

City of Bradenton Coastal Management - Conservation Element

INTRODUCTION

The preservation, conservation, and appropriate management of the City's natural resources is vital for the protection of the community's long-term economic, environmental, social and aesthetic values.

These goals, objectives and implementing policies of this element have been prepared pursuant to 163.3177(6)d. FS and §9J-5.013, FAC and based on the data and analysis requirements pursuant to subsections 9J-5.005, FAC and 9J-5.013, FAC.

Table of Contents

INTRODUCTION	1	Objective 5.2 Wetlands	17
Goals, Objectives and Policies	2	Objective 5.3 Coastal Area Development	19
 		Objective 5.4 Public Access to Water	20
GOAL 1 AIR QUALITY	3	Objective 5.5 Water Dependent Uses	21
Objective 1.1 Air Quality Standards	3	GOAL 6 EVACUATION	22
GOAL 2 SURFACE WATER QUALITY	4	Objective 6.1 Evacuation Plan	22
Objective 2.1 Preserve Water Quality and Quantity ..	4	Objective 6.2 Protect Population and Investment	23
.....	4	Objective 6.3 Post-Disaster Redevelopment	24
Objective 2.2 Reduction of Pollutant Loads	6	Objective 6.4 Local Mitigation Strategy.....	27
Objective 2.3 Managing Waste Disposal	7	GOAL 7 CONSERVATION AND ENERGY EFFICIENCY	28
Objective 2.4 Dredge and Fill	8	Objective 7.1 Green Building Requirements.....	28
Objective 2.5 Wares Creek.....	9	Objective 7.2 Emergency Efficiency.....	29
GOAL 3 WATER RESOURCES	9	Objective 7.3 Outdoor Lightingn	30
Objective 3.1 Water Consumption.....	9	Objective 7.4 Solar Energy	31
GOAL 4 PROTECTION AND ENHANCEMENT OF WILDLIFE			
HABITAT AND VEGETATION	11		
Objective 4.1 Braden River Estuary	11		
Objective 4.2 Protection of Native Vegetation and			
Aquatic Marine Habitat.....	13		
Objective 4.3 Greenway Development and			
Protection	15		
GOAL 5 RESPONSIBLE USE OF COASTAL AREAS	16		
Objective 5.1 Floodplain Management	16		

GOAL 1 AIR OF HIGH QUALITY, FREE FROM HARMFUL LEVELS OF POLLUTANTS

Preserve and maintain air quality by limiting polluting land uses and encouraging multi-modal transportation.

Objective 1.1 Air Quality Standards

Maintenance of state, federal and county air quality standards

Policy 1.1.1 Chapter 6-22 Florida Administrative Code

Continue to prohibit through Land Use Regulation the location within the City of any new land uses that require a permit under Chapter 62-2 Florida Administrative Code.

Policy 1.1.2 Land Alteration Projects

Continue to require through land use regulation and as a condition of development approval that all land alteration projects use best management practices to control wind erosion.

Policy 1.1.3 Pollution Control Programs

Support the air pollution control programs developed by Manatee County pursuant to the Comprehensive Plan.

Policy 1.1.4 Transportation Alternatives

Continue to plan for transportation alternatives to gasoline-powered automobiles by planning efficient pedestrian and bicycle systems and by evaluating future feasibility for multimodal systems, including bus transit, by adapting streets and parking structures to facilitate the use of alternatively powered vehicles such as electric and hybrid cars/trucks.

Policy 1.1.5 Transit Service

Continue to work with Manatee County Area Transit (MCAT) to maximize routing, timing and vehicle frequency within the City's "core" in order to increase ridership.

Policy 1.1.6 Urban Form and Pattern

Integrate land use patterns and transportation systems by assuring that character, design and intensity of development are compatible with adjacent

transportation infrastructure and services. The City shall continue to facilitate an urban form following planning concepts inherent in "new urbanism" planning philosophies (i.e. grid system street pattern, mixed-use development, public open spaces and plazas).

**GOAL 2 IMPROVEMENTS OF SURFACE
GROUND WATER WATER
QUALITY**

Maintain and enhance surface water quality through the use of best management practices to control site runoff and the development of natural shorelines.

