



THERE WILL BE A REGULAR MEETING OF THE MARINELAND TOWN COMMISSION ON  
**THURSDAY, FEBRUARY 17, 2022 AT 6:00PM AT THE MARINELAND  
COASTAL POLICY CENTER IN THE MAIN CONFERENCE ROOM.**

## 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 20, 2022 Regular Meeting Minutes
  - b. Recurring FPL Bills
  - c. Reimbursement for Town Financial Manager Supplies
  - d. Town Staff Invoices
    - i. Wedding Permit Invoice
    - ii. Storehouse Treasures Invoices
    - iii. Bayer Invoice
    - iv. Fleet Invoice
7. **General Business**
  - a. Resolution for Commissioner Inks as Second Check Signer
  - b. Town Credit Card
  - c. Town Planner
    - i. Comp Plan
  - d. Town Financial Manager
  - e. Appointment to Town Commission
8. **Additional Reports & Comments**
  - a. Town Manager Report/Comments
    - i. Special Events
  - b. Town Planner Report/Comments
  - c. Town Clerk Report/Comments
  - d. Town Marina Manager Report/Comments
  - e. Town Attorney Report/Comments



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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 17, 2022, 6:00pm**
  12. **Quarterly CRA Meeting - April 21, 2022, 5:30pm**
  13. **Adjournment**

Section 286.0105, Florida Statutes states that if a person decides to appeal any decision made by a board agency, or commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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



**Town of Marineland Meeting Minutes**

Mayor Angela TenBroeck  
Commissioner Gary Inks  
Dennis Bayer, Town Attorney  
Suzanne Dixon, Town Manager  
Janis Fleet, Town Planner  
Lea Montgomery, Town Financial Director  
Lexy Taylor, Town Clerk  
Brad Million, Reddish and White Audit Manager  
Chris Kelley, Marineland Marina Manager  
Teri Webley, Marineland Marina Office Manager  
Members of the Public

January 20, 2022

This meeting was held remotely via ZOOM Video Conference.

1. The meeting was called to order by Mayor TenBroeck @ 6:12PM.
  - Pledge of Allegiance
2. The agenda was modified to include the Town audit as 7A General Business and the following general business items were pushed respectively.
3. There were no announcements from the Mayor.
4. There were no recognitions, proclamations, or presentations.
5. Community outreach:
  - There were no comments from the public.
6. Consent agenda:
  - Clerk Taylor requested an update to the December 16, 2021 Regular Meeting Minutes. There was a mistype in 7D of the Town Manager's stipend that should read \$250, instead of \$350. As well as a change to the wording in 7B to read "Commissioner Inks will continue to work with Gold and Associates on a site plan proposal and gaining access to the Town website and email."
  - The motion to approve the consent agenda and November meeting minutes was made by Commissioner Inks/ 2<sup>nd</sup> by Mayor TenBroeck. The motion carried with no objections.
7. General Business:
  - A. Town Audit 2021
    - Brad Million, of Reddish and White CPA's, reviewed the Town Audit for 2021. Million reported a healthy balance sheet with little accounting adjustments needed. Financial Director Montgomery raised the question if the Town's CRA money needs to be spent within a time period. Mr. Million stated money can be projects can be amended and money reassigned if it is not used.
  - B. Town Planner - Comp Plan
    - Planner Fleet shared the previous vision planning workshop notes and community members idea input. Mayor TenBroeck suggests moving towards a stakeholders meeting in the spring around April, as well as discussing the proposed changes to the Comprehensive Plan during the next meeting to prepare for final bid and adoption.



C. Consideration of Town Website Plan and Proposal By GOLD Marketing

- Commissioner Inks stated the Town still cannot access the current website, due to not having access through GoDaddy or DreamWeaver. GOLD was asked to submit a proposal for a new site plan. Commissioner Inks shared the proposal and how it meets the needs of the Town. Financial Director Montgomery advised the Town would be using almost all budgeted technology allocations for the year, as well to potentially holding a portion of the funds until the project is done to the Town's satisfaction.
- Mayor TenBroeck motions to accept the GOLD Marketing website proposal with \$200-\$400 held back until completion with Commissioner and Town satisfaction/ 2nd by Commissioner Inks. The motion carried with no objections.

CI. Town Financial Director – Lea Montgomery

- The documentation is included in the packet & are available. Summarized all the financial narrative. Reviewed the various reports. Explained several charges & variances.
- Discussed CRA funds/ transfer in – transfer out/74k waiting to come in. The year to date is under budget by \$6,420.
- Marina financials are good, year to date is more than budgeted.
- Mayor TenBroeck notes the Town has received no response from TD bank or Intracoastal bank and the accounts may potentially be moved.

