

Longbar Pointe Text Amendment (County Wide) PA-13-06

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

Doug Means, Division Manager
Environmental Planning
Building and Development Services Department



Proposed Policy 3.3.2.11 and Policy 4.2.1.7

Permit the limited exception to the policies of this Chapter for those Water-Related Uses or Water-Enhanced Uses which demonstrate a new, substantial, and material public benefit, which increase public access to the waterfront, which provide for appropriate mitigation of impacts by the use of performance or design standards that seek to achieve the adopted objectives of this Chapter,



Policy 3.3.2.11 and Policy 4.2.1.7

and which are large, innovative, mixed use projects of not less than two-hundred (200) acres located along a coastal line adjacent to navigable waters and an arterial roadway as shown on the Future Traffic Circulation and Functional Classification Map.



Staff identified some ambiguity to a few of the terms that are used in this language:

- **“Limited Exception”**- is not defined
- **“Coastal Line”**- is not defined
- **“Navigable Waters”** - is not defined (federal standard)



Unlike the Map Amendment, this Text Amendment would apply throughout the County – It is not site specific.

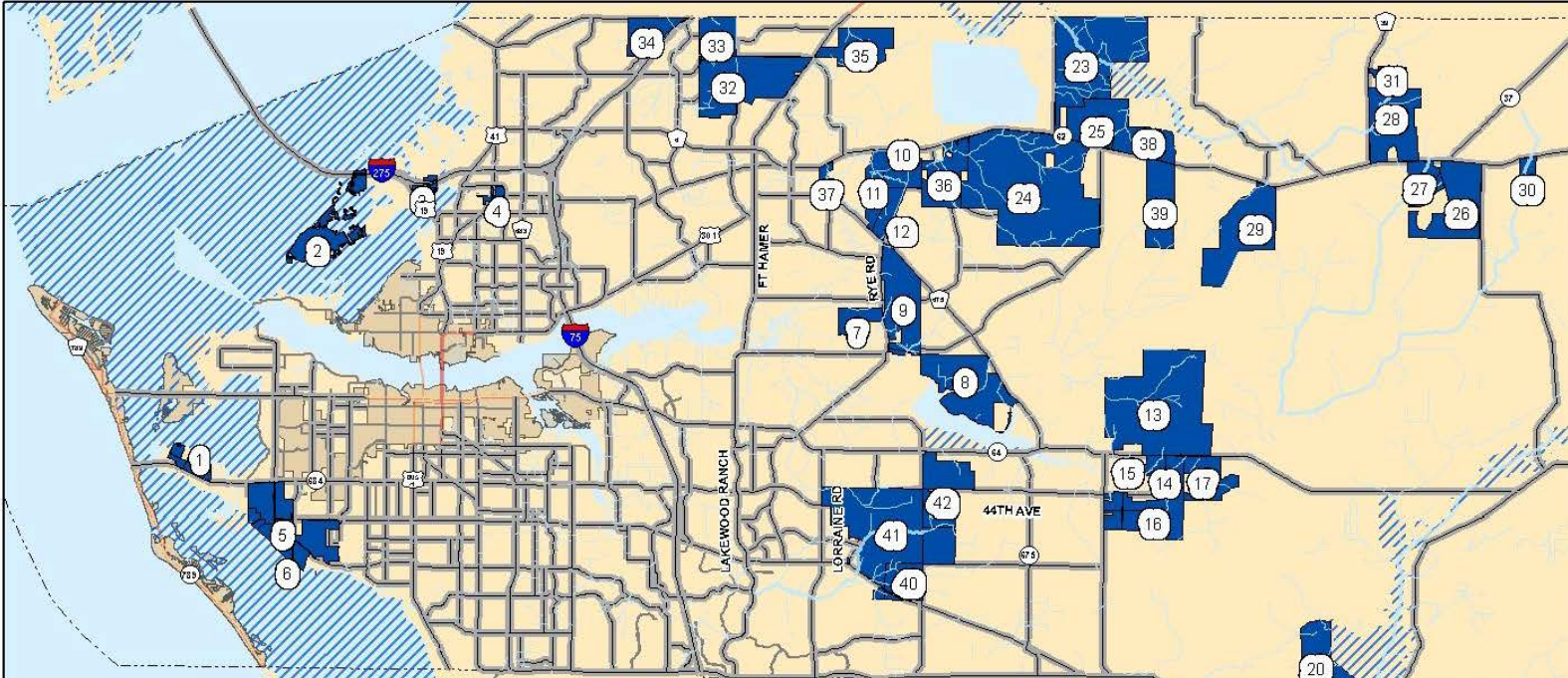
There is no plan associated with the Text Amendment





