



THERE WILL BE A REGULAR MEETING OF THE MARINELAND TOWN COMMISSION ON
THURSDAY, APRIL 21, 2022 AT 6:00PM AT THE **WHITNEY LABORATORY CENTER**
FOR MARINE STUDIES BUILDING IN ROOM 232 (Marylou Whitney & John
Hendrickson Biotechnology Lab).

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**
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. March 17, 2022 Regular Meeting Minutes
 - b. Recurring FPL Bills
 - c. Reimbursement for Manager Dixon Staples Supplies
 - d. Town Staff Invoices
 - i. Gold & Associates Website Invoices
 - ii. Wedding Permit Invoice
 - iii. Storehouse Treasures Invoices
 - iv. Bayer Invoice
 - v. Fleet Invoice
 - e. ICB Quarterly Loan Payment Request
 - f. ICM \$15 Dormant Fee Prevention
 - g. Public Comment Received by Town Via Email
7. **General Business**
 - a. Town Planner
 - i. Approval of Comp Plan Draft
 - b. Consideration of Pre-paid Debit Card
 - c. Consideration of Resolution for 2022 FIND Grant
 - d. Consideration of Resolution for Stipend Increase for Town Clerk
 - e. Consideration of Resolution for Public Records Request Policy
 - f. Town Financial Manager
8. **Additional Reports & Comments**
 - a. Town Manager Report/Comments
 - i. Trail Day On The A1A - Special Event



- ii. 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 - May 19, 2022, 6:00pm**
- 12. **Quarterly CRA Meeting - July 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



Town of Marineland Meeting Minutes

March 17, 2022

Mayor Angela TenBroeck
Commissioner Gary Inks
Commissioner James Townsend
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
Members of the Public

1. The meeting was called to order by Mayor TenBroeck @ 6:06PM.
 - Pledge of Allegiance
2. Town Manager Dixon stated that an additional wedding will be added to the special events report.
3. There were no announcements from the Mayor.
4. There was a recognition of April as Water Conservation Month. The Proclamation was read aloud by Commissioner Townsend.
5. Community outreach:
 - James Powell of Ragga Surf Cafe stated their one-year anniversary is coming up on April 1st. Powell thanked the Town and community for their support over the past year. Powell shared the mission of InterUnited, a conservation nonprofit run as a family, and hopes to continue educating and building relations in the community.
 - Jim Hain of the Marineland Right Whale Project expressed the need for help to secure lodging for January to April of 2023. Hain stated there is uncertainty with the limited housing availability within the Town. Mayor TenBroeck suggested lodging for researchers should be taken into consideration as the Town moves forward.
6. Consent agenda:
 - The motion to approve the consent agenda and February meeting minutes was made by Commissioner Inks/ 2nd by Commissioner Townsend. The motion carried with no objections.
7. General Business:
 - A. Town Planner - Comp Plan
 - i. Mayor TenBroeck stated the Town will prepare to hold a Stakeholder Workshop on March 31st from 2-4:30pm. The Town will allow public comment for each element during the workshop.
 - ii. Town Attorney Bayer suggests the Council think about how they want to move forward with temporary versus residential housing.
 - iii. Commissioner Inks suggests the Town use "majority recommendation" language, as opposed to consensus.
 - iv. Mayor TenBroeck stated the Town needs to be thinking about where to hold the summer meetings. Mayor TenBroeck suggests the Town look into renting space at the GTMNERR or the Whitney Laboratory. Commissioner Townsend agreed to request a space in the Center for Marine Studies building for the March 31st workshop.
 - v. Town Manager Dixon stated the Town donated \$50,000 for building of the Lohman Auditorium at the Whitney Laboratory under Mayor Netherton's agreement that the Town could use the space.



B. Town Financial Manager

- i. Mayor TenBroeck stated Town Financial Manager Montgomery will be retiring in June and the Town will need to find a new Financial Manager.
- ii. Town Financial Manager Montgomery reviewed the monthly financial reports.
- iii. Town Financial Manager Montgomery reviewed the monthly financial reports for the Town of Marineland Marina.

8. Additional Reports:

a. Town Manager- Suzanne Dixon

- Town Manager Dixon reported that the Barrels For Boobs event is this coming weekend, and Turtle Fest on the 2nd of April. An application has been received for Run Natural Trail Race taking place in August and the application fee has been paid. Manager Dixon stated it will be a 24 hour race in the River To Sea Preserve. Mayor TenBroeck requests that the trails and camping area are cleaned prior to the run and beware of wild animals in the Preserve.
- The motion to accept special events as presented by the Town Manager was made by Commissioner Inks/ 2nd Commissioner Townsend.

b. Town Planner – Janis Fleet

- Town Planner Fleet reported on the Marineland Attraction Expansion progress and will not be coming to the Commission with the project until the Attraction meets the revision requirements.

c. Town Clerk - Lexy Taylor

- Town Clerk Taylor reported of a call from Florida Department of Revenue in regards to the Point Match Database. The Town was not aware this was being done by former Commissioner Lenniger, so the Town did not meet the submission deadline to receive communications tax for 9505 N Oceanshore Blvd. The Town will now have two staff members registered as submitters and can start collecting tax on the address on 1/1/23.

d. Town Marina Manager – Chris Kelley

- No comment.

e. Town Attorney – Dennis Bayer

- Town Attorney Bayer stated discussion with Flagler County has been ongoing to have the Mayor as occupant of River To Sea. Bayer stated former Commissioner Lenniger will no longer be an occupant of River To Sea as of 3/24/22.
- Town Attorney Bayer discussed public records requests and that they can be invoiced for if more than 15-20 minutes. The requester is required to pay before the records are released.

f. Commissioner Inks

- Commissioner Inks stated the Town website is in the final proof stage. There are 12 more adjustments to be made as of 3/16/22, but it should be ready for final approval within one week.

g. Commissioner Townsend

- Commissioner Townsend stated his interest in aiding the Town in applying for grant opportunities, with grants for rural internet access as priority.
- The motion to for Mayor TenBroeck to approve the DEO Technical Assistance Plan grant application, due on 4/11/22, was made by Commissioner Inks/ 2nd Commissioner Townsend.



9. Public Comment: None.

The next regular Town meeting will be April 21, 2022 at 6:00pm.

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

The meeting was adjourned at 7:41pm.

Respectfully submitted by Lexy Taylor, Town Clerk.



FPL.com Page 1

E001

Electric Bill Statement

For: Feb 26, 2022 to Mar 30, 2022 (32 days)

Statement Date: Mar 30, 2022

Account Number: 19454-02459

Service Address:

9507 OCEANSHORE BLVD # SL
SAINT AUGUSTINE, FL 32084

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

CURRENT BILL

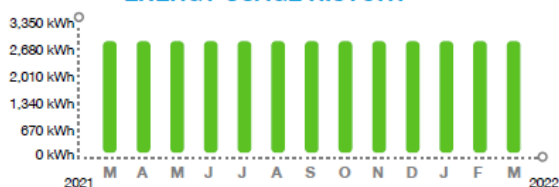
\$793.16

TOTAL AMOUNT YOU OWE

Apr 20, 2022

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after June 17, 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.

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.)

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)



/ 27

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

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

19454-02459

ACCOUNT NUMBER

\$793.16

TOTAL AMOUNT YOU OWE

Apr 20, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



FPL.com Page 1

E001

Electric Bill Statement

For: Feb 26, 2022 to Mar 30, 2022 (32 days)

Statement Date: Mar 30, 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

\$785.05

TOTAL AMOUNT YOU OWE

Apr 20, 2022

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

| | |
|-----------------------------|-----------------|
| Amount of your last bill | 1,110.73 |
| Payments received | -1,110.73 |
| Balance before new charges | 0.00 |
| Total new charges | 785.05 |
| Total amount you owe | \$785.05 |

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 17, 2022 is considered LATE; a late payment charge of 1% will apply.

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

1320412255652775058700000

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

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

41225-56527

ACCOUNT NUMBER

\$785.05

TOTAL AMOUNT YOU OWE

Apr 20, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



FPL.com Page 1

E001

Electric Bill Statement

For: Feb 26, 2022 to Mar 30, 2022 (32 days)

Statement Date: Mar 30, 2022

Account Number: 69626-26138

Service Address:

101 TOLSTOY LN # MRNLD DOCK
SAINT AUGUSTINE, FL 32080

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

CURRENT BILL

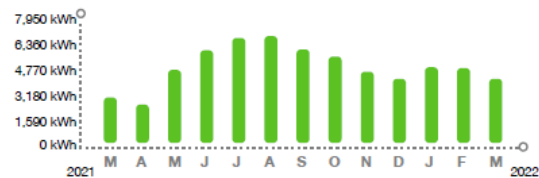
\$553.14

TOTAL AMOUNT YOU OWE

Apr 20, 2022

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after June 17, 2022 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

| | |
|-----------------------------|-----------------|
| Amount of your last bill | 707.21 |
| Payments received | -707.21 |
| Balance before new charges | 0.00 |
| Total new charges | 553.14 |
| Total amount you owe | \$553.14 |

(See page 2 for bill details.)

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

1320696262613834135500000

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

Visit **FPL.com/PayBill**
for ways to pay.

