



THERE WILL BE A REGULAR MEETING OF THE MARINELAND TOWN COMMISSION ON
**THURSDAY, FEBRUARY 16, 2023 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. January 19, 2023 Regular Meeting Minutes
 - b. Recurring FPL Bills
 - c. Town Phone Bill
 - d. FLC Membership Dues
 - e. JDI Invoice
 - f. Town Checks Receipt
 - g. Mailed 1099s Receipts
 - h. Town Staff Invoices
 - i. Fleet Invoice
 - ii. Bayer Invoices
 - iii. Johnson Invoice
 - iv. Dixon Invoice
7. **General Business**
 - a. University of Florida Project Presentation
 - b. Consideration of Engineering Bid for Marineland Marina Phase 3 Docks Construction
 - c. Consideration of Bathymetric Survey Proposal for Marineland Marina Phase 3
8. **Additional Reports & Comments**
 - a. Town Financial Director Johnson Report/Comments
 - b. Town Manager Dixon Report/Comments
 - i. Special Events
 - c. Town Planner Fleet Report/Comments
 - d. Town Clerk Taylor Report/Comments
 - e. Town Marina Manager Kelley Report/Comments
 - f. Town Attorney Bayer 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 - March 16, 2023, 6:00pm**
- 12. Quarterly CRA Meeting - April 20, 2023, 5:30pm**
- 13. Adjournment**

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 the (386) 232 - 8060 at least 48 hours prior to the meeting.



Town of Marineland Regular Meeting Minutes

January 19, 2023

Mayor Angela TenBroeck
Commissioner Gary Inks
Commissioner James Townsend
Dennis Bayer, Town Attorney
Suzanne Dixon, Town Manager
Janis Fleet, Town Planner
Greg Johnson, 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 at 6:03 PM.
 - Pledge of Allegiance
2. Additions, Deletions, or Modifications to the Agenda: None
3. Announcements by the Mayor: The CRA will be utilizing funds to remove blight within the Town.
4. Recognitions, Proclamations, or Presentations: None
5. Community Outreach: None
6. Consent Agenda
 - The motion to approve the consent agenda was made by Commissioner Inks/ 2nd Commissioner Townsend.
7. General Business:
 - A. Extension of Marina Management Agreement
 - i. Attorney Bayer discussed the extension of the marina management agreement with Mobius Marine. The motion to approve the extension of the marina management agreement was made by Commissioner Inks/2nd Commissioner Townsend.
 - B. Staff Report - Comprehensive Plan Amendment Application
 - i. Planner Fleet updated the Commission of the University of Florida development communication. The motion to approve the Comprehensive Plan Amendment Application Form was made by Commission Inks/2nd Commissioner Townsend.
 - ii. Jim Hain, of the Marineland Right Whale Project, expressed the concern of housing and a net loss of housing from University of Florida upon project completion with the Commission.
 - iii. Katie Feerst, former University of Florida student, expressed concern of housing and transparency within the University of Florida community.
8. Additional Reports and Comments:
 - A. Financial Director Johnson Reports/Comments
 - i. Financial Director Johnson discussed the financials with the Commission.
 - B. Town Manager Dixon Reports/Comments
 - i. Dawn Lisenby informed the Commission on the details of the River To Sea Trail Race event. The motion to approve the event was made by Commissioner Townsend/2nd Commissioner Inks.
 - ii. Manager Dixon informed the Commission on wedding applications.



i. Town Planner Fleet Reports/Comments

1. Planner Fleet discussed the LDR update process with the Commission.

ii. Town Clerk Taylor Reports/Comments

1. Clerk Taylor discussed with the Commission about registering for an eVerify account for Town grants.

iii. Town Marina Manager Reports/Comments

1. No comment.

iv. Town Attorney Bayer Reports/Comments

1. Attorney Bayer discussed the next steps for land annexation with the Commission.

9. Public Comment

- i. None.

10. Commissioner Reports/Comments

- i. Commissioner Inks: Commissioner Inks informed the public of the CRA meeting discussion about sewage infrastructure being in the planning stage by Flagler County. Commissioner Inks requested clarity from Felicia Cook, of Marineland Leisure, about their company name and DBA.
- ii. Commissioner Townsend: Commissioner Townsend informed the Commission of attending Hammock Community Association meetings and discussion.

The next Town Meeting will be February 16, 2023 at 6:00pm.

The next quarterly CRA meeting will be April 20, 2023 at 5:30pm.

The motion to dismiss was made by Commissioner Townsend/ 2nd Commissioner Inks. The motion carried with no objections.