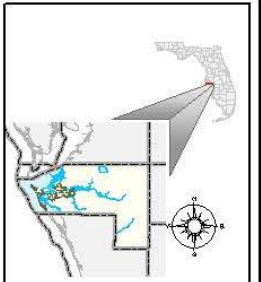
Utilizing the applicant’s proposed language, staff generated a study map, depicting other potential sites throughout the County that could potentially be aggregated to qualify for the same consideration:

Potential Projects Subject to PA-13-06



Legend

- Potential Waterfront Parcels_poly
- OUTSTANDING_FLORIDA_WATERS



0 1 2 3
Miles

File path: \\sarasota\gis\workspace\PA1306\PA1306.mxd
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 Units: Feet
 Datum: NAD83
 Spheroid: GRS80
 Prime Meridian: Greenwich

This map was created by the GIS staff of Sarasota County. It is intended for informational purposes only and is not to be used in any way. If you have any questions or need more information, please contact the GIS staff at (813) 875-3333.

ID	Arterial	Acres	Waterbody	ID2	Arterial 2	Acres2	Waterbody2
1	y	359	Palma Sola Bay	22	y	598	Myakka River/Owen Creek/SandBranch
2	y	991	Tampa Bay/Terra Ceia Bay	23	y	3081	Little Manatee River/South Fork
3	y	175	Terra Ceia Bay	24	y	5956	Manatee River/Gamble Creek/Tyre Creek
4	y	201	McMullen Creek	25	y	1150	Little Manatee River/South Fork Tributary
5	y	517	Sarasota Bay	26	y	1734	Manatee River/North Fork
6	y	1314	Sarasota Bay	27	y	454	Manatee River/North Fork/Peacock Branch
7	y	435	Manatee River	28	y	1602	Little Manatee River/South Fork
8	y	1976	Lake Manatee/Boggy Creek	29	y	1876	Little Manatee River/South Fork/Keen Branch
9	y	1511	Manatee River/Rye Branch	30	y	274	Manatee River/East Fork
10	y	432	Manatee River/Gamble Creek/Frye Canal	31	y	247	Little Manatee River/South Fork
11	y	631	Manatee River/Gamble Creek	32	y	2257	Little Manatee River/Curiosity Creek
12	y	395	Manatee River/WaterHole Creek/Frye Canal	33	y	682	Little Manatee River/Curiosity Creek
13	y	4327	Manatee River/Gilley Creek	34	y	699	Little Manatee River/Curiosity Creek
14	y	298	Manatee River	35	y	1003	Little Manatee River
15	y	204	Manatee River	36	y	1098	Manatee River/Gamble Creek
16	y	1432	Manatee River/Ft. Crawford Creek	37	y	215	Manatee River/Gamble Creek
17	y	709	Manatee River/Webb Branch	38	y	804	Little Manatee River/South Fork
18	y	631	Myakka River/Owen Creek	39	y	1124	Manatee River/Gilley Creek
19	y	691	Myakka River/Owen Creek/Sand Branch	40	y	625	Braden River
20	y	1156	Myakka River/Ogleby Creek	41	y	3126	Braden River
21	y	3211	Myakka River/Ogleby Creek	42	y	1826	Braden River

STATE COMPREHENSIVE PLAN

163.3177 - Required and optional elements of comprehensive plan; studies and surveys.