8. Additional Reports:

a. Town Manager- Suzanne Dixon

- Manager Dixon reports there was an issue with not receiving wedding permits, but they're back working properly again. Fees are paid.
- The 'Barrels for Boobs' event would like food trucks and vendors. They will need to contact the county to gain approval from the county.
- Mayor TenBroeck conditionally approves the event, pending proper paperwork. The Mayor suggests potentially working with Flagler County in the future to make it easier for event planners. Commissioner Inks motions to conditionally approve the special event/ 2nd by Mayor TenBroeck.

b. Town Planner – Janis Fleet

- Trails for FDOT will be presenting at the February meeting for a 10 minute presentation. There were no objections.

c. Town Clerk - Lexy Taylor

- No comment.

d. Town Marina Manager – Chris Kelley

- Nothing to report. The marina will receive a proposal for a fence in 4 days.

e. Town Attorney – Dennis Bayer

- Attorney Bayer is continuing to follow up with Flagler County HR in regards to former Commissioner Lenniger transition issues.

9. Public Comment:

- James Townsend reiterated his interest as Commissioner and appointment. Mayor TenBroeck states this will be on the agenda for next month.

10. Commissioners Reports & Comments:

- Nothing to report.



The next regular Town meeting will be February 17, 2022 at 6:00pm.

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

The meeting was adjourned at 7:28pm.

Respectfully submitted by Lexy Taylor, Town Clerk.



**Electric Bill Statement**

For: Dec 29, 2021 to Jan 27, 2022 (29 days)

Statement Date: Jan 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**

**\$793.16**

TOTAL AMOUNT YOU OWE

**Feb 17, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**KEEP IN MIND**

- Payment received after April 20, 2022 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

**BILL SUMMARY**

Amount of your last bill	722.69
Payments received	-722.69
Balance before new charges	0.00
<b>Total new charges</b>	<b>793.16</b>
<b>Total amount you owe</b>	<b>\$793.16</b>

(See page 2 for bill details.)

The Public Service Commission unanimously approved FPL's four-year rate agreement, which begins this month, to support continued investments in clean energy, the grid and technology. Visit [FPL.com/Answers](http://FPL.com/Answers).

Customer Service: (386) 255-3020  
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)



/ 27

1320194540245956139700000

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:

TOWN OF MARINELAND  
176 MARINA DR  
ST AUGUSTINE FL 32080-8619

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](http://FPL.com/PayBill) for ways to pay.

19454-02459

ACCOUNT NUMBER

\$793.16

TOTAL AMOUNT YOU OWE

Feb 17, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



**Electric Bill Statement**

**For:** Dec 29, 2021 to Jan 27, 2022 (29 days)

**Statement Date:** Jan 27, 2022

**Account Number:** 69626-26138

**Service Address:**

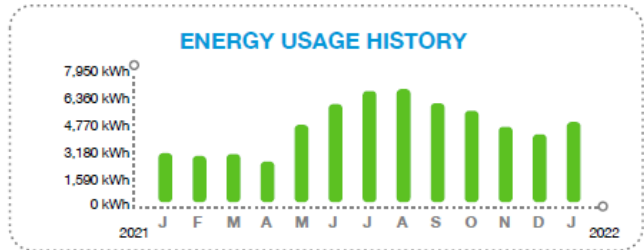
101 TOLSTOY LN # MRNLD DOCK  
SAINT AUGUSTINE, FL 32080

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

**CURRENT BILL**

**\$638.59**  
TOTAL AMOUNT YOU OWE

**Feb 17, 2022**  
NEW CHARGES DUE BY



**BILL SUMMARY**

Amount of your last bill	480.87
Payments received	-480.87
Balance before new charges	0.00
<hr/>	
Total new charges	638.59
<b>Total amount you owe</b>	<b>\$638.59</b>

*(See page 2 for bill details.)*

**KEEP IN MIND**

- Payment received after April 20, 2022 is considered LATE; a late payment charge of 1% will apply.
- The rate used to calculate your bill has changed due to your demand usage. Call Customer Service if you have any questions.

The Public Service Commission unanimously approved FPL's four-year rate agreement, which begins this month, to support continued investments in clean energy, the grid and technology. Visit [FPL.com/Answers](http://FPL.com/Answers).

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)



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1320696262613809583600000

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](http://FPL.com/PayBill) for ways to pay.

69626-26138	\$638.59	Feb 17, 2022	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED







**Electric Bill Statement**

**For:** Dec 29, 2021 to Jan 27, 2022 (29 days)

**Statement Date:** Jan 27, 2022

**Account Number:** 41225-56527

**Service Address:**

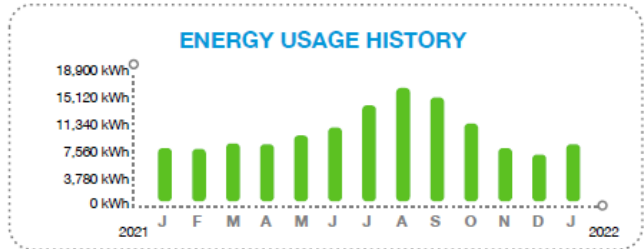
101 TOLSTOY LN  
SAINT AUGUSTINE, FL 32080

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

**CURRENT BILL**

**\$997.87**  
TOTAL AMOUNT YOU OWE

**Feb 17, 2022**  
NEW CHARGES DUE BY



**BILL SUMMARY**

Amount of your last bill	660.98
Payments received	-660.98
Balance before new charges	0.00
<b>Total new charges</b>	<b>997.87</b>
<b>Total amount you owe</b>	<b>\$997.87</b>

*(See page 2 for bill details.)*

**KEEP IN MIND**

- Payment received after April 20, 2022 is considered LATE; a late payment charge of 1% will apply.

