



THERE WILL BE A REGULAR MEETING OF THE MARINELAND TOWN COMMISSION ON
THURSDAY, JUNE 16, 2022 AT 6:00PM AT THE GTMNERR IN THE MAIN
CONFERENCE ROOM.

9741 N OCEANSHORE BLVD, ST AUGUSTINE FL 32080

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. May 19, 2022 EAR Meeting Minutes
 - ii. May 19, 2022 Regular Meeting Minutes
 - iii. June 1, 2022 Special Meeting Minutes
 - b. Recurring FPL Bills
 - c. Town Staff Invoices
 - i. Wedding Permit Invoice
 - ii. Storehouse Treasures Invoices
 - iii. Bayer Invoices
 - iv. Fleet Invoice
7. **General Business**
 - a. Consideration of Town Financial Director Johnson Compensation
 - b. Town Amazon Business Account
8. **Additional Reports & Comments**
 - a. Town Financial Director Montgomery Report/Comments
 - b. Town Manager Report/Comments
 - 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 - July 21, 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 EAR Meeting Minutes

May 19, 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
Teri Webley, Marineland Marina Office Manager
Members of the Public

1. The meeting was called to order by Mayor TenBroeck 5:30PM.

- Pledge of Allegiance

2. There were no additions, deletions, or modifications to the agenda.

3. PUBLIC HEARING – Comprehensive Plan Transmittal Public Hearing

- Commissioner Inks stated “This is in regards to the article that was written by Frank Fernandez in the Daytona News Journal, which appeared online May 10th, and the St. Augustine Record on May 11th. I submitted a ‘Letter to the Editor’ of both newspapers representing myself as a Commissioner. Mr. Fernandez attended the April 21st Marineland Town Commission Meeting during which the Comprehensive Plan was thoroughly discussed with the public. The article overlooked a few key factors, creating a false impression about the Town Commission’s responsibility about the origin of the changes proposed for the Comprehensive Plan. Many of those proposed changes were controversial and appeared to signal a retreat from sound planning for this unique and environmentally sensitive area. None of the present Town Commissioners were the authors or officials authorizing these changes. I’m going to repeat that, none of the present Town Commissioners were the authors or officials authorizing these changes. As a Town Commissioner, I was most disturbed on how all of this came about. At the beginning of the hearing, the lack of authorization for the changes was made abundantly clear. The origins came from the direction of a prior Mayor who recently resigned from the Commission. To unearth the changes and weigh their potential effect on the Town’s future, the Town Commission directed the Planner to make the draft document completely transparent for the Commission and the public. But for this veering from proper governance from the former Mayor, the Town Commission would not have had to spend hours reviewing the changes and opening all of them up for public comment. That certainly contributed to the hearing’s length and the confusion and frustration experienced by all. Speaking as one Commissioner, I believe the Town Commission will continue to be transparent to its governance of Marineland’s future. That was basically the content of the ‘Letter to the Editor’ I sent. Now, you’re only allowed 250 words. I had a few more words that I’m going to share with you now, that weren’t in the ‘Letter to the Editor’. Okay? Not to further cast stones, but the rumored RV Park which also drove heightened public and Town Commission concern, was correctly noted by Mr. Fernandez as never having been presented to the Town for any land use review. Never. The source of that rumor was the previous Mayor as well, who circulated some speculators idea about what he might like to develop. Might like to develop. Not even the then Town Commission authorized such a distribution that might alarm the



stakeholders and supporters of Marineland. One conservation purpose in acquiring the River To Sea Preserve was to do away with the RV campground that had operated in Marineland for decades. A person's musings of what proposed development they can profit from at Marineland are not considered as anything but that, mere wishful thinking. For the real deal, the proposed investor or developer must stand his or her proposal against the future vision of Marineland and do so before the one body accountable to the long-term vision of Marineland, and that is this Town Commission. The one-person rule that dominated this Town is now gone. If these points had been made clear to the readers of Mr. Fernandez's article, it would have added substantial and important context to inform the public what the Town Commission is up against. We are continuing to undo the errors of the previous Town governance and welcome you, the public's input."

