



TO: Town Commission  
FROM: Janis K. Fleet, AICP, Town Planner  
DATE: March 9, 2023

SUBJECT: Site Plan Application - Whitney Lab Expansion  
Submitted February 27, 2023

**APPLICANT/OWNER:** University of Florida Foundation, Inc.  
P. O. Box 115050  
Gainesville, FL 32611-5050

**PROPERTY LOCATION:** 9505 Ocean Shore Blvd.

**PARCEL NUMBER:** #1886300000, St. Johns County  
#06-10-31-0000-01010-0010, Flagler County

**FUTURE LAND USE/  
LDC DESIGNATION:** Institutional Research Future Land Use  
A1A Scenic Corridor Overlay District (Flagler  
County Parcel)

**BACKGROUND:**

The University of Florida (UF) plans to construct a 46,000 s.f. building with 36,000 net usable s.f. This includes the outdoor covered tank deck space as well as the mechanical penthouse. The new construction will replace the existing building on the north end of the Whitney Laboratory properties. In November 2022, a site plan for the project was submitted to the Town for concept review. Staff reviewed the concept plan and provided comments on the plan. The Commission reviewed the plan and directed staff to forward the comments to the University. The Mayor and staff met with UF virtually and had numerous conversations with representatives from UF. At the February 2023 Commission meeting, representatives from UF presented an overview of the project.

On February 27, 2023, staff received the site plan application for the Whitney Laboratory Expansion. The application included:

- Site Survey drawings
- Site Plan drawings
- St. Johns River Water Management District Permit Application
- Geotechnical Report

In addition, renderings of the building were submitted.

## **STAFF COMMENTS AND RECOMMENDATION**

UF's response to the Town's comments and plans submitted with the site plan application address the Town concerns and complies with the Goals, Objectives, and Policies of the Marineland Comprehensive and the Land Development Code (LDC).

- The building has been moved to provide for a 50 ft. buffer off the wetlands.
- The finished floor elevation is 8.33 ft., which is 2 feet above the flood elevation of 6 ft.
- 23 parking spaces are being provided. (One (1) space / 1000 sf gross floor area reduced by 50%) :  $46,000 \text{ s.f.} / 1000 \times .50 = 23$  parking spaces required.
- The architectural design of the building meets the requirements of Section 4.03.00 of the LDC related to materials and colors.

Staff recommends approval of the site plan for the expansion of the Whitney Laboratory and requests UF provide the Town Commission with periodic updates of the project related to site development, landscaping, construction scheduling, and LEED certification.



**FOR OFFICE USE ONLY**

File # \_\_\_\_\_

Application Fee: \_\_\_\_\_

Filing Date: \_\_\_\_\_ Acceptance Date: \_\_\_\_\_

## Site Plan Application

### A. PROJECT

1. Project Name: Whitney Laboratory, UF-606
2. Address of Subject Property: 9505 Oceanshore Boulevard
3. Parcel ID Number(s): St. Johns County Parcel 1886300000; Flagler County Parcel 06-10-31-0000-01010-0010
4. Existing Use of Property: Institutional Research and Education
5. Future Land Use Map Designation : Institutional Research
6. Zoning Designation: Institutional Research
7. Acreage: 6.76

### B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Susan Goffman Title: Senior Counsel
3. Company (if applicable): University of Florida Foundation
4. Mailing address: PO Box 14425
5. City: Gainesville State: Florida ZIP: 32604 Telephone: (352) 392-1358 FAX: ( ) e-mail: sgoffman@ufl.edu
6. If the applicant is agent for the property owner\*:  
Name of Owner (title holder): \_\_\_\_\_
7. Company (if applicable): \_\_\_\_\_  
Mailing address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_ Telephone: \_\_\_\_\_  
FAX: ( ) e-mail: \_\_\_\_\_

\* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

**C. ATTACHMENTS** (One copy reduced to no greater than 11 x 17, plus one copy in PDF format)

1. Site Plan and Survey including but not limited to meet the requirements of Section 10.01.10 of the Marine Land Development Code. (Copy attached)
2. Stormwater management plan - including the following:
  - a. Existing contours at one (1) foot intervals.
  - b. Proposed finished floor elevation of each building site.
  - c. Existing and proposed stormwater management facilities with size and grades.
  - d. Proposed orderly disposal of surface water runoff.
  - e. Centerline elevations along adjacent streets.
3. Legal description with tax parcel number.
4. Warranty Deed or other proof of ownership.
5. Permit or Letter of Exemption from the St. Johns River Water Management District.
6. Fee.
  - a. Based on size of site:
    - i. For sites <10,000 s.f. - \$500
    - ii. For sites >10,000 s.f. - \$1,750 + \$20 per acre
  - b. All applications must pay the cost of any outside consultants' fees. A deposit of \$1,000 is required to be submitted with the application.

No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any fees necessary for technical review or additional reviews of the application by a consultant will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any action of any kind on the development application.