**Objective 2.1 Preserve Water Quality
and Quantity**

Preserve and enhance the water quality and quantity through the cleansing and erosion control capabilities of natural, vegetated shorelines and the implementation of conservation measures.

**Policy 2.1.1 Alteration of Natural
Shorelines**

Prohibit the alteration of natural shorelines to construct bulkheads, seawalls, rip-rap slopes or other artificial shoreline structures except for public or recreational access points or boat launching ramps, for correction of erosion problems where other means have failed, and for public purposes as determined by City Council.

Policy 2.1.2 Shoreline Access

Encourage the use of boardwalks and piers for shoreline access through the requirements of development approvals.

Policy 2.1.3 Controlling Erosion

Continue to enforce the ordinance to protect vegetation along the banks of waterways for the purpose of controlling erosion.

**Policy 2.1.4 Best Management
Practices**

Continue to enforce, by ordinance, the best management practices, as provided in National Pollutant Discharge Elimination System (NPDES) regulations, for erosion control during and after land alteration projects.

**Policy 2.1.5 Restoration of Natural
Shorelines**

The restoration of natural shorelines with native appropriate plant species in lieu of replacement or extensive repair to damaged or deteriorated artificial shorelines such as bulkheads and seawalls will be evaluated on a case by case basis and required where practical.

Policy 2.1.6 Shoreline Landscaping

Evaluate shoreline landscaping best management practices and, as needed, revise landscaping guidelines to remove any species listed by the Florida Exotic Pest Plant Council as Category I or II, ~~by 2008~~ 2010.

**Policy 2.1.7 Infrastructure
Improvements**

The City shall continually implement surface water quality improvement projects that minimize debris, nutrient and bacteriological contamination of streams and rivers, This may include street and sediment trap cleaning, retention system construction and maintenance, and replanting native aquatic vegetation.

**Policy 2.1.8 Regional Surface Water
Quality Programs and
Improvements**

The City shall coordinate its surface water improvement program with the Southwest Florida Regional Water Management District (SFWMD) and the City shall coordinate with SFWMD water improvement projects that may be eligible for District funding.

Objective 2.2 Reduction of Pollutant Loads

Reduce pollutant loads reaching water-ways from urban storm water.

Policy 2.2.1 Level of Service Standards

New developments shall be required to meet the level of service standards as set forth in the regulations and provisions of the SWFWMD and the City’s NPDES.

Policy 2.2.2 Land Use and Development Regulations

The land use and development regulations adopted pursuant to this plan shall establish standards for new developments with storm water systems to provide on-site detention and filtration of storm water runoff to remove oils, silt, sediment, nutrients, and heavy metals, and shall require erosion control during construction.

Policy 2.2.3 Construction Impacts

Soil and silt material disturbed by clearing and construction shall remain onsite and away from streams and rivers through the application of soil protection methods

including the application of the following techniques where applicable.

1. Soil erosion by wind or water shall be reduced by the application of construction practices that retain soils on-site to the greatest extent practical.
2. Tree and vegetation protection standards shall prevent the clearing of land or the removal of trees, particularly within littoral zones, except when allowed by the City through development or clearing permits.
3. Temporary storm water drainage systems, such as swales and berms, shall be installed with new construction and clearing activities to capture direct surface run-off waters that may carry silt, sand and/or other debris to streams or rivers.

Objective 2.4. Dredge and Fill

The City shall ensure that dredge and fill activities and spoil sites do not degrade water quality and are compatible with the environment.

Policy 2.4.1 Permit Coordination

Coordinate with appropriate agencies to ensure review of all Environmental Resource permits for dredge and fill operations in the coastal areas of the City of Bradenton.

Policy 2.4.2 Restrictions

Restrict dredge and fill operations in the coastal area of the City to operations that facilitate the continuing use of existing channels, operations of appropriate water-dependent uses, or operations that correct environmental problems caused by deficiencies of the environmental system.

Policy 2.4.3 Spoil Site Location

Spoil sites shall be located in areas to prevent the degradation of surface and subsurface waters and shall receive clearance from the SWFWMD and West Coast Inland Navigation District (WCIND).

Objective 2.5 Wares Creek

Clean up Wares Creek by the year 2013.

