plan.~~ Development must be consistent with the River to Sea Preserve Management Plan.

.....

- A.1.7.6 Environmentally sensitive lands not otherwise addressed above shall be examined on a case-by-case basis and appropriate management controls shall be developed to ensure their protection. No development orders or permits shall be issued for a site identified as environmentally sensitive until protective measures or adequate mitigation measures have been established.

- A.1.7.7 the Town shall assure the long-term protection of Jordan, "Middle," and Mellon Islands ~~as conservation lands with limited passive recreation usage and the Town shall partner with state agencies and Flagler and St. Johns Counties in managing these islands.~~ through appropriate management controls developed to ensure their protection.

.....

OBJECTIVE A.1.13 PROTECTION OF LIFE AND PROPERTY

....

- A.1.13.4 To mitigate flooding hazards the lowest habitable floor of any permanent structure in Marineland shall be required to be at or above the base flood elevation specified in the most current FEMA Flood Insurance Study of Marineland.

GOAL A.2 SUSTAINABLE TOURISM/EDUCATION

Become a sustainable "campus" community for ecotourism, nature and heritage tourism, scientific research, and public education. Develop hatcheries, aquaculture, a living

shoreline and similar research activities within the Town. Develop sustainable camping and glamping in Conservation areas, including the islands in the Mantanzas River.

OBJECTIVE A.2.1 SUSTAINABLE TOURISM

Become a nationally recognized center of eco-tourism activities that will not adversely impact the natural and cultural resources found in the Town of Marineland. Develop student housing, vacation rentals, and summer camp housing in the Town.

B. TRAFFIC CIRCULATION ELEMENT GOALS, OBJECTIVES AND POLICIES

OBJECTIVE B.1.3—LEVEL OF SERVICE STANDARDS

....

- B.1.3.2 The Town shall pursue federal, state, and local funding sources which could supplement the Marineland budget for road construction and maintenance, water and sewer utilities, and conservation projects.
- B.1.3.5 The Town cannot stop development even when level of service standards are exceeded. Developers may pay the proportionate share for the impacts of their development and proceed.

C. HOUSING ELEMENT

Policies

C.1.1.1 The Town of Marineland shall, through the adopted Land Development Regulation, allow a diversity of lot sizes, floor areas, setbacks, construction materials and other design features which allow for a variety of housing types and price ranges.

OBJECTIVE C.1.2 The Town shall ensure that any new proposed dwelling unit be constructed to meet the building type and life-safety requirements of the Florida Building Code, the Coastal Construction Control Line, and floodplain regulations. Buildings may be constructed using modular building materials that meet the requirements of the Florida Building Code.

Draft by Robert C. Apgar
2/7/2022

Matanzas Riverkeeper Marineland Comprehensive Plan Amendment Recommendations

Goal, Objectives, Policies	Suggestion	Rationale
A.1.2.3 (not on table)	Retain	Slab on grade construction should be avoided due to flooding and environmental concerns.
A.1.4.2 (FLUM Categories)	Retain	This section removes maximum caps on allowable number of units. Keeping it in the Comp Plan as well as the LDC provides a back stop to guard from overdevelopment.
Sustainable Mixed Use	Retain	Ditto
Institutional Research	Retain	Ditto
General Commercial	Retain	Ditto
Tourist Commercial	Retain	Ditto
A.1.6	Retain or incorporate new, similar language	Need to keep language about prohibiting urban sprawl somewhere (maybe A.1.6.1). Urban sprawl is back for the environmental and leads to higher infrastructure costs for local governments.
A.1.7.1	Delete first clause/ Retain habitat protection	Should preserve wetlands as well as uplands (delete “Those upland habitat areas within”) and retain “where such can be provided without damage to habitat.”
A.1.7.3 (not on table)	Edit	Inconsistent - OFW standards require a 95% reduction which is less protective than Pre > Post. Would suggest language that includes both and specifies whichever is more protective must be used since WMD regulations can change.
A.1.7.6	Edit	Perhaps make contingent on availability of resources/ grant funding.
A.1.7.7	Edit	Need to include a definition for “environmentally sensitive lands.”
A.1.7.11	Retain	Should require developers to do a historic survey as part of the application process.



