

# **Longbar Pointe Map Amendment (Site Specific) PA-13-03**

**Board of County Commissioners  
08/06/2013**

Doug Means, Division Manager  
Environmental Planning

Building and Development Services Department



# Section D.5.15 Map Amendment Includes maximum development totals associated with traffic.

Those totals include:

- 1,086 single-family residences
- 2,531 multi-family residences
- 300 room hotel
- 300 berth marina
- 72,000 sq ft of office uses
- 120,000 sq ft of commercial uses
- 84,000 sq ft of conference center area



**The Map Amendment is specific to this site.**

**However, there is no plan associated with the site under consideration.**



# Qualifying Language

*The development of the property may encounter limitations from other regulations, including the Comprehensive Plan, the Land Development Regulations or other regulation.*



*For example, if the proposed development is inconsistent with coastal management or conservation elements of the Comprehensive Plan, **then one or more uses and the maximum densities and intensities described above shall be reduced or eliminated.***

*Or at the time of future submittals, sufficient capacities in major public facilities, including transportation, will not exist concurrent with the impacts of the proposed development, then, the development proposal will require a revision the Local Development Agreement (LDA) or other mitigation measures.*




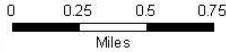
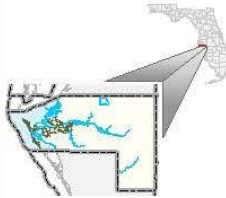
**No site plan has been submitted as part of this application**



# LONG BAR POINTE - 2011 AERIAL



 Long Bar Pointe



Prepared by: State Public Health Program (D.S. Hess)  
 Date: 01/2011  
 Scale: 1:50,000  
 Contour Interval: 10 feet  
 Vertical Datum: NAVD83  
 Horizontal Datum: NAD83  
 Projection: UTM  
 Zone: 18N  
 Spheroid: GRS80  
 Datum: NAD83  
 Units: Meters  


This map was developed by the State Public Health Program for informational purposes only. It is not intended for use in any other context. The State Public Health Program is not responsible for any errors or omissions in this map. The user assumes all liability for any use of this information.

# **CONCERNS**

- **Marina or Dock Construction**
- **Channel Dredging**
- **Impacts to Seagrasses**
- **Impacts to Mangroves**





# Boat Docks

## *Manatee County Land Development Code (LDC)*

- **Section 603.14 (PDW standards)**
- **Section 721.4 (Manatee protection)**
- **Section 734 (Waterfront structures)**
  