**All 6 attachments are required for a complete application. A completeness review of the application will be conducted within ten (10) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

**I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge:**

David M. Christie  
 Signature of Applicant  
 University of Florida Foundation, Inc.  
 David M. Christie, Associate Vice President  
 Typed or printed name and title of applicant

\_\_\_\_\_  
 Signature of Co-applicant  
 \_\_\_\_\_  
 Typed or printed name of co-applicant

2/24/2023  
 Date

\_\_\_\_\_  
 Date

State of Florida County of Alachua

The foregoing application is acknowledged before me this 24<sup>th</sup> day of Feb., 2023 by David M. Christie, AVP, UFF, Inc.

\_\_\_\_\_, who is/are personally known to me or who has/have produced \_\_\_\_\_  
 as identification.

NOTARY SEAL



**Tonya J. Birmingham**  
 Notary Public  
 State of Florida  
 Comm# HH153973  
 Expires 9/29/2025

Tonya J. Birmingham  
 Signature of Notary Public, State of Florida

Reviewed

Susan Goffman  
 Legal Counsel

<b>Town of Marineland Comment</b>	<b>Design Team Response</b>
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	Complied with 50 ft. wetland buffer
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.

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 ATA 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.









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## St. Johns County, FL

### Apply for Exemptions

[Apply for Exemptions](#)

### 2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

### Summary

No Image Available

**Parcel ID** 1886300000  
**Location Address** 9505 OCEAN SHORE BLVD  
SAINT AUGUSTINE 32080-0000  
**Neighborhood** School (SJRC) (COM) (427.04)  
**Tax Description\*** 1-155 SUMMER HAVEN PTS BLKS 74 75 & 76 & STREETS BETWEEN LYING W OF LINE 120FT W OF C/L OF SR A1A OR552/728 OR1008/710 (C/D)  
*\*The Description above is not to be used on legal documents.*  
**Property Use Code** Public Colleges (8400)  
**Subdivision** Summer Haven  
**Sec/Twp/Rng** 31-9-31  
**District** Marineland Area (District 600)  
**Millage Rate** 12.8576  
**Acreage** 1.260  
**Homestead** N

### Owner Information

**Owner Name** [University Of Florida Foundation Inc](#) 100%  
**Mailing Address** PO BOX 14425  
GAINESVILLE, FL 32604-2425

### Exemption Information

Exemption Type	Status	Amount
Educational		\$787,114



## Map



## Valuation Information

	2023
Building Value	\$818,170
Extra Features Value	\$5,160
Total Land Value	\$273,910
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,097,240
Total Deferred	\$310,126
Assessed Value	\$787,114
Total Exemptions	\$787,114
Taxable Value	\$0

Values listed are from our working tax roll and are subject to change.

## Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$703,560	\$7,740	\$273,910	\$0	\$0	\$985,210	\$715,558	\$985,210	\$0
2021	\$592,505	\$6,450	\$273,910	\$0	\$0	\$872,865	\$650,507	\$872,865	\$0
2020	\$525,670	\$6,450	\$273,910	\$0	\$0	\$806,030	\$591,370	\$806,030	\$0
2019	\$258,539	\$5,160	\$273,910	\$0	\$0	\$537,609	\$537,609	\$537,609	\$0
2018	\$265,883	\$5,160	\$273,910	\$0	\$0	\$544,953	\$544,953	\$544,953	\$0
2017	\$273,226	\$5,160	\$273,910	\$0	\$0	\$552,296	\$552,296	\$552,296	\$0
2016	\$280,350	\$6,742	\$273,910	\$0	\$0	\$561,002	\$561,002	\$561,002	\$0
2015	\$287,473	\$6,742	\$273,910	\$0	\$0	\$568,125	\$568,125	\$568,125	\$0
2014	\$275,602	\$6,742	\$273,910	\$0	\$0	\$556,254	\$556,254	\$556,254	\$0
2013	\$278,480	\$6,742	\$273,910	\$0	\$0	\$559,132	\$559,132	\$559,132	\$0
2012	\$402,530	\$2,822	\$40,730	\$0	\$0	\$446,082	\$446,082	\$446,082	\$0
2011	\$409,470	\$7,583	\$48,876	\$0	\$0	\$465,929	\$465,929	\$465,929	\$0
2010	\$416,410	\$7,583	\$61,095	\$0	\$0	\$485,088	\$485,088	\$485,088	\$0

## Building Information

Building	1
Year Built	2004
Actual Area	1104
Conditioned Area	1104
Use	Double Wide Mobile Home
Style	02
Class	N
Exterior Wall	Aluminum Vinyl (mobile)

Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Carpet
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	2

Description	Square Footage
BASE AREA	1104
Total SqFt	1104



Building	2
Year Built	1975
Actual Area	11690
Conditioned Area	9860
Use	Dormitories
Style	03
Class	N
Exterior Wall	Concrete Block

Roof Cover	Built Up
Roof Structure	Flat
Interior Flooring	Sheet Vinyl, Carpet
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