69626-26138

ACCOUNT NUMBER

\$553.14

TOTAL AMOUNT YOU OWE

Apr 20, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Staples Connect

1775 US Highway 1 South Suite 1781
St. Augustine, FL 32084
904-819-1256

Sale

Store: 1071 Register: 3
Date: 3/9/22 Time: 6:56 PM
Transaction: 2746 Cashier: 2021795

REWARDS NUMBER 5397913590

| Qty | Item | Price | Amount |
|-----|--------------------|-------|--------|
| | NOTE SEAL GOLD LBL | | |
| 1 | 072782058685 | 0.49 | 0.49 |
| | 4X6 PHOTO ENVELOPE | | |
| 1 | 718103102377 | 12.49 | 12.49 |

Subtotal 20.98
FLORIDA 6.5% 1.36

Total 22.34

US DEBIT USD\$22.34

Card No. : XXXXXXXXXXXX3884 [C]

Chip Read

Auth No. : 000714

AID.: A0000000980840

Verified By PIN

Staples Connect,
the working and learning store.
Discover every tool to take on tomorrow
including products, services
and inspiration that help you
unlock what is possible.

Shop Smarter. Get Rewarded.
Staples Rewards members get up to
5% back in Rewards.
Exclusions Apply. See an associate for
full program details or to enroll.

THANK YOU FOR SHOPPING AT
STAPLES CONNECT!



1133K91161173L4AWJHA

Customer Conv



Intelligent Imagination™

INVOICE

TOWN OF MARINELAND
9507 N. OCEANSHORE BLVD.
ST. AUGUSTINE, FL 32080

INVOICE #TOM040822

Friday, April 8, 2022

DESCRIPTION

AMOUNT

WEBSITE TRAINING

(As per the proposal.)

Cost for a training session (*up to 2 hours*) to be conducted via Zoom to show Town representatives how to make basic content and calendar updates.

\$250.00

TERMS: Due upon receipt.

Please remit payment to:

GOLD & Associates, Inc.

P.O. Box 2659

Ponte Vedra Beach, FL 32004

SALES TAX: N/A.

Post Office Box Number 2659

Ponte Vedra Beach, FL 32004

 904.285.5669

 StrikeGold.com

SALES TAX:

N/A

TOTAL AMOUNT:

\$250.00

BALANCE DUE:

\$250.00



Intelligent Imagination™

INVOICE

TOWN OF MARINELAND
9507 N. OCEANSHORE BLVD.
ST. AUGUSTINE, FL 32080

INVOICE #TOM032122

Monday, March 21, 2022

DESCRIPTION

AMOUNT

WEBSITE DEVELOPMENT COSTS

(Final payment as per the proposal.)

| | |
|--|------------|
| Final \$1,000 payment <i>(of \$2,000 total)</i> to transition the previously designed destination website to the official Town of Marineland website as described in the approved proposal dated 12/22/21. | \$1,000.00 |
|--|------------|

TERMS: Due upon receipt.

Please remit payment to:
GOLD & Associates, Inc.
P.O. Box 2659
Ponte Vedra Beach, FL 32004

SALES TAX: N/A.

Post Office Box Number 2659

Ponte Vedra Beach, FL 32004

 904.285.5669

 StrikeGold.com

| | |
|---------------|------------|
| SALES TAX: | N/A |
| TOTAL AMOUNT: | \$1,000.00 |
| BALANCE DUE: | \$1,000.00 |



Suzanne Dixon

5455 Windantide Rd
St. Augustine FL 32080

WEDDING PERMIT INVOICE

INVOICE #

1

DATE

4/14/2022

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 (List Wedding Name Here) | | \$ 25.00 | \$ - |
| 26-99 Person Wedding (Forames/Langle)(Payne/Parks) | 5 | \$ 25.00 | \$ 125.00 |
| 100-999 Person Wedding (List Wedding Name Here) | | \$ 50.00 | \$ - |
| 1000+ Person Wedding (List Wedding Name Here) | | \$ 100.00 | \$ - |
| | | \$ - | \$ - |
| (Durance/Rutherford)(Jesus/Sousa)(Alberts/Cernik) | | | |
| <i>Thank you for your business!</i> | TOTAL | \$ | 125.00 |

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



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 8563



| | |
|-----------------------------|-----------------------------|
| BILL TO | SHIP TO |
| Town of Marineland | Town of Marineland |
| 176 Marina Drive | 176 Marina Drive |
| St Augustine, FL 32080-8619 | St Augustine, FL 32080-8619 |

DATE
04/01/2022

PLEASE PAY
USD 750.00

DUE DATE
05/01/2022

| DATE | ACTIVITY | DESCRIPTION | QTY | RATE | AMOUNT |
|------|---------------------------------|--|-----|--------|--------|
| | Accounting & QuickBooks Service | Accounting and QuickBooks Monthly Service per agreement, Month of April 2021 | 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.

Thank you for your business!



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. 2495
DATE: April 12, 2022

Professional Services for March 8, 2022 through April 11, 2022

| | | |
|--|-------------------|--------------------|
| Commission Meeting – Mar. 17 | 1.5 hrs. x \$125 | \$ 187.50 |
| Site Plan Review for Marineland Attraction Water park | 8.5 hrs. x \$125 | \$ 1,062.50 |
| Public Records Request – Land Development Code | 0.5 hrs. x \$125 | \$ 62.50 |
| Public Records Request – Management Plan | 0.5 hrs. x \$125 | \$ 62.50 |
| FDEP on Coastal Adaptation & Resilience Tools Meeting | 2.0 hrs. x \$125 | \$ 250.00 |
| Comprehensive Plan – Review Comments and Workshop Preparation | 14.0 hrs. x \$125 | \$ 1,750.00 |
| Comprehensive Plan Workshop – Mar. 31 | 1.5 hrs. x \$125 | \$ 187.50 |
| Total Due | | \$ 3,562.00 |

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

(386) 439-2332

Date: 4/07/2022

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

Town of Marineland

Invoice No: 39579

Services Rendered

| Date | Staff | Description | Hours | Rate | Charges |
|-------------------|-------|--|-------|-------------------|--------------------------|
| 3/09/2022 | DKB | Work on care-taker and public records issues | 0.60 | \$300.00 | \$180.00 |
| 3/10/2022 | DKB | Work on care-taker issue; review comp plan comments | 0.50 | \$300.00 | \$150.00 |
| 3/30/2022 | DKB | Review emails, conference with attorney for Jacoby on workshop; prepare for workshop | 0.00 | \$300.00 | \$0.00 |
| 4/01/2022 | DKB | Services rendered for March, 2022 | 0.00 | \$1,100.00 | \$1,100.00 |
| | | | | Total Fees | \$1,430.00 |
| Total New Charges | | | | | \$1,430.00 |
| Previous Balance | | | | | \$0.00 |
| Balance Due | | | | | <u><u>\$1,430.00</u></u> |

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: 4/07/2022

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

Marineland - CRA

Invoice No: 39580

Services Rendered

| Date | Staff | Description | Hours | Rate | Charges |
|-------------------|-------|------------------------------|-------|----------|------------|
| 3/31/2022 | DKB | Attend workshop on comp plan | 3.50 | \$300.00 | \$1,050.00 |
| Total Fees | | | | | \$1,050.00 |
| Total New Charges | | | | | \$1,050.00 |
| Previous Balance | | | | | \$0.00 |
| Balance Due | | | | | \$1,050.00 |

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

**IntraCoastal Bank Quarterly Loan Payment Request
April 21, 2022**

Request for \$6,919.15 to be disbursed from the Town's SouthState Bank operating account to be made payable to IntraCoastal Bank to pay down the outstanding balance on the line of credit for its May 1, 2022 due date.

Note expires 5/01/2027, fixed rate of 5.15%, 2022 budgeted payments of \$6,919.15 quarterly

-Lea Montgomery
Town of Marineland
Director of Finance

4/13/22, 7:01 AM

Mail - Lea Montgomery - Outlook

Re: ICB, \$15 Dormant Fee Prevention

Angela TenBroeck <angela@townofmarineland.org>

Mon 4/11/2022 10:09 AM

To: Lea Montgomery <lea@townofmarineland.org>

Lea,

So granted.

Kind Regards,

Angela TenBroeck

Mayor

Direct: 9043863856

angela@townofmarineland.org

On Apr 11, 2022, at 5:21 AM, Lea Montgomery <lea@townofmarineland.org> wrote:

Hi Angela,

Intracoastal Bank charges the Town a monthly \$15 dormant fee if we go six months without any activity. The last transaction was on October 13, 2021 when we deposited \$18K into this account, potentially for the marina.

May I have approval to cut a check from the operating account at SouthState Bank for \$25, to be deposited into ICB, to avoid the ongoing \$15 monthly fee we will be charged until we do have some activity?

This \$25 will be considered a first payment towards the \$18,000 we have budgeted to deposit into this account by 9/30/2022.

Thanks!

-Lea

Lea Montgomery

Town of Marineland, Director of Finance

<Outlook-pnnphavj.png>

176 Marina Drive
St Augustine, FL 32080-8619
386 232-8060

Town of Marineland Comprehensive Plan

Janet Southall <jesouth42000@yahoo.com>

Wed 4/20/2022 1:12 PM

To: Lexy Taylor, Town of Marineland Clerk <clerk@townofmarineland.org>;Dennis@bayerlegal.com
<Dennis@bayerlegal.com>;Janis Fleet <janis@townofmarineland.org>;suzanne@townofmarineland.org
<suzanne@townofmarineland.org>;Townsend@whitney.ufl.edu <Townsend@whitney.ufl.edu>;< gary@townofmarineland.org>
<jen@matanzasriverkeeper.org>;Angela TenBroeck <angela@townofmarineland.org>

Cc: Barbara Battelle <maritimeestatesbeachside@gmail.com>

We are full time residents at 7070 N Ocean Shore Blvd. We live so close to Marineland when asked where we live, we always reference our location as Marineland. We built and moved into our home in 2018. Upon moving into our house, we immediately became aware of the serious traffic issues on Ocean Shore Blvd. (A1a). Speeding and dangerous passing is real problem. A neighbor was able to work with Flagler County Sheriff's office to have more monitoring occasionally in the area. In addition, a couple of years ago the road was double yellow striped in front of our part of the road. This has helped some with the passing although we still do see vehicles passing and many vehicles traveling at dangerous speeds in an area we consider residential. FYI, the speed limit is 35 in Marineland and increases to 45 just south where the Maritime neighborhoods begin.