The Public Service Commission unanimously approved FPL's four-year rate agreement, which begins this month, to support continued investments in clean energy, the grid and technology. Visit [FPL.com/Answers](http://FPL.com/Answers).

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

1320412255652787879900000

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](http://FPL.com/PayBill) for ways to pay.

41225-56527	\$997.87	Feb 17, 2022	\$ _____
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



PALM COAST  
2 PINE CONE DR  
PALM COAST, FL 32137-9998  
(800)275-8777

01/11/2022 08:40 AM

Product	Qty	Unit Price	Price
US Flag Coil/100	1	\$58.00	\$58.00

Grand Total: \$58.00

Credit Card Remitted \$58.00

Card Name: MasterCard  
Account #: XXXXXXXXXXX1263  
Approval #: 007142  
Transaction #: 422  
AID: A000000041010 Chip  
AL: MASTERCARD  
PIN: Not Required

\*\*\*\*\*  
USPS is experiencing unprecedented volume increases and limited employee availability due to the impacts of COVID-19. We appreciate your patience.  
\*\*\*\*\*

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Track your Packages  
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<https://informedelivery.usps.com>

All sales final on stamps and postage.  
Refunds for guaranteed services only.  
Thank you for your business.

Tell us about your experience.  
Go to: <https://postalexperience.com/Pos>  
or scan this code with your mobile device,



or call 1-800-410-7420.

UFN: 112912-0391  
Receipt #: 840-53200058-6-4601592-1  
Clerk: 22

*1 roll of stamps  
Purchase to be  
reimbursed to  
Lea Montgomery  
for Accounting  
and Town Mgr  
work.*



PALM COAST  
 2 PINE CONE DR  
 PALM COAST, FL 32137-9998  
 (800)275-8777

01/25/2022

11:13 AM

Product	Qty	Unit Price	Price
Global Poinsettia	1	\$1.30	(a) \$1.30
3c Coffeepot	2	\$0.03	(b) \$0.06
First-Class Mail® Large Envelope	1		b- \$2.56
Tallahassee, FL 32399 (a) IRS-1099s			
Weight: 0 lb 7.20 oz			
Estimated Delivery Date: Sat 01/29/2022 (b) Auditor Gen'l FL-audit			

Grand Total: \$3.92

Credit Card Remitted \$3.92  
 Card Name: MasterCard  
 Account #: XXXXXXXXXX1263  
 Approval #: 076232  
 Transaction #: 730  
 AID: A000000041010 Chip  
 AL: MASTERCARD  
 PIN: Not Required

\*\*\*\*\*  
 USPS is experiencing unprecedented volume increases and limited employee availability due to the impacts of COVID-19. We appreciate your patience.  
 \*\*\*\*\*

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

Preview your Mail  
 Track your Packages  
 Sign up for FREE @  
<https://informedelivery.usps.com>

All sales final on stamps and postage.  
 Refunds for guaranteed services only.  
 Thank you for your business.

Tell us about your experience.  
 Go to: <https://postalexperience.com/Pos>  
 or scan this code with your mobile device.



or call 1-800-410-7420.

UFN: 112912-0391  
 Receipt #: 840-53200058-6-4643651-2  
 Clerk: 22



## Final Details for Order #113-5587966-3019431

[Print this page for your records.](#)

**Order Placed:** January 25, 2022

**Amazon.com order number:** 113-5587966-3019431

**Order Total:** \$41.06

**Supporting:** Covenant Presbyterian Church - St. Augustine, FL

### Shipped on January 30, 2022

#### Items Ordered

1 of: *Dukal Heat Reflective Emergency Blanket/Survival Blanket*

Sold by: Amazon.com Services LLC

Condition: New

**Price**

\$7.19

#### Shipping Address:

Phil Montgomery  
40 SEA VISTA DR  
PALM COAST, FL 32137-2502  
United States

#### Shipping Speed:

Amazon Day Delivery

### Shipped on January 26, 2022

#### Items Ordered

1 of: *Quality Park #8 Double Window Security Envelopes for QuickBooks Checks, Redi-Strip Self Seal Closure, 3 5/8 x 8 11/16, 24 lb White, 500/Box (QUA50766)*

Sold by: Amazon.com Services LLC

Condition: New

1 of: *Medique Medi-First Antiseptic Wipes, Benzalkonium Chloride Cleansing Towelettes, 20 Pack - 21471*

Sold by: Amazon.com Services LLC

Condition: New

1 of: *Hipat Whistle with Lanyard, 2 Packs Blue Plastic Whistles, Extra Loud Sports Whistles Great for Coach, Referee, Basketball, Lifeguard, Survival*