- Mayor TenBroeck opened the public hearing.
 - Jen Lomberg, of Matanzas Riverkeeper, stated, "I just mostly wanted to say thank you, and express my gratitude to the Town Commission and to Town staff for letting me go so well beyond the general 3-minute public comment period during the last couple of meetings. There was a lot of content in the Comprehensive Plan and I think that the version that we have now is substantially improved from an environmental protection standpoint, over the version that was initially drafted back in January when I entered this process knowing that you guys had already been working on it for over a year at that point. There are certainly elements that I would still like to see in the Comprehensive Plan. There are always ways to improve it and make it better and put stronger environmental protections in there. But that being said, I still wanted to take this opportunity to express my gratitude and your willingness to work with me. I really appreciate all the transparency from that regard. So, just thank you."
 - Suzanne Armstrong, 9 Deerwood Street, requested clarity on what the Comprehensive Plan is and where to find a copy. Mayor TenBroeck explained that the Comprehensive Plan has been submitted to the public for the last 14 months and the Town has released notices in the local newspapers, on the Town website, notices via email, sent copies via public records requests, and a physical copy has been available at the Marineland Coastal Policy Center.
 - Frank Fernandez, of Daytona Beach News Journal, stated that he was recording the meeting.
 - Ramona Eppes, 14 Deerwood Street, addressed the Commission with concern about transparency in regards to the Daytona Beach News Journal article statements made about Mayor TenBroeck's business relationship with Jacoby Development. Attorney Bayer stated, during the last Comprehensive Plan review in 2006, the State of Florida determined there was no conflict in a previous complaint against a former Commissioner that was a Jacoby employee.
 - Suzanne Dixon, Town Manager, stated she has been the Town Manager since 1996 and has seen many iterations of the Town Comprehensive Plan since it was first introduced. Manager Dixon further stated she has seen many proposals for development within the Town and many different Town Commissioners wrestle with the issue, but almost without exception every Town Commission has erred on the side of environmental protection. Dixon expressed the Town Commissions investment into the protection of the Town and keeping it a remarkable coastal place.
 - Suzanne Armstrong, 9 Deerwood Street, requested further clarity on the



Comprehensive Plan. Mayor TenBroeck explained that the Comprehensive Plan is not a development proposal, but a legislative action the Town needs to take every 5 years that has not happened for a longer period. Attorney Bayer stated that any future development proposal would require public hearings and notices to the public, and would need to adhere to the Comprehensive Plan.

- Mayor TenBroeck closed the public hearing.

4. Discussion and Recommendation by LPA

- Planner Fleet updated the Commission on a discussion from the last Comprehensive Plan meeting in regards to Outstanding Florida Waters. Planner Fleet explained the SJRWMD policy recommendation wording for A.1.7.2 for onsite management and recommended the Commission adopt this language that is more restrictive for developers.
- The Commission unanimously agreed the A.1.7.2 wording be amended, per Planner Fleet and SJRWMD recommendations.
- Commissioner Townsend stated his satisfaction of the Comprehensive Plan amendments thus far.
- Commissioner Inks requested clarity on A.1.1.1 limiting the number of RV units within the Town.
- Planner Fleet stated the Commission can recommend changes to increase the number or remove the cap.
- The Commission unanimously agreed to remove the cap and limit the Comprehensive Plan to no RV Parks.
- There was no other input from stakeholders, community members, or additional public comment.
- The motion for the Local Planning Agency to recommend the transmittal of the Comprehensive Plan, with the amendments of wording in A.1.7.2 and removing the limit of RV's in A.1.1.1, to the Town Commission was made by Commissioner Inks/2nd Commissioner Townsend.

The meeting was adjourned at 6:03pm.

Respectfully submitted by Lexy Taylor, Town Clerk.



Town of Marineland Regular Meeting Minutes

May 19, 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
Teri Webley, Marineland Marina Office Manager
Members of the Public