Policy 2.5.1 Wares Creek Dredging

Support and encourage the Army Corps of Engineers in their efforts of dredging of Wares Creek.

Policy 2.5.2 Wares Creek Clean-Up

Support and encourage annual clean-up efforts of Wares Creek undertaken by Wares Creek neighborhood residents.

Goal 3 WATER RESOURCES

Continue the efficient use of water resources while maintaining and improving their quality and quantity.

Objective 3.1 Water Consumption

Continue to structure water rates to encourage conservative water use and maintain the City's low average per capita water consumption.

Policy 3.1.1 Rate Structure

Through the use of a graduated water rate structure to maintain conservative water use.

Policy 3.1.2 Water Supply Planning

The City shall continue to participate in workshops and intergovernmental coordination activities conducted as part of the SWFWMD's water supply planning initiative.

Policy 3.1.3 Water Supply Evaluation

The City shall not approve an amendment to the Future Land Use Map, a modification of any land use designation resulting in an

increase in intensity or density, or a modification to any land use designation that will change uses and activities allowed therein, without one of the following two criteria being met:

1. Water supply necessary for service is available under the consumptive use permit issued by SWFWMD or similar service available from Manatee County through an Inter-local Service Agreement.
2. At the time of the issuance of a building, the City shall verify with the Department of Public Works that adequate water and wastewater capacity is available no later than the issuance of a Certificate of Occupancy.

Policy 3.1.4 Consumptive Use Permit

The City shall comply, as required, with the consumptive use permit issued by SWFWMD.

Policy 3.1.5 Drought-Tolerant Landscaping

The City shall include standards in the Land Use Regulations by 2010, for the use of low-water tolerant plant species as well as the

installation of rain or moisture monitoring devices for irrigation systems.

Policy 3.1.6 Incentives – Low-Water Tolerant Landscaping

The City will investigate the elimination of required irrigation systems when a landscape plan includes the use of native plants and other vegetation which will survive without irrigation, while achieving required landscape buffering.

Policy 3.1.7 Water-Saving Fixtures

By 2011, the City shall require the use of water-saving plumbing fixtures for all new development. For building rehabilitation or remodeling, the City will evaluate and consider adopting incentives to encourage plumbing fixture retrofits for water-saving.

Policy 3.1.8 Non-Potable Water

Encourage through the plan review process the use of non-potable water such as storm-water, well water and recycled water ("grey water") for irrigation of landscaping.

Policy 3.1.9 “Grey Water”

Continue promoting spray irrigation with wastewater treatment plant effluent of the City’s golf course and other public lands, except that playgrounds and other areas used predominantly by children shall not be included. Continue enforcing the City’s water conservation ordinance compatible with SWFWMD.

water usage and lawn irrigation imposed by Southwest Florida Water Management District (SWFWMD).

Policy 3.1.10 Grey Water/Re-Use Lines

The City shall encourage the extension of grey water systems and re-use lines to those developed areas of Bradenton currently not served by such systems.

Policy 3.1.11 Emergency Water Conservation Plan

Continue to implement Southwest Florida Water Management District’s emergency water conservation plan; the City shall adopt a water conservation ordinance compatible with the Districts plan.

3.1.12 Public Notice

The City shall utilize utility bills or its web site to facilitate public education on methods to achieve compliance with any restriction on

GOAL 4 PROTECTION AND ENHANCEMENT OF WILDLIFE HABITAT AND VEGETATION

Protect and retain major vegetative communities, aquatic habitats, and endangered and threatened plant species.

Objective 4.1 Braden River Estuary

Protect and preserve native vegetation and wildlife habitat, endangered, threatened, and species of special concern and native upland habitat through appropriate acquisition, restoration and development controls where feasible including the islands in the Braden River estuary to provide:

- Areas for passive recreation and enhanced quality of life
- Large pervious areas for improved water quality and groundwater recharge
- Species biodiversity
- Natural area greenways

Policy 4.1.1 Evaluate Opportunities for Land Acquisition

Grant funding for the public acquisition of the islands in the Braden River shall be

sought for the purpose of establishing them as public conservation lands with strictly limited recreational use.