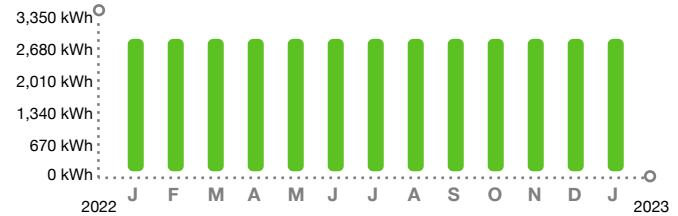
The meeting was adjourned at 7:09pm.
Respectfully submitted by Lexy Taylor, Town Clerk.

**Electric Bill Statement****For:** Dec 29, 2022 to Jan 27, 2023 (29 days)**Statement Date:** Jan 27, 2023**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****\$856.81**

TOTAL AMOUNT YOU OWE

Feb 17, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	793.16
Payments received	-793.16
Balance before new charges	0.00
Total new charges	856.81
Total amount you owe	\$856.81

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 19, 2023 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.

The Florida Public Service Commission has approved new rates effective Jan. 1, 2023. An additional rate change will take effect on Feb. 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

1320194540245961865800000

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

\$856.81

TOTAL AMOUNT YOU OWE

Feb 17, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED

**Electric Bill Statement****For:** Dec 29, 2022 to Jan 27, 2023 (29 days)**Statement Date:** Jan 27, 2023**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****\$536.43**

TOTAL AMOUNT YOU OWE

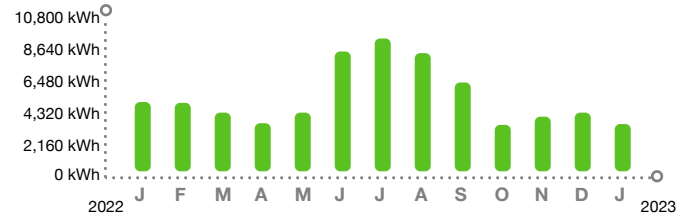
Feb 17, 2023

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	579.07
Payments received	-579.07
Balance before new charges	0.00
Total new charges	536.43
Total amount you owe	\$536.43

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after April 19, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved new rates effective Jan. 1, 2023. An additional rate change will take effect on Feb. 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

1320696262613873463500000

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 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/paybill)
for ways to pay.

69626-26138

ACCOUNT NUMBER

\$536.43

TOTAL AMOUNT YOU OWE

Feb 17, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED

**Electric Bill Statement****For:** Dec 29, 2022 to Jan 27, 2023 (29 days)**Statement Date:** Jan 27, 2023**Account Number:** 41225-56527**Service Address:**

101 TOLSTOY LN

SAINT AUGUSTINE, FL 32080

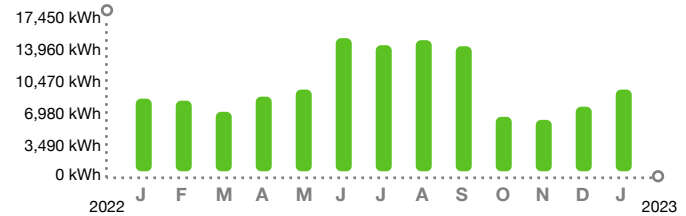
TOWN OF MARINELAND,
Here's what you owe for this billing period.

CURRENT BILL**\$1,147.32**

TOTAL AMOUNT YOU OWE

Feb 17, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	904.80
Payments received	-904.80
Balance before new charges	0.00
Total new charges	1,147.32
Total amount you owe	\$1,147.32

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 19, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved new rates effective Jan. 1, 2023. An additional rate change will take effect on Feb. 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

1320412255652722374110000

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

\$1,147.32

TOTAL AMOUNT YOU OWE

Feb 17, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Bill period
Dec 26, 2022 - Jan 25, 2023

Account
984746542

Invoice
984746542-5

Page
1 of 7

Welcome Town Of Marineland,

This is your January Bill.

You have an overdue balance of \$229.25 this month.
Please pay this immediately.

Total due

\$335.51

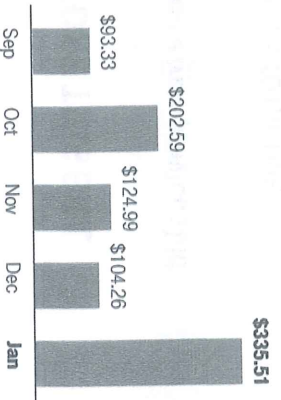
Due immediately: \$229.25

Due by Feb 18, 2023: \$106.26

Your charges explained

- A line was suspended from your account
- Your device protection charges have increased.
For more information, visit tmo.co/billupdate
- (386) 232-8060 received P090 2022 Samsung
Activate P7 of \$41.67.

Your recent charges compared



Balance from previous bill

\$229.25

Previous total due

\$104.26

Payments - Thank you!