We wish to express our concern over the impact to traffic in the area that would be caused by a high density development or resort in Marineland. The idea of an RV resort is especially unappealing with large motor homes and travel trailers coming and going on a two lane road. Those tourists/campers would be going in and out to the grocery store, restaurants and other activities in the area. A traffic study should be conducted to ascertain the impact of the additional vehicles and speed limits in the areas immediately adjacent should be adjusted lower for safety of all.

In addition, an RV development would most likely have a negative impact on the value of our homes and the ability to sell them, in the two Maritime homeowners associations being adjacent to such a facility. The environmental impact of any high density development is a most serious consideration. As neighbors we enjoy walking through the River to Sea preserve enjoying the nature. We hope this area will continue to be preserved. We support the comments and recommendations that have been put forward, dated 4/19/2022, by Matanzas Riverkeeper and endorsed by the Maritime Estates homeowner's association.

James R Southall, Jr and Janet E Southall
7070 N Ocean Shore Blvd

Town of Marineland Commission
9601 N Oceanshore Blvd
Marineland, FL 32137

Re: Proposed Comprehensive Plan Amendments

Good Afternoon,

Attached please find comments and recommendations regarding the proposed changes to the Town of Marineland's Comprehensive Plan. It is critically important that the Town retain strong environmental protections within its Comprehensive Plan, and not rely on its own Land Development Code or state or federal agencies to provide these protections. The intent of these recommendations is to ensure that the unique character and sensitive environmental resources of the Town of Marineland are preserved in perpetuity. The Town of Marineland is an important place in our community, and as such, these recommendations are supported by the undersigned organizations.

We look forward to working through these issues together.



Jen Lomberg, Esq.
Executive Director
Matanzas Riverkeeper



Jane West, Esq.
Policy and Planning Director
1000 Friends of Florida



Sarah Gledhill, AICP
Vice President
Florida Wildlife Federation

Bill Hamilton
President
Friends of Matanzas

Dr. Barbara Battelle
Board President
Maritime Estates OA



South Anastasia Communities Association
Protecting and Preserving Florida Communities
P.O. Box 840255 • St. Augustine, FL 32080
sacmessage@gmail.com

Keto Burns
President
South Anastasia Community Association

*Representing residents of Beachside Drive,
Palm Coast and 7062, 7063, 7069, 7070,
7077, 7084, 7085 Ocean Shore Blvd, Palm
Coast. Located less than ¼ mile south of the
Town of Marineland.*

Matanzas Riverkeeper Marineland Comprehensive Plan Amendment Recommendations

| Goal, Objectives, Policies | Suggestion | Rationale |
|----------------------------|------------|--|
| A.1.2.3 (not on table) | Retain | Vernacular architecture is a type of local or regional construction, using traditional materials and resources from the area where the building is located. This architectural style can create a sense of place and community. Eliminating the requirement for Florida vernacular architectural style would allow for buildings and structures that might not be compatible with the Town of Marineland's unique atmosphere. Additionally, slab on grade construction should be avoided due to flooding and environmental concerns. |
| A.1.4.1.a-k | Retain | Retaining this section of the Comprehensive Plan provides a "touchstone" for future Commissioners and Planners to ensure that the Land Development Code is accomplishing its objectives as articulated in the Comprehensive Plan. |
| A.1.4.2 (FLUM Categories) | Retain | This section removes maximum caps on allowable number of units. Keeping it in the Comprehensive Plan as well as the Land Development Code provides a backstop to guard from overdevelopment. |
| Sustainable Mixed Use | Retain | Changes to this section would allow additional impervious surface in the Town, which could contribute to overdevelopment and increased water pollution by way of runoff. The maximum cap of 50,000 sf of commercial uses within the Sustainable Mixed Use Category should be retained. Additionally, there are internal inconsistencies in the allowed lot coverage limitations. There is an addition that would allow single structures to have 85% lot coverage, but the table limits lot coverage to 50%-70% based on lot size and structure type. The original lot coverage maximums should be retained. |
| Institutional Research | Retain | The proposed changes also appear to delete all of the maximum unit caps for each land use category with the exception of Institutional Research. All of these caps should be retained in order to prevent overdevelopment and overburdening the resources of the Town. |
| General Commercial | Retain | See Above |
| Tourist Commercial | Retain | See Above |



| | | |
|---|---|---|
| A.1.6 | Retain or incorporate new, similar language | Urban sprawl is bad for the environment and leads to higher infrastructure costs for local governments. We recommend keeping language about prohibiting urban sprawl somewhere (maybe A.1.6.1). |
| A.1.7.3 (not on table) Numbering issue (should be A.1.7.2) | Edit | This section is internally inconsistent - OFW standards require a 95% reduction which is less protective than Pre > Post. I would suggest changing the language to read “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 predevelopment conditions <u>or in accordance with SJRWMD requirements for Outstanding Florida waters, whichever is more protective.</u> ” |
| A.1.7.11 | Retain | Due to the historic nature of the Town, the Town 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 lot of this section has been changed from “deleted” to “retained” since the March draft, but this version still proposes deleting the 10,000 sf minimum lot size requirement. Minimum lot size requirements, ensure that natural, permeable surface area is maintained and protects against overcrowding and overdevelopment. Our recommendation is to retain this <u>entire</u> section. |
| A.1.8.2 | Retain | While much of this language has been incorporated into the LDC, having these directives outlined in the Comprehensive Plan provides a safeguard to ensure that they are not removed from the LDC at a later date and that any changes that are made comply with this objective. |
| A.1.9.2 | Retain | Environmental analyses for proposed projects should be presented at public meetings. Often there are situations where consultants hired by developers may overlook environmental resources that local residents are aware of. |



| | | |
|-------------------|--------|--|
| Objective A.2.1 | Edit | The proposed amendments presented at the March workshop stated that Tourism activities “must” not adversely impact the natural and cultural resources... The current version has been changed so that the intent of the objective is unclear. We recommend changing the language to read “Tourism activities must not adversely impact the natural and cultural resources found in the Town of Marineland.” |
| A.2.1.2 | Edit | This section directs the Town to incorporate a carrying capacity into the LDRs in order to protect the cultural and natural resources in the Town. This does not appear to have been incorporated into the LDRs yet and, as such, should not be removed from the Comprehensive Plan. |
| A.2.2.3 & A.2.2.5 | Edit | It makes sense that the amendments to this section remove the references to specific organizations and institutions, but as currently drafted the intent of this language is unclear. For example, section A.2.2.3 currently reads “The Town shall support the programs that have the goal of bringing more guests to the Town as a result of such programs.” This is a circular statement that doesn’t provide any substance. We would recommend removing section A.2.2.3 and amending section A.2.2.5 to read “The Town shall support the educational and <u>sustainable</u> tourism efforts.” |
| B.1.3.1a | Retain | A constrained facility has a geographic barrier that prevents roadway expansion. This designation recognizes that alternative methods may be needed to address traffic in these areas such as increased public transportation or infrastructure for pedestrians and bicycles. This Policy should be retained. |
| Objective C.1.2 | | The addition of the word “material” does not make sense here. |
| Objective D.1.4 | Add | The geology and hydrology of the Town of Marineland is not suitable for septic systems. We recommend adding a provision explicitly disallowing new septic systems within Objective D.1.4. |
| 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 adequate service for. We recommend retaining Policy D.1.4.1. |
| D.1.5.1 | Edit | Recycling programs are often not financially viable. Waste minimization, composting, and reuse should be prioritized over recycling. We recommend amending Policy D.1.5.1 to read “The Town shall encourage water reduction, composting, and recycling programs which will reduce the amount of solid waste.” |



| | | |
|-----------------------------------|--------|--|
| 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.1.6.2 (not in table) | Retain | As originally drafted, the Comprehensive Plan “required” green infrastructure for stormwater treatment and conveyance. The proposed changed merely “promotes” it. The original language “requiring” natural treatment methods should be retained in order to ensure that these techniques are used unless it is not feasible. |
| 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. The proposed amendments remove the protections for maintenance of topography and surface flow into wetlands. These protections should be retained. |
| E.1.1.2 | Edit | I was not able to locate this overlay district. We recommend changing this policy to an affirmative statement reading: “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.1.1.5 | Edit | There is an internal inconsistency regarding OFW standards versus pre > post as referenced earlier. We suggest changing the language to read “The developer/owner of any site shall be responsible for the on-site management of surface water runoff in a manner such that post-development runoff rates and pollutant loads do not exceed predevelopment conditions <u>or in accordance with SJRWMD requirements for Outstanding Florida waters, whichever is more protective.</u> ” |
| Objective E.1.6 Policy E.1.6.1 | Retain | This is a good policy and should be retained. It is fiscally irresponsible to subsidize development in high-risk areas. We recommend retaining the language in Objective E.1.6 which states “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.” We recommend retaining Policy E.1.6.1 in its entirety. |
| E.1.7.7-9 | Retain | The Town of Marineland is located in an area that is extremely vulnerable to storm events. The policies that are stricken in the proposed amendments provide legitimate options for minimization of loss of life and property for properties that are repeatedly impacted by storm events. These policies should be retained. |