Policy 4.1.2 Restricted Development

Any development proposed for the islands shall be restricted to the upland portions and shall not remove wetland vegetation except for limited access points. These measures shall be enforced through the development approval process.

Policy 4.1.3 Site Sensitive Planning

Any development proposed for the islands shall be as a planned development project in order to ensure site-sensitive planning and review.

Policy 4.1.4 Preservation of Environmentally Sensitive Communities

The City shall encourage planned unit developments and cluster type developments in order to preserve large contiguous areas of wetlands and other environmentally sensitive communities.

Policy 4.1.5 Intergovernmental Coordination

Continue intergovernmental collaborative efforts to appropriately conserve and manage vegetation and viable wildlife habitat.

Policy 4.1.6 Survey – Endangered Threaten Species and Habitats

All proposed development sites shall be examined for the location of endangered and threatened species and, if found, such species habitat shall be identified and appropriately protected as required by state and regional agency regulations.

Policy 4.1.7 Land Acquisition

Grant funding for the public acquisition of other important natural and open space areas shall be sought for the purpose of establishing them as public use lands for recreational and/or conservation purposes.

Policy 4.1.8 Restoration of Native Plants

Whenever feasible, restore non-exotic plant communities on public lands, by

reforestation and other appropriate activities, to provide suitable wildlife habitat for endangered and threatened plant and animal species.

Objective 4.2 Protection of Native Vegetation and Aquatic and Marine Habitats

Preservation of wetlands, including coastal wetland vegetation, living marine resources and wildlife habitat to:

- Maintain control of flooding and erosion through storage of urban runoff in wetland areas;
- Achieve biological filtration of pollutants associated with urban runoff by wetlands;
- Maintain protection of coastal areas from tidal storm surges through working with Manatee County and other public agencies on the acquisition and preservation of sensitive lands and maintaining wetlands as a natural buffer;
- Maintain unique habitat functions of wetland areas as homes and critical breeding areas for many animal and plant species;
- Maintain essential chemical and energy cycles facilitated by wetlands; and
- Maintain educational and recreational opportunities provided by wetlands.

Policy 4.2.1 Enforcement Activities

Continue to enforce regulations, which prohibit the removal of wetland vegetation except for limited access points.

Policy 4.2.2 SWFWMD Requirements

Review and update regulations that require approvals for development of uplands adjacent to wetland areas to stipulate that the owner/developer take such measures as necessary to ensure that upland construction has no negative effect upon adjacent wetlands; or incorporate wetland buffers meeting requirements of the Southwest Florida Water Management District (SWFWMD) wetland mitigation standards; and, include a provision prohibiting unacceptable cumulative impacts within the drainage basin.

Policy 4.2.3 Habitat Protection

Continue to enforce regulations that require the identification of wildlife habitats as part of planned development project applications and shall provide mechanisms to require protection of valuable habitat.

Policy 4.2.4 Manatee Protection

Continue to support policies adopted by Manatee County to protect the West Indian Manatee.

Policy 4.2.5 Seagrass Protection

Continue to enforce regulations to limit disturbance of seagrass beds by prohibiting development and land uses in seagrass areas, and where they will result in an increase in boating in seagrass areas, except where necessary to maintain existing facilities.

Policy 4.2.6 Tree Removal

Continue regulating the removal of trees to prevent their unwarranted removal and shall require the planting of trees and other vegetation as part of development approvals.

Policy 4.2.7 Riverine and Marine Management Plan

Develop jointly with Manatee County a management plan for the Braden River Estuary, the Manatee River and Palma Sola Bay.

Policy 4.2.8 Sarasota Bay

Continue to monitor Sarasota Bay National Estuary Program, and update those recommendations which are relevant to protecting Bradenton’s coastal resources from the impacts of development.

Policy 4.2.9 Designated Conservation Areas

Wetland areas shown on the Coastal Vegetation Map shall be designated conservation on the Future Land Use Map.

Policy 4.2.10 Undeveloped Land Acquisition

Identify and evaluate the following undeveloped land for acquisition for use as public areas suitable for passive recreation consistent with public access, natural resource protection, and/or limited active recreation uses as determined to be appropriate depending upon environmental site conditions and limitations.

- Areas adjacent to bays, rivers and lakes, and
- Representative areas of coastal habitat.