6) In addition to the requirements of subsections (1)-(5), the comprehensive plan shall include the following elements:



STATE COMPREHENSIVE PLAN

- (d) A conservation element for the conservation, use, and protection of natural resources in the area, including air, water, water recharge areas, wetlands, waterwells, estuarine marshes, soils, beaches, shores, flood plains, rivers, bays, lakes, harbors, forests, fisheries and wildlife, marine habitat, minerals, and other natural and environmental resources, including factors that affect energy conservation.



STATE COMPREHENSIVE PLAN

1. The following natural resources, where present within the local government's boundaries, shall be identified and analyzed and existing recreational or conservation uses, known pollution problems, including hazardous wastes, and the potential for conservation, recreation, use, or protection shall also be identified:



STATE COMPREHENSIVE PLAN

- a. Rivers, bays, lakes, wetlands including estuarine marshes...including information on quality of the resource available.
- e. Areas that are the location of recreationally and commercially important fish or shellfish, wildlife, marine habitats, and vegetative communities, including forests, indicating known dominant species present and species listed by federal, state, or local government agencies as endangered, threatened, or species of special concern.



STATE COMPREHENSIVE PLAN

2. The element must contain principles, guidelines, and standards for conservation that provide long-term goals and which:
 - d. Conserves, appropriately uses, and protects minerals, soils, and native vegetative communities, including forests, from destruction by development activities.
 - e. Conserves, appropriately uses, and protects fisheries, wildlife, wildlife habitat, and marine habitat and restricts activities known to adversely affect the survival of endangered and threatened wildlife.



MANATEE COUNTY COMPREHENSIVE PLAN

Chapters 3 and 4 of the Manatee County Comprehensive Plan include various environmental policies.



Chapter 3 - Conservation Element

- **Monitor and Protect Ambient Air Quality**
- **Protection of Surface and Groundwater Resources for Potable Water Use**
- **Wildlife and Upland Habitat Protection**
- **Hazardous Materials Pollution Prevention**
- **Mineral Resources Extraction**



Chapter 4 – Coastal Management

- **Natural Resource Protection in the Coastal Area**
- **Compatibility of Land Development in the Coastal Planning Area with Natural Resource Protection**
- **Protection of Residents and Property from Physical and Economic Effects of Natural Disasters**
- **Protection of Residents from Natural Disasters Through Disaster Mitigation Hazard Mitigation**



Sarasota Bay Estuary Program

With the founding of the Sarasota Bay Estuary Program (SBEP) in 1989, a partnership among local governments and other agencies was formed to reverse the trend of a steady decline in the general health of Sarasota Bay.



SBEP Management Goals

- 1. Improve Water Transparency**
- 2. Reduce the quantity and Improve the Quality of Stormwater Runoff to the Bay**
- 3. Restore Lost Seagrasses and Shoreline Habitats, and Eliminate Further Losses**
- 4. Improve Beach, Inlet and Channel Management**



SBEP Management Goals

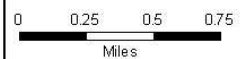
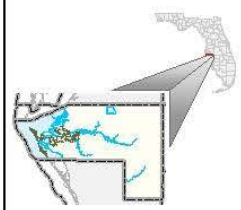
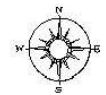
- 5. Provide Increased Levels of Managed Access to Sarasota Bay and Its Resources**
- 6. Restore and Sustain Fish and Other Living Resources in Sarasota Bay**
- 7. Restore and sustain fish and other living resources in Sarasota Bay**