| | | |
|----------|--------|--|
| E.1.10.1 | Edit | While the Marine Studios historic site is certainly a noteworthy historic resource for the Town, it is important not to overlook other historic resources that predate the Studio such as Native American cultural sites. We recommend that this Policy be amended to encompass all historic resources. |
| E.2.1.2 | Retain | Prioritizing development and infrastructure in areas that are already disturbed will protect natural, vegetated areas. Policy E.2.1.2 should be retained. |
| E.2.2.1 | Edit | The proposed addition of the 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. This policy should be retained as originally drafted. |
| E.2.2.3 | Retain | This section outlines specific parameters for vegetated buffers to protect waterways. St. Johns County has a similar provision in their Comp Plan. This Policy should be retained as originally drafted. |
| E.2.3.2 | Retain | This Policy protects the Conservation areas on the FLUM and the River to Sea Preserve in perpetuity. 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. This policy should be retained. |
| E.2.3.6 | Retain | This Policy protects the Maritime Hammock and should be retained. |
| E.2.3.7 | Retain | This Policy protects the native understory and groundcover and should be retained. |
| 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 protects water quality by limiting direct discharge into surface waters. This Policy should be retained. |
| 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. |
| I.1.1.4 | Edit | This policy requires the Town to “consider” whether new tourism facilities will adversely affect ecological processes. As currently drafted, this policy is a suggestion, rather than a requirement. We recommend amending this Policy to read “New tourism facilities shall not adversely affect ecological processes and dynamic coastal processes.” |



| | | |
|-------------------------|------|---|
| I.1.1.5 | Edit | This policy requires the Town to “consider” whether new tourism facilities will adversely affect cultural resources. As currently drafted, this policy is a suggestion, rather than a requirement. We recommend amending this Policy to read “New tourism facilities shall not adversely affect cultural resources and shall be compatible with the character of the Town.” |
| Property Rights Element | Edit | We recommend adopting the model Private Property Rights Element as developed by 1000 Friends of Florida: https://1000fof.org/property-rights/ |



To: The Commissions of the Town of Marineland, the Town Planner, Town Clerk, and Town Attorney

From: Barbara Battelle, Professor Emeritus, Department of Neuroscience and the Whitney Laboratory, University of Florida. I reside at 36 Beachside Drive, Palm Coast, ¼ mile south of Whitney.

I hope you will consider my comments on the most recent draft revisions to the Town of Marineland's Comprehensive Plan.

Professionally and personally, I am deeply invested in the fate of the Town of Marineland. I am Professor Emeritus of the Department of Neuroscience and Whitney Laboratory, University of Florida, and I directed an independent research laboratory at Whitney for 30 years (1985-2015) that was funded by the National Science Foundation. More importantly for this discussion, during my tenure as an active Whitney faculty member, I served as Whitney's representative at the many ***Town of Marineland Stakeholders Meetings that led to the development of the "Remarkable Coastal Place" (RPC) Comprehensive Plan.*** Furthermore, for 37 years, I have lived at 36 Beachside Drive, Palm Coast, less than ¼ mile south of the Town of Marineland on the Matanzas River.

I note that in the current logo for the Town of Marineland, the Town advertises itself as ***"Florida's First Remarkable Coastal Place"***. I now understand that, because of the extreme turnover in the Town's Commissions, no one on the current Town Board or in the administration, except perhaps the current Town Attorney and Suzanne Dixon, understands what that means. I noticed also in the explanations given by the Town Planner for removal of all reference to Plan the ***Remarkable Coastal Place Master*** (see G.1.5.1. and G.1.7 and perhaps elsewhere) was because the document was unknown to you. The document is not unknown to me; it is located among Town documents stored with Flagler County (Building 2). It can be found in Box 26 in a file labeled ***"Remarkable Coastal Place Master Plan."*** I strongly suggest you look at the ***Remarkable Coastal Place Master Plan*** and give it strong consideration as you move forward with the current revisions of the Town's Master Plan.

I have requested a copy of the ***Remarkable Coastal Place Master Plan*** and related documents through a Public Records request. At this writing, I have been told these documents in the hands of the Town Clerk. I will send each of you a copy as soon as I am given access, which I hope will be today.

If you would like a record of other Town documents stored with Flagler County, I can provide with that. Actually, the Town Clerk already has this information. This information should help you retrieve "institutional memory". I received the information from Jim Netherton, who was Mayor of Marineland for many years.

For your consideration, I include below my detailed comments on the current draft of the Town's Comprehensive Plan.

A. 1.1.1 I question your addition of the word "transient".

This word must be defined. What exactly is meant by "transientresidential or non-residential development"? Does transient mean tourist; someone in the town for less than a week or month or year? A member of the Town Board suggested to me that this word was included to accommodate graduate students and postdoctoral fellows at Whitney. I do not

consider graduate students or post doctoral fellows transient because graduate students live locally for 4-6 years, and postdoctoral fellows for at least a year and usually longer.

A.1.1.8 Retain in its entirety

This will help protect the town character envisioned in the Remarkable Coastal Place (RCP) Master Plan.

A.1.2.3. Retain, but remove the exception.

This will help protect the town character envisioned in the Remarkable Coastal Place (RCP) Master Plan

A.4.2.

Sustainable mixed use:

1. **Remove** the word transient wherever it appears because it is unclear and undefined.
2. **Retain** the 50,000 sq ft maximum for commercial development withing the Sustainable Mixed Use Category.
3. The text and the chart regarding maximum lot coverage are inconsistent. **Maintain the maximum lot coverage at 50 and 70%**

Institutional Research: What does “other sustainable campus community” mean? Define, clarify or strike.

General Commercial: Retain that cap on Marina slips.

Tourist Commercial: Retain the cap on resort residential units to retain the Towns character envisioned in the RCP Master Plan and prevent the Town from becoming overrun by tourists.

A.1.6. Urban sprawl: Retain to preserve the Town character envisioned in the RCP Master Plan.

A.1.6.1 What does the phrase “innovative land use development patterns” mean? You have struck reference to where this is defined in the current Comp Plan, so an explanation must be provided in this new draft.

A.1.7.7 Retain. In addition, define what is meant by “environmentally sensitive lands”. This will protect the natural environment of the Town.

A. 1.8.1. f. Retain. This is critical to prevent overcrowding!!

A.1.8.2. Retain all elements. These are critical for environmental protection.

A.1.10. Revise – to require compliance or seek an exemption

A.1.16 and A.1.16.1 Affordable Housing. RETAIN. Affordable housing is NOT adequately dealt with in the housing element. In fact, the language that might have addressed affordable housing was deleted from this draft. Affordable housing will be critical for attracting and retaining student and professional researchers to Marineland and the Whitney Lab. This population of researcher will be a critical element toward making the Town a Center for Research and Education, and affordable housing must be made available to attract them.

A.2.2.6 please explain “sustainable campus community”. This designation is not defined anywhere.

B. 1.1.3 Retain. The deleted portion addresses affordable housing. It must be retained.

C 1.1 Retain. The deleted portion addresses affordable housing and must be retained.

C 1.2.1 This element makes no sense as written.

E. 1.12 Retain to protect the environment.

E.1.13 Retain to protect the environment

E.2.2.3 Retain to maintain specific buffers to protect the environment

Retain all of the following environmental protections

E.2.3.2; all components of E.2.3.3 of the current comp plan; e.2.3.5; E.2.3.6; E.2.3.7

E.2.4.2 Retain to require expert input

E.2.5.4. Retain to protect water resources

G.1.5. Retain reference to the Remarkable Coastal Place Master Plan. I will provide you with a copy as soon as Lexy gets it to me.

G.1.5.3 Retain to foster scientific education and environmental protection in the region.

G.1.7.1 Retain Retain reference to the Remarkable Coastal Place Master Plan. I will provide you with a copy as soon as Lexy gets it to me.

I.1.1. Define “sustainable tourism” the term is used but never defined.

A final word. It is clear from the site plans released by JDI and the suggested revisions to the Town’s comp Plan presented by JDI, that JDI is looking toward modify the Town’s comp plan to accommodate recreational vehicles and an RV park. Dennis Bayer suggested at the March Workshop that additional language needed to be added to the comp plan to prevent this from happening. No such language has been added. **I urge you to add language to the comp plan that would prevent inclusion of RVs or manufactured homes of any sort to be included in the housing mix of the Town, and to exclude RVs from the Tourist element.**

comment for 21 April mtg

Jim Hain <jhain@earthlink.net>

Mon 4/18/2022 9:46 AM

To: Angela TenBroeck <angela@townofmarineland.org>; Lexy Taylor, Town of Marineland Clerk <clerk@townofmarineland.org>

Cc: Jim Hain <jhain@earthlink.net>; 'mark q martindale' <mqmartin@whitney.ufl.edu>

Monday, 18 April 2022

Hello Angela and Lexi,

In a 15 April email, Mark Martindale suggested a clarification of the term 'transient' resident, to distinguish between visiting scientists and RV or AirBnB type visitors.

I support this suggestion. Perhaps an additional category, something like seasonal or short-term could be added, which would include visiting scientists, and distinguish them from 'transient'.