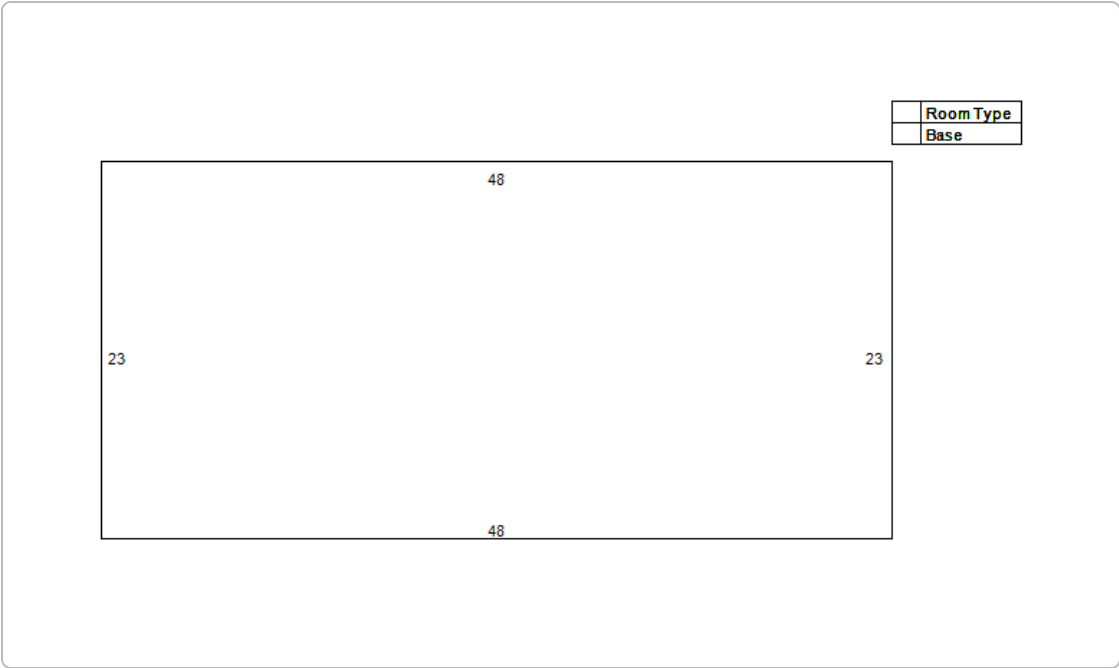
Description	Square Footage
CANOPY (COMMERCIAL)	422
FINISHED OPEN PORCH	124
BASE AREA	9860
FINISHED OPEN PORCH	332
FINISHED OPEN PORCH	124
FINISHED OPEN PORCH	12
FINISHED OPEN PORCH	172
FINISHED OPEN PORCH	24
FINISHED OPEN PORCH	168
FINISHED OPEN PORCH	96
FINISHED OPEN PORCH	356
Total SqFt	11690

Building	3
Year Built	2004
Actual Area	1104
Conditioned Area	1104
Use	Double Wide Mobile Home
Style	02
Class	N
Exterior Wall	Aluminum Vinyl (mobile)

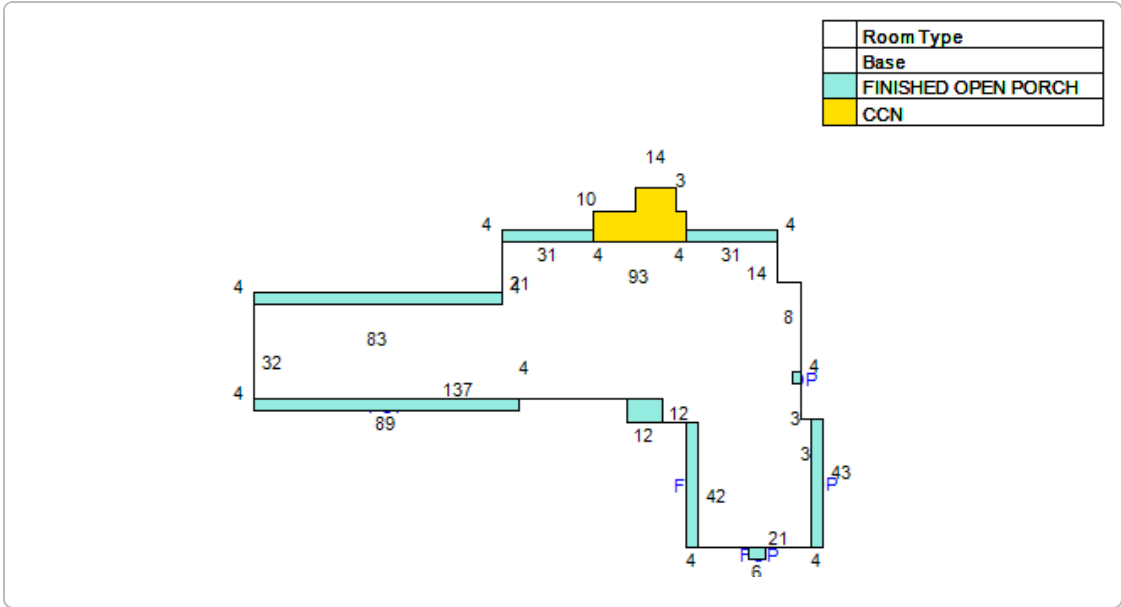
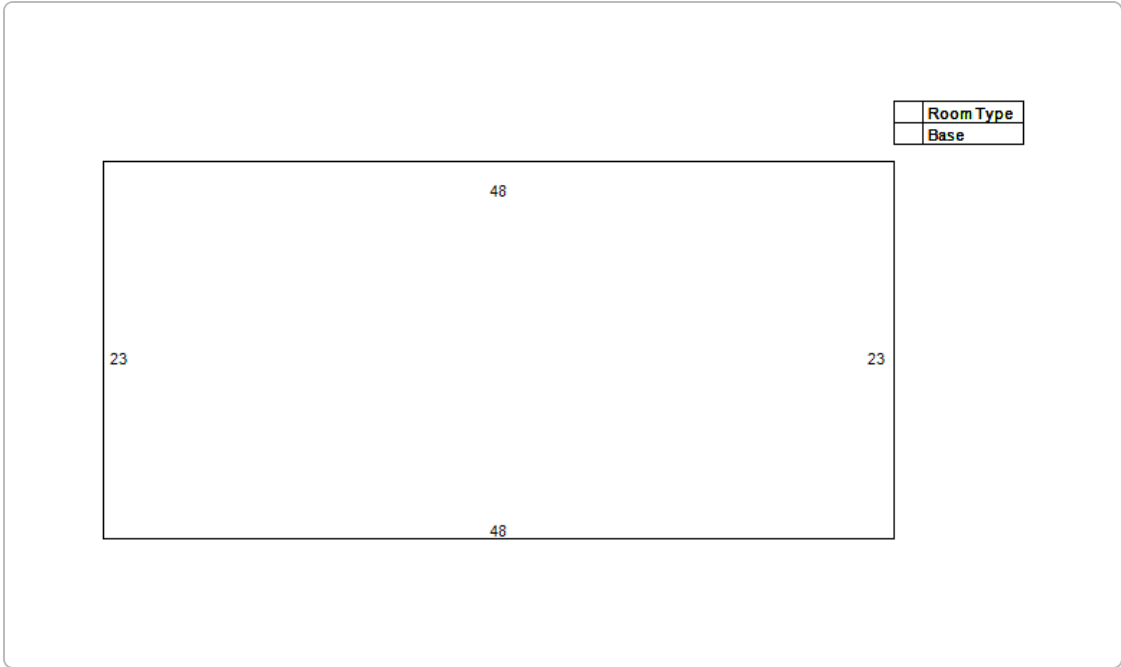
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Carpet
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	2