Policy 4.2.11 Restoration and/or Enhancement Projects

Identify significant coastal and freshwater wetland systems, such as low-salinity tidal marshes, for possible jointly-funded restoration and/or enhancement projects with appropriate agencies and land owners.

Objective 4.3 Greenway Development and Protection.

Coordinate with other state and local agencies to identify and protect a multi-modal, multi-use greenways system for the City, including connections to greenway systems in other local jurisdictions, whenever feasible to:

- Provide transportation alternative for access to business, commercial, recreational, cultural and other destinations;
- Connect to regional greenways systems for tourism and recreation;
- Provide urban open spaces for improved quality of life;
- Meet park needs through linear open spaces;
- Improve bicycle and pedestrian safety;
- Reduce pollution from motorized vehicular travel; and
- Provide inter-neighborhood and intra-neighborhood links to strengthen neighborhood identity.

Policy 4.3.1 Natural Area Greenways

Participate in the development and preservation of natural area greenways which should include wildlife corridors, recreation areas, environmentally sensitive lands, and other cultural historic resources which may serve the passive recreational needs of residents and visitors.

- Implementation Mechanism: Planning and Community Development Department, Public Works Department, and coordination with the Southwest Florida Water Management District, the Florida Department of Environmental Protection, and the Florida Game and Fresh Water Fish Commission to achieve policy compliance.

Policy 4.3.2 Built Greenways

Continue to update areas in public ownership such as recreation areas, stormwater management areas, and other open space areas, which can serve a dual purpose through possible inclusion in any greenway, network.

- Implementation Mechanism: Planning and Community Development and Public

Works Department cooperation to identify suitable City owned lands to implement this policy.

Policy 4.3.3 Public Lands

Encourage the use of publicly owned land for passive recreational opportunities and greenways while managing resources on such lands.

Policy 4.3.4 Joint Greenway Corridors

Continue to support Manatee County and other government units in efforts to create and manage environmentally significant greenway corridors through grant applications for land acquisition.

Policy 4.3.5 Preservation of Greenways

Participate in the development and preservation of applicable natural area greenways which should include wildlife corridors, environmentally sensitive lands, and other cultural and historic resources which may serve the passive recreational needs of the City to the extent deemed appropriate by the City.

GOAL 5 RESPONSIBLE USE OF COASTAL AREAS

Use of coastal areas in a way which preserves natural systems, provides public access, and minimizes storm and flood hazards to population and property, including public facilities.

Policy 5.1.2 FEMA Construction Standards

The City shall require that construction meet or exceed the Federal Emergency Management Agency (FEMA) standards.

Objective 5.1 Floodplain Maintenance

The City shall protect, to the greatest extent practical, the natural functions of the 100-year floodplain to minimize damage to property caused by flooding.

Policy 5.1.1 Alteration of Streams and Floodways

The City shall prohibit, to the greatest extent practical, the altering of, or construction in any stream or floodway, thereby compromising the flood carrying and storage capacity of stream or wetland area. The City's Floodplain Protection Ordinance shall maintain consistency with program policies of the Federal Insurance Administration.

Objective 5.2 Wetlands

Preserve, protect, restore and replace wetlands to achieve no net loss of functional wetlands after the adoption of this comprehensive plan. The City shall ensure the protection of wetlands and wetland functional values by prioritizing protective activities with avoidance of impacts as the first priority, minimization of impacts as the second priority, and mitigation for impacts as the third priority.

Policy 5.2.1 Wetland Definition and Delineation

The Florida Legislature, pursuant to s. 373.019(22) and s. 373.421, F.S., defines and determines the delineation methodology for wetlands. The use of the term in the Goals, Objectives and Policies of this Comprehensive Plan shall be pursuant to this definition and delineation.

Policy 5.2.2 Dedication of Conservation Area

Conservation easements shall be placed on all wetlands or other adjacent environmentally sensitive lands within twenty-five (25) feet of wetlands as a condition or requirement of a development

approval for all properties containing any designated wetland.