A.1.7.12	Retain	There is sometimes oversight at the state level. This section protects historic resources and should be retained as a local safeguard.
A.1.8.1	Retain	Section A.1.8 offers protection to Marineland's Maritime Hammock, an environmentally significant and rapidly disappearing ecosystem. This entire section should be retained as an additional protection for this community.
A.1.8.2	Retain	Ditto
A.1.8.3	Retain	Ditto
A.1.8.4	Retain	Ditto
A.1.8.5	Edit	Mitigation should only be allowed where avoidance is impossible.
A.1.9.2	Retain	Environmental analysis should be presented at public meeting. Often there are situations where consultants hired by developers may overlook environmental resources that local residents are aware of.
A.1.10	Edit	Instead of "encouraging" to be eliminated, inconsistent properties should be required to get a Use by Exception or Variance.
A.1.12.1	Edit	You could have a notification system for folks who sign up.
A.1.13.2		Should add emergency power backup for lift stations and WWTFs.
A.1.16 & A.1.16.1	Edit	Seems harsh to completely delete entire Affordable Housing provision. You could do a % of each new development/ redevelopment must be affordable as defined by LDC.
A.2.1.2	Edit	Should add language to specify what sustainable tourism is and how it will be carried out.



A.2.2	Edit	The Objective to support education and scientific research is laudable, it is odd to have explicit support for specifically named entities including a for-profit business in a Town's Comprehensive Plan. This could lead to cumbersome updates to the Comp Plan as entities move into or out of Marineland. I would suggest keeping this objective board without naming specific entities.
B.1.3.1a	Retain	This should be retained to avoid road widening.
C.1.1.3	Edit	Might look for other ways to prioritize affordable housing.
D.1.3	Possibly Retain	Are these specific elements already contained in the LDCs? If not, they should be retained here.
D.1.3.1	Possibly Retain	Ditto
D.1.4	Add	Add provision explicitly disallowing new septic systems.
D.1.4.1	Retain	This is a good provision to make sure that the Town does not get in "over its head" with new development that it is unable to provide service for.
D.1.5.1	Edit	Waste minimization and reuse should be prioritized over recycling
D.1.6.1	Delete	Under state law municipalities are prohibited from conditioning the approval of a development permit on an applicant obtaining a permit or approval from any state or federal agency unless the agency has issued a final agency action that denies the federal or state permit before the municipal action on the local development permit. (Fla. Stat. 166.033(4))
D.1.6.1.2 (not in table)	Retain	The Town should require (rather than promote) green infrastructure for stormwater conveyance for water quality benefits.
E.1.1.1	Retain	This provision needs to be retained as a local protection for wetlands. There is a lot of confusion at the state and federal level about dredging and filling wetlands, so local protections are critical.



E.1.1.2	Edit	I was not able to located this overlay district. Might consider changing to affirmative statement: “Development and redevelopment projects shall retain at least 50% of the maritime coastal hammock per parcel...”
E.1.1.3	Retain	This provision needs to be retained as a local protection for wetlands. There is a lot of confusion at the state and federal level about dredging and filling wetlands, so local protections are critical.
E.1.1.4	Retain	No harm in encouraging water quality monitoring.
E.1.1.5	Edit	Internal inconsistency OFW versus pre > post referenced earlier. Include both and defer to more protective.
E.1.5.1	Edit	Could probably just streamline this to say “all residents and businesses” so that you don’t have to update it every time something changes hands.
E.1.6.1	Retain	This is a good policy. It is fiscally irresponsible to subsidize development in high risk areas.
E.1.7.7	Retain	Retreat for multiple loss properties is a legitimate policy.
E.1.7.8	Retain	This would be a good process to have in place based on Marineland’s susceptibility to storm events.
E.1.7.9	Retain	Ditto
E.1.10.1	Edit	Should probably make this broader to encompass all historic resources (native American, etc.).
E.1.11.9 (New)	Edit	Should discourage development seaward of CCCL.
E.2.1.2	Retain	This provides protection for native habitat.
E.2.2.1	Edit	The additional clause “when permitted by all applicable the State and Federal agencies” should not be added. It makes the statement grammatically confusing and permits would be legally required regardless.



E.2.2.3	Retain	This section outlines specifics for natural buffers to protect waterways and should be retained. SJC has a similar provision in their Comp Plan.
E.2.3.2	Retain	This section protects the Conservation areas on the FLUM and the River to Sea Preserve. It should be retained.
E.2.3.3	Retain	This section combines sections E.2.3.2 and E.2.3.3 but eliminates some of the direction regarding how to site structures in order to avoid environmental harm. These sections should be retained.
E.2.3.5	Retain	Landscaping with native plants is beneficial as habitat, for water quality and conservation, and for ease of maintenance for landowners.
E.2.3.6	Retain	This section protects the Maritime Hammock and should be retained.
E.2.3.7	Retain	Ditto
E.2.4.2	Retain	This section should be retained in order to require a public meeting for development proposals that might harm endangered or threatened species.
E.2.5.4	Retain	Using reclaimed water for irrigation reduces demand for potable water for irrigation and protect water quality by limited direct discharge into surface waters.
E.2.5.5	Retain	Ditto
E.2.5.6	Retain	Since water quality is so critical to Marineland, this would be a good option to have.
E.2.5.8	Retain	This policy minimizes water use as well as the impact on natural areas that would be impacted by individual pool construction.
G.1.7.2	Delete	The Town should not give preference in planning decisions to individual stakeholders
I.1.4.5	Delete	The Town should not give preference to a specific for-profit enterprise