1. The meeting was called to order by Mayor TenBroeck @ 6:12PM.
 - Pledge of Allegiance
2. Manager Dixon had one wedding request addition to add to the special events section of the agenda.
3. Announcements by the Mayor or Commissioners
 - Commissioner Townsend stated he had been contacted by FDOT looking for local volunteers interested in tending to sea oats and suggested anyone interested reach out to him for FDOT's contact information.
 - Commissioner Inks stated "With regards to the article that was written by Frank Fernandez in the Daytona News Journal, online May 10th, and the St. Augustine Record on May 11th. I sent this 'Letter to the Editor' of both newspapers. Mr. Fernandez attended the April 21st Marineland Town Commission Meeting during which the Comprehensive Plan was thoroughly discussed with the public. The article overlooked a key factor, creating a false impression about the Town Commission's responsibility about the origin of the changes proposed for the Comprehensive Plan. Many of those proposed changes were controversial and appeared to signal a retreat from sound planning for this unique and environmentally sensitive area. None of the present Town Commissioners were the authors or officials authorizing those changes. I repeat, none of the present Town Commissioners were the authors or officials authorizing those changes. As a Town Commissioner, I was most disturbed how all of this came about. At the beginning of the hearing, the lack of authorization for the changes was made abundantly clear. The origins came from the direction of a prior Mayor who recently resigned from the Commission. To unearth the changes and weigh their potential effect on the Town's future, the current Town Commission directed the Planner to make the draft document completely transparent for the Commission and the public. But for the veering from proper governance from the former Mayor, the Town Commission would not have had to spend hours reviewing the changes and opening all of them up for public comment. That certainly contributed to the hearing's length and confusion and frustration experienced by all. Speaking as one Commissioner, I believe the Town Commission will continue to be transparent to its governance of Marineland's future. That was the 250 words they let me have, but there's probably another 50 that I'd like to share with you now that I didn't have the opportunity in the 'Letter to the Editor'. Not



to further cast stones, but the rumored RV Park which also drove heightened public and Town Commission concern, was correctly noted by Mr. Fernandez as never having been presented to the Town for any land use review. Never. The source of that rumor was the previous Mayor as well, who circulated some speculators idea about what he might like to develop. Not even the then Town Commission authorized such a distribution that might alarm the stakeholders and supporters of Marineland. One conservation purpose in acquiring the River To Sea Preserve was to do away with the RV campground that had been operated in Marineland for decades. A person's musings of what proposed development they can profit from at Marineland are not considered as anything but that, mere wishful thinking. For the real deal, the proposed investor or developer must stand his or her proposal against the future vision of Marineland and to do so before the one body accountable to the long-term vision of Marineland, the Town Commission. The one-person rule that dominated the Town is now gone. If these points had been made clear to the readers of Mr. Fernandez's article, it would have added substantial and important context to inform the public what the Town Commission has been up against. We are continuing to undo the errors of the previous Town governance and welcome the public's input."

4. Recognitions, Proclamations, and Presentations

- None

5. Community Outreach

- A community member inquired about where to find Commissioner Inks "Letter to the Editor". Commissioner Inks stated it will be published in both newspapers and will be included in the meeting minutes.

6. Consent Agenda

- The motion to approve the consent agenda and April meeting minutes was made by Commissioner Inks/2nd Commissioner Townsend. The motion carried with no objections.

7. General Business

A. Town Planner

- a. Planner Fleet informed the Commission that the Local Planning Agency made the recommendation to transmit the Comprehensive Plan amendments with two minor changes, which was to strike a limitation of the number of RV's allowed in the Town as well as a wording recommendation from SJRWMD for Outstanding Water Quality. Planner Fleet also informed the Commission a required Water Facilities Supply Plan from Palm Coast will be submitted with the Comprehensive Plan.
- b. Mayor TenBroeck opened the public hearing.
 - i. B.C. Young, 35 Beachside Drive, requested clarity finding the "maritime hammock overlay" referred to in the Comprehensive Plan on the FLUM map. Planner Fleet stated it has been added into the conservation area of the map, and she will double-check and ensure it has been included. Young also requested clarity on the annexation of the property south of River To Sea. Planner Fleet and Attorney Bayer stated they will look into who owns the property.
 - ii. Jen Lomberg, of Matanzas Riverkeeper, stated the "maritime hammock overlay" boundary was included in the 2015 version of the Comprehensive Plan maps, that are not included in the current draft. Planner Fleet stated the Town can add the boundary to the current draft. Mayor TenBroeck stated the Town will continue with the current draft.
- c. The motion to transmit the Comprehensive Plan with recommendations from the



Local Planning Agency was made by Commissioner Inks/2nd Commissioner Townsend. The motion carried with no objections.

B. Consideration of New Town Computer

- a. Clerk Taylor stated the current Town computer was contributed by Flagler County, but is no longer meeting the needs of the Town for editing large files. The motion for the Town to upgrade to a new computer with a \$1,000 price budget was made by Commissioner Inks/2nd Commissioner Townsend. The motion carried with no objections.