\$124.99

Total charges this bill

\$106.26

Plans

Increased by \$2.00

\$87.00

Services

No changes

\$18.00

Taxes and fees

No changes

\$1.26

Total due

Increased by \$231.25

\$335.51





Florida League of Cities
PO Box 1757
301 S Bronough St Suite 300
Tallahassee, FL 32302-1757

Date	2/3/2023
Invoice	332FLC2223
Customer ID	332
Bill ID	332
Contact	Angela TenBroeck, Mayor

Bill To:

Town of Marineland
176 Marina Dr
St Augustine, FL 32080-8619

Dues are not deductible as charitable contributions for IRS purposes.

PLEASE RETURN COPY OF INVOICE WITH PAYMENT. THANK YOU.

Qty	Item Number	Description	Unit Price	Ext. Price
1	FLC_DUES	FLC Annual Membership Dues (2022-2023)	\$573.00	\$573.00

Quality Cities Subscription Information: The following positions are recipients of *Quality Cities* magazine. To change the allocation of your subscriptions, cross-out the position title you wish to replace, and write-in the position title of the new recipient. *Please do NOT use this invoice to update position holder information. Submit updates (such as names and contact details) on the included information update form.* Subscriptions will automatically be sent to the municipal mailing address unless otherwise indicated.

Dues Included Subscriptions

* Mayor

* Complimentary subscription included with Florida League of Cities annual membership.

For Office Use Only

Date Rec'd _____ Amount \$ _____ Check # _____

Total Due	573.00
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Thank you for your continued support. If you have any questions regarding this invoice or would like to pay by ACH, please contact Scott Hamilton at (800) 616-1513 Ext. 3657 or shamilton@flcities.com.



Marineland Marina
176 Marina Drive St Augustine FL 32080

Previous Reading: 642210 Current Reading: 695770

Your Account Summary

Company Name: Town of Marineland
Account Name: Marineland Marina
Supply Address: 176 Marina Drive St Augustine FL 32080
Billing Period: December 2022

Previous Balance \$602.42
Payment Received in previous month \$0.00

Balance brought forward \$602.42
Current Charges \$643.65

Amount Due \$1,246.07

Current Invoice Summary

Sewer Charges \$294.33
Water Charges \$349.32

Marineland Utilities

Billing Questions 386-585-4223
Email vodell@storeht.com
Web coming soon

Water/Sewer Invoice

Invoice # 214018-13644
Customer Number 214018
Issue Date 01/01/2023
Due Date 01/31/2023
Total Amount Due \$1,246.07

paid

Important Information

If you have paid your entire account in the past few days, please disregard any outstanding balances shown. Assuming that these payments have been overlooked or misplaced please contact us for more information. It is important that we receive immediate payment from you to avoid your account going into suspension or disconnection.



Direct Deposit
You may electronically make payments into our bank account via Internet Banking

-Service under consideration



Mail
Send checks payable to
JDI Marineland LLC with your customer number on the back to:

JDI Marineland LLC
c/o Storehouse Treasures LLC
250 PC Pkwy, STE 607-104
Palm Coast, FL 32137



Credit Card
You can now pay your phone bill 24 hours per day by using our automated credit card system.

-Service under consideration



Phone
To arrange future automatic payments please contact Vic ODell: 386-585-4223

176 Marina Drive St Augustine FL
32080

Invoice # 214018-13644
Due Date 01/31/2023
Total Amount Due \$1,246.07
Total Due On Time \$1,246.07

ACCOUNT NUMBER 214018
INVOICE NUMBER 214018-13644
DATE OF ISSUE 01/01/2023

Account Summary

Meter No: 13
Supply Address: 176 Marina DR St Augustine FL 32080

<i>Item</i>	<i>Read Type</i>	<i>Quantity</i>	<i>Loss Factor</i>	<i>Rate</i>	<i>Sub Total</i>
Water Charges					
Water Charges	Actual	50560.0000	Gal	0.005960/Gal	\$301.34
Base Water Charges		1.0000	U	47.980000/U	\$47.98
Sewer Charges					
Sewer Charges	Actual	50560.0000	Gal	0.004890/Gal	\$247.24
Base Sewer Charges		1.0000	U	47.090000/U	\$47.09
Subtotal					\$643.65
TAX -if applicable					\$0.00
Total (Inc TAX)					\$643.65



Your IntuitMarket Order is Confirmed



Order Details

Order Number: 0024766840
Order Date: 1/19/2023

Estimated Ship Date: 1/25/2023
Estimated Arrival Date: 1/30/2023

Quantity	Item	Price
50	Basic Voucher Checks Bank Account #xxxxxx4321	\$46.24

Subtotal: \$46.24
Shipping and Handling: \$7.99
Estimated Tax: *See below
Total for this Order: \$54.23

*We are not charging sales tax pending verification of your sales-tax exempt status.