LONG BAR POINTE - 2011 AERIAL

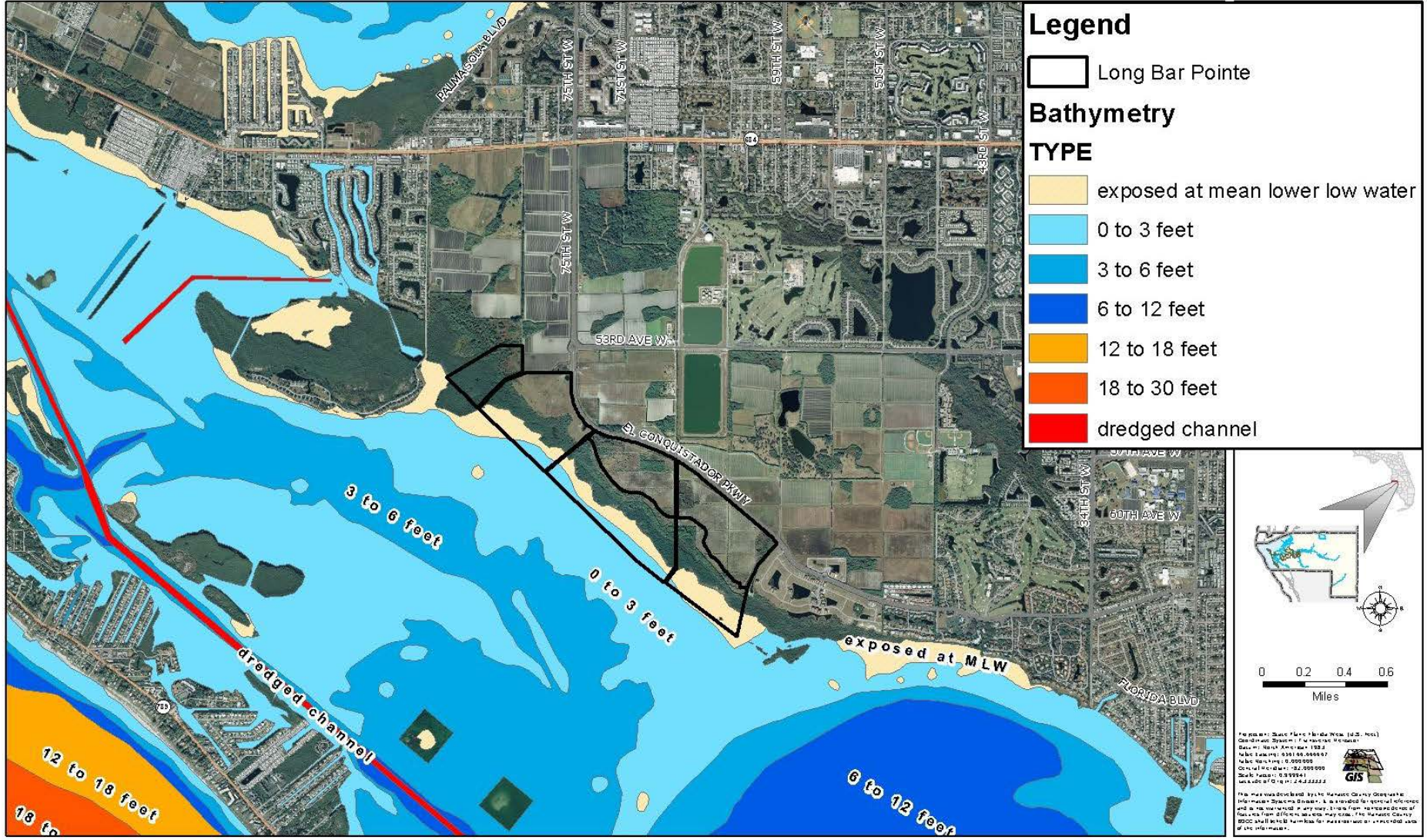


 Long Bar Pointe



Prepared by: South Florida Planning, Inc. (S.F.P.I.)
Contract Number: 11-0000000000
Date: 01/15/2011
Scale: 1:25,000
Projection: NAD 83
Datum: NAD 83
Units: Feet
GIS