Description	Square Footage
BASE AREA	1104
Total SqFt	1104

Sketch Information







Extra Feature Information

Code Description	Status	Value
Boat Dock - Average (Mix)		5160

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Public Colleges	210	370	54782	SF	\$273,910

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	8/18/1993	\$100.00	CORRECTIVE DEED	<a href="#">1008</a>	<a href="#">710</a>	U	I	MARINE STUDIOS INC	UNIVERSITY OF FLORIDA FDTN INC
	8/1/1982	\$0.00		<a href="#">552</a>	<a href="#">728</a>	U	I		MARINE STUDIOS INC

No data available for the following modules: Sales Questionnaire Form.



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# Flagler County, FL Property Appraisers Office

## Owner Information

**Primary Owner**  
University Of Florida  
Foundation Inc  
2012 West University Ave  
P O Box 14425  
Gainesville, FL 32604

## Parcel Summary

**Parcel ID** 06-10-31-0000-01010-0010  
**Prop ID** 12677  
**Location** 101 TOLSTOY LN  
**Address** ST AUGUSTINE, FL 32080  
**Brief Tax Description\*** PARCEL BOUNDED ON NORTH BY COUNTY LINE, ON EAST BY AIA, ON WEST BY ICW, ON S BY A LINE DESC ASFOLLOWS, BGN 452.19 S OF INTERSECT COUNTY LINE & W RW SR AIA, S 76.0640W 127.02, S 19.5425W 33.64N 70.3529W 332, N 87.5945W 233.89 TO MATANZAS RIVER (EXC PARCEL)  
 (Note: \*The Description above is not to be used on legal documents.)  
**Property Use Code** COLLEGES (008400)  
**Tax District** TOWN OF MARINELAND (District 31)  
**Millage Rate** 24.4191  
**Homestead** N  
**GIS sqft** 239,753.673

[View Map](#)

## Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Building Value	\$2,594,257	\$2,655,349	\$2,745,384	\$2,771,866
Extra Features Value	\$28,850	\$23,666	\$24,302	\$21,939
Land Value	\$1,537,725	\$1,320,245	\$1,244,127	\$1,034,802
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$4,160,832	\$3,999,260	\$4,013,813	\$3,828,607
Assessed Value	\$4,158,015	\$3,999,260	\$4,013,813	\$3,828,607
Exempt Value	\$4,158,015	\$3,999,260	\$4,013,813	\$3,828,607
Taxable Value	\$0	\$0	\$0	\$0
Protected Value	\$2,817	\$0	\$0	\$0

