

**Town of Longboat Key
Comprehensive Plan Update
CONSERVATION & COASTAL MANAGEMENT Element**

CCM Goal 1: Maintain the integrity and quality of the coastal resources.

CCM Objective 1.1: Support the Sarasota Bay Estuary Program.

CCM Policy 1.1.1: Collaborate with the partners of the Sarasota Bay Estuary Program (SBEP) to implement the Comprehensive Conservation & Management Plan (CCMP).

CCM Strategy 1.1.1.1: Comply with the SBEP Interlocal Agreement.

CCM Strategy 1.1.1.2: Annually update program commitments with the SBEP.

CCM Objective 1.2: Preserve the quantity, quality and function of coastal wetlands.

CCM Policy 1.2.1: Support the initiatives and programs of the SBEP to restore freshwater and saltwater wetlands and to eliminate further losses.

CCM Strategy 1.2.1.1: Collaborate with the SBEP to implement its comprehensive habitat protection and restoration plan.

CCM Policy 1.2.2: New development and redevelopment shall not be allowed within freshwater or saltwater wetlands except where a compelling public interest can be demonstrated.

CCM Strategy 1.2.2.1: The Land Development Code shall recognize Federal and State wetland boundaries.

CCM Strategy 1.2.2.2: The Land Development Code shall include criteria, standards, methodologies, and procedures for the protection and management of freshwater and saltwater wetlands.

CCM Strategy 1.2.2.3: The Land Development Code shall provide for clustering to preserve wetlands.

CCM Policy 1.2.3: All wastewater and stormwater discharges into coastal waters shall meet established state requirements.

CCM Strategy 1.2.3.1: Collaborate with the Southwest Florida Water Management District (SWFWMD) to develop and implement technical standards and specifications for discharge into coastal waters.

CCM Strategy 1.2.3.2: The Land Development Code shall require that new development and redevelopment demonstrate that discharges into coastal waters meet the requirements of the SWFWMD and the Florida Department of Environmental Protection.

CCM Strategy 1.2.3.3: Collaborate with the SBEP to implement its goals and policies pertaining to (1) wastewater treatment and reclamation and (2) stormwater treatment and prevention.

CCM Strategy 1.2.3.4: With the exception of Jewfish Key, the Land Development Code shall require that all new development and redevelopment shall be connected to the central wastewater collection and disposal system.

CCM Policy 1.2.4: Encourage the application of Low Impact Development (LID) techniques for the management of stormwater.

CCM Strategy 1.2.4.1: Collaborate with Sarasota and Manatee Counties and the SWFWMD to develop and implement technical standards and specifications for the application of Low Impact Development (LID) techniques.

CCM Strategy 1.2.4.2: The Land Development Code shall include criteria, standards, methodologies and procedures that encourage the application of Low Impact Development (LID) techniques by new development and redevelopment.

CCM Objective 1.3: Preserve native wildlife, marine species and plant life.

CCM Policy 1.3.1: Support the initiatives and programs of the SBEP to restore shoreline and wetland habitats and to eliminate further losses.

CCM Strategy 1.3.1.1: Collaborate with the SBEP to implement its *Comprehensive Habitat Protection and Restoration Plan*.

CCM Strategy 1.3.1.2: Develop and implement an ecosystem management plan for Sister Keys.

CCM Policy 1.3.2: Support the initiatives and programs of the SBEP to restore and sustain fish and other living resources in Sarasota Bay.

CCM Strategy 1.3.2.1: Collaborate with the SBEP and other agencies to develop and apply technical standards, specifications and techniques that protect species and habitats on US Fish and Wildlife (USFWS) list from the negative impacts of dredging and beach restoration projects.

CCM Strategy 1.3.2.2: Collaborate with Sarasota County and Manatee County to enforce Manatee Protection Plans.

CCM Policy 1.3.3: Maintain and enhance vegetation cover.

CCM Strategy 1.3.3.1: Encourage "Florida-Friendly" Landscaping.

CCM Strategy 1.3.3.2: Encourage the removal of exotic noxious and invasive plant species.

CCM Strategy 1.3.3.3: The Land Development Code shall require the removal of exotic noxious and invasive plant species in new development and redevelopment.

CCM Strategy 1.3.3.4: Develop and implement a beautification plan for Gulf of Mexico Drive.

CCM Objective 1.4: Preserve and manage beaches.

CCM Policy 1.4.1: Protect, restore, and maintain beaches and dunes to their natural function.

CCM Strategy 1.4.1.1: Implement the *Comprehensive Beach Management Plan*.

CCM Strategy 1.4.1.2: The Land Development Code shall prohibit new development or redevelopment from locating on dunes and from adversely impacting the stability of the native or restored beach.