As an example, the Marineland Right Whale Project has involved visiting scientists on a seasonal basis for more than two decades. And it can be fairly said that these people do indeed have a long term investment in the preservation of our pristine environment, the quality of life, and the rich history here in Marineland.

Thank you.

Jim Hain



Re: April 21 CRA Meeting

Rica Hopf <rrhopf@gmail.com>

Mon 4/18/2022 5:44 PM

To: Angela TenBroeck <angela@townofmarineland.org>

Cc: Gary Inks <gary@townofmarineland.org>; Dennis Bayer <Dennis@bayerlegal.com>; Lea Montgomery <lea@townofmarineland.org>; Suzanne Dixon <suzanne@townofmarineland.org>; Janis Fleet <janis@townofmarineland.org>; Lexy Taylor, Town of Marineland Clerk <clerk@townofmarineland.org>; Commissioner Hansen <ghansen@flaglercounty.org>; Chris Kelley <marinelandmarina@gmail.com>; Teri @marinelandmarina.com <teri@marinelandmarina.com>; Tal Booth @att.net <talbooth@att.net>; F Cook @dolphindiscovery.com <fcook@dolphindiscovery.com>; Martindale, Mark Q <mqmartin@whitney.ufl.edu>; Eastman, Scott <Scott.Eastman@dep.state.fl.us>; Pat Hamilton <phamilto@bellsouth.net>; Jen Lomberg <jen@matanzasriverkeeper.org>; Townsend, James <townsendj@whitney.ufl.edu>; James Watson Powell @me.com <jameswatsonpowell@me.com>; John C. Loudon <jloudon@llgl.net>; Jim Hain <jhain@earthlink.net>; Michael Lagasse <mlagasse@flaglercounty.gov>

Mayor Tenbroeck,

I am Rica Hopf, R.N.BSN 1977 UT

110 Pierce Street

East Palatka, Florida 32131

I attended the March 31st discussion for updating The Town of Marineland's comprehensive Plan. I am working April 21 st , I cannot attend this meeting . I would like to add to the Public statement portion of your meeting .

I had many questions after the meeting so my research began. I obtained a copy of the Town's Comprehensive Plan (thank you Lexy). From signage at the River to Sea Preserve I contacted the Forever Florida Program and obtained a copy of the River to Sea Management Plan. (thank you Will McMahon) . I obtained a copy of the 1998 CRAS Marineland survey as prepared by SouthArc Inc.

My statement follows.

After attending The Town of Marineland's March 31 meeting, I was concerned about maintaining the natural beauty of the River to Sea Preserve . Building cottages and sewage treatment facilities in the Preserve are concerning. More concerning than that is protection of natural resources. As I was reading management plans from Marineland and the River to Sea Preserve. I found that the Preserve probably has Native American burial grounds , definitely has a Native American reinterment site (ceremonies conducted in 1998 by Florida Seminole Bobby Billy) , and had 2 burial mounds at the parking lot on the west side of A1A.

In 2004 development of Marineland was stopped when a jawbone and 2 teeth were found. A second archaeological survey of Marineland was to be done. I have been unable to find it. Native American Burial grounds should be valued and respected .

Rica Hopf

Sent from my iPhone



Town of Marineland Financial Narrative As of March 31, 2022

Noteworthy on the Statement of Revenues and Expenses:

March Revenues:

- The Town did not receive any ad valorem taxes in March. This compares with the prior year when the bulk of these receipts started coming in, beginning in April.
- Permit applications were high again this month, at \$850: Weddings (\$500), 2022 Trail Race (\$250), and the UF Alumni Surf Challenge (\$100.)

March Expenses:

- Marineland Leisure was invoiced for the Town Planner's work on the site plan review for the Marineland Attraction waterpark. This decreased the expense to the Town by \$1,188
- The invoice for the annual audit, \$6,949, was recorded in March
- The bulk of Miscellaneous Expenses is a \$99 reimbursement to Commissioner Townsend for a newly elected officials orientation online course along with a \$22.34 reimbursement to Suzanne Dixon for Staples supplies (gold seals and envelopes)
- The final Gold & Associates \$1,000 for the website work was approved for payment, in Technology Expense.

Total Revenues of \$3,604 less Total Expenses of \$13,433 resulted in a \$9,829 loss for the month of March. The budget had predicted a \$10,880 loss, so this is approximately what was expected.

Year-to-date, the Town is showing a net loss of \$32,009 which is \$21,202 less than the \$53,211 net loss budgeted, at this point in the year. \$16,194 of this favorable \$21,202 variance is due to revenues, mainly ad valorem, coming in greater than anticipated in earlier months.

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

| | M A R C H 2 0 2 2 | | | Fiscal Year to Date 2022 | | |
|------------|-------------------|----------|----------|--------------------------|----------|----------|
| | Actual | Budget | Variance | Actual | Budget | Variance |
| Revenues | 3,604 | 2,492 | 1,112 | 68,376 | 48,996 | 19,380 |
| Expenses | 13,433 | 13,372 | (61) | 100,385 | 102,207 | 1,822 |
| Net Income | (9,829) | (10,880) | 1,051 | (32,009) | (53,211) | 21,202 |



Noteworthy on the Statement of Financial Position:

The Town has \$237,416 in cash holdings of which \$64,148 is assigned to potential future marina expenses.

Accounts Receivable of \$2,630 is comprised of the following being owed to the Town:

- \$ 104 for an event permit application fee that doesn't take place until Sept
- \$1,338 for Mobius Marine's March electric bill reimbursement
- \$1,188 to Marineland Leisure, site planning reimbursement, as explained above

The CRA owes the Town \$6,313, as of March 31st:

- \$ 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
- \$1,500 to Reddish & White for its annual audit
- \$1,200 for Bayer's March Legal/Comp Plan work
- \$1,938 for Fleet's March Comp Plan work

All of the \$9,321 in Accounts Payable as of 3/31/2022 is current and expected to be approved for disbursement at tonight's April Town Commission Meeting.

-Lea Montgomery
Town of Marineland
Director of Finance
4/13/2022



Town of Marineland Marina Financial Narrative As of March 31, 2022

March revenues of \$26,356 were comparable to what we've been seeing each month so far this year.

Expenses for the month came in at \$14,815, also in line with prior months' amounts.

The marina's net income for the month came in at \$11,541, resulting in a year-to-date net income of \$58,062.

Compared to budget, the marina's net income has a \$6,699 positive variance for the month and a \$29,007 positive variance, year-to-date.

March's occupancy statistics were at 71%. This is within the range at which the marina has been operating this year, 63% to 73%.

| | M A R C H 2 0 2 2 | | | F i s c a l Year to Date 2022 | | |
|---------------|-------------------|--------|----------|-------------------------------|---------|----------|
| | Actual | Budget | Variance | Actual | Budget | Variance |
| Revenues | 26,356 | 22,101 | 4,255 | 154,647 | 132,605 | 22,043 |
| Expenses | 14,815 | 17,258 | 2,443 | 96,585 | 103,550 | 6,965 |
| Net Income | 11,541 | 4,843 | 6,699 | 58,062 | 29,055 | 29,007 |

As an update to the 1/11/2022 piling damage caused by a departing boat, the boater's insurance company is now requesting a second quote for the repairs estimate.

-Lea Montgomery (with Teri Webley)
Town of Marineland
Director of Finance
April 13, 2022

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 transient and permanent 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 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 and transient residential opportunities within the Town as well as provide commercial and civic uses in close proximity to all 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 permanent and transient residential units and types 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 | 50% |
| Single-family units | < 10,000 | 70% |
| Multi-family units | | 70% |

Commercial uses allowed are intended to serve the general retail/commercial needs of the residents and tourist 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 and other sustainable campus community. These uses will include classrooms, research and lecture facilities and dormitory rooms for students and researchers associated with the Whitney Lab and other sustainable campus community ~~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 1 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 and the Town of Marineland 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.1.7.2 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.1.7.3 Marineland's land development regulations shall ~~address and maintain~~ limitation on activities which have the potential to contaminate soil or water.
- A.1.7.4 Extraction of natural resources shall be permitted only where compatible with existing and proposed land uses.
- A.1.7.5 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.1.7.6 ~~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 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.1.7.8 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.1.7.9 The Town will seek to annex the southernmost portion of the River To Sea Preserve, ~~which presently is located in Flagler County.~~
- A.1.7.10 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.1.7.11 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.1.7.12 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, t~~The 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.
2. 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.
3. 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.
4. 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 ~~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 assess the impact of all proposed development, including any State and Federal projects, 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 permanent 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

Become a nationally recognized center of eco-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 polices 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 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.2.1.3~~ 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~~ sustainable campus community.

A.2.2.2 The Town shall support the ~~Guana Tolomato Matanzas National Estuarine Research Reserve~~ programs that promote scientific research and assist to with the implementation of 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 that have~~ , 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.~~

A.2.2.6

The Town shall support efforts by the ~~Whitney Lab~~ sustainable campus community 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.1.21 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.1.22 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, construction materials 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 material 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 Wwater 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.1.4.2~~D.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.1.1.1~~ 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.1.1.4~~E.1.12 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.1.1.2~~E.1.13 ~~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.1.1.3~~ ~~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.1.1.4 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.1.1.5~~ E.1.1.4 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.1.1.6~~ E.1.1.5 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 and all 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.1.11.13 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.2.1.3 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.