LONG BAR POINTE - BATHYMETRY



Legend

Long Bar Pointe

Bathymetry

TYPE

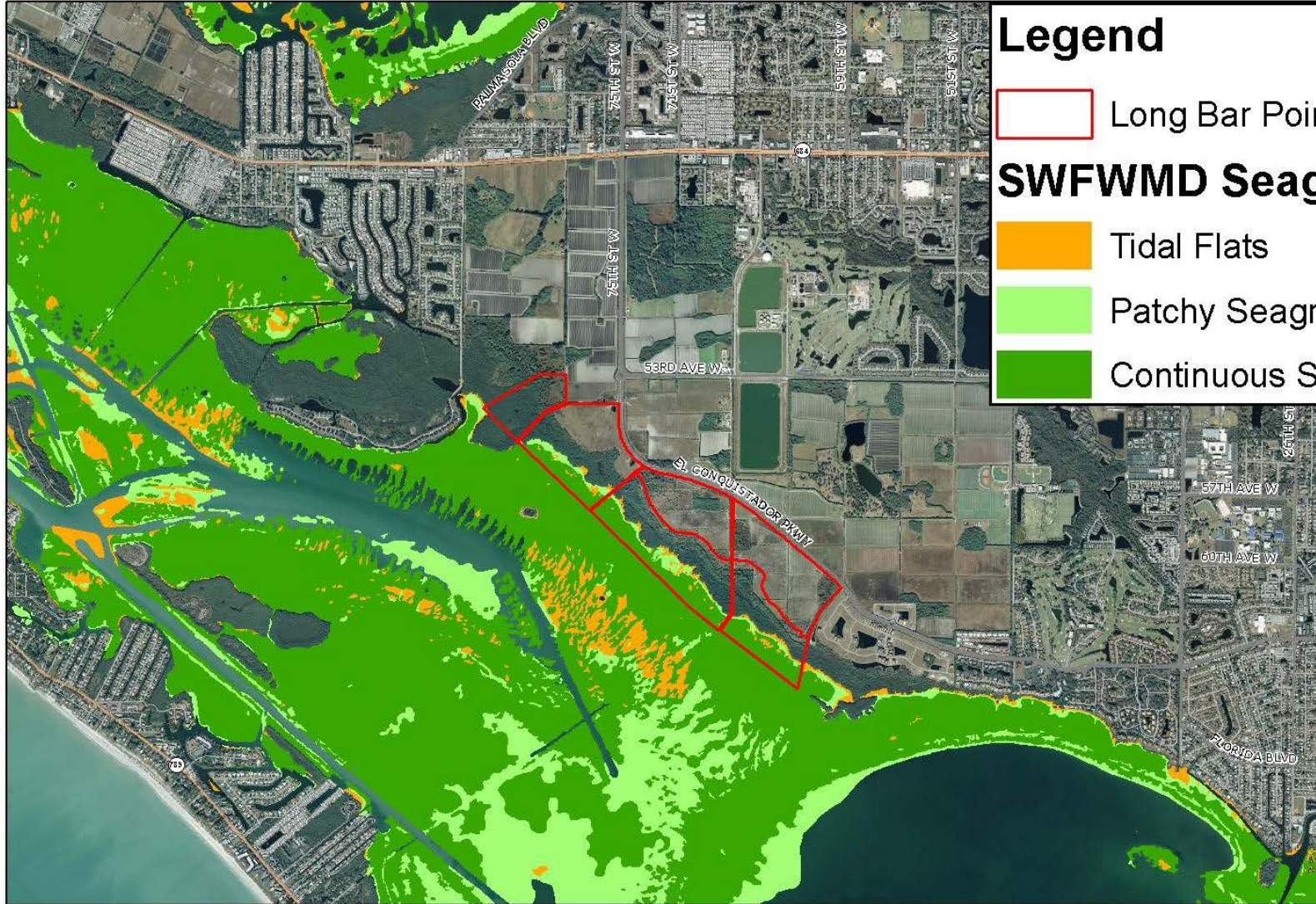
- exposed at mean lower low water
- 0 to 3 feet
- 3 to 6 feet
- 6 to 12 feet
- 12 to 18 feet
- 18 to 30 feet
- dredged channel