Sold by: HipatDirect ([seller profile](#))

Condition: New

**Price**

\$22.73

\$2.47

\$5.99

#### Shipping Address:

Phil Montgomery  
40 SEA VISTA DR  
PALM COAST, FL 32137-2502  
United States

#### Shipping Speed:

Amazon Day Delivery

### Payment information

**Payment Method:**

MasterCard | Last digits: 2532

Item(s) Subtotal: \$38.38

Shipping & Handling: \$0.00

-----

**Billing address**

Phil Montgomery

40 SEA VISTA DR

PALM COAST, FL 32137-2502

United States

Total before tax: \$38.38

Estimated tax to be collected: \$2.68

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**Grand Total: \$41.06**

**Credit Card transactions**

MasterCard ending in 2532: January 30, 2022: \$41.06

To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2022, Amazon.com, Inc. or its affiliates



## Suzanne Dixon

5455 Windantide Rd  
St. Augustine FL 32080

## WEDDING PERMIT INVOICE

INVOICE #	DATE
1	2/11/2022

**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 (Parker/Albanesi)(Crumley/Pugh)	2	\$ 25.00	\$ 50.00
26-99 Person Wedding (Bishop/Kelly)	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>	<b>TOTAL</b>	<b>\$</b>	<b>75.00</b>

If you have any questions about this invoice, please contact  
Suzanne Dixon, 904-471-1870, [Suzanne@TownOfMarineland.org](mailto:Suzanne@TownOfMarineland.org)



**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. 2481  
DATE: February 11, 2022

**Professional Services for January 14, 2022 through February 10, 2022**

Coordination with FDOT on A1A Trail	0.5 hrs. x \$125	\$ 62.50
Commission Meeting – Jan. 20	1.0 hrs. x \$125	\$ 125.00
CRA Meeting – Jan. 20	0.5 hrs. x \$125	\$ 62.50
Coordinate with Engineer for Improvements to the Marineland Attraction	0.5 hrs. x \$125	\$ 62.50
Floodplain Management Webinar - Feb. 7	4.0 hrs. x \$125	\$ 500.00
Meeting with Division of Emergency Management (DEM) staff on Floodplain Management - Feb. 9	1.0 hrs. x \$125	\$ 125.00
<b>Total Due</b>		<b>\$ 937.50</b>



**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 8272**



<b>BILL TO</b>	<b>SHIP TO</b>
Town of Marineland	Town of Marineland
176 Marina Drive	176 Marina Drive
St Augustine, FL 32080-8619	St Augustine, FL 32080-8619

DATE 02/01/2022	PLEASE PAY USD 750.00	DUE DATE 03/03/2022
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DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Accounting &amp; QuickBooks Service</b>	Accounting and QuickBooks Monthly Service per agreement, Month of February 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

THANK YOU.





**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 8300**



<b>BILL TO</b>	<b>SHIP TO</b>	<b>DATE</b>	<b>PLEASE PAY</b>	<b>DUE DATE</b>
Town of Marineland 176 Marina Drive St Augustine, FL 32080-8619	Town of Marineland 176 Marina Drive St Augustine, FL 32080-8619	01/31/2022	USD 675.00	03/02/2022

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Accounting &amp; QuickBooks Service</b>	January Accounting Work for the CRA: 1/04/22: 3.5 hours for CRA audit draft review & email to Million 1/6/22: 1.75 hrs for 2022 budget work & Million CRA emails 1/7/22 .5 hrs, buget revision after phonecall with J Fleet 1/13/22 1 hr, drove to TD Bank to deposit ck 1/14/22 1 hr, closed books for Oct, Nov & Dec 2021 1/15/22 .75 hr, filed finalized audit papers with state, cleaned out files, emails, 1 QBs entry 1/17/22, 1 hr, corrected agenda, emails 1/19/22 1 hr, emails, mtg prep, budget work 1/20/22 1.25 hrs, prep for mtg & attend qtrly meeting, via Zoom 1/25/22 1.25 hrs, travel to TD Bank in St Aug and to Staples to buy envelopes 1/27/22 2 hrs, banking issues, emails, made appt, entered dep & cut ck from CRA QBs	15	45.00	675.00

Thank you for your business.	<b>SUBTOTAL</b>	675.00
	<b>TAX</b>	0.00
	<b>TOTAL</b>	675.00

**TOTAL DUE USD 675.00**

THANK YOU.



