



THERE WILL BE A WORKSHOP OF THE MARINELAND TOWN COMMISSION ON THURSDAY, June 17, 2021 AT 5:00 PM **AT THE MARINELAND GTMNERR BUILDING** IN THEIR MAIN CONFERENCE ROOM.

Agenda

1. Call to order: Pledge of Allegiance
2. Comp Plan Discussion
 - a. Staff Report
3. Public Comment
4. Adjournment

While this is a workshop only and no decisions are expected to be made by any of the governmental bodies, if a person decides to appeal any matter that may be discussed for a future proceeding, a record of the workshop may be needed and, for such purposes, the person may need to ensure that a verbatim record of the workshop is made.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in this meeting should contact the (386) 232 - 8060 at least 48 hours prior to the meeting.



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TO: Town Commission
FROM: Janis K. Fleet, AICP
DATE: June 11, 2021

SUBJECT: Marineland Comprehensive Plan Update

At the Comprehensive Plan Workshop on May 20th, the Commission began reviewing the Goals, Objectives, and Policies of the Comprehensive Plan. The Commission started reviewing the Future Land Use Element. The second workshop will continue reviewing the Future Land Use Element starting with Objective A.1.6.



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TO: Town Commission
FROM: Janis K. Fleet, AICP
DATE: May 13, 2021

SUBJECT: Marineland Comprehensive Plan Update

The Marineland Comprehensive Plan includes the goals, objectives, and policies of each element, and the required maps. The data and analysis are not adopted and therefore, are not included in the Comprehensive Plan. The Comprehensive Plan for the Town of Marineland includes the following elements:

- Future Land Use
- Traffic Circulation
- Housing
- Infrastructure
- Conservation/ Coastal Management
- Recreation and Open Space
- Intergovernmental Coordination
- Capital Improvements
- Sustainable Tourism

All of these elements are required by State Statutes, except the Sustainable Tourism Element. The Sustainable Tourism Element is an optional element that the Town Commission adopted in 2014. The Coastal Management Element is a required element for all coastal communities and is combined with the Conservation Element.

Attached are the goals, objectives, and policies for the Future Land Use, Traffic Circulation, and Housing Elements, in underline and strikeout format, for the Commission to review. I have also included the Future Land Use Map and some of the other maps that will need to be adopted.

After the Commission review of these Elements is completed, I will provide the remaining elements and maps. The changes required to address the statutory “perils of flood” requirements, will be included in the Conservation/Coastal Management Element. Once all the elements and required maps have been reviewed by the Commission, the process for adoption will commence.

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 commuters 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, 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.1.2.4~~ A.1.2.3 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~~ A.1.2.4 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
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~~ The Town shall conduct a feasibility study to determine options for the future of ~~whether the wastewater treatment facility, addressing shall be expansion and operational entity ded 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.1.7.5 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.1.7.6 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.1.7.7 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.1.7.8 The Land Development Regulations shall contain provisions to protect An archeological/historic resources survey shall be completed and submitted to the Town as part of the site plan approval process.~~

~~A.1.7.12A.1.7.9 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.1.7.10 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 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 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 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.2.1.2A.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 Towns 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.2.1.3A.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 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