Ship To:
Greg Johnson
176 Marina Dr.
St. Augustine, FL 32080

Bill To:
Greg Johnson
176 Marina Dr.
St. Augustine, FL 32080

Shipping Method:
Ground

Payment Method:
Debit from SOUTH STATE BANK Account
#xxxxxx4321

Order Status: We recommend allowing 24 hours before checking the status of your order.
[See your order status.](#)



We offer a [60-day money-back guarantee](#) - your order will be printed as you specified or we'll reprint it.



Pay your employees in minutes, right from QuickBooks.
[Turn on Payroll](#)

Your IntuitMarket Order is ...

Fw: Invoices





Fw: Tax1099 Submission Details by Zenwork Inc.

Ref#
ch_3MWM7VBFBCpItuQH13KDPhnr

Order Time: 1/31/2023 7:51:42 AM PT
Reference:205406803
User: Greg Johnson
Payment Source: Credit Card(***3507)
E-File Date: 1/31/2023

Type	Payer	Tax Year	Quantity	Charge
1099-NEC	Town of Marineland	2022	8	\$23.92
USPS Mail	8	\$14.00
TIN Check
State Filing
State Reconciliation Filing	0	0.00
Discount
Prepaid Amount
SalesTax Amount	\$0.00
Thank you for your business!			Total:	\$37.92

- You won't receive a paper invoice/receipt; print this email if you need a physical copy.
- Tax1099.com is a non-EU provider with no VAT registration. VAT was not applied to this invoice.
- No refunds issued once e-file is submitted and processed.
- No refund for USPS mailing and Tax1099.com is not responsible for lost USPS mail.

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1 East Center Street,
#250 Fayetteville, AR 72701
support@tax1099.com

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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. 22250

INVOICE NO. 2550
DATE: February 8, 2023

Professional Services for January 11, 2023 through February 8, 2023

Commission Meeting – January 19	1.0 hrs. x \$125	\$ 125.00
CRA Meeting – January 19	0.5 hrs. x \$125	\$ 62.50
LDR update	2.0 hrs. x \$125	\$ 250.00
Coordinate with UF on the Whitney Lab Expansion	4.0 hrs. x \$125	\$ 500.00
Prepare Comprehensive Plan application	1.0 hrs. x \$125	\$ 125.00

Total Due

\$ 1,062.50

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

(386) 439-2332

Date: 2/08/2023

Angela TenBroeck
Town of Marineland

Marineland - CRA

Invoice No: 43130

Services Rendered

Date	Staff	Description	Hours	Rate	Charges
1/19/2023	DKB	Attend January CRA meeting	0.50	\$300.00	\$150.00
Total Fees					\$150.00
Total New Charges					\$150.00
Previous Balance					\$0.00
Balance Due					\$150.00

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: 2/08/2023

Angela TenBroeck
Town of Marineland

,

Town of Marineland

Invoice No: 43177

Services Rendered

<u>Date</u>	<u>Staff</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Charges</u>
1/05/2023	DKB	Conference with M. Legassee about RTS	0.20	\$300.00	\$60.00
1/10/2023	DKB	Review Management Agreement extension; conference with J. Fleet on UF campus expansion and LDR's	1.10	\$300.00	\$330.00
1/13/2023	DKB	Work on extension of marina management	0.40	\$300.00	\$120.00
1/19/2023	DKB	Draft Mobius Extension Agreement	0.60	\$300.00	\$180.00
1/24/2023	DKB	Conference with M. Legassee on RTS; conference with Mayor	0.50	\$300.00	\$150.00
1/25/2023	DKB	Conference with J. Fleet on Whitney development issues	0.70	\$300.00	\$210.00
2/01/2023	DKB	Services rendered for January, 2023	0.00	\$1,100.00	\$1,100.00

Total Fees **\$2,150.00**

Total New Charges **\$2,150.00**

Previous Balance **\$0.00**

Balance Due **\$2,150.00**

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

Greg Johnson, CPA

6436 Madison St
St Augustine, FL

Bill To: Town of Marineland
Address: 176 Marina Dr
Marineland, FL 32080

Phone: 478-733-2560
Email:
JohnsonGreg@zoho.com

Invoice #: 23-2
Invoice Date: 2/9/2023

Invoice
For: Jan/Feb

Item #	Description	Hours	Unit Price	Additional	Price
1	Efile 1099s and Quickbooks Support Call	0.50	\$ 100.00	\$ -	\$ 50.00
2	Review 2022 Transactions to ensure accuracy o 1099s	1.00	\$ 100.00	\$ -	\$ 100.00
					\$ -
					\$ -
					\$ -
Please make check payable to Greg Johnson, CPA.				TOTAL	\$ 150.00