C. Town Financial Manager

a. Pre-paid Debit Card

- i. Financial Manager Montgomery discussed pre-paid debit card options with the Commission. The Commission unanimously agreed to continue pursuing a credit card with South State bank. The motion to approve Commissioner Inks to use his social security information to apply for a credit card through South State bank was made by Commissioner Townsend/2nd Mayor TenBroeck. The motion carried with no objections.

8. Additional Reports & Comments

A. Town Manager Reports/Comments

a. Special Events

- i. Manager Dixon informed the Commission of an additional wedding request.
- ii. Manager Dixon informed the Commission of a request for May 29, 2022, from Turtle Fest for a 1 day yard sale to raffle the remaining donations from the previous event that had been rained out.
- iii. Manager Dixon informed the Commission of a request for September 24, 2022, from The University of Florida Alumni Surf Challenge.
- iv. The motion to approve the special events for Turtle Fest and The University of Florida Alumni Surf Challenge as presented by Manager Dixon was made by Commissioner Inks/2nd Commissioner Townsend.

b. Financial Director Position Advertisement

- i. Manager Dixon informed the Commission of the advertisement placed in the Daytona Beach News Journal for the Financial Director position.
- ii. Clerk Taylor informed the Commission the position has been advertised with the Florida League of Cities job board and the Florida Government Finance Officers Association job board.

c. Elections

- i. Manager Dixon informed the Commission of the upcoming Town election cycle. The next election will be held the first Tuesday in September. The Town of Marineland elects one Commissioner on even years and two Commissioners on odd years. Commissioner Inks' seat is up for re-election this year.

B. Town Planner Reports/Comments

a. Marineland Dolphin Adventure Water Park

- i. Planner Fleet informed the Commission of the water park plan revisions, with no action to be taken by the Commission. Mayor TenBroeck stated she wants the plan to address the concerns of LEED certification, humps and swales, prior to the project starting. Planner Fleet stated she will work with Flagler County.

C. Town Clerk Reports/Comments



- a. No comment.
- D. Town Marina Manager Reports/Comments
 - a. No comment.
 - b. Mayor TenBroeck stated the marina paving repair project has been completed.
- E. Town Attorney Reports/Comments
 - a. Attorney Bayer suggested Clerk Taylor, on behalf of the Town, request monthly meeting space from University of Florida.
- F. Town Financial Manager Reports/Comments
 - a. Financial Manager Montgomery requested the Clerk Taylor send her the Clerk stipend increase Resolution, as approved during the April Commission meeting. Clerk Taylor agreed.
- 9. Public Comment
 - No public comment.
- 10. Commissioner Reports/Comments
 - Commissioner Townsend
 - i. No comment.
 - Commissioner Inks
 - i. TownOfMarineland.org is now up and running.
 - Mayor TenBroeck
 - i. Please attend our local events and vendors in the community.

The next regular Town meeting will be held June 16, 2022 at 6:00pm.

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

The motion to adjourn was made by Commissioner Townsend/2nd Commissioner Inks. The meeting was adjourned at 7:08pm.

Respectfully submitted by Lexy Taylor, Town Clerk.



**Town of Marineland Special Meeting Minutes
Financial Director Interviews**

June 1, 2022

Mayor Angela TenBroeck
Commissioner Gary Inks
Commissioner James Townsend
Lexy Taylor, Town Clerk
Chris Kelley, Marineland Marina Manager
Greg Johnson, Financial Director Candidate

1. The meeting was called to order by Mayor TenBroeck @ 3:00PM.
 - Pledge of Allegiance
2. General Business – Interview Candidates for the Financial Director position
 - The Commission conducted the interview with Greg Johnson. Mr. Johnson discussed with the Commission his experience working for the City of St. Augustine and the DeKalb County school district, and how he could assist the Town in strategic and goal driven planning.
 - The Commission discussed Greg Johnson as a qualified candidate with the CPA and municipal experience the Town has been seeking.
 - The second scheduled candidate did not show up for the 4:00PM interview and did not respond to attempts to contact. After a 15-minute waiting period, the candidate was not considered for the position.
3. Discussion of Candidates
 - The motion for Mayor TenBroeck to negotiate a compensation package similar to Financial Director Montgomery was made by Commissioner Inks/2nd Commissioner Townsend.

The meeting was adjourned at 4:20pm.