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

(386) 439-2332

Date: 2/07/2022

**Angela TenBroeck, Mayor**  
**Town of Marineland**  
**Email: [angela@townofmarineland.org](mailto:angela@townofmarineland.org)**  
**Flagler County, FL**

Town of Marineland

Invoice No: 39027

**Services Rendered**

<u>Date</u>	<u>Staff</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Charges</u>
1/05/2022	DKB	Work on Lenniger transition	0.30	\$300.00	\$90.00
1/13/2022	DKB	Work on boat theft issue; conference with St. Augustine Police and provide lease	0.50	\$300.00	\$150.00
1/25/2022	DKB	Work on Lenniger issue (NO CHARGE)	0.40	\$0.00	\$0.00
1/31/2022	DKB	Work on Lenniger (NO CHARGE)	0.30	\$0.00	\$0.00
2/04/2022	DKB	Services rendered for January, 2022	0.00	\$1,100.00	\$1,100.00

**Total Fees** \$1,340.00

Total New Charges \$1,340.00

Previous Balance \$0.00

Balance Due \$1,340.00

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



Draft by Robert C. Apgar  
2/7/2022

## PROPOSED AMENDMENTS TO MARINELAND FUTURE LAND USE ELEMENT DRAFT DATED 11/10/2021

### A. FUTURE LAND USE ELEMENT GOALS, OBJECTIVES, AND POLICIES

#### GOAL A.1 SUSTAINABLE COMMUNITY

It is the goal of the Town of Marineland to develop ~~a complete human habitat, along the line of a traditional American town concept, where residents from different social and economic strata can form a community, fulfill most of their daily needs by walking, and live together in a sustainable and ecologically sound manner~~

#### OBJECTIVE A.1.1

To support eco-tourism (including, but not limited to, glamping and camping in areas designated as Conservation, including the islands in the Matanzas River), the University of Florida research and education programs, the historic Marineland attraction and related land uses. Future development and growth will emphasize alternatives to automobile usage as the primary mode of transportation within the Town.

#### DELETE "INTENT" ITEMS 1-6

#### POLICIES

- A.1.1.1 The Town shall allow for a mix of residential and non-residential development ~~so that shops and workplaces shall be located in close proximity to one another~~ including, but not limited to, motor coaches, recreational vehicles, vacation rentals, hotels, student housing and pocket neighborhoods.
- A.1.2.2 Commercial buildings shall front the street with a preponderance of windows and doors facing the street.
- A.1.2.3 Buildings may be constructed with modular systems that comply with the Florida Building Code.

.....  
**OBJECTIVE A.1.4-LAND DEVELOPMENT REGULATIONS**

- A.1.4.2 This Comprehensive Plan sets forth the following Future Land Use designations that will be implemented through the Land Development Regulations.

#### **Sustainable Mixed Use**

This land use category is intended to provide for the majority of the ~~permanent~~ residential opportunities within the Town as well as provide commercial, eco-tourism, motorcoaches, recreational vehicles, vacation rentals, student housing and civic uses . . . .



Draft by Robert C. Apgar

2/7/2022

Residential uses will allow for a mix of permanent and temporary residential units including single and multi-family units, student housing, vacation rentals, recreational vehicles and motorcoaches. Also, upper-floor residential units over non-residential . . .

.....

Commercial uses allowed are intended to serve the general retail/commercial needs of the residents of the Town, students and tourists. The Commercial uses . . .

### **[DELETE GENERAL COMMERCIAL LAND USE CATEGORY]**

#### **Tourist Commercial**

This land use category is intended to allow for activities that are predominately associated with the delivery of goods and services to tourists visiting. ~~Uses are designed for the existing marine park and associated research activities, including parking, hotel use, resort residential units, dining establishments, beach club and associated facilities, public buildings and grounds and retain establishments which primarily serve tourists.~~ Allowed uses shall include eco-tourism, glamping, motorcoaches, recreational vehicles, vacation rentals, hotel use, resort residential units, dining establishments, beach and club associated facilities. ~~The total number of resort residential units shall not exceed 35 units. Within this land use category 2 hotel units can be substituted for 1 resort residential unit.~~ Clustering of unit density is allowed. Development within the Tourist Commercial category shall have a maximum FAR of 2.0. maximum lot coverage of 85 percent.

#### **Conservation**

Lands depicted on the Future Land Use Map as Conservation include areas designated for the purpose of protecting natural resources, eco-tourism, camping, glamping and associated recreational activities. A living shoreline, hatcheries, and research activities may be developed on Conservation lands in the Town and on the islands in the Matanzas River. Conservation lands include the River to Sea Preserve, as well as wetlands associated with the Intracoastal Waterway. Uses within the River to Sea Preserve will be consistent with those uses set forth in the adopted River to Sea Preserve Management Plan. Development described above may occur within upland portions of this area ~~at a density of 1 dwelling unit/84 acres. Flagler County is the management~~

~~entity for the Preserve and is responsible for implementation of the management plan.~~ Up to 20 lodging units are allowed within the River to Sea Preserve under a low impact development strategy, minimizing tree removal, blended into the natural landscape, and exhibiting the "Old Florida" vernacular style that utilizes porches, gabled roofs, and wood-like exteriors.

.....

A.1.4.4 Land development regulations shall promote and encourage "green technology" and "eco-tourism" in the development of structures and uses located within the Town.

A.1.4.5 Land development regulations (LDRs) shall ~~establish~~ maintain a 25 foot buffer landward of all natural wetlands within the Town. The wetland buffer shall be based on the following standards:

- Within the first ~~25~~ 15 feet landward of the jurisdiction wetland boundary only elevated



Draft by Robert C. Apgar  
2/7/2022

boardwalks, which cross the wetlands to provide access to waterways, will be allowed. Any other activities including vegetation removal shall be prohibited within the first 25 15 feet.