Policy 5.2.3 Wetland Preservation

Preservation of wetlands within the City shall be to prohibit, to the greatest extent practical, any fill, disturbance or development within any designated wetland. No development of any kind shall be permitted within any designated wetland area except for an elevated boardwalk or gazebo that may be permitted by the City. This shall apply to all classifications of wetlands pursuant to the requirements of Rule 9J-5.013(3)(a) F.A.C.

Policy 5.2.4 Wetland Protection

Protection of all wetlands in the City including adjacent environmentally sensitive lands shall be to prohibit, to the greatest extent practical, any development within twenty-five (25) feet of all designated wetlands. No fill disturbance or development may occur within this twenty-five (25) foot buffer protection zone. This shall apply to all classifications of wetlands pursuant to the requirement of Rule 9J-5.013(3)(a) F.A.C.

Policy 5.2.5 Variable Wetland Buffer

Under limited circumstances a variable width wetland buffer may be approved where site specific circumstances, which are not self created, do not allow the application of a uniform-width buffer. The following guidelines shall be used:

1. The reduction in buffer width shall be minimized to the greatest extent possible;
2. Wetland quality and function shall be maintained and enhanced;
3. The variable width buffer shall not be narrower than the Department of Environmental Protection (DEP) and SWFWMD standards for Environmental Resource Permitting as outlined in Chapter 400D-4 and 62-330, F.A.C.; and
4. Total land area encompassed by the variable width shall, at a minimum, be equal in area and type that would otherwise have been encompassed by the uniform width buffer.

Policy 5.2.6 Environmentally Sensitive Lands – Protection

Protection of environmentally sensitive lands shall be to prohibit, to the greatest extent practical, any development within twenty-five (25) feet of all designated wetlands, any stream, or channel and within twenty-five (25) feet of any wildlife habitat containing endangered or threatened species as shown in the maps of this element.

Policy 5.2.7 Conservation Designation

The Future Land Use Element and Map shall require a conservation designation to be placed upon all wetlands, floodways and stream floodplain areas designated by FEMA floodplain maps along all stream front areas in the City, specifically to protect those areas from development impacts and potential encroachment.

Policy 5.2.8 Wetland Mitigation

Disturbance or destruction of wetlands shall be avoided on lands designated Conservation. Where SWFWMD has approved the removal, alteration, or destruction of wetlands, mitigation shall occur consistent with Section 62-312, F.A.C. Prior to the issuance of any land clearing or

construction permit from the City, an applicant must receive and adhere to all environmental permits that are required by the State of Florida.

Policy 5.2.9 Wetland Mitigation

Where wetland mitigation is required by the SWFWMD, the mitigation site must occur within or adjacent to the City of Bradenton except when a site cannot be found that meets the approval of the SWFWMD and the City. The City will encourage protection and preservation of wetlands with the City limits instead of off-site locations.

Objective 5.3 Coastal Area Development

Severely limit development in low-lying coastal areas.

Policy 5.13.1 Coastal High Hazard Area

A Coastal High-Hazard area (CHHA) shall be established through the Land Use and Development Regulations to include the area below the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges (SLOSH) computerized storm model.

Policy 5.13.2 Conservation Zone

Establish a conservation zone including all conservation lands as shown on the Future Land Use Map and all undeveloped areas below the 2-foot contour line and prohibit construction of buildings, roadways, and parking areas in that zone except to provide shoreline access points as determined necessary or of overriding public interest by City Council. This policy shall not limit or modify the rights of any person to complete any development that has been authorized as a development of regional impact pursuant to Chapter 380 or who has been issued a final local development order and development

has commenced and is continuing in good faith.

Policy 5.13.3 Land Filling - Coastal Areas

Prohibit the filling of coastal areas below the 2-foot contour line except in cases where such lands are completely separated from the shoreline by land of higher elevation or where determined necessary or for the overriding public interest by City Council.

Policy 5.13.4 Funding Priority

The City Council shall establish a lower priority for the funding of public infrastructure with the CHHA as compared to non-CHHA areas, except as follows:

4. Where expenditures are necessary to:
 - a. Alleviate dangerously overcrowded or otherwise hazardous roads;
 - b. Replace or construct wastewater or potable water facilities;
 - c. Alleviate or prevent potential violations or potable water quality standards, or water quality standards applicable to surface waters; or
 - d. Construct recreational facilities to coastal sites; ~~or,~~

For the purpose of determining dwelling unit density in coastal areas, residential or non-residential developments may transfer density to upland portions of the same project site. Such transfers from the coastal area shall be limited to acreages less than or equal to 20% of total gross project acreage. Any such development transfer is subject to project approval through the site plan process, as determined necessary or of overriding public interest by the City Council.