- E251 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.
- ~~E254 The source of irrigation water shall be limited to treated wastewater effluent or water collected in cisterns.~~
- ~~E255 No private residential wells shall be allowed within the community. Reuse water or rainwater shall be the primary source of irrigation.~~
- ~~E254~~
~~E256~~E255 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.~~
- ~~E257~~ 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 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.1.3.4 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.1.3.5 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, Whitney Lab, and~~ all public, private,

non-profit organizations in Marineland 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 | 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 |
|---------------------|---|

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 | 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.1.1.5 The Town shall amend its Land Development Regulations to allow for and encourage limited lodging facilities that would assist in housing Whitney ~~for~~ 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 flora.
- I.1.2.2 The Town shall work with private and public entities to restore and enhance the landscaping ~~at the attraction in Marineland and~~ 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 Marineland as a sustainable tourism niche and supporting the Oceanarium.

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~~ sustainable campus communities 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~~ sustainable campus communities.
- I.4.1.2 The Town shall support sustainable campus communities ~~the Whitney Laboratory~~ in ~~its~~ their 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 sustainable campus communities ~~the Whitney Laboratory~~, as well as funding future Laboratory expansion.
- I.4.1.4 The Town shall promote scientific and educational program opportunities in Marineland ~~at the Oceanarium attraction~~.

OBJECTIVE I.4.2-RESEARCH & EDUCATION

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

Policies

- I.4.2.1 The Town shall cooperate with scientific and educational programs ~~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 scientific and educational programs ~~GTMNERR~~ in setting up the programs for adult and grade level education ~~the GTMNERR has proposed in its~~ the management plan.

- I.4.2.3 The Town shall cooperate with scientific and educational programs
~~GTMNERR~~ in ~~its~~ their 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.

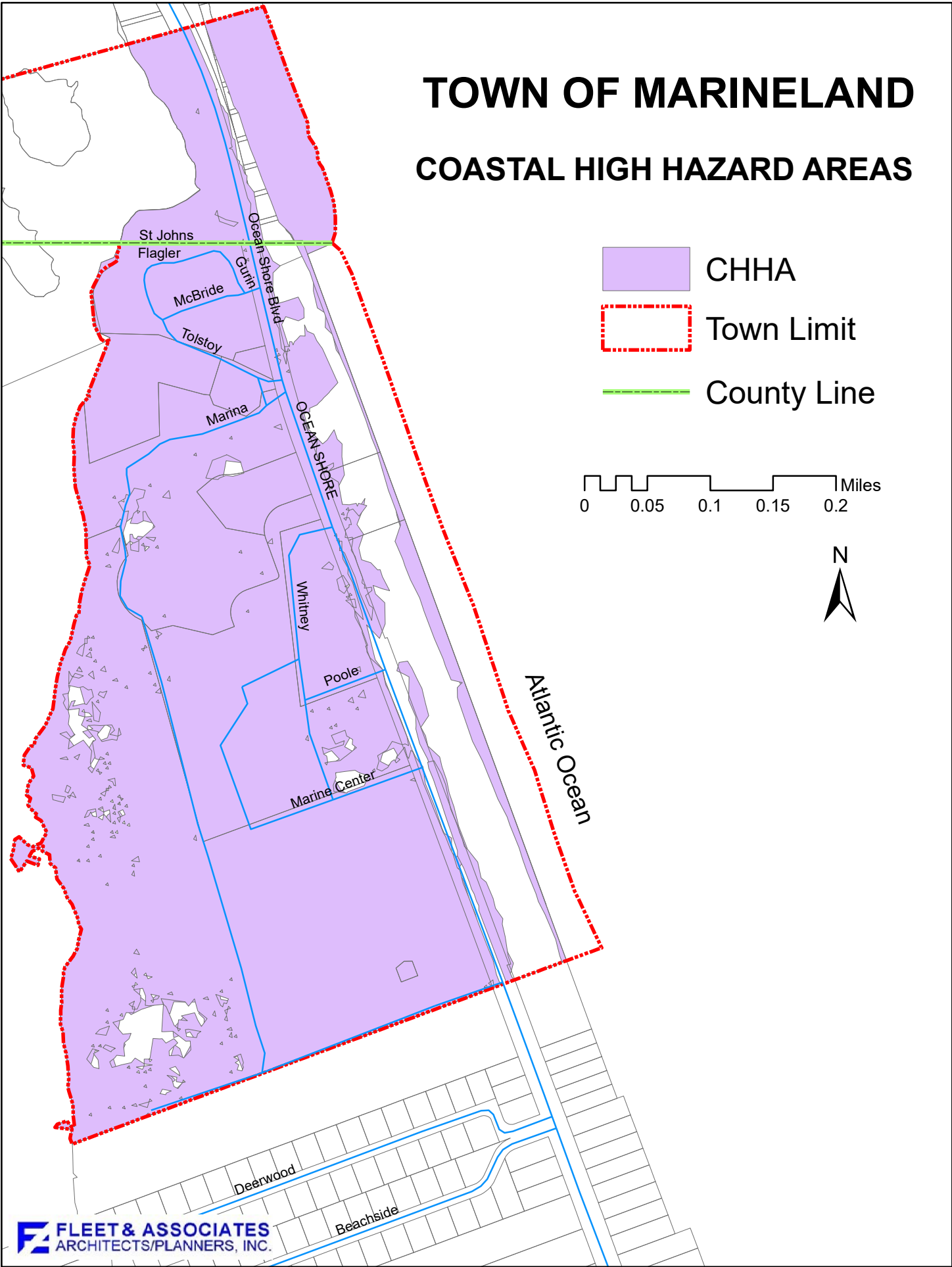
Policies

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.