Current Exemptions on this parcel:  
08 - EDUCATIONAL

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

## Historical Assessment

Year	Building Value	Extra Features Value	Land Value	Agricultural Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$2,594,257	\$28,850	\$1,537,725	\$0	\$4,160,832	\$4,158,015	\$4,158,015	\$0	\$2,817
2021	\$2,655,349	\$23,666	\$1,320,245	\$0	\$3,999,260	\$3,999,260	\$3,999,260	\$0	\$0
2020	\$2,745,384	\$24,302	\$1,244,127	\$0	\$4,013,813	\$4,013,813	\$4,013,813	\$0	\$0
2019	\$2,771,866	\$21,939	\$1,034,802	\$0	\$3,828,607	\$3,828,607	\$3,828,607	\$0	\$0
2018	\$2,859,460	\$22,503	\$1,034,802	\$0	\$3,916,765	\$3,916,765	\$3,916,765	\$0	\$0
2017	\$2,981,698	\$22,099	\$1,034,802	\$0	\$4,038,599	\$4,038,599	\$4,038,599	\$0	\$0
2016	\$3,087,759	\$22,695	\$1,034,802	\$0	\$4,145,256	\$4,145,256	\$4,145,256	\$0	\$0
2015	\$2,981,755	\$22,755	\$912,470	\$0	\$3,916,980	\$3,916,980	\$3,916,980	\$0	\$0
2014	\$2,943,044	\$23,352	\$803,200	\$0	\$3,769,596	\$3,769,596	\$3,769,596	\$0	\$0
2013	\$2,904,332	\$23,949	\$803,200	\$0	\$3,731,481	\$3,731,481	\$3,731,481	\$0	\$0
2012	\$2,997,768	\$24,546	\$903,600	\$0	\$3,925,914	\$3,925,914	\$3,925,914	\$0	\$0
2011	\$3,064,106	\$25,221	\$1,004,000	\$0	\$4,093,327	\$4,093,327	\$4,093,327	\$0	\$0
2010	\$3,148,757	\$26,373	\$0	\$0	\$4,317,180	\$0	\$0	\$0	\$4,317,180
2009	\$3,957,599	\$28,286	\$0	\$0	\$6,022,548	\$0	\$0	\$0	\$6,022,548

## TRIM Notice

[2022 TRIM Notice \(PDF\)](#)



## Commercial Buildings

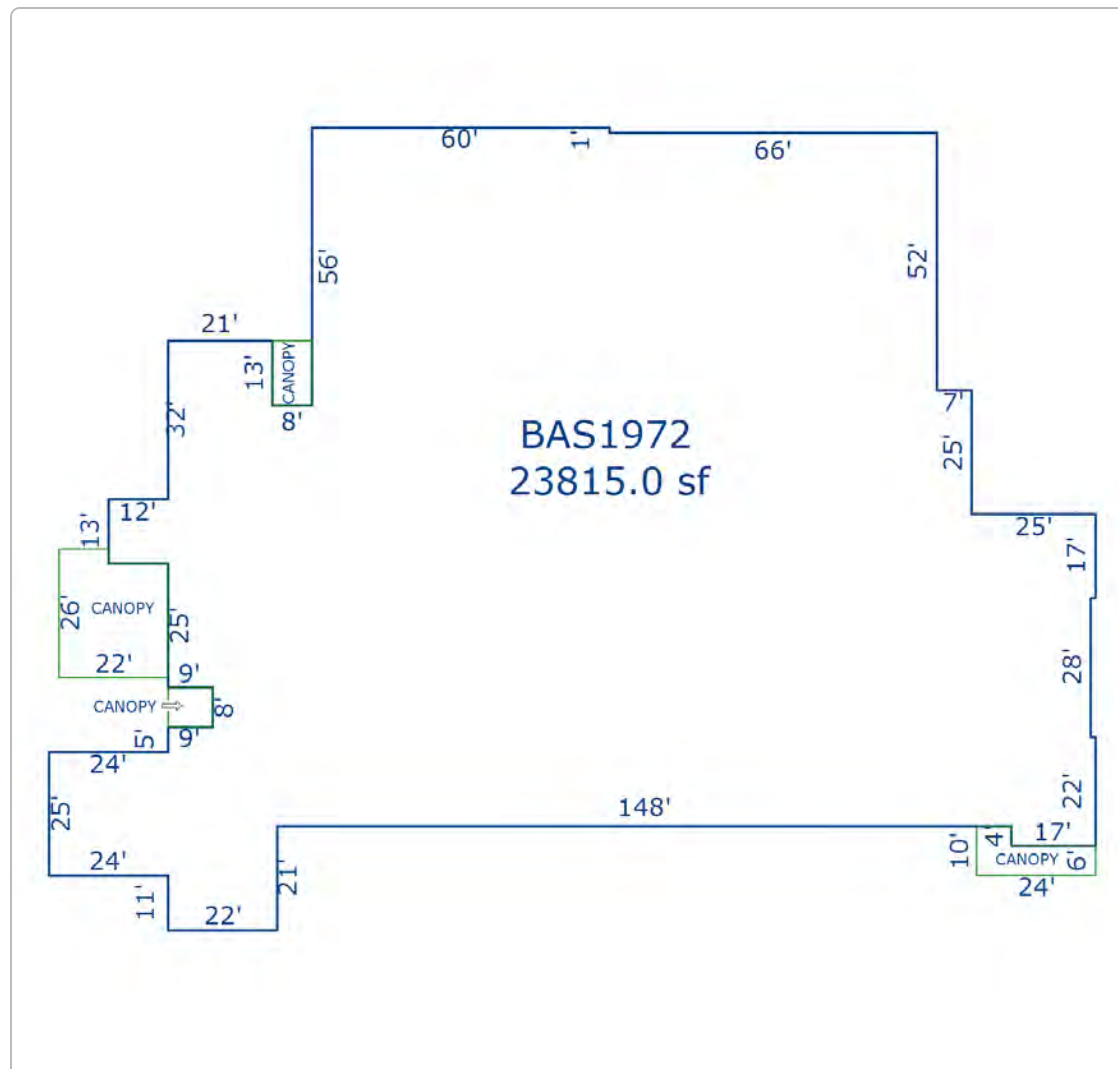
Building Type	SCIENCE BD	Frame	CLASS C
Construction Class	0C	HVAC	PKG A/C
Total Area	23,815	Stories	1.0
Heated Area	23815	Wall Height	10
Exterior Walls	STUCCO	Actual Year Built	1972
		Effective Year Built	1985