0 0.2 0.4 0.6
Miles

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Date: 11/15/2011
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 Vertical Datum: NAVD83
 Horizontal Datum: NAD83
 UTM Zone: 18Q
 UTM Easting: 700,000
 UTM Northing: 1,500,000
 UTM Zone Number: 18Q

LONG BAR POINTE - 2012 SWFWMD SEAGRASS



Legend

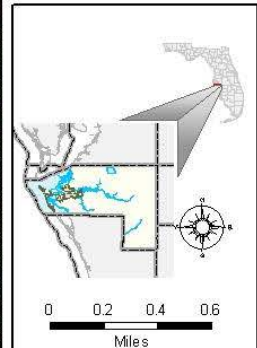
 Long Bar Pointe

SWFWMD Seagrass 2012

 Tidal Flats

 Patchy Seagrass

 Continuous Seagrass



Prepared by: South Florida Water Watch, Inc. (SFWWW)
Contracted by: South Florida Water Management District (SWFWMD)
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Date: 10/2012
GIS
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LONG BAR POINTE - 2012 SWFWMD SEAGRASS

Legend

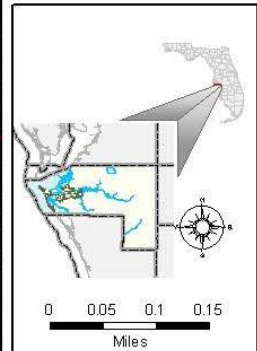
 Long Bar Pointe

SWFWMD Seagrass 2012

 Tidal Flats

 Patchy Seagrass

 Continuous Seagrass



Prepared by: State Water Monitoring System (SWMS)
Data Source: 2012 Seagrass Survey
Scale: 1:50,000
Projection: NAD 83
Datum: NAD 83
Units: Feet
SWFWMD GIS
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LONG BAR POINTE - 2012 SWFWMD SEAGRASS