Policy 5.13.5 Management/Restoration of Local/Regional Water Bodies

Participate in coordination activities which will improve the management and restoration of local and regional open water bodies.

Objective 5.4 Public Access to Water

Maintain existing public access to water bodies and continue to try to provide additional facilities along the Manatee and Braden Rivers and other coastal areas.

Policy 5.4.1 Rossi Park

Maintain the public park and parking facilities fronting on the Manatee River from 15th St. West to 2nd St. East.

Policy 5.4.2 Required Public Access

Include a requirement for public access to the waterfront as part of any approvals of redevelopment/development along Manatee River.

Policy 5.4.3 Property Purchase

Pursue grant funds to purchase vacant property bordering the Braden River and the River Run Golf Links for the purpose of allowing public access to the Braden River.

Policy 5.4.4 Open Water Access

Maintain and, where feasible, increase the quantity and quality of public beach, shoreline access and boat access through acquisition, inter-local agreements with

public and private landowners, and coastal shoreline land donations, including, public access for residents of all ages and physical abilities and ensuring compatibility with natural resource protection to allow all residents the opportunity to enjoy these recreational resources.

Policy 5.4.5 Shoreline Access

Require all shoreline public access to be designed consistent with environmental resource protection.

Objective 5.5 Water Dependent Uses

Give priority to the siting and development of water-dependent uses within the shoreline area, and provide for compatibility of water-dependent and other uses.

Policy 5.35.1 Marina Facility Manatee River Location

The shoreline along the Manatee River from 15th Street West to 15th Street East shall be considered suitable for marina activity.

Policy 5.35.2 Comprehensive Plan Compliance

Marinas proposed for a site not located along the Manatee River between 15th Street West to 15th Street East must demonstrate that they will comply with all of the policies in this plan.

Policy 5.5.3 Criteria Marina-type Uses

Marina-type uses shall meet the following criteria or be consistent with the following:

1. Shall prepare hurricane preparedness plan;

2. Shall prepare, if appropriate, a fuel management/spill contingency plan;
3. Shall be encouraged to locate in areas previously altered by man, particularly areas used for marine related activities; and
4. Shall demonstrate sufficient upland area to accommodate all needed support facilities.

Policy 5.5.4 Shoreline Uses

Shoreline uses shall be prioritized according to the following list. Uses are prioritized in descending order with the most preferable uses listed first.

1. Water dependent conservation uses such as natural shoreline habitat protection or stabilization, compatible passive recreational facilities and projects that enhance public access to the water;
2. Water related uses such as certain utilities;
3. Water enhanced uses such as certain commercial uses; and

4. Non-water dependent and non-water enhanced uses which result in an irretrievable commitment of shoreline resources.

Policy 5.5.5 Wastewater Treatment Plant Location

Prohibit new wastewater treatment plant from shoreline areas within the City and ensure that expansion of existing facility will not degrade water quality in the receiving waters.

GOAL 6 EVACUATION

Achieve the fastest possible evacuation of residents prior to natural disasters such as hurricanes.

Objective 6.1 Evacuation Plan

A workable evacuation plan, geared toward maintaining present evacuation times.

Policy 6.1.1 Evacuation Planning

Bradenton shall continue to participate in and cooperate fully in evacuation planning carried out in Manatee County through the coordination of the Planning and Community Development and Public Works Department.

Policy 6.1.2 Evacuation Routes

Evacuation routes shall be given priority for roadway improvements and design of those improvements shall be geared toward ~~to~~ minimizing the vulnerability of those routes to storm damage.

Policy 6.1.3 Hurricane Preparedness

Bradenton shall participate in annual hurricane preparedness simulation and seminars to test the effectiveness of the hurricane evacuation plan and to provide information to the public on evacuation procedures.

Policy 6.1.4 Hurricane Evacuation Evaluation

All new residential developments, in high priority evacuation areas, ~~to~~ shall submit a hurricane evacuation plan to the County's Division of Emergency Management.