- Within the next 10 feet ~~second 25 feet~~ minimal encroachment shall be allowed such as elevated boardwalks and passive recreational uses which do not adversely impact native vegetation will be allowed.

....

### **OBJECTIVE A.1.5 CONCURRENCY**

....

- A.1.5.7 Within Marineland, development shall be permitted consistent with the capacity of existing water and sewer systems. Additional water and sewer capacity shall be required concurrent with the impacts of development when necessary.

### **OBJECTIVE A.1.7 PROTECTION OF NATURAL AND HISTORIC RESOURCES**

....

- A.1.7.1 Those upland habitat areas within Conservation areas on the Future Land Use Map, that are as part of the River to Sea Preserve, shall be preserved may be developed as allowed in this plan. intact and in perpetuity as natural areas. Allowed disturbances to these preserve areas shall be strictly limited to those necessary to provide pedestrian walkways and small picnic areas where such can be provided without damage to habitat value and to manage habitat functions as dictated in the River to Sea Preserve Management Plan. Development must be consistent with the River to Sea Preserve Management Plan.

.....

- A.1.7.6 Environmentally sensitive lands not otherwise addressed above shall be examined on a case-by-case basis and appropriate management controls shall be developed to ensure their protection. No development orders or permits shall be issued for a site identified as environmentally sensitive until protective measures or adequate mitigation measures have been established.

- A.1.7.7 the Town shall assure the long-term protection of Jordan, "Middle," and Mellon Islands as ~~conservation lands with limited passive recreation usage and the Town shall partner with state agencies and Flagler and St. Johns Counties in managing these islands.~~ through appropriate management controls developed to ensure their protection.

.....

### **OBJECTIVE A.1.13 PROTECTION OF LIFE AND PROPERTY**

....

- A.1.13.4 To mitigate flooding hazards the lowest habitable floor of any permanent structure in Marineland shall be required to be at or above the base flood elevation specified in the most current FEMA Flood Insurance Study of Marineland.

### **GOAL A.2 SUSTAINABLE TOURISM/EDUCATION**

Become a sustainable "campus" community for ecotourism, nature and heritage tourism, scientific research, and public education. Develop hatcheries, aquaculture, a living



Draft by Robert C. Apgar

2/7/2022

shoreline and similar research activities within the Town. Develop sustainable camping and glamping in Conservation areas, including the islands in the Mantanzas River.

### **OBJECTIVE A.2.1 SUSTAINABLE TOURISM**

Become a nationally recognized center of eco-tourism activities that will not adversely impact the natural and cultural resources found in the Town of Marineland. Develop student housing, vacation rentals, and summer camp housing in the Town.

## **B. TRAFFIC CIRCULATION ELEMENT GOALS, OBJECTIVES AND POLICIES**

### **OBJECTIVE B.1.3—LEVEL OF SERVICE STANDARDS**

....

- B.1.3.2 The Town shall pursue federal, state, and local funding sources which could supplement the Marineland budget for road construction and maintenance, water and sewer utilities, and conservation projects.
- B.1.3.5 The Town cannot stop development even when level of service standards are exceeded. Developers may pay the proportionate share for the impacts of their development and proceed.

## **C. HOUSING ELEMENT**

### **Policies**

C.1.1.1 The Town of Marineland shall, through the adopted Land Development Regulation, allow a diversity of lot sizes, floor areas, setbacks, construction materials and other design features which allow for a variety of housing types and price ranges.

**OBJECTIVE C.1.2** The Town shall ensure that any new proposed dwelling unit be constructed to meet the building type and life-safety requirements of the Florida Building Code, the Coastal Construction Control Line, and floodplain regulations. Buildings may be constructed using modular building materials that meet the requirements of the Florida Building Code.



Draft by Robert C. Apgar  
2/7/2022

**Town of Marineland Marina  
Financial Narrative  
As of January 31, 2022**

January was a strong month for the marina. While revenues were in line with what they've been running this year (\$23,500 to \$28,800), total expenses were very low – the lowest month so far this year. This gave the marina a net income of \$11,747 for the month, resulting in a year-to-date net income of \$39,067.

Compared to budget, the marina had a nearly \$7,000 positive variance for the month and has an approximately \$20,000 positive variance, year-to-date.

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

	J a n u a r 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	25,575	22,101	3,474	105,639	88,403	17,236
Expenses	13,828	17,258	3,430	66,572	69,033	2,461
Net Income	11,747	4,843	6,905	39,067	19,370	19,697

As an update to the 1/11/2022 piling damage caused by a departing boat, two slips will have to be shut down during the repair, which will begin once the boater's insurance receives the estimate and approves it.