- **State of Florida (FDEP)**
- **U.S. Army Corps of Engineers**

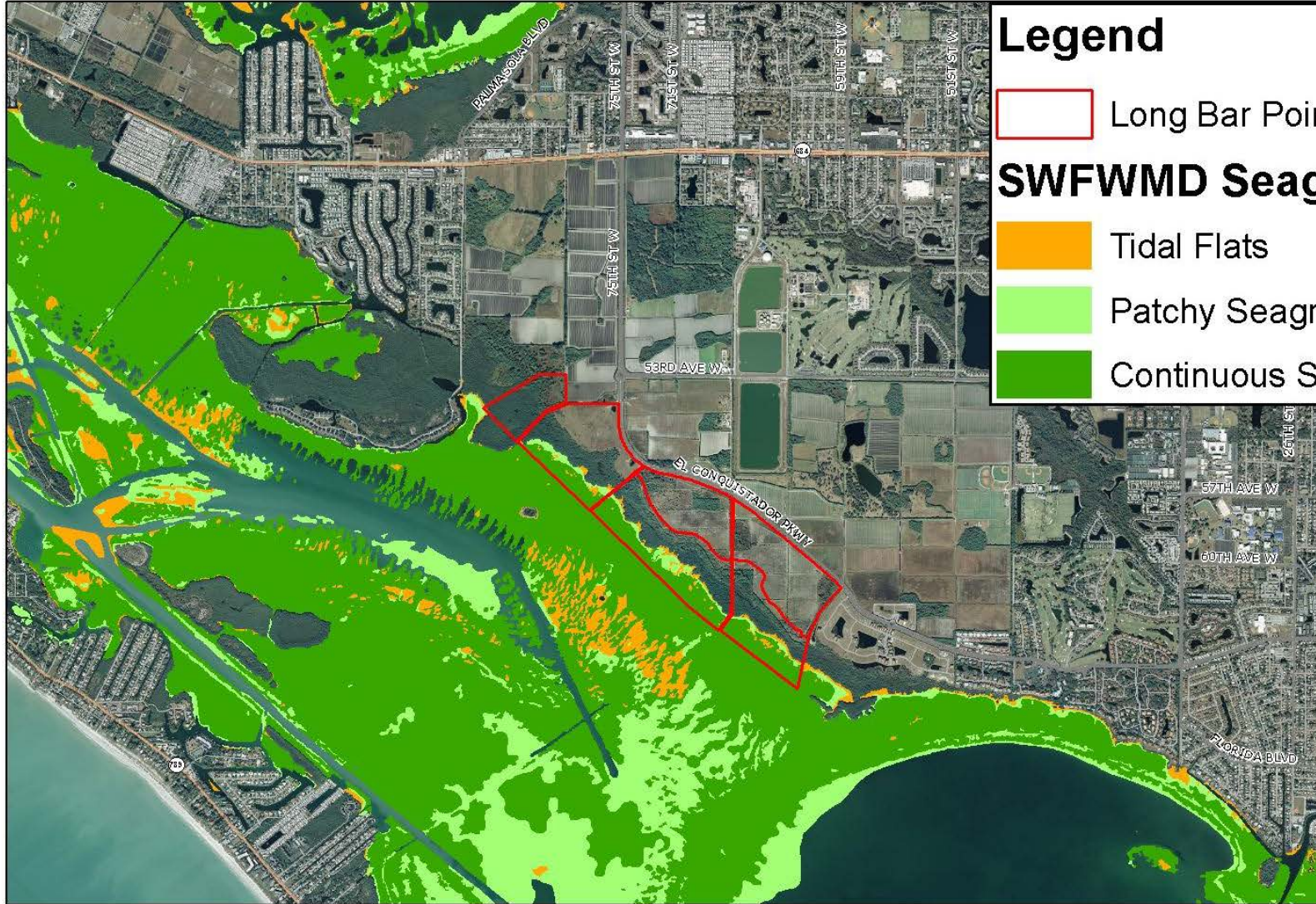


# Boat Docks

Since no site plan is being considered as part of this application, approval of this Map Amendment would in no way grant approval for docks or marina type uses.