Legend

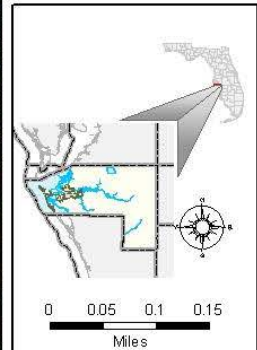
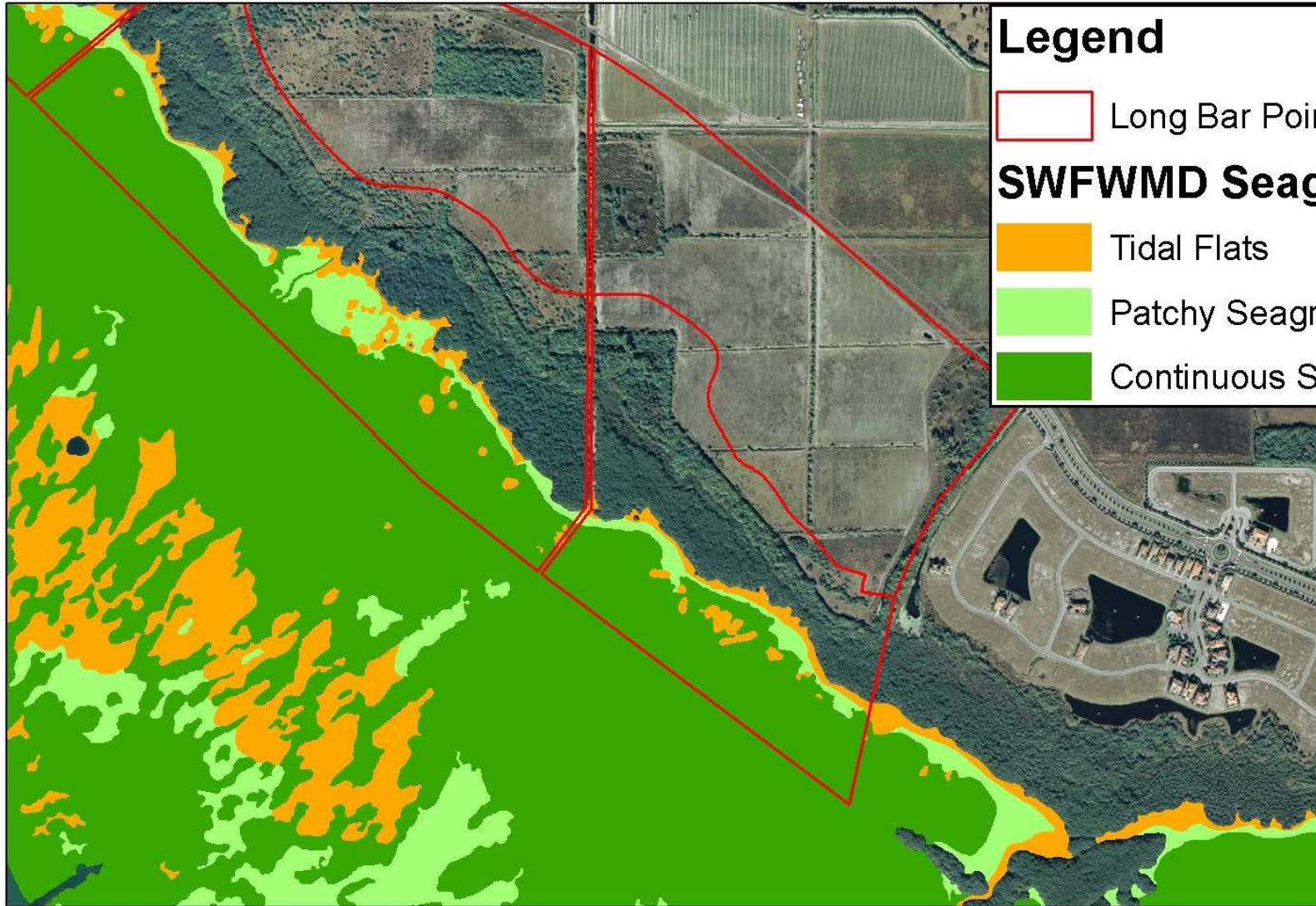
 Long Bar Pointe