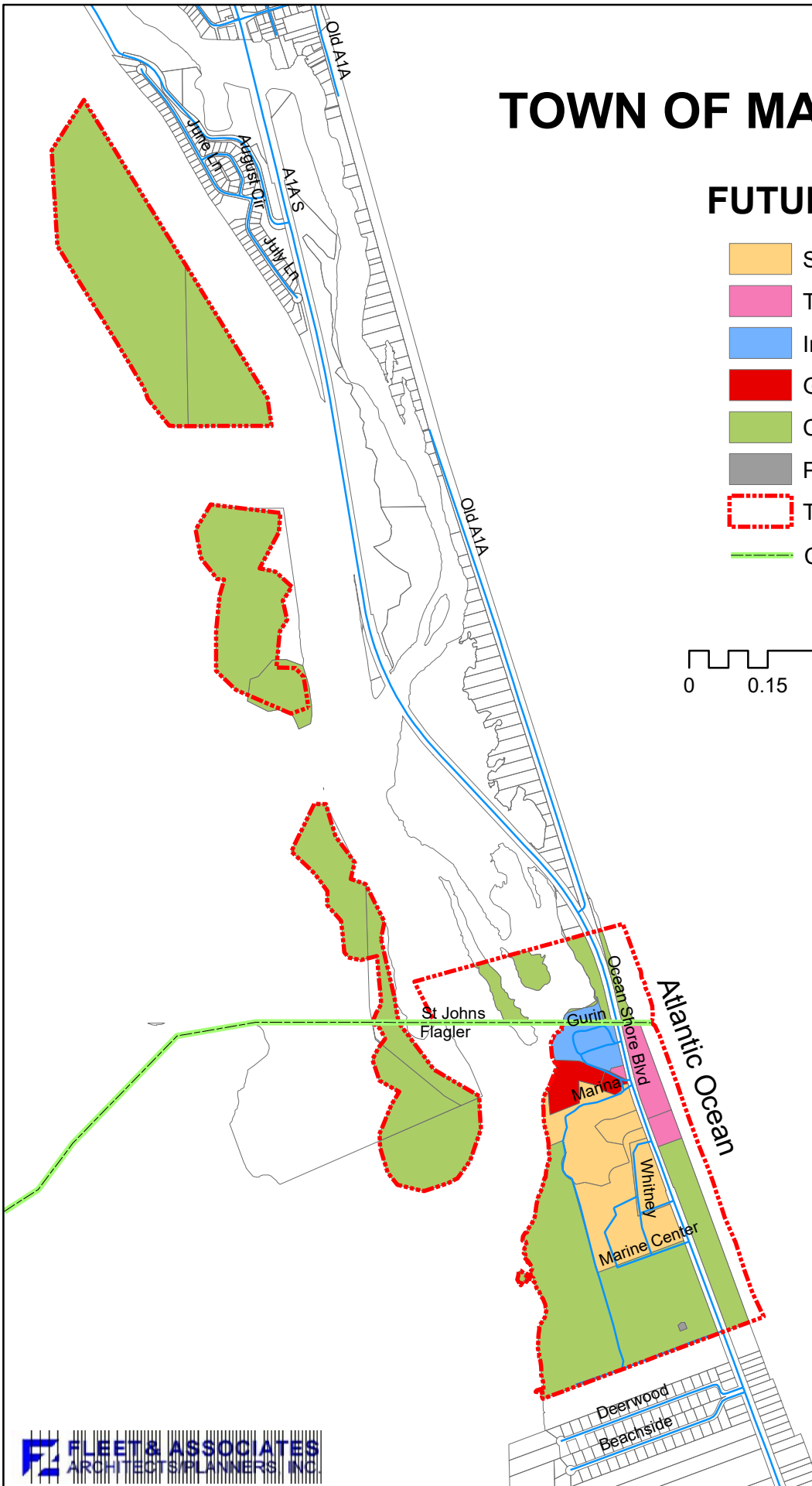
~~C.1.3.1 The Town shall ensure that the Zoning Ordinance and Land Development Regulations include criteria for the establishment of housing for the elderly and those persons who require group home living arrangements. Such criteria shall include factors such as overall location outside of Coastal High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

TOWN OF MARINELAND

FUTURE LAND USE

-  Sustainable Mixed Use
-  Tourist Commercial
-  Institutional Research
-  General Commercial
-  Conservation
-  Public Facilities
-  Town Limit
-  County Line