FPL.com Page 1

E001

Electric Bill Statement

For: Apr 28, 2022 to May 27, 2022 (29 days)

Statement Date: May 27, 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

\$752.07

TOTAL AMOUNT YOU OWE

Jun 17, 2022

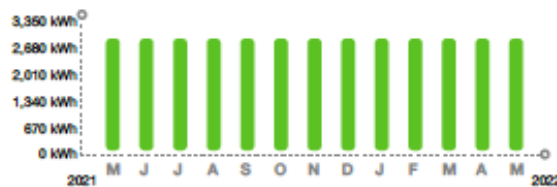
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	793.16
Payments received	-793.16
Balance before new charges	0.00
Total new charges	752.07
Total amount you owe	\$752.07

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after August 18, 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.
- This bill reflects a credit to the fuel charge portion of your bill for each street light fixture turned off during sea turtle nesting and hatching season. Thank you for helping us protect sea turtles.

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

1320194540245947025700000

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

\$752.07

TOTAL AMOUNT YOU OWE

Jun 17, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



FPL.com Page 1

E001

Electric Bill Statement

For: Apr 28, 2022 to May 27, 2022 (29 days)

Statement Date: May 27, 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****\$592.03**

TOTAL AMOUNT YOU OWE

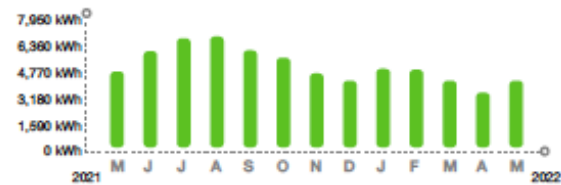
Jun 17, 2022

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	498.58
Payments received	-498.58
Balance before new charges	0.00
Total new charges	592.03
Total amount you owe	\$592.03

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

.. Payment received after August 18, 2022 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

1320696262613823029500000

TOWN OF MARINELAND
176 MARINA DR
ST AUGUSTINE FL 32080-8619The 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 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

69626-26138

ACCOUNT NUMBER

\$592.03

TOTAL AMOUNT YOU OWE

Jun 17, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



FPL.com Page 1

E001

Electric Bill Statement

For: Apr 28, 2022 to May 27, 2022 (29 days)

Statement Date: May 27, 2022

Account Number: 41225-66527

Service Address:

101 TOLSTOY LN

SAINT AUGUSTINE, FL 32080

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

CURRENT BILL**\$1,190.08**

TOTAL AMOUNT YOU OWE

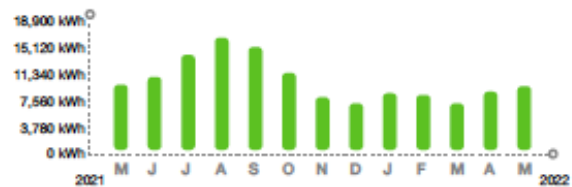
Jun 17, 2022

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	1,027.61
Payments received	-1,027.61
Balance before new charges	0.00
Total new charges	1,190.08
Total amount you owe	\$1,190.08

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

-- Payment received after August 18, 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

1320412255652708009110000

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.

41225-66527

ACCOUNT NUMBER

\$1,190.08

TOTAL AMOUNT YOU OWE

Jun 17, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Suzanne Dixon

5455 Windantide Rd
St. Augustine FL 32080

WEDDING PERMIT INVOICE

INVOICE #

1

DATE

5/22/2022

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 (Barnhizer- White 5/25/22)	1	\$ 25.00	\$ 25.00
100-999 Person Wedding (List Wedding Name Here)		\$ 50.00	\$ -
1000+ Person Wedding (List Wedding Name Here)		\$ 100.00	\$ -
		\$ -	\$ -
<i>Thank you for your business!</i>		TOTAL	\$ 25.00

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 8833



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
06/01/2022

PLEASE PAY
USD 750.00

DUE DATE
07/01/2022

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

Thank you for your business.

SUBTOTAL	750.00
TAX	0.00
TOTAL	750.00

TOTAL DUE	USD 750.00
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THANK YOU.

Thank you for your business!



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 8881



BILL TO Town of Marineland 176 Marina Drive St Augustine, FL 32080-8619	SHIP TO Town of Marineland 176 Marina Drive St Augustine, FL 32080-8619	DATE 05/31/2022	PLEASE PAY USD 45.00	DUE DATE 06/30/2022
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DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Accounting & QuickBooks Service	May Accounting Work for the CRA: 5/11/22: .25 hour, entered new vendor, & bill, email 5/16/22: .25 hr, paid bill with W-9 info, email 5/19/22: .5 hr, LPA mtg for Comp Plan	1	45.00	45.00

Thank you for your business.