-Lea Montgomery (with Teri Webley)  
Town of Marineland  
Director of Finance



## **Town of Marineland Financial Narrative As of January 31, 2021**

### Noteworthy on the Statement of Revenues and Expenses:

For January, the following bank statements haven't yet been received: SouthState Bank #3736, Investment Account and SouthState Bank #3745 Capital Improvements account. The statement for the operating account was received and with this being the Town's main account, I felt comfortable producing a draft of the January 2022 financial reports for the Town Commission Meeting.

#### January Revenues:

- The Town received \$11,737 in ad valorem taxes
- I had to estimate the monthly Franchise Fees paid to the Town by FP&L since these revenues are deposited directly into the SouthState Bank Investment account #3736 and I don't know how much the amount for the month is until I receive the bank statement
- Other Permits & Fees was the highest it has been this year, at \$1,000, due to \$500 from the National MS Society, \$250 from the Barrels for Boobs event, and the \$250 balance in wedding permit applications.

#### January Expenses:

- I estimated the Legal Expenses and Town Planner Expenses because I hadn't yet received these January invoices before the financial reports were due
- There's \$85 in Office/Miscellaneous Expenses for reimbursements to Lea M for stamps (\$58), postage for the annual 1099's, postage reimbursement for the final audit to the State Auditor General (\$4), and a box of 500 envelopes for QuickBooks checks (\$23)
- The match to the CRA, for the County's amount of \$42,937, was made in the month of January and deposited into the CRA's bank account, TD Bank.

Total Revenues of \$15,064 less Total Expenses of \$48,087 resulted in a \$33,023 loss for the month of January. The budget had predicted a \$53,000 loss, in anticipation of the CRA match so this is not alarming and actually \$20,000 better than expected. Year-to-date, the Town is showing a net loss of \$12,800 which is \$26,419 less than the \$39,219 net loss budgeted, at this point in the year.

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

	J a n u a r 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	15,064	4,492	10,572	59,737	44,012	15,725
Expenses	48,087	57,514	9,427	72,537	83,231	10,694
Net Income	(33,023)	(53,022)	19,999	(12,800)	(39,219)	26,419

Noteworthy on the Statement of Financial Position:

The Town has \$252,249 in cash holdings of which \$64,148 is assigned to potential future marina expenses.

Accounts Receivable of \$2,650 is comprised of the following being owed to the Town:

- \$ 495 in invoices to Upchurch and Bailey (statement mailed on 2/01/2022)
- \$1,636 for Mobius Marine's January electric bill reimbursement
- \$ 518 for the National MS Society's October event permit application fee

The CRA owes the Town for the \$3,220 as detailed in January's Financial Narrative (to be paid in February), and \$675 for Storehouse's January accounting work.

All of the \$3,264 in Accounts Payable as of 1/31/2022 is expected to be approved for disbursement at tonight's February Town Commission Meeting.

-Lea Montgomery  
Town of Marineland  
Director of Finance  
2/11/2022



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

## **Wedding Calendar 2022**

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### **February 2022**

Banks – Mccray 2/12/2022

Bishop/Kelly Wedding 2/14/2022

Nadella – Pucha 2/18/2022

### **March 2022**

Barret – Brady 3/12/2022

### **April 2022**

Parker - Albanesi 4/3/2022

Koscelni – Hosmer 4/22/2022

Charfauros – Petersen 4/23/2022

Coulliette-Taylor 4/30/2022

### **September 2022**

Juran – Plum 9/13/2022

*Updated 2.9.2022*



**Marineland Wedding Request**

**February 2022**

**Zach      Sun & Sea Beach Weddings**

35 Durbin Station Ct Unit 101 St. Johns FL 32259 904-201-9193 [zach@sunandseabeachweddings.com](mailto:zach@sunandseabeachweddings.com)

**Nadella – Pucha**                      2/18/2022    1/20/22  
4:30pm-5:30pm  
River to Sea East  
1-20 ppl \$50 paid  
Simple wedding  
No music/ no PA system  
No tent/no alcohol  
Limited parking  
Site plan attached

**Banks – Mccray**                      2/12/2022    1/26/2022  
4:00pm-5:30pm  
River to Sea East  
1-20 ppl \$50 paid  
Simple wedding  
No music/ no PA system  
No tent/no alcohol  
Limited parking  
Site plan attached

**Juran – Plum**                      9/13/2022    1/26/2022  
4:00pm-6:00pm  
River to Sea East  
21-99 ppl \$100 paid  
No music/ no PA system  
No tent/no alcohol  
Limited parking  
Site plan attached

**Rohrer – Parker**                      9/22/2022    2/3/2022  
1pm-3pm  
River to Sea East 21-99      \$100 fee paid  
Only about 5 cars. Will use parking lot at beach  
No noise/alcohol/tents  
Site plan attached



## Barrels for Boobs Charity Surf Contest

March 26-27, 2022

6AM-11AM

River to Sea Preserve (East side A1A) Beach  
River to Sea Preserve (West side of A1A)  
River to Sea Preserve (East side A1A) Parking Lot  
River to Sea Preserve (West side A1A) Parking Lot

100-250 ppl \$250 fee pd

Portable Generator

Amplified music/PA system

Two speakers, powered by the generator, will be aimed East towards the water. Music will play from March 26 at 8:00 am until 5:30pm. At the West location campsite, there will be live music from 9:00pm until 12:00pm. Only family-friendly music and general announcements will be projected.