0 0.15 0.3 0.45 0.6 Miles

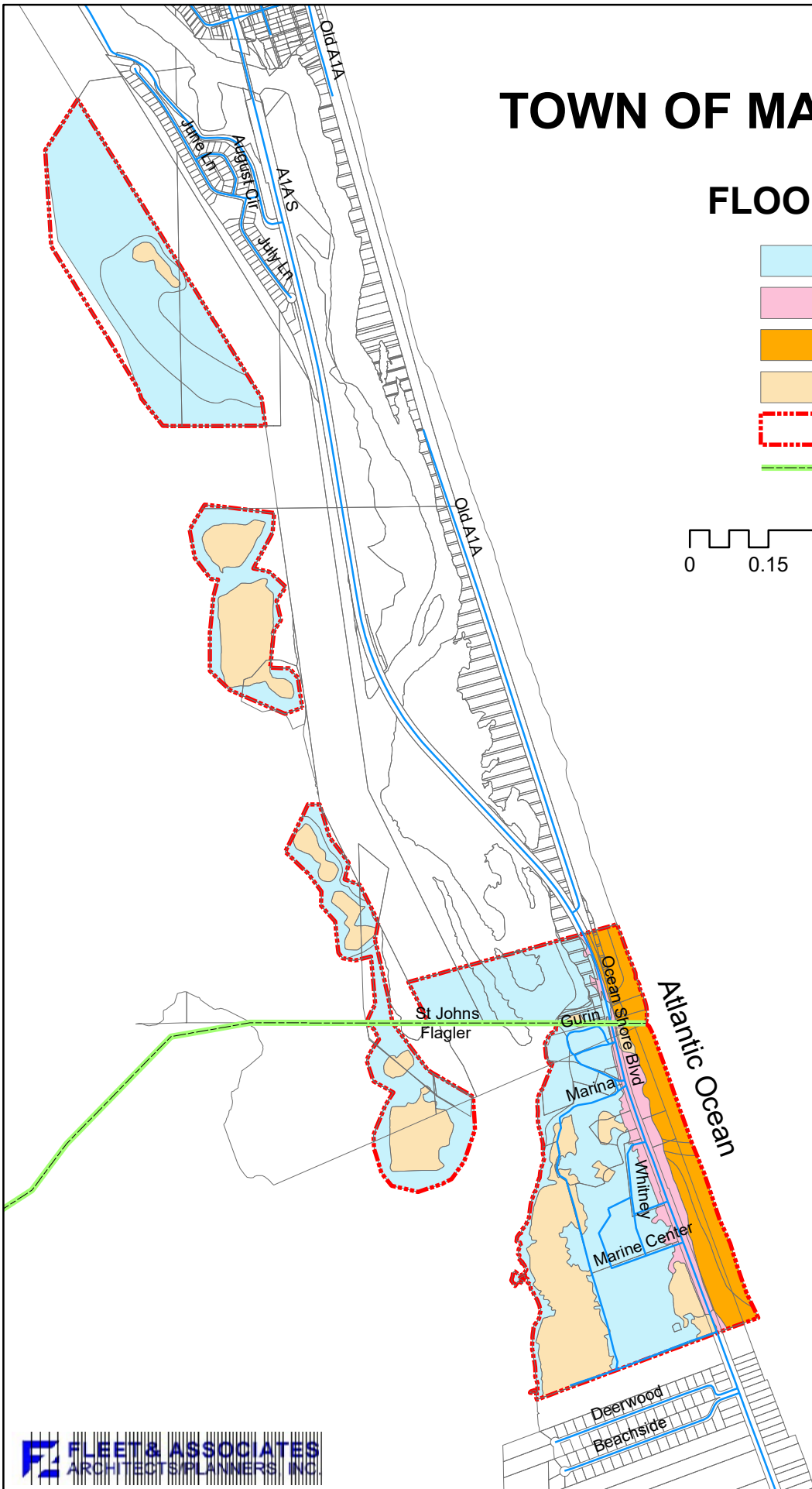


TOWN OF MARINELAND

FLOOD ZONES








-  AE
-  AO
-  VE
-  X
-  Town Limit
-  County Line

0 0.15 0.3 0.45 0.6 Miles

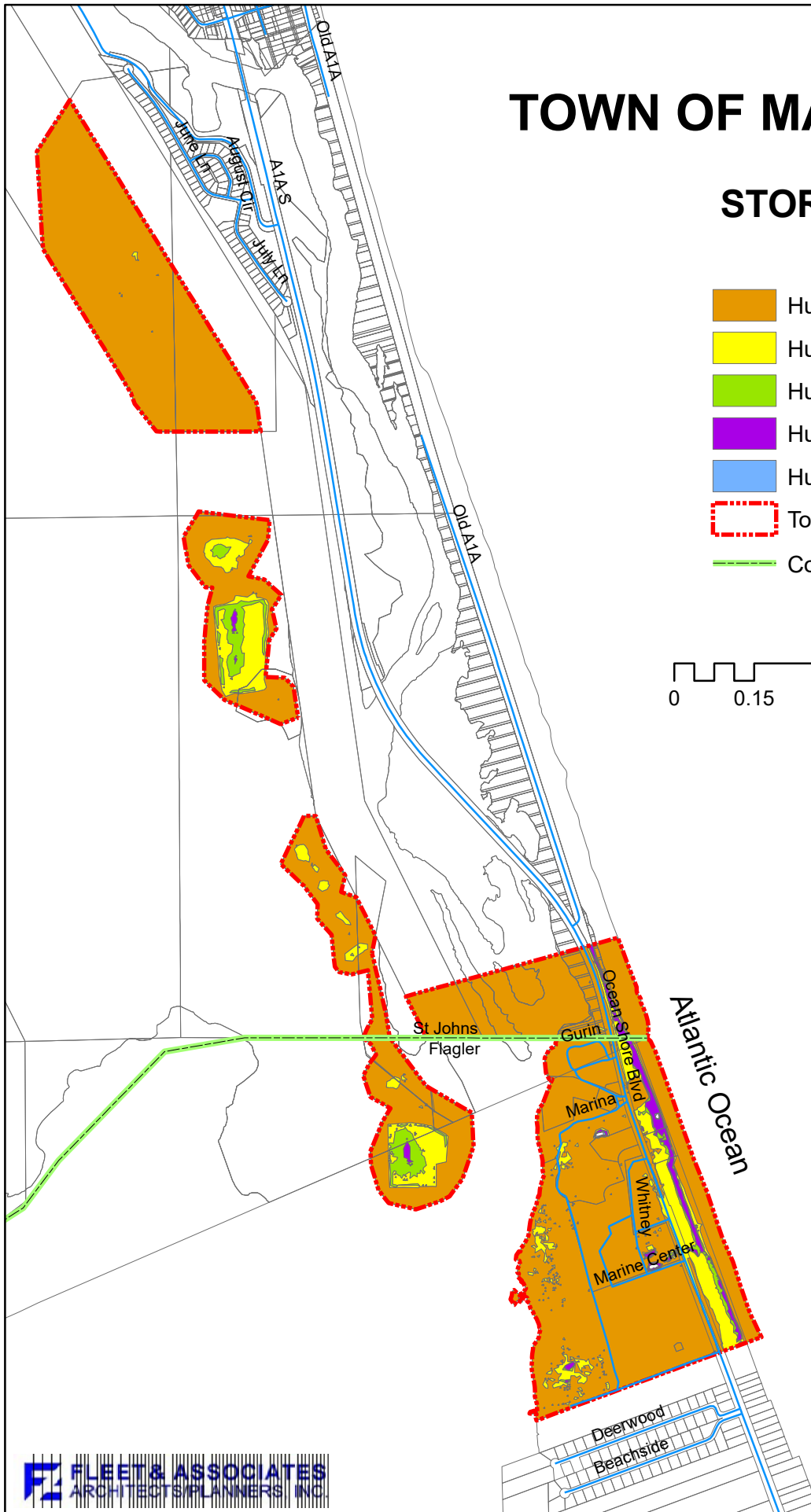