Suzanne Dixon

5455 Windantide Rd

St. Augustine FL 32080

WEDDING PERMIT INVOICE

INVOICE #

1

DATE

2/13/23

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 (Rentz Wedding)(Conner - Coburn)	2	\$ 25.00	\$ 50.00
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	\$	50.00

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



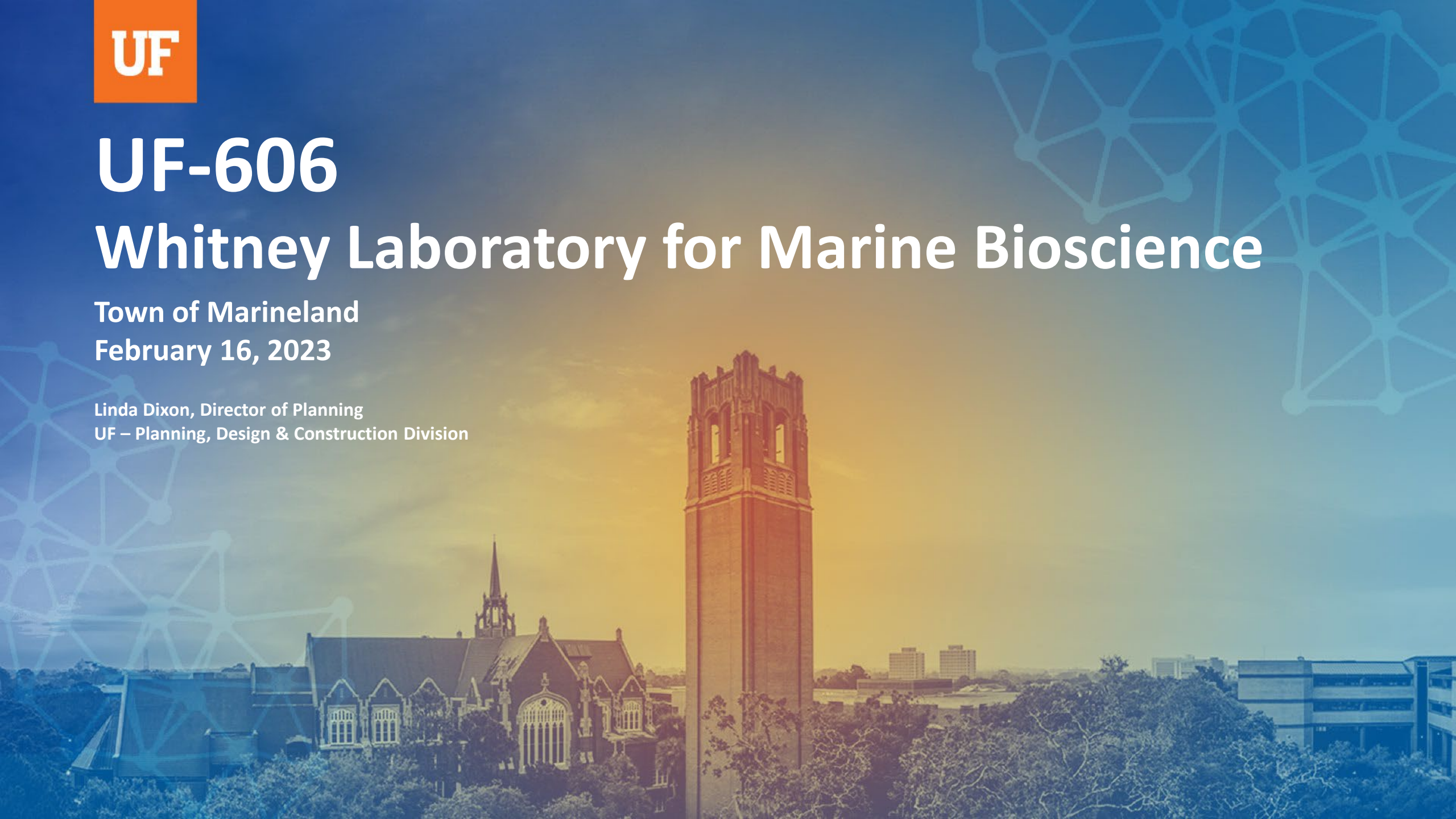
UF

UF-606

Whitney Laboratory for Marine Bioscience

Town of Marineland
February 16, 2023

Linda Dixon, Director of Planning
UF – Planning, Design & Construction Division



Outline

- I. Team Introductions
- II. Project Review Timeline
- III. Project Overview
- IV. Next Steps