TOWN OF MARINELAND

COASTAL HIGH HAZARD AREAS

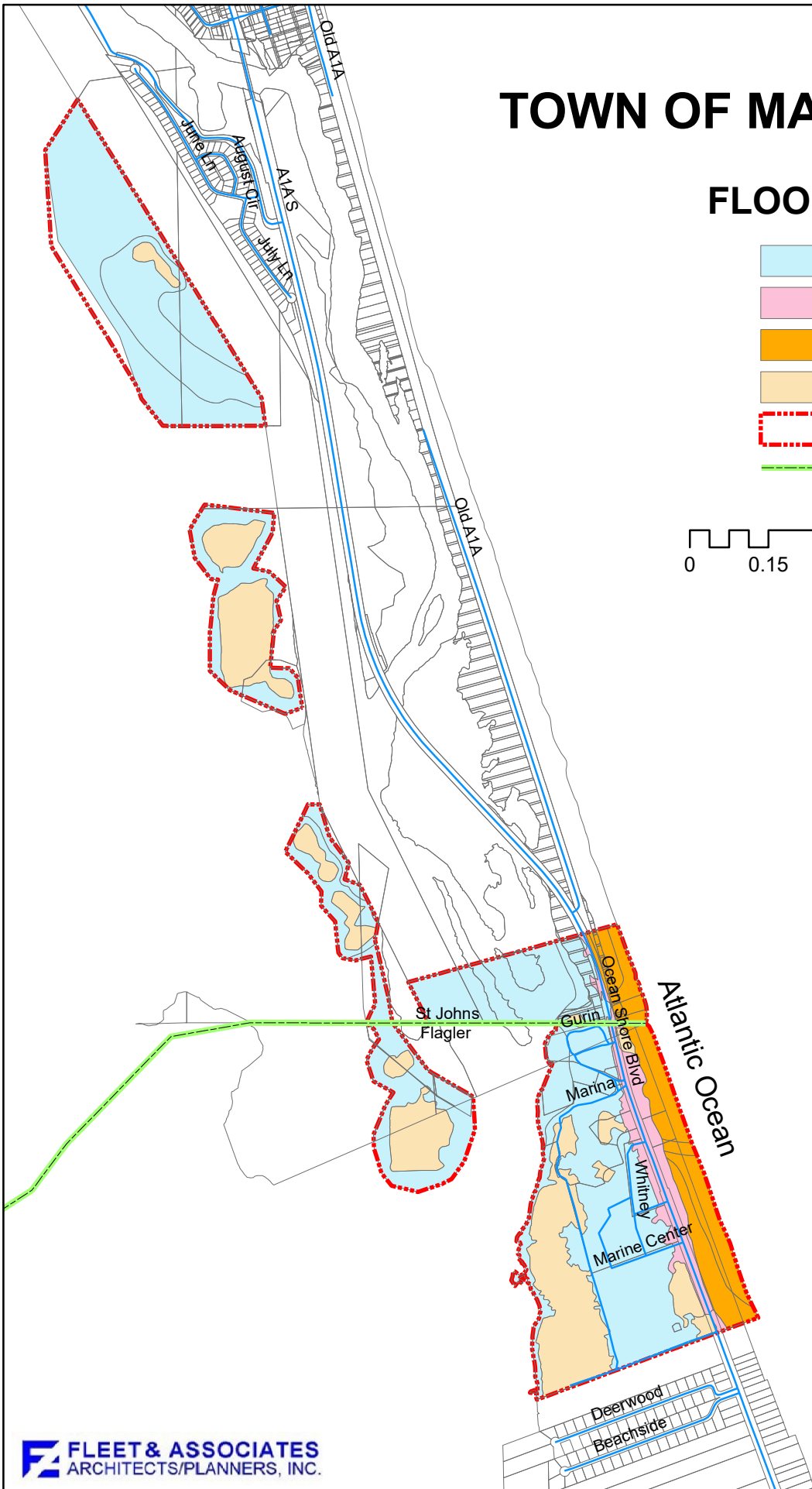


TOWN OF MARINELAND

FLOOD ZONES









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

0 0.15 0.3 0.45 0.6 Miles

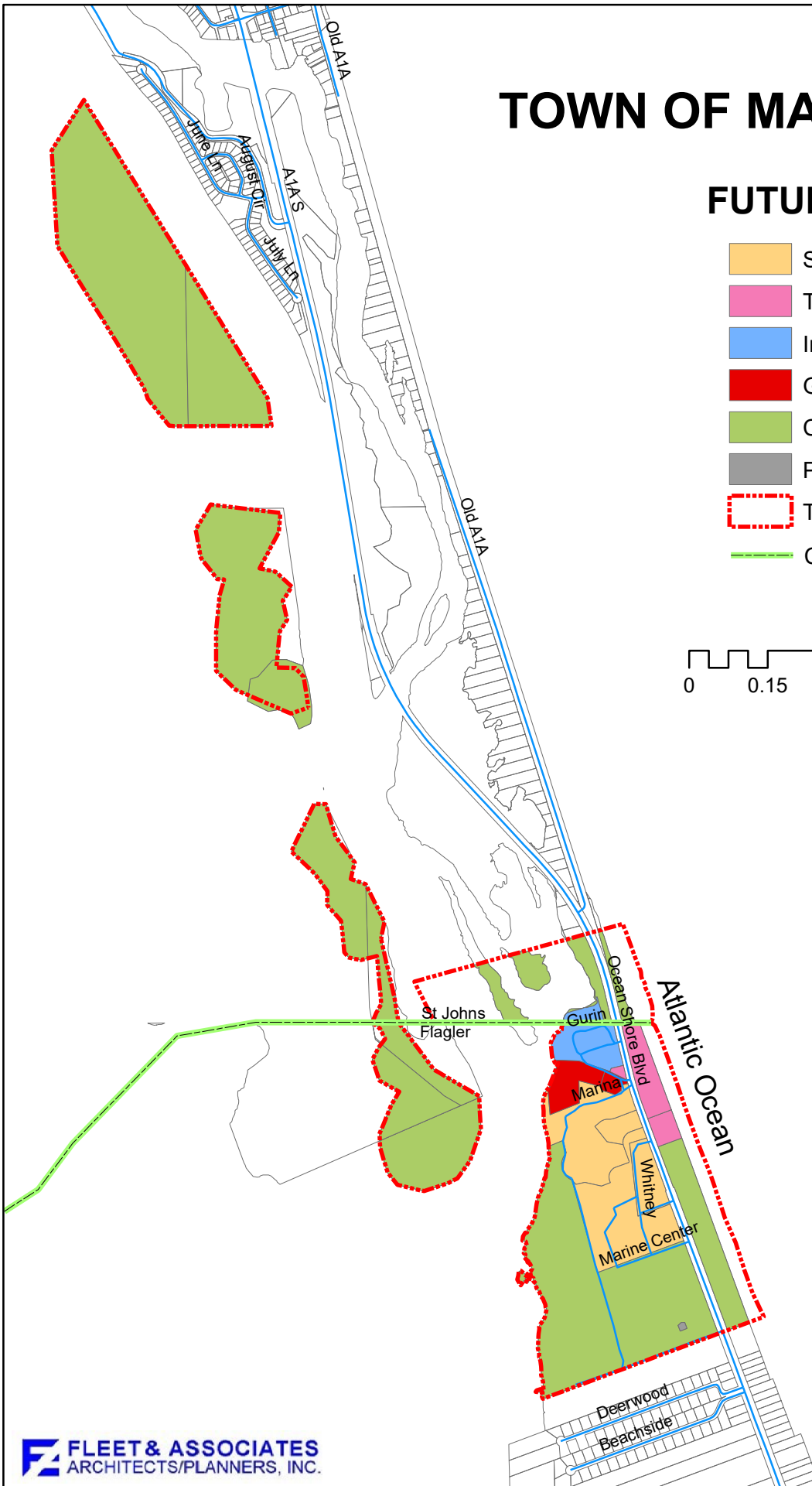


TOWN OF MARINELAND

FUTURE LAND USE

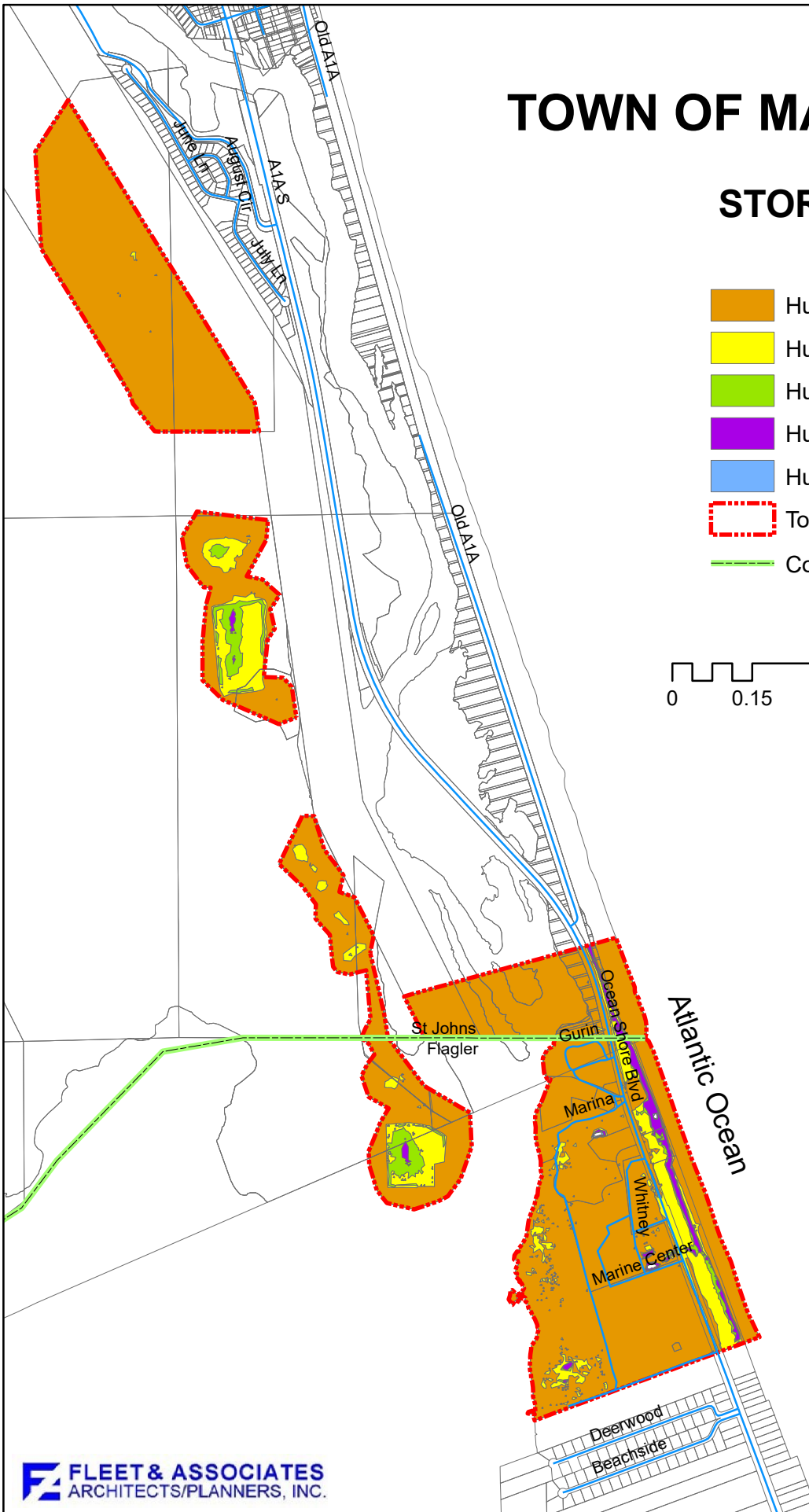
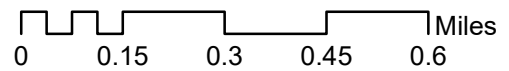
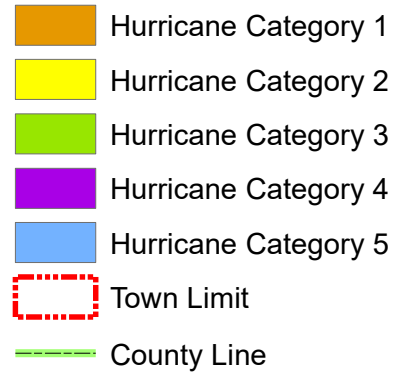
-  Sustainable Mixed Use
-  Tourist Commercial
-  Institutional Research
-  General Commercial
-  Conservation
-  Public Facilities
-  Town Limit
-  County Line