Property Right Element	Edit	I would recommend adopting the model Private Property Rights Element as developed by 1000 Friends of Florida: https://1000fof.org/property-rights/
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Marineland Wedding Request

March 2022

Zach Sun & Sea Beach Weddings

35 Durbin Station Ct Unit 101 St. Johns FL 32259 904-201-9193

zach@sunandseabeachweddings.com

Forames – Langley

3/10/2022

4/15/2023

3pm-5pm

River to Sea East

21-99 ppl \$100 pd

No noise/signs/tents/alcohol

Normal parking

Site plan attached

Payne – Parks

3/10/2022

5/14/2022

5pm-7pm

River to Sea East

21-99 ppl \$100 pd

Acoustic music

No signs/tents/alcohol

Normal parking

Site plan attached

Durance – Rutherford

3/10/2022

11/19/2022

3:30PM-5PM

River to Sea East

21-99 ppl \$100 pd

No noise/signs/tents/alcohol

Normal parking

Site plan attached

Jesus – Sousa

3/10/2022

3/19/2022

4pm-6pm

River to Sea East

21-99 ppl \$100 pd

Acoustic music

No signs/tents/alcohol

Normal parking

Site plan attached



River to Sea 6/12 Hour Trail Race

3/3/2022

August 5-6, 2022

7AM-7PM on 8/6/22

East Coast Trail Racing

Dawn Forman-Lisenby Race Director/on site director

2004 S. Central Ave

Flagler Beach, FL 32136

386.986.8572

dawn@runnaturalcoach.com

100-250 ppl **\$250 fee not paid**

Just evening of 8/5 to hold packet pickup from 6:30-7:30 pm and mark course.

River to Sea Preserve (West side of A1A)

River to Sea Preserve (West side A1A) Parking Lot

River to Sea Preserve (West Side) Trails

Prior dates: 7/2016, 7/2017, 8/2021

Open to the general public/ fees: 6 hour race is \$70/ 12 hour race is \$100

portable generator for timing of runners

bottled water is brought in for runners

Noise: Just runners running, people talking. Between 7 am and 7 pm on race day.

Only two signs 12 x 18 directing runners to parking lot and cross walk.

1 10 x 10 tent for timing company to protect electronics used. Possibly 2 more 10 x 10 if needed for Aidstation.

No vendors/ no alcohol

Knight Jon Boy/ 1 ADA accessible & 1 handwash station

Runners will use River to Sea Preserve Parking. Overflow parking will be directed to Marineland Parking lot. Runners will cross at crosswalk with the assistance of a hired officer as they did in prior year. Flagler

County Sheriff Office Officer Williams 386.281.9493

Registered RN: Teresa Hebert 1603.321.0698

We will separate trash and recycle. Recycle will be taken back with us with trash deposited in dumpster.

Safety plan attached/site plan attached

Easter Sunrise Service HCC

3/8/22



Hammock Community Church
5299 N. Oceanshore Blvd
Palm Coast FL 32137
386.237.0796
susiehellmann@gmail.com

Susie Hellmann
Co- Chair of the Deacons HCC

April 17, 2022
6AM- 9AM

1-99 ppl \$100 fee (see previous payment from 2020 exl due COVID)

Marineland Boardwalk

Amplified music with Sound system used for sermon and hymns
No signs/tents/alcohol
Trash will be picked up
Parking plan???

April 1, 2018 and April 21, 2019 – past services
No parking plan or safety plan was required in the past



(all weddings are on the River to Sea South Beach unless otherwise noted)

Wedding Calendar 2022

March 2022

Barton & Barton 3/11/2022
Barret – Brady 3/12/2022
Kudlack-Joyce 3/14/2022
Jesus – Sousa 3/19/2022

April 2022

Parker - Albanesi 4/3/2022
Koscelni – Hosmer 4/22/2022
Charfauros – Petersen 4/23/2022
Coulliette-Taylor 4/30/2022

May 2022

Payne – Parks 5/14/2022

September 2022

Juran – Plum 9/13/2022

November 2022

Durance – Rutherford 11/19/2022

April 2023

Forames – Langley 4/15/2023

Updated 3.10.2022