Project Review Timeline

- Nov. 9th and Dec. 9th, 2022 - Met with Janis Fleet and Mayor TenBroeck
- November 28, 2022 - received 22 review comments from Janis Fleet via Town Commission
 - December 9, 2022 - Responded in compliance with all comments except wetland setback
 - Commenced redesign for wetland setback compliance
- February 16, 2023 – concept site plan review
- March 16, 2023 – final site plan review

Town of Marineland Comment	Design Team Response
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 hatchling	Amber / dark sky exterior light fixtures are specified for sea turtle safety and glare reduction.
Maximum FAR of 2.0.	Building FAR is well within the limits at roughly 0.56.
Maximum lot coverage of 85 percent	Building lot coverage is well within the limits at roughly 25%.
50-foot buffer landward of all natural wetlands - 25 ft shown on master plan	The project conforms to the SJRWMD requirement of 15' minimum, 25' average wetland buffer (Environmental Resource Permit Handbook Vol I 10.2.7.a).
Must be connected to public water and sewer	The project will be connected to public water and sewer.
On-site management of surface water runoff	The project has a large stormwater pond / rain garden on site to manage surface water runoff.
Promote pedestrian and bicycle activity	New pedestrian pathways and bike parking, as well as shower facilities, will be provided as a part of this project.
Landscaping of private lots shall be limited to native species	All new landscaping will be native planting.
Water saving devices including irrigation	Water-saving fixtures will be provided as a part of the project's strategy to pursue LEED certification. No permanent irrigation is planned for the site.
Architectural Style - Florida vernacular architectural styles, avoiding slab on grade construction where possible.	Slab on grade is necessary for this type of structure and the vibration requirements of the research. Project includes elements of Florida vernacular architecture, including patios, shaded overhangs, and earth tone cladding materials.
Maximum Number of Stories - 3 stories above a single parking level. No structure shall exceed.	The project is 3 stories including mechanical penthouse.

UF-606 Town of Marineland Site Plan Comment

Response 12.09.2022

Maximum height - 55 feet mean building height	The project is below the maximum height requirement at roughly 49 ft mean building height. This height may be reduced with further project development.
Water saving devices including plumbing fixtures	Water-saving fixtures will be provided as a part of the project's strategy to pursue LEED certification.
Commercial metal buildings prohibited	No metal cladding is planned for this project.
Need to comply with architectural requirements	Slab on grade is necessary for this type of structure and the vibration requirements of the research. Project includes elements of Florida vernacular architecture, including patios, shaded overhangs, and earth tone cladding materials.
Dumpsters screened	No new dumpsters added to campus with this project.
Loading docks in the rear	Loading dock is on the rear (north) face of the building, screened by vegetation from A1A and campus circulation.
Drives must be 24 ft or less	The new service drive is less than 24' wide.
Proposed expansion is a permitted use.	Compliance noted. FLU is Institutional Research.
The lowest floor, including basement must be elevated to no lower two (2) foot above the base flood elevation - • FEMA Base Flood Elevation - 6 ft. • Proposed Finished Floor Elevation (FFE) 7.5 ft	The project's first floor elevation will be at least 8'-0" meeting or exceeding the Town's requirements.
Comply with landscaping and irrigation requirements	Project complies with landscaping and irrigation requirements.
Comply with Dark Sky requirements	Project complies with Dark Sky requirements.