CCM Strategy 1.4.1.3: The Land Development Code shall require that new development and redevelopment seaward of FDEPs Coastal Construction Control Line must demonstrate FDEP approval.

CCM Strategy 1.4.1.4: Comply with the mitigation and construction standard programs of the NFIP, FDEP, and the Florida Building Code.

CCM Objective 1.5: Maintain air quality.

CCM Policy 1.5.1: Point source air pollution generators are prohibited.

CCM Strategy 1.5.1.1: The Land Development Codes shall prohibit point source air pollution generators.

CCM Policy 1.5.2: Collaborate with federal, state, regional, and local agencies to achieve and maintain compliance with all national and state air quality standards.

CCM Objective 1.6: Ensure the safe handling of hazardous materials.

CCM Policy 1.6.1: Require the safe handling and disposal of hazardous materials.

CCM Strategy 1.6.1.1: Collaborate with federal, state and local agencies to periodically conduct fire/ safety inspections and report violations.

CCM Strategy 1.6.1.2: Utilize the Hazardous Material Incident Cost Recovery ordinance to respond to hazardous material incidents.

CCM Strategy 1.6.1.3: Collaborate with federal, state and local agencies to educate the public regarding the handling and disposal of household hazardous materials.

CCM Goal 2: Provide infrastructure to ensure public health, safety, and welfare within the Coastal High Hazard Area (CHHA).

CCM Objective 2.1: Invest in infrastructure that supports land uses and intensities prescribed by the Future Land Use Element.

CCM Policy 2.1.1: Provide infrastructure to support the peak season population.

CCM Policy 2.1.2: Build-out of the community in accordance with the uses and intensities prescribed by the Future Land Use Element shall be applied to determine infrastructure needs and levels of service.

CCM Policy 2.1.3: Minimize public infrastructure investment in the federally designated FEMA V-Zone.

CCM Strategy 2.1.3.1: Limit capital expenditures for roads, potable water, wastewater, stormwater and other public infrastructure in the FEMA V-Zone.

CCM Strategy 2.1.3.2: Public infrastructure within the FEMA V-Zone, that is deemed necessary, shall be sited to avoid potential breach areas.

CCM Strategy 2.1.3.3: Prohibit new infrastructure seaward of the state CCCL except where expressly permitted by the FDEP.

CCM Strategy 2.1.3.4: Expend funds for the protection, replacement or renewal of existing public infrastructure in accordance with the Comprehensive Beach Management Plan.

CCM Objective 2.2: Avoid land uses and activities that are incompatible with the coastal environment.

CCM Policy 2.2.1: Prohibit the use of septic tanks except for Jewfish Key.

CCM Strategy 2.2.1.1: The Land Development Code shall require that new development and redevelopment be connected to the central wastewater system. By exception, septic tanks shall be allowed for Jewfish Key.

CCM Policy 2.2.2: Prohibit the use of potable water wells.

CCM Strategy 2.2.2.1: The Land Development Code shall require that new development and redevelopment be connected to the central water system. Irrigation wells shall be allowed if applicable agencies have issued permits.

CCM Policy 2.2.3: Prohibit landfills and other waste disposal facilities.

CCM Strategy 2.2.3.1: The Land Development Code shall prohibit landfills and other waste disposal facilities or sites.

CCM Policy 2.2.4: Prohibit the extraction of minerals and natural materials for commercial purposes.

CCM Strategy 2.2.4.1: The Land Development Code shall prohibit the extraction of minerals and other natural materials including sand for commercial purposes.

CCM Policy 2.2.5: The Town shall develop regulations that restrict noise producing activities.

CCM Objective 2.3: Provide and maintain public access to coastal recreational amenities.

CCM Policy 2.3.1: Support the initiatives and programs of the SBEP to provide managed access to Sarasota Bay and its resources.

CCM Strategy 2.3.1.1: Collaborate with the SBEP to implement its *Recreational Use Action Plan*.

CCM Policy 2.3.2: Identify and preserve public access points to the Gulf of Mexico and to Sarasota Bay.

CCM Strategy 2.3.2.1: Identify public access points to the Gulf of Mexico and Sarasota Bay in the Future Land Use Map.

CCM Strategy 2.3.2.2: Improve and manage access points to protect the natural environment and to enhance the use and enjoyment of the public.

CCM Policy 2.3.3: Protect physical and visual access to the Gulf of Mexico and Sarasota Bay during the land development process.

CCM Strategy 2.3.3.1: The Land Development Code shall include criteria, standards, methodologies, and procedures for the reasonable protection of physical and visual access to the Gulf of Mexico and Sarasota Bay.