SWFWMD Seagrass 2012

 Tidal Flats

 Patchy Seagrass

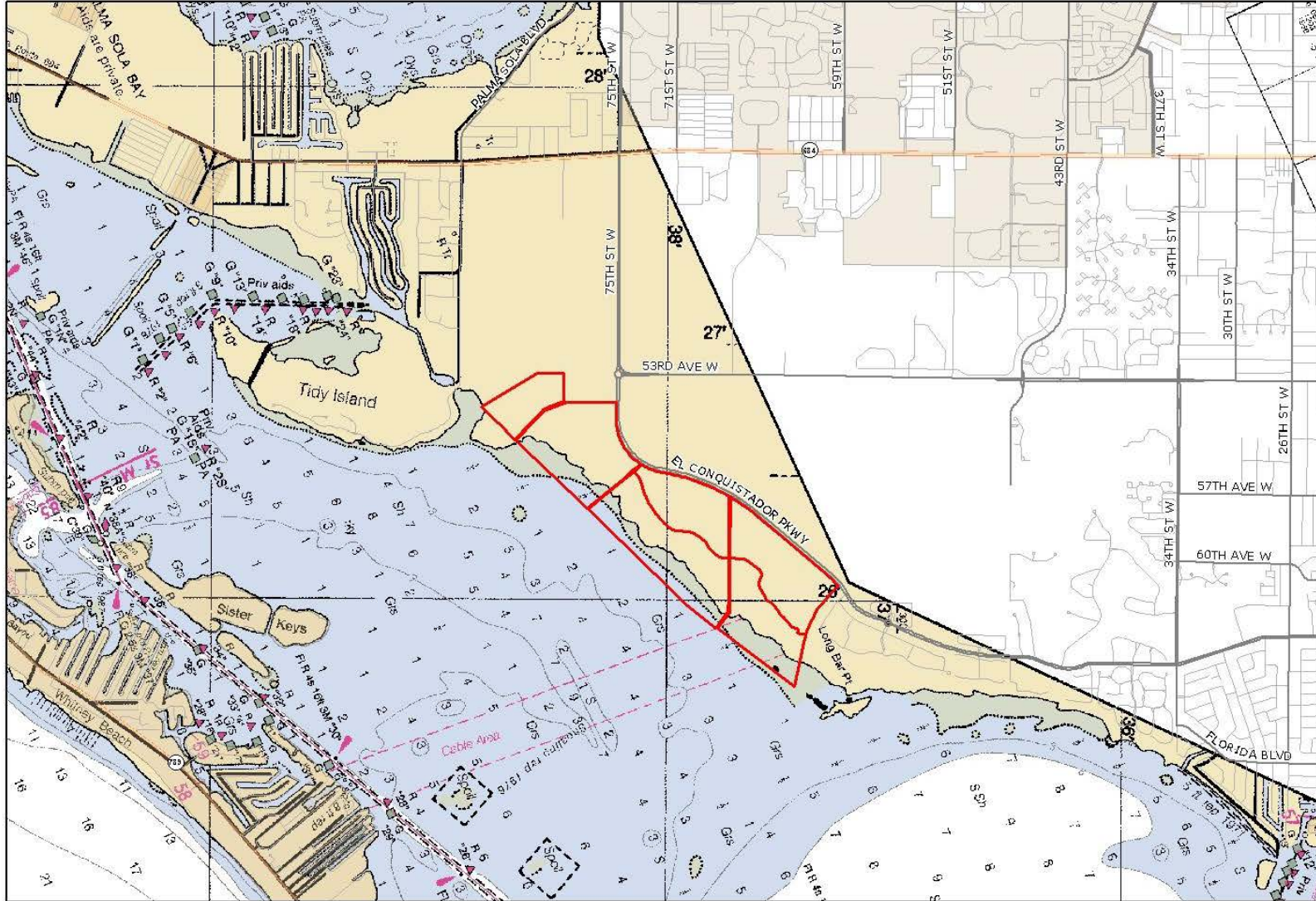
 Continuous Seagrass



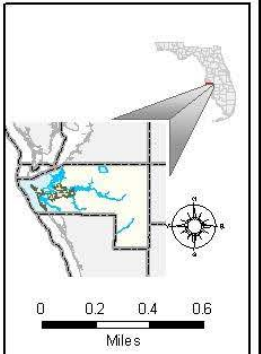
Prepared by: State Parks & Recreation (S.P.R.)
Distribution System: Florida Department of
State Parks & Recreation, 199 S.
Roosevelt Blvd., Tallahassee, FL 32304
Date: 08/01/2012
Scale: 1:50,000
Projection: UTM
Datum: NAD 83
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GIS

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LONG BAR POINTE - NAUTICAL CHART



Legend
 Long Bar Pointe



Map data: State Plane - Florida West (NAD 83)
 Coordinate System: UTM
 Datum: North American 1983
 Units: Meters: 0.000001
 Scale: Meters: 0.000000
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 Scale: Meters: 0.000001
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