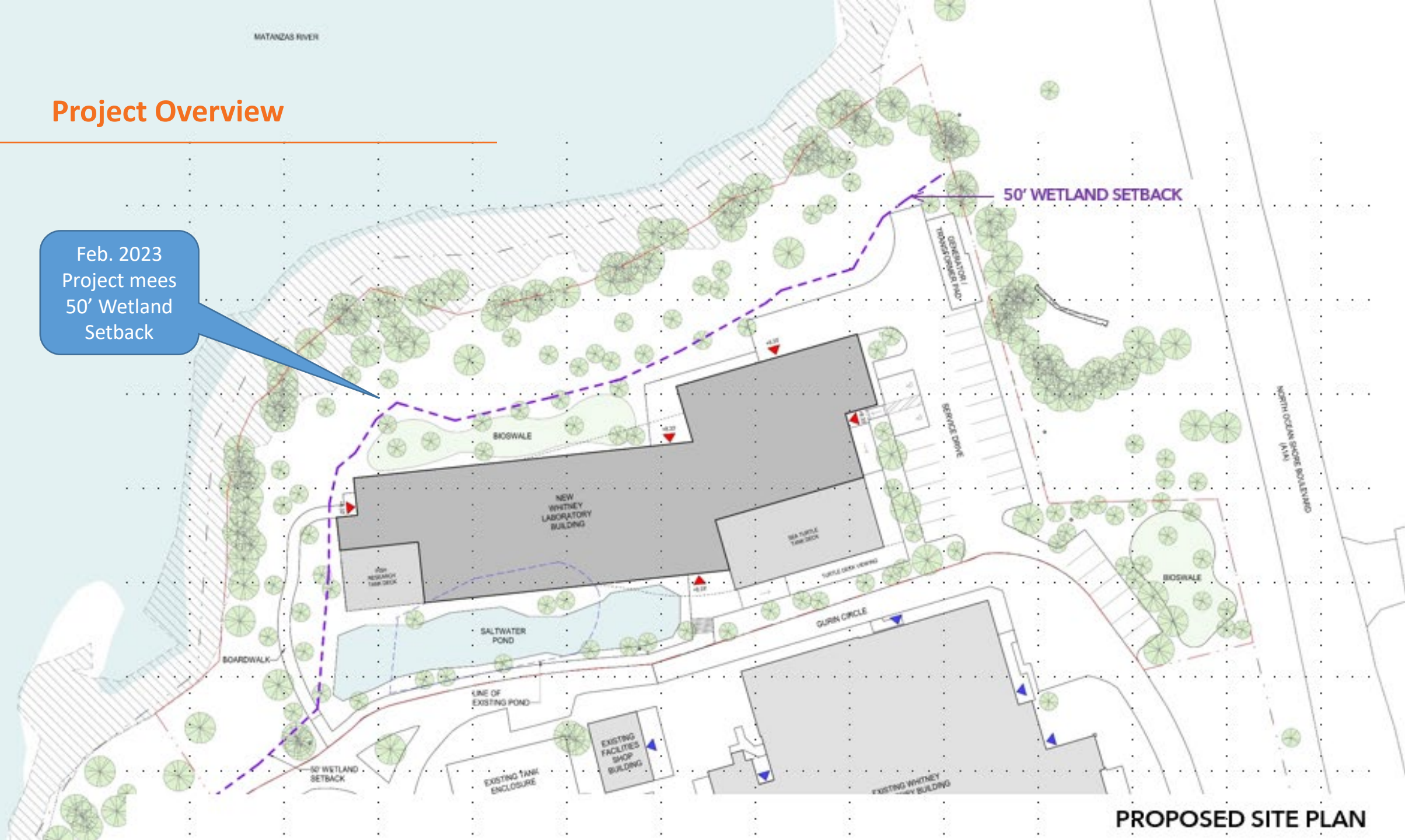
Project Overview

Project site includes demolition of existing buildings currently located within wetland setback



Project Overview

Feb. 2023
Project meets
50' Wetland
Setback



PROPOSED SITE PLAN

UF-606 Whitney Laboratory for Marine Bioscience



THE WHITNEY LABORATORY FOR MARINE BIOSCIENCE

Questions?

February 10, 2023

Town of Marineland
176 Marina Drive
St. Augustine, FL 32080

RE: Marineland Marina Phase 3 Engineering Design and Bidding Assistance

Mr. Kelley:

Dredging & Marine Consultants LLC (DMC) is pleased to submit the following proposal to provide engineering design and bidding assistance for Phase 3 at the Marineland Marina. DMC will review the surveys, geotechnical information, existing permits and conceptual designs provided by the Town or its representative and assemble engineering design plans as well as specifications and a corresponding bid sheet to bid the proposed construction.

Scope of Services: DMC will complete the following tasks:

1. Engineering Design – DMC will review all existing geotechnical investigations required for the design of docks C, D and E. DMC will complete all structural calculations and design drawings (plans) for construction of the proposed improvements that will include dredging and floating docks design. Client will provide the geotechnical information and surveys. In addition, DMC will determine the potential surge elevations needed for proper embedment design. DMC will discuss dredge quantities and design options with the Client and will attend any necessary meetings to discuss the proposed improvements and construction budget through value-engineering. Upon selection of an agreed upon solution DMC will provide plans for review at 30 and 100 percent complete plans and specifications for both the dredging and required dock design.

2. Bidding Assistance – DMC will create bid documents including technical specifications and a bid sheet to solicit bids from qualified contractors for both dredging and dockage. In addition, DMC will respond to clarify any questions submitted by prospective bidders. It is understood that the Client will select the contractor. This proposal does NOT include construction management or inspection services. If any questions arise during construction, DMC will invoice Client for this work on an as needed basis.

Budget:

1. Engineering Design – \$19,990.00

2. Bidding Assistance – \$5,000.00

Total Project – \$24,990.00

Schedule: These services will be completed with 60 days from the date of Notice-to-Proceed. If this proposal is acceptable, please have this signed and dated by the Authorized representative or designated agent for the Town. Thank you.

Respectfully,

Dredging and Marine Consultants, LLC



Shailesh K. Patel
Project Manager

Signature and Name of Authorized Agent

Date

ARC SURVEYING & MAPPING, INC.