Building Type	OFFICE BLD	Frame	CLASS C
Construction Class	0C	HVAC	PKG A/C
Total Area	4,032	Stories	1.0
Heated Area	4032	Wall Height	09
Exterior Walls	CONC BLOCK	Actual Year Built	1962
		Effective Year Built	1990

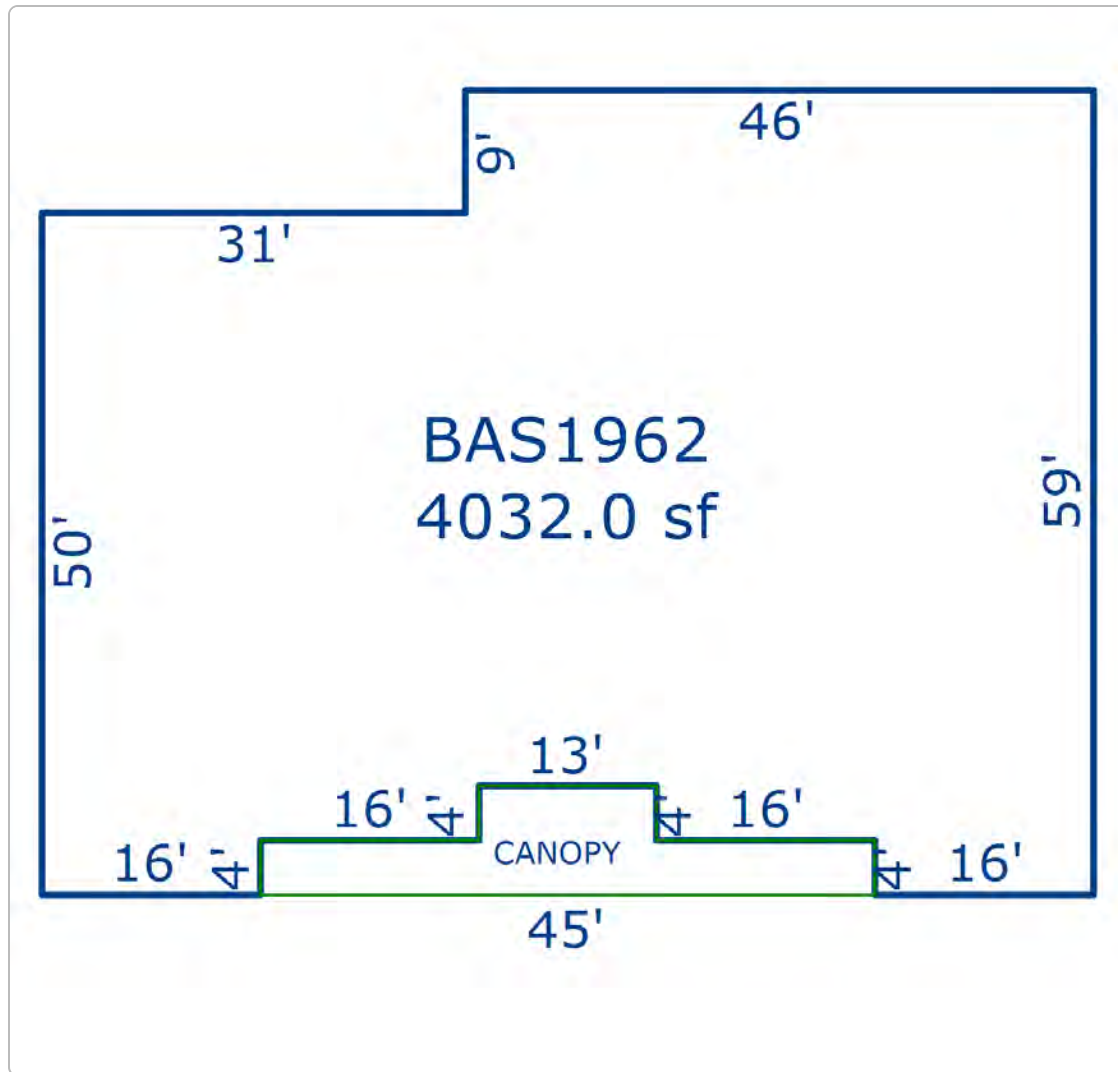
Building Type	SCIENCE BD	Frame	CLASS C
Construction Class	0C	HVAC	
Total Area	17,974	Stories	2.0
Heated Area	17973.7	Wall Height	13
Exterior Walls	STUCCO; TEXTURE CB	Actual Year Built	2006
		Effective Year Built	2006