SUBTOTAL	45.00
TAX	0.00
TOTAL	45.00

TOTAL DUE USD 45.00

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. 2505
DATE: June 7, 2022

Professional Services for May 10, 2022 through June 6, 2022

Commission Meeting – May 19	1.5 hrs. x \$125	\$ 187.50
LPA Hearing – April 21	0.5 hrs. x \$125	\$ 62.50
Site Plan Review for Marineland Attraction Water Park	2.5 hrs. x \$125	\$ 312.50
Comprehensive Plan – Procedures and Staff Report	3.0 hrs. x \$125	\$ 375.00
Comprehensive Plan – Submittal of Proposed Amendments	7.0 hrs. x \$125	\$ 875.00
Total Due		\$ 1,812.50



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

(386) 439-2332

Date: 6/03/2022

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

Marineland - CRA

Invoice No: 40305

Services Rendered

<u>Date</u>	<u>Staff</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Charges</u>
5/03/2022	DKB	Review ordinance for comp plan; Review Minutes.	0.50	\$300.00	\$150.00
5/16/2022	DKB	Review Notice of Meeting for comp plan and review changes; Conference with Attorneys for Jacoby; Research conflict of interest issue.	1.20	\$300.00	\$360.00

Total Fees **\$510.00**

Total New Charges **\$510.00**

Previous Balance **\$0.00**

Balance Due **\$510.00**

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



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

(386) 439-2332

Date: 6/03/2022

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

Town of Marineland

Invoice No: 40306

Services Rendered

<u>Date</u>	<u>Staff</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Charges</u>
5/02/2022	DKB	Work on River to Sea issue.	0.30	\$300.00	\$90.00
5/03/2022	DKB	Work on River to Sea Parking issue with County; Conference with County Attorney.	0.40	\$300.00	\$120.00
5/06/2022	DKB	Work with Chris Kelley on marina funding questions.	0.20	\$300.00	\$60.00
5/13/2022	DKB	Work on Town Hall Meeting location; Conference with Mayor and Whitney representatives.	0.60	\$300.00	\$180.00
5/24/2022	DKB	Follow up on Lenninger.	0.20	\$300.00	\$60.00
6/03/2022	DKB	Services rendered for May, 2022	0.00	\$1,100.00	\$1,100.00

Total Fees \$1,610.00

Total New Charges \$1,610.00

Previous Balance \$0.00

Balance Due \$1,610.00

Payment is due upon receipt of invoice. A 3% processing fee



Town of Marineland Financial Narrative As of May 31, 2022

Noteworthy on the Statement of Revenues and Expenses:

May Revenues:

- Revenues of \$2,915 were low this month mainly due to no local business tax receipts and only two wedding permits being recorded.

May Expenses:

- Town Clerk Stipend is high due to the catch-up for the \$200 stipend increase that began retroactively to April 2022 and will now be \$500 each month instead of \$300.
- There were no Technology Expenses but it appears the Town will be paying a monthly amount due to the web site soon.

Total Revenues of \$2,915 less Total Expenses of \$12,602 resulted in a \$9,687 loss for the month of May. A \$9,661 loss was budgeted so the Town is within \$26 of this month's budget.

Year-to-date, the Town is showing a net gain of \$27,890 which is \$8,915 more than the \$18,975 gain that was budgeted. Most of this \$8,915 favorable variance can be attributed to:

- Florida Communications Services Tax Income (\$1,983 more than budgeted)
- FPL Franchise Fee Income (\$1,887 more than budgeted)
- Planning Revenue (\$1,500 more than budgeted)
- Town Planner Expense (\$3,231 less than budgeted)
- the Town's CRA matching amount (\$1,983 less than budgeted)
- NOTE: Legal Expense is currently \$2,385 over budget, offsetting the above gains

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

	M A Y 2 0 2 2			Fiscal Year to Date 2022		
	Actual	Budget	Variance	Actual	Budget	Variance
Revenues	2,915	2,892	23	146,673	139,380	7,293
Expenses	12,602	12,553	(49)	118,783	120,405	1,622
Net Income	(9,687)	(9,661)	(26)	27,890	18,975	8,915



Noteworthy on the Statement of Financial Position:

The Town has \$296,293 in cash holdings of which \$64,174 is assigned to potential future marina expenses.