TOWN OF MARINELAND

STORM SURGE

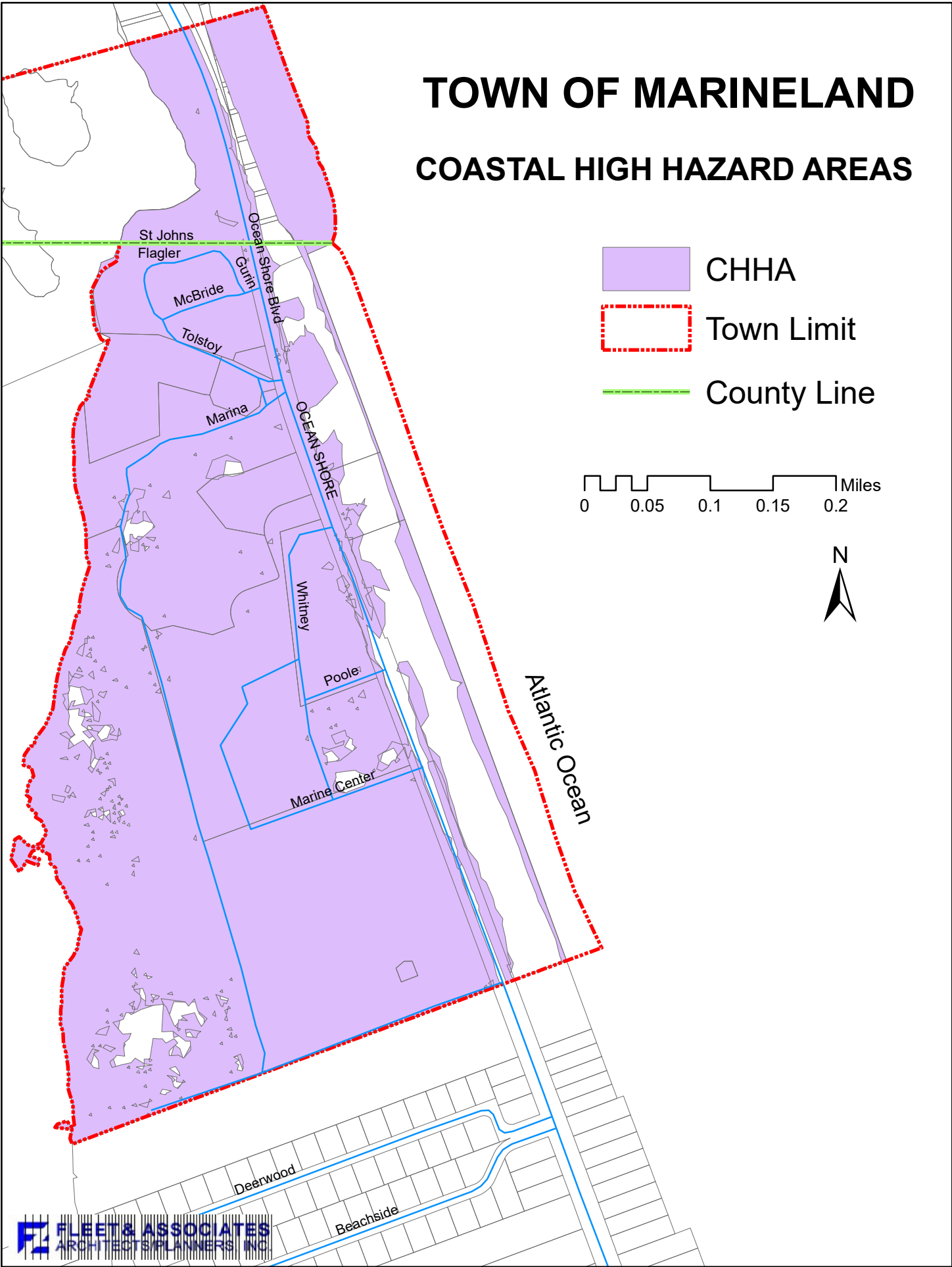
-  Hurricane Category 1
-  Hurricane Category 2
-  Hurricane Category 3
-  Hurricane Category 4
-  Hurricane Category 5
-  Town Limit
-  County Line

0 0.15 0.3 0.45 0.6 Miles



TOWN OF MARINELAND

COASTAL HIGH HAZARD AREAS



TOWN OF MARINELAND

TOPOGRAPHY

- 5' Above Sea Level
- 10' Above Sea Level
- 15' Above Sea Level
- Town Limit
- County Line

0 0.15 0.3 0.45 0.6 Miles