Building Type	SRVC GAR	Frame	CLASS C
Construction Class	0C	HVAC	PKG A/C
Total Area	875	Stories	1.0
Heated Area	875	Wall Height	10
Exterior Walls	CONC BLOCK	Actual Year Built	1995
		Effective Year Built	1990

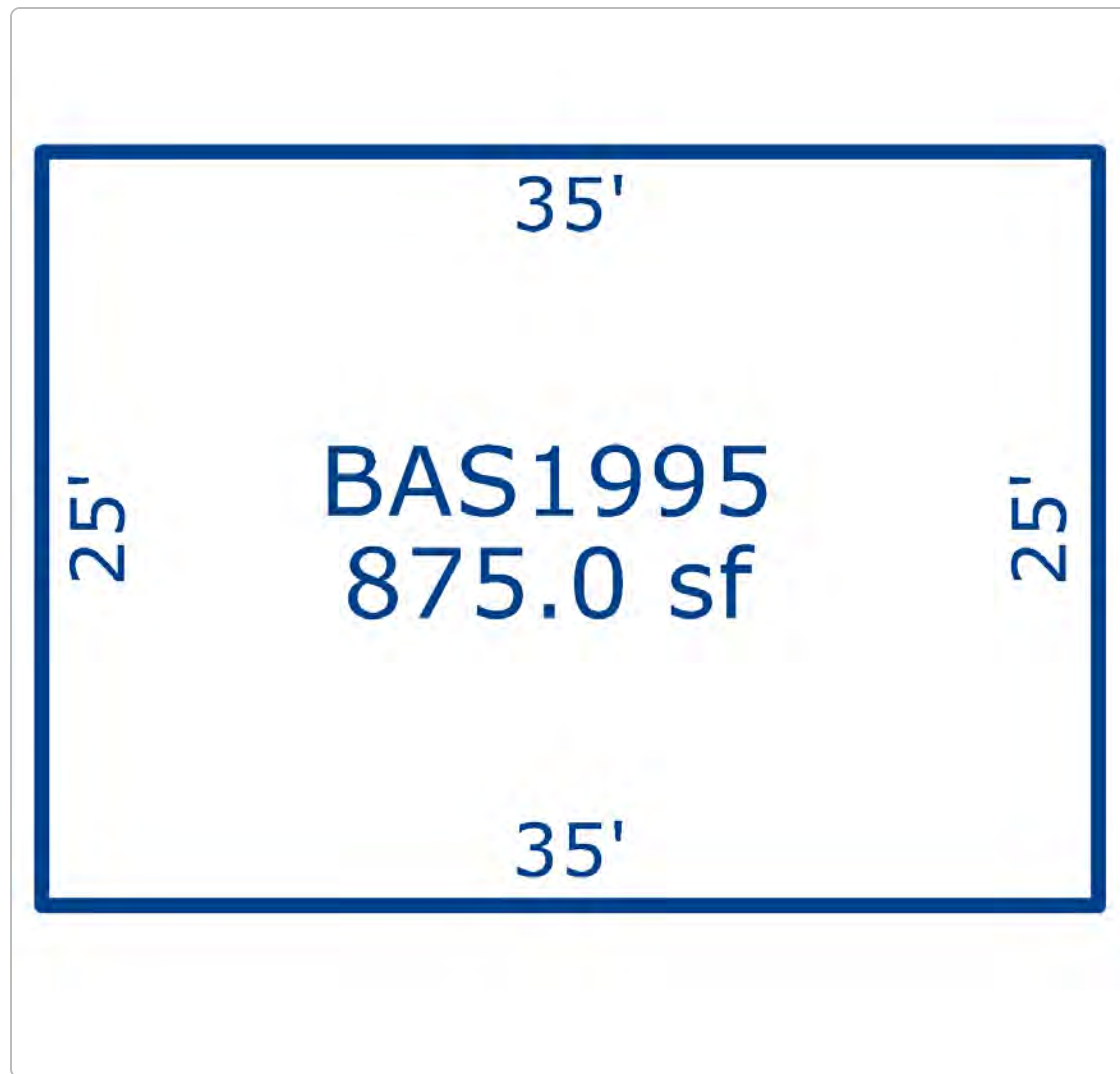
## Sketches



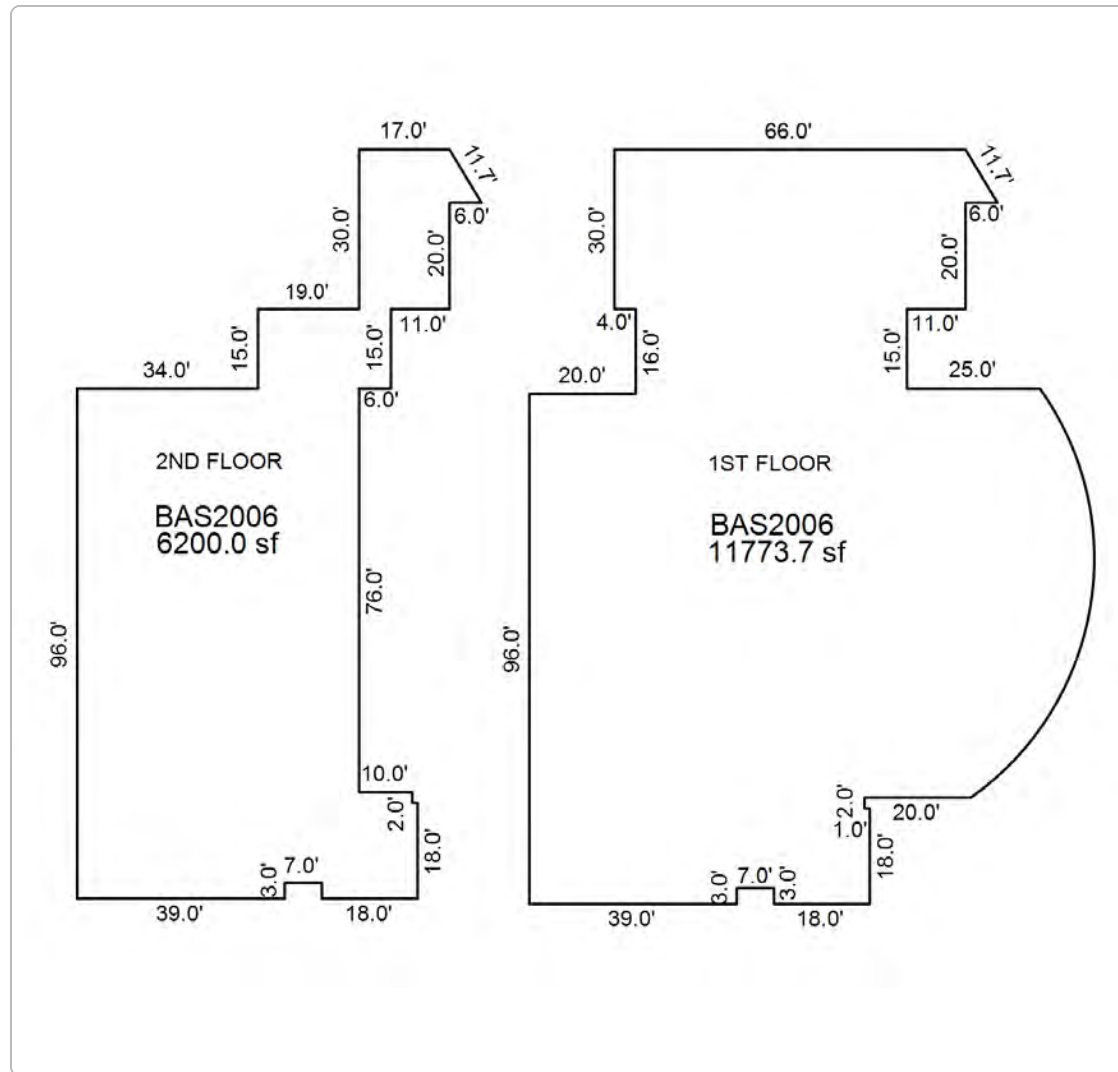












### Building Area Types

Type	Description	Sq. Footage	Act Year
BAS	BASE AREA	23,815	1972
NCA	NON CALC'D	0	1972
NCA	NON CALC'D	0	1972
NCA	NON CALC'D	0	1972
NCA	NON CALC'D	0	1972

Type	Description	Sq. Footage	Act Year
BAS	BASE AREA	4,032	1962
NCA	NON CALC'D	0	1962

Type	Description	Sq. Footage	Act Year
BAS	BASE AREA	875	1995

Type	Description	Sq. Footage	Act Year
BAS	BASE AREA	11,774	2006
BAS	BASE AREA	6,200	2006



**Extra Features**

Code	Description	Area	Effective Year Built
884100	CHAIN LINK 6'	340	1990
882504	PAVG ASPH AVG >3000	5,000	1990
881604	SIDEWALK CONC AVG	1,417	2006
886906	CANOPY ALUMINUM	2,800	1990
892804	RISER CONC AVG	84	2006
888902	BOAT DOCK SM LOW	828	1990
886704	CANOPY WOOD FRAME	884	1990
886704	CANOPY WOOD FRAME	232	1990
881204	CONC PARKING SPACE	4	2006
882904	PAVG CONC AVG >3000	10,000	1990
896702	STORAGE SHED MASONRY	200	1990
886304	STRG SHED MTL AVG	480	1990
898304	LANDING CONC AVG	65	2006

**Sales**

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Link to Official Records
8/1/1998	\$0		624	398	Qualified (Q)	Vacant	* Unknown Seller	<a href="#">Link (Clerk)</a>
8/1/1998	\$0		624	382	Qualified (Q)	Vacant	* Unknown Seller	<a href="#">Link (Clerk)</a>
1/1/1900	\$1,534,902		0	0	Unqualified (U)	Improved	* CONVERSION	<a href="#">Link (Clerk)</a>

No data available for the following modules: Property Information, Residential Buildings, Photos.

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