Accounts Receivable of \$2,199 is comprised of the following being owed to the Town:

- \$ 104 for a Sun and Sea wedding permit application fee that was paid on 6/01/2022
- \$1,782 for Mobius Marine's May electric bill reimbursement
- \$ 313 for Marineland Leisure, site planning reimbursement

The CRA owes the Town \$5,380:

- \$ 293 for Storehouse's April work
- \$2,125 for Fleet's April work
- \$1,170 for Bayer's April work
- <\$ 75> Batelle's fee paid for cost of accumulating requested information
- \$ 45 for Storehouse's May work
- \$1,312 for Fleet's May work
- \$ 510 for Bayer's May work

There are problems with the mail not getting to the Town in a timely manner again. In May, this resulted in \$819 worth of checks with May postmarks to not be deposited until June 8th.

All of the \$6,937 in Accounts Payable as of 5/31/2022 is current and expected to be approved for disbursement at the June Town Commission Meeting.

-Lea Montgomery
Town of Marineland
Director of Finance
6/08/2022



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

May revenues of \$25,271 were in line with what has been reported each previous month this year.

Expenses for the month totaled \$15,506, is slightly higher than what the marina has experienced the past four months. This can principally be attributed to the purchase of a computer and monitor for the check-in desk.

The marina's net income for the month came in at \$9,765 resulting in a year-to-date net income of \$81,242.

Compared to budget, the marina's net income has an \$4,923 positive variance for the month and a \$42,502 positive variance, year-to-date.

May's occupancy statistics were at 70%. This is within the 63% to 73% that has been reported each month this year.

	M A Y 2 0 2 2			F i s c a l Y e a r t o D a t e 2 0 2 2		
	Actual	Budget	Variance	Actual	Budget	Variance
Revenues	25,271	22,101	3,170	207,650	176,806	30,844
Expenses	15,506	17,258	1,752	126,408	138,066	11,658
Net Income	9,765	4,843	4,923	81,242	38,740	42,502

Under Marketing and Promotional News, Chris Kelley was interviewed by Flagler County Coast to Country Magazine about the Town of Marineland Marina for the June 2022 issue.

-Lea Montgomery (with Teri Webley)
Town of Marineland
Director of Finance
June 8, 2022



NOTICE

TOWN OF MARINELAND
FLORIDA

ATTENTION: CLERK OF THE ELECTION

I hereby signify my intention to run for the office of Commissioner of the **Town of Marineland**, Florida, in the forthcoming election to be held on Tuesday, September 6, 2022.

Date: _____

Signed: _____

Print Name: _____



NOTICE OF ELECTION

An election will be held in the **Town of Marineland**, Florida, on Tuesday, September 6, 2022. The purpose of this election will be to elect one commissioner for a two-year term.

The Clerk of the Election is Suzanne Dixon, Town Manager. All requests can be sent to suzanne@townofmarineland.org or call (????) to leave a message.

All persons desiring to be candidates for the above-named office must file their intentions with the Clerk of Election-Suzanne Dixon by Monday, August 1, 2022.

Qualifications to register to vote in the **Town of Marineland** of Florida are – any person who is at least eighteen years of age; who is a citizen of the United States and a permanent resident of Florida; and is a registered voter in either St Johns or Flagler County; living inside the boundaries of Marineland, Florida.

For new voters who wish to register, registration is open through August 5, 2022. Please contact the Clerk of the Election - Suzanne Dixon. For this election, new registrations will be closed from 5:00pm, Friday, August 5, 2022 until after the election.

Ballots for early voting will be available beginning Wednesday, August 17, 2022. Please contact the Clerk of the Election - Suzanne Dixon for an early voting ballot. Ballots for early voting will be available at the Town meeting on August 18, 2022.

Suzanne Dixon
Town Manager



Marineland Wedding Request

June 2022

Zach Sun & Sea Beach Weddings

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

zach@sunandseabeachweddings.com

Rangel-Baziel 6/1/22

May 27, 2022

River to Sea East/South Beach

9AM-11AM 21-99 ppl \$100 pd

Acoustic music with guitarist

no: signs/restrooms/traffic/ alcohol/tent

normal parking

site plan attached



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

Wedding Calendar 2022

June 2022

Rangel-Baziel 6/1/22

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 6.6.2022