5202 SAN JUAN AVENUE, JACKSONVILLE, FL 32210
PHONE (904) 384-8377 FAX (904) 384-8388
WWW. ARCSURVEYORS.COM

February 14, 2023



Attn: Chris Kelley

Town of Marineland Marina
101 Tolstoy Lane
St. Augustine, FL 32080

Re: Hydrographic Surveying Services, Marineland Marina
Pre-and Post-Dredge Surveys - Town of Marineland, Florida

Dear Mr. Kelley:

As requested, Arc Surveying and Mapping, Inc. (Arc) is providing a proposal for performing hydrographic surveying and mapping services within and around the existing marina located at the town of Marineland. In addition, Arc will generate a legal description and sketch of a portion of tract 7 as identified in the request for proposal.

General Scope: Arc will provide all equipment and labor resources necessary to research, locate and or establish the site control. Arc will acquire bathymetric and existing dock structures and walls data within the existing basin as well as the approach to the Intracoastal Waterway. The survey will consist of collecting cross-sections at minimum of 50' intervals as well as additional acquisition in order to accurately depict existing bathymetry and volume calculations. Arc will provide the results of the survey in a digital CADD format, with associated files, as well as a signed and seal survey map depicting the results. In addition, Arc will provide a legal description and sketch of a portion of tract 7 as identified in the request for proposal from the Town of Marineland.

- a) **Horizontal Coordinate System and Vertical Datum:** Arc shall confirm and utilize as the horizontal datum the Florida State Plane Coordinate System, East Zone, North American Datum of 1983 (NAD83). Arc shall confirm and utilize as the vertical datum the National American Vertical Datum of 1988 (NAVD88) and reference soundings to the current tidal datum's for this region. The horizontal precision of the GPS control shall conform to Federal Geographic Data Committee, Geospatial Positioning Accuracy Standards - PART 4: Standards for A/E/C and Facility Management (FGDC-STD-007.4-2002), Second-Order, Class I for all control points. The vertical accuracy of the control points shall conform to FGDC-STD-007.4-2002 standards for Second-Order, Class II elevation difference accuracy standards for relative positioning techniques.
- b) **Hydrographic Survey:** Hydrographic data acquisition will conform to the horizontal and vertical precision requirements outline in Federal Geographic Data Committee, Geospatial Positioning Accuracy Standards - PART 4: Standards for A/E/C and Facility Management (FGDC-STD-007.4-2002). Arc will follow the guidelines for collecting field data as outlined in the U.S. Army Corps of Engineers manual EM 1 110-2-1003 – Engineering and Design, HYDROGRAPHIC SURVEYING.

2) Schedule of Deliverables:

- a) One 3-D CAD file containing soundings and interpolated 1-foot contours generated from the DTM.
- b) One set of ASCII computer files containing the base DTM data (breaklines, edge lines, spot elevation points, etc.).
- c) One set of signed and sealed record drawings depicting the results of the hydrographic survey.

3) Hydrographic Survey Lump Sum Fee: Pre-Dredge Survey: \$6,250 Post-Dredge Survey: \$6,250

PAYMENT TERMS: Payment is due within 30 days of the date of the invoice. Client shall notify Arc, in writing, of any objections, if any, to an invoice within ten days of the date of the invoice. Otherwise, the client shall deem the invoice proper and acceptable. In the event the undersigned fails to make payment on the terms herein specified, the undersigned agrees to pay all costs and reasonable attorney's fees incurred by Arc, whether suit is filed or not. Furthermore, the undersigned agrees that the Duval County Circuit Court in Jacksonville, Florida will be the sole jurisdiction and venue for any legal actions filed because of any dispute concerning this agreement, including interpretation, enforcement, and collection actions.

Sincerely,
Richard J Sawyer
Richard J Sawyer, P.S.M., CH

Accepted By: _____
For: Town of Marineland Marina

Date: _____

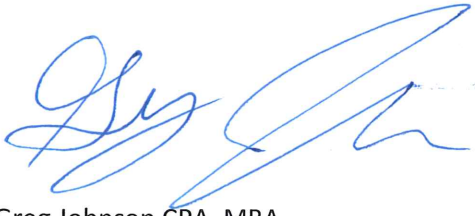
Town of Marineland

Financial Narrative

As of 1/31/23

After the first quarter of the fiscal year, the Town and Marina financials are as expected. There is nothing of note to mention at this time.

The credit card credit limit was exceeded for a short time during January due to a large charge for a yearly service. Fees were incurred for this excess amount. I recommended increasing the credit limit which can only be done by commissioner Inks.

A handwritten signature in blue ink, appearing to read 'Greg Johnson', with a large, sweeping flourish extending to the right.

Greg Johnson CPA, MBA

Finance Director