# LONG BAR POINTE - 2012 SWFWMD SEAGRASS



## Legend

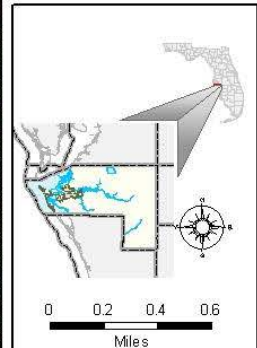
 Long Bar Pointe

## SWFWMD Seagrass 2012

 Tidal Flats

 Patchy Seagrass

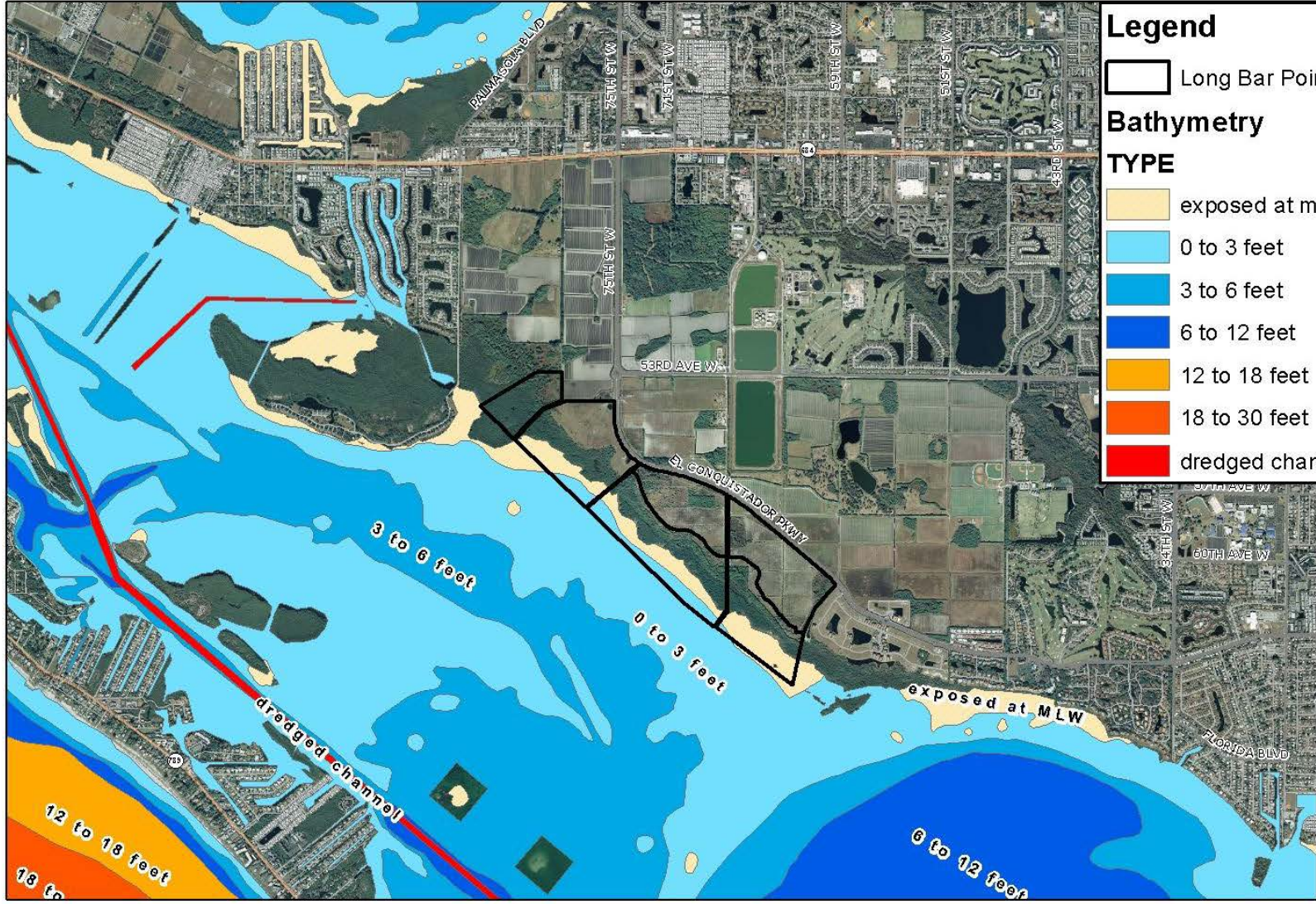
 Continuous Seagrass



Prepared by: South Florida Water Watch, Inc. (SFWWW)  
Contract Number: 12-00000001  
Scale: 1:50,000  
Date: 12/12/12  
GIS

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# LONG BAR POINTE - BATHYMETRY



## Legend

Long Bar Pointe

## Bathymetry

### TYPE

- exposed at mean lower low water
- 0 to 3 feet
- 3 to 6 feet
- 6 to 12 feet
- 12 to 18 feet
- 18 to 30 feet
- dredged channel



This map was prepared by the Florida Department of Transportation (FDOT) in cooperation with the Florida Department of Environmental Protection (FDEP).  
 Date: March 2010  
 Scale: 1:50,000  
 Contour Interval: 3 feet  
 Vertical Datum: NAVD83  
 Horizontal Datum: NAD83  
 Projection: UTM  
 Zone: 18N  
 Spheroid: WGS84  
 Datum: WGS84  
 Units: Meters  
 Authority: FDOT  
 Project: Long Bar Pointe Bathymetry  
 Date: 2/24/2010

# Mangroves

- **1996 Mangrove Trimming & Preservation Act – Sections 403.9321-403.9334 Florida Statutes**
- **Section 719 of the Manatee County Land Development Code**



# Development Orders

## ***PDR-03-32(P)(R2) – Long Bar Pointe, Phase I, Parcel F***

### **Stipulations**

#### ***Design and Planning***

#### ***E. The Notice to Buyers***

- 4) The prohibition imposed by Manatee County from trimming or cutting mangroves within the conservation easement of the project.***

***G. No docks shall be constructed in Sarasota Bay.***



# Channel Dredging

- **U. S. Army Corps of Engineers**
- **State of Florida DEP**
- **Manatee County (Land Use perspective)**



# Regulation of Wetlands

- U.S. Army Corps of Engineers
- State of Florida
- Manatee County

There is no site plan under  
County Review





# Questions?