Maximum of 5 banners, 3' x 6', will be hung on the boardwalk. Maximum of 10 small signs will be placed on the side of the road to direct traffic towards the event.

Maximum of 22 tents, 10'x10'. Two on boardwalk, the rest on the sand (see in site plan). No tents will be blocking pathways for those with a disability. All tents will be weighted down properly. All tents will be removed by sunset.

Ocean Rescue

Flagler County Sheriff's Officer/Sworn Law Officials

Food & Merchandise vendors (need LBTR) No alcohol

Maximum of 2 food trucks in the parking lot. Maximum of 6 merchandise vendors on the sand.

Site plan attached

Safety plan attached

Wahines Of the Waves (WOW)

Rose Dvorak

1905 NW 5th Avenue, Gainesville FL 32603

+1 (321) 271 – 8577

[rosedvorak@gmail.com](mailto:rosedvorak@gmail.com)

[barrelsforboobs@gmail.com](mailto:barrelsforboobs@gmail.com)

Bike MS Cycle to the Shore

1.25.22

10.22-23.22

5:00am-5:00pm



Bike ride for the National Multiple Sclerosis Society  
Day One rest stop  
National MS Society

West side of A1A

**\$500 fee not paid**

only participant requirement is that they raise funds  
self contained power  
small PA for music and announcements - 7am-4pm  
route signs for the participants to follow  
lights in tents and light towers as needed for early morning set up  
MS Society will have volunteers handing out boxed foods and drinks  
licensed bartenders to hand out donated beer  
10 portolets/2 ADA accessible/1 hand wash station  
hire parking attendants  
Flagler Co. Sheriff's officers/trained first responders  
dumpster on site and volunteers to clean as needed  
No vendors/merchandise

Site plan attached/safety plan attached

Preston Steblein – event promoter

P.O. Box 2028

Colleyville, Texas 76034

817.909.0549

[preston@promoterline.com](mailto:preston@promoterline.com)

Promoter Line, Inc

On Site Contact Name \*Chris Vincetti

619-318-9977

**UF & FIT Presents: 4th Annual King of Clubs Classic**

\$100 pd

Surf Contest 2/19/2022 7am-5pm

November 2, 2021

River to Sea Preserve (East side A1A) Beach  
River to Sea Preserve (West side of A1A)



River to Sea Preserve (East side A1A) Parking Lot  
River to Sea Preserve (West side A1A) Parking Lot  
River to Sea Preserve (West Side) Trails

Florida Tech Surf Club/Trinity DiNunzio

150 W University Blvd, Melbourne, FL 32901

401.256.6259    floridatechsurfclub@gmail.com

Portable Generator to power intercom/sound system

Generator and P/A Noise will be made from 8:30 AM to 4:30 PM and will be directed towards the water

We will bring NO PARKING signs to prevent cars from parking along and causing traffic problems on A1A

There will be personal pop up tents on the boardwalk that will not block the public access ways to the sand.

Trained First Responders/Ocean Rescue

Cameron Shearer - EMR Lifeguard Rylan Chapon - EMR Lifeguard Patrick Kistler - EMR Lifeguard  
Hunter Cairo - EMR Lifeguard Matt Mitchel - EMR Lifeguard

123 Portable Toilet Rental

Parking will only be in the River To Sea Preserve East Parking lot during the contest. There will be no parking signs along A1A and a event director to maintain flow of lot.

Contest director: Cameron Shearer – 239.537.0909

We will have trash cans at the base of the main access ways to and from the parking lot.

No alcohol/no vendors/no admission

Site plan attached.

Turtle Fest 2022

April 2, 2022

10AM-4PM

2/2/2022

Festival to celebrate sea turtle conservation and the environment. Primary fundraiser for the Volusia/Flagler Turtle Patrol.



1000 ppl    \$500 not paid

Volusia/Flagler Turtle Patrol

Beth Libert (on site contact)

4738 S Peninsula Drive, Ponce Inlet FL 32127

386.366.4443

volusiaturtlepatrol@gmail.com

Property surrounding Coastal Policy Center

Open to the general public/ no admission fee

One extension cord coming from Coastal Policy Center

Small amount of water from Coastal Policy Center

Amplified music/PA system/Bose 500 watt amp. 10 am - 4 pm

4'x 6' banner near A1A and some yard signs

20 -30 -12'x12' vendor tents, one larger tent for music

30 vendors with food/merchandise/display    \*no alcohol

\*will be submitted later and all vendors have been instructed to contact Suzanne

1 handicap portolet with wash station/Knight Jon Boy

Parking will be in the vacant lots south of the event, volunteers will be directing traffic

We will collect and dispose of all trash. Recycling will be encouraged.

Site plan attached/safety plan submitted

ER Nurse/Lori Ottlein 386-679-0951