0 0.15 0.3 0.45 0.6 Miles



TOWN OF MARINELAND

STORM SURGE

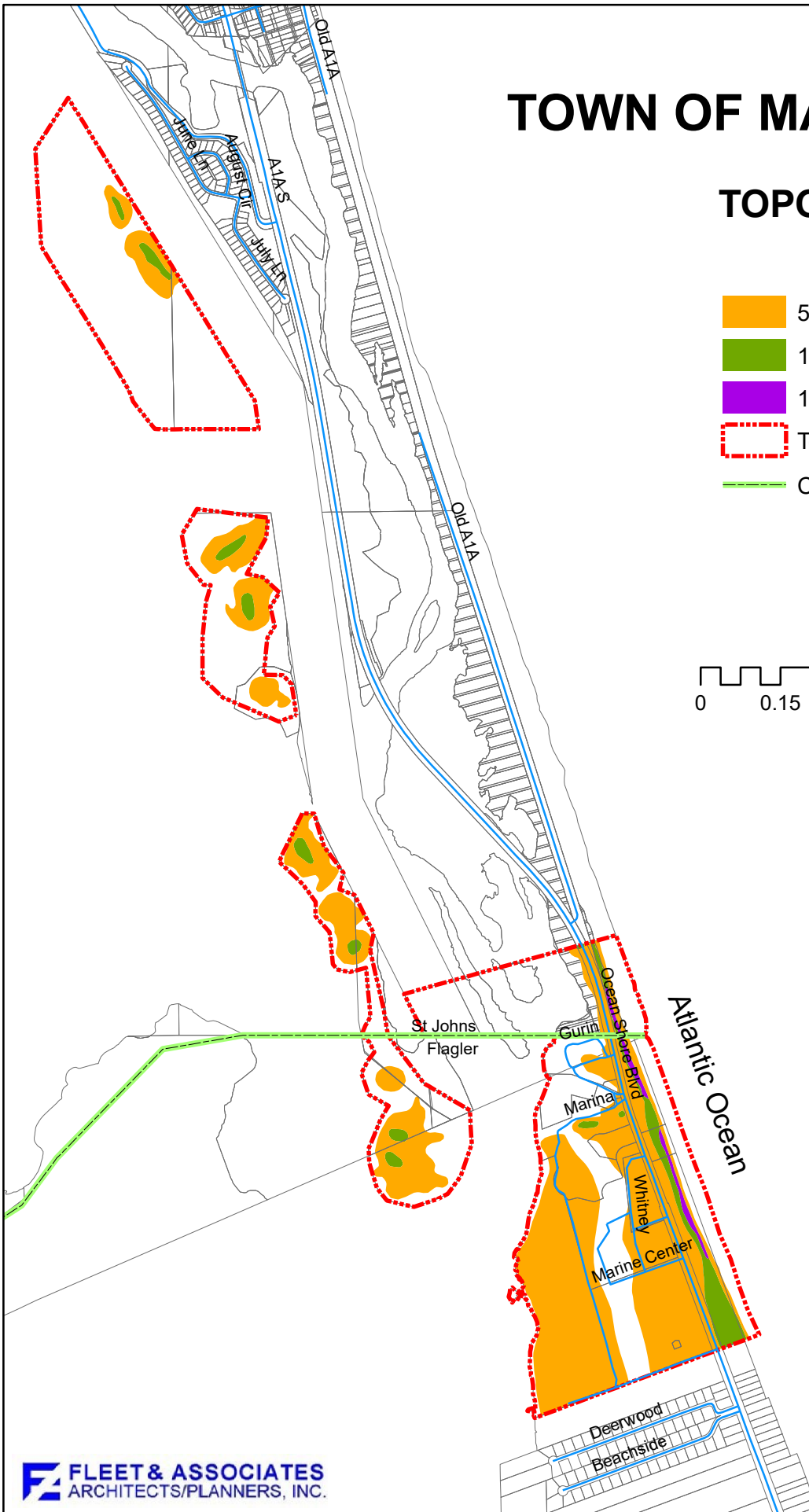


TOWN OF MARINELAND

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



ATTACHMENT E-7

RESOLUTION FOR ASSISTANCE 2022

UNDER THE FLORIDA INLAND NAVIGATION DISTRICT
WATERWAYS ASSISTANCE PROGRAM

WHEREAS, THE Town of Marineland is interested in carrying out the
(Name of Agency)
following described project for the enjoyment of the citizenry of Flagler County
and the State of Florida:

Project Title Town of Marineland Marina Reconstruction Phase 4

Total Estimated Cost \$ 350,000

Brief Description of Project:

The Town of Marineland is seeking funding for phase 3 of the redevelopment of the Town of Marineland Marina. The goal of phase 3 is to approximately 250; of transient floating docks inside the already existing marina basin to accomodate larger cruising vessels over 60' as well as increasing dock access to smaller boats.

AND, Florida Inland Navigation District financial assistance is required for the program mentioned above,

NOW THEREFORE, be it resolved by the Town of Marineland
(Name of Agency)
that the project described above be authorized,

AND, be it further resolved that said Town of Marineland
(Name of Agency)

make application to the Florida Inland Navigation District in the amount of 50 % of the
actual cost of the project in behalf of said Town of Marineland
(Name of Agency)

AND, be it further resolved by the Town of Marineland
(Name of Agency)
that it certifies to the following:

1. That it will accept the terms and conditions set forth in FIND Rule 66B-2 F.A.C. and which will be a part of the Project Agreement for any assistance awarded under the attached proposal.
2. That it is in complete accord with the attached proposal and that it will carry out the Program in the manner described in the proposal and any plans and specifications attached thereto unless prior approval for any change has been received from the District.

3. That it has the ability and intention to finance its share of the cost of the project and that the project will be operated and maintained at the expense of said Town of Marineland
_____ for public use.
(Name of Agency)

4. That it will not discriminate against any person on the basis of race, color or national origin in the use of any property or facility acquired or developed pursuant to this proposal, and shall comply with the terms and intent of the Title VI of the Civil Rights Act of 1964, P. L. 88-352 (1964) and design and construct all facilities to comply fully with statutes relating to accessibility by persons with disabilities as well as other federal, state and local laws, rules and requirements.

5. That it will maintain adequate financial records on the proposed project to substantiate claims for reimbursement.

6. That it will make available to FIND if requested, a post-audit of expenses incurred on the project prior to, or in conjunction with, request for the final 10% of the funding agreed to by FIND.

This is to certify that the foregoing is a true and correct copy of a resolution duly and legally adopted by the _____ at a legal meeting
(agency governing board)
held on this _____ day of _____ 20_____.

Attest

Signature

Title

Title



Marineland Wedding Request

April 2022

Zach Sun & Sea Beach Weddings

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

zach@sunandseabeachweddings.com

Hanrahan -Wilson 5/28/22

March 23, 2022

River to Sea East/South Beach

4:30PM-6:30PM 21-99 ppl \$100 not pd

Acoustic music with guitarist

no: signs/restrooms/traffic/ alcohol/tent

normal parking

site plan attached

Safonova – Bennett 6/23/22

March 25, 2022

River to Sea East/South Beach

2:30PM-4PM 1-20 ppl \$50 not pd

No music

no: signs/restrooms/traffic/ alcohol/tent

normal parking

site plan attached

Edwards – Katz 5/29/22

March 30, 2022

River to Sea East/South Beach

3PM – 5PM

1-20 ppl simple \$50 not pd

No music

no: signs/restrooms/traffic/ alcohol/tent

normal parking

site plan attached

Payne – Parks 5/14/22 cancel 4.8.22 credit Sun & Sea for future? Pd \$100



Samantha and Deegans wedding September 2022 9/17/2022

April/10/2022

Samantha Crane (self)

423.240.4363

sammihickman12@gmail.com

River to Sea East/South Beach/pavilion

6PM-6:40PM 1-20 ppl \$50 not pd

No music

no: signs/restrooms/traffic/ alcohol/tent

normal parking

no site plan attached



University of Florida Alumni Surf Challenge

9/24/22

March 28, 2022

University of Florida Surf Club Alumni and Student event for reunion, connection and surf contest between students and alumni.

Eric Ziecheck 904-347-4841

emzrip@gmail.com

University Avenue, UF Main Campus

Gainesville 32601

7am-11pm

1-99 ppl \$100 not paid

Annual event since 2009

Donations to Students

River to Sea Preserve East & West including camping

Small generator for microphone and speakers

Coolers of water, coolers of ice and sports drinks

Amplified music/PA system

Keep volume to level for participants to hear on the beach around the designated area of the contest

4 x 4 Surf Club Banners

sunlight and to be determined if pavilion in park becomes available for use

Trained First Responders

Alumni has mix of physicians, nurses, accomplished world traveling surfers, watermen/women, and lifeguards

10x10 pop up tents to be removed when event completed. Tents will be secured with sandbags and tiedowns for wind

No vendors/alcohol/portolets

Site plan attached/ safety plan on file/normal parking

Trail Day On The A1A, An Earth Day Celebration 4/23/2022

April 5, 2022

An unstructured gathering that encourages people to utilize the Multi Purpose trail. A small amount ,4-5, of Trail related groups are expected to set up information tables from 10am to 2 pm

10am-2pm

River to Sea Preserve (East side A1A) Parking Lot

1-99 ppl Fee \$100 pd

St.John River to Sea Loop Alliance

Mark Palmucci/ Mark Palmucci as BOD of St Johns' River To Sea Loop Alliance

532 W Florence Ave DELAND 32720

3217953179

maggie@river2sealoop.org

mpalmucci@gmail.com

Mark Palmucci on site contact # 14044326937

Open to the public/ no admission

Not held previously

No water or power required

No amplified music

One small real estate sign

No alcohol/ no vendors

Other non-profit participation/ We plan on having 4 to 5 tables , Tents may be used, with mostly non profits promoting their missions

Trash: pack in pack out

No safety plan /site plan attached

Normal parking



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

Wedding Calendar 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 CXL

Hanrahan -Wilson 5/28/22

Edwards – Katz 5/29/22

June 2022

Safonova – Bennett 6/23/22

September 2022

Juran – Plum 9/13/2022

Samantha and Deegans wedding September 2022 9/17/2022

November 2022

Durance – Rutherford 11/19/2022

April 2023

Forames – Langley 4/15/2023

Updated 4.10.2022