CCM Strategy 2.3.3.2: The Land Development Code shall require that commercially-provided recreational activities requiring Gulf shoreline or near-shore water utilization be concentrated at commercial tourist facilities or at specified Town-owned facilities.

CCM Goal 3: Ensure resiliency in response to natural disasters.

CCM Objective 3.1: Reduce the potential for damage to structures within the Coastal High Hazard Area (CHHA).

CCM Policy 3.1.1: Apply and enforce standards for the safety of structures.

CCM Strategy 3.1.1.1: Apply and enforce the safety requirements for structures established by the Federal Emergency Management Agency (FEMA), the Florida Department of Environmental Protection (FDEP) and the Florida Building Code (FBC).

CCM Strategy 3.1.1.2: Encourage property owners to retrofit structures with storm resistant materials. Ensure that the Land Development Code and other codes do not unreasonably impede the retrofitting of structures for storm resistance.

CCM Policy 3.1.2: Minimize repetitive losses.

CCM Strategy 3.1.2.1: The Land Development Code shall encourage the relocation, removal, or replacement of existing non-compliant structures in V-Zones, or seaward of the CCCL to safer locations.

CCM Strategy 3.1.2.2: The Land Development code shall require that existing structures damaged in excess of 50% of value may rebuild only in accordance with local, state and federal regulations.

CCM Strategy 3.1.2.3: Collaborate with federal, state and other agencies to inform property owners of buy-out programs for structures subject to repetitive damage.

CCM Objective 3.2: Prepare and maintain disaster response plans and programs.

CCM Policy 3.2.1: Collaborate with Sarasota County, Manatee County, municipalities, and other public and private entities to identify safe shelters during hurricane events.

CCM Strategy 3.2.1.1: Collaborate with Sarasota County, Manatee County, municipalities, and public and private entities to identify and map shelters.

CCM Strategy 3.2.1.2: Collaborate with Sarasota County, Manatee County, municipalities, and public and private entities to inform the public regarding the location and use of designated shelters.

CCM Policy 3.2.2: Collaborate with transportation planning authorities and other local governments to maintain evacuation routes.

CCM Strategy 3.2.2.1: Maintain evacuation standards consistent with the requirements of the Southwest Florida Regional Planning Council (SWFRPC) and Chapter 252, Florida Statutes (FS).

CCM Strategy 3.2.2.2: Coordinate with FDOT, Sarasota and Manatee County, and maintain consistency with the evacuation plans for each County.

CCM Strategy 3.2.2.3: Develop, maintain and apply operational plans to ensure that evacuation routes remain open during hurricane events.

CCM Policy 3.2.3: Develop, Maintain, and apply a *Short-Term Post-Disaster Redevelopment Plan*.

CCM Strategy 3.2.3.1: The *Short-Term Post-Disaster Redevelopment Plan* shall (1) define the circumstances under which the plan shall be applied, (2) the procedures required to authorize the plan and (3) the scope of authority permitted.

CCM Strategy 3.2.3.2: The *Short-Term Post-Disaster Redevelopment Plan* shall facilitate and accelerate short term recovery efforts to repair and restore structures and facilities that are potential public health, safety or welfare hazards.

CCM Objective 3.3: Prepare and maintain post-disaster redevelopment plans and programs.

CCM Policy 3.3.1: Develop and maintain a Long-Term Post-Disaster Plan.

CCM Strategy 3.3.1.1: The Long-Term Post-Disaster Redevelopment Plan shall require that reconstructed properties be brought into compliance with the Florida Building Code, FEMA requirements and the Land Development Code to the extent practicable.

CCM Strategy 3.3.1.2: The Land Development Code shall include criteria, standards, methodologies, and procedures for the certification and documentation of legal non-conforming status pertaining to use, density, lot size and structural dimensions.

CCM Strategy 3.3.1.3: The Land Development Code shall specify that legally nonconforming structures, buildings and uses that are substantially damaged by natural disaster or involuntary action by more than 50%, may be reconstructed to the same number of units in existence prior to the casualty.

CCM Policy 3.3.2: Encourage the certification and documentation of non-conforming status.

CCM Strategy 3.3.2.1: The Land Development Code shall provide criteria, standards and procedures for the certification and documentation of the legal non-conforming status of sites and structures.

CCM Policy 3.3.3: Encourage the development and preapproval of post-disaster Redevelopment Plans for properties under unified control and/or ownership.

CCM Strategy 3.3.3.1: The Land Development Code shall include criteria, standards, methodologies and procedures that encourage the approval of post-disaster redevelopment plans. Incentives may be provided for post-disaster redevelopment plans that fully comply with this comprehensive plan and with the use, density and design standards prescribed by the Land Development Code.