Policy 6.1.5 Evacuation Roadways

If they are necessary for the evacuation of the residents of the development, roadways whether public or private within new residential developments, shall be located or elevated at as high an elevation as practical, and at minimum 5-feet above mean sea level. The requirements shall be enforced through the plan approval process.

Objective 6.2 Protect Population and Investment

Keep population and investment low in areas vulnerable to coastal flooding.

Policy 6.2.1 Coastal Density and Intensity

Designate undeveloped coastal acreage inside the CHHA as PDP (planned development project) and limit residential development to a maximum of six dwelling units per acre inside the CHHA or the Comprehensive Plan Future Land Use designation, whichever is less. Limit non-residential development below the 2-foot contour line to water dependent uses.

Policy 6.2.2 Location – Public Facilities

Locate all public facilities to land above the two foot contour line.

Policy 6.2.3 Public Recreation Areas

Public recreation areas shall be considered appropriate in coastal areas, but to the extent possible, structures and costly improvements should be located and designed to avoid flood damage and the site

plan should comply to the extent practical with all policies of this plan.

Policy 6.2.4 Perico Island

Maintain the overall density on the northern portion of Perico Island to 3 units per acre.

Policy 6.2.5 Priority Hurricane Evacuation Zones

Discourage the location of high density residential projects, public housing, housing for the elderly, mobile homes and group homes in high priority hurricane evacuation zones through the Land Use Development Regulations.

Objective 6.3 Post-Disaster Redevelopment

Post-disaster redevelopment, which minimizes the exposure of human life, and public and private property to natural hazards.

Policy 6.3.1 Flood Prevention

The Flood Prevention ordinance based on Federal Emergency Management Agency regulations shall be maintained, and in the event of post-flood redevelopment, shall be strictly enforced.

Policy 6.3.2 Post-Disaster Redevelopment Plan

Maintain a post-disaster redevelopment plan to allow for redevelopment in a manner which minimizes flood and wind damage probability to human life and property.

Policy 6.3.3 Post-Disaster Task Force

Continue the Post-Disaster Redevelopment task force to maintain, implement and advise the City Council of Bradenton on the policies of the Post-Disaster Redevelopment Plan (PDRP).

Policy 6.3.4 Post-Disaster Task Force

The task force shall include staff from the following departments/divisions:

- Fire
- Police
- Planning and Community Development
- Public Works
- Finance
- Code enforcement
- Building
- Risk Safety Management

Policy 6.3.5 Disaster Damage Survey

The task force shall maintain a standard method of survey for post-disaster damage. The following uniform definitions shall apply throughout the PDRP as criteria in various policies:

- **Substantial Damage:** when the cost of repair, replacement, or relocation of a structure exceeds 50% of its pre-disaster replacement value.
- **Major Damage:** when the cost of repair, replacement, or relocation of a structure

is projected to be within 25% - 50% of its pre-disaster replacement value.

- **Minor Damage:** when the cost of repair, replacement, or relocation of a structure is less than 25% of its pre-disaster replacement value.

Policy 6.3.6 Post-Disaster Assessment

The task force shall conduct a post-disaster assessment and survey utilizing the survey method designed by the task force.

- The task force shall conduct a generalized preliminary post-disaster damage assessment to provide to the Manatee County Emergency Management Director within 24 hours.
- The Finance Department task force member shall evaluate immediate local government revenue sources and apply for state/federal disaster relief grant and loan programs.

Policy 6.3.7 Liaison – Federal Officer

The Planning and Community Development Department shall serve as liaison to the federal mitigation officer who will review

public and private requests for assistance and advise him/her on the PDR policies,

Policy 6.3.8 Personnel and Procedures

Maintain necessary personnel and periodically update procedures for planning that accommodates the emergency nature of redevelopment, such as emergency permitting and inspections.

- The Building Division task force member shall develop, maintain and periodically update a General Disaster Repair Permit for a qualified structure to be used for rebuilding in the aftermath of a disaster to streamline the review process of emergency repairs.
- Structures that experience total destruction shall be visibly labeled “Condemned by Code Enforcement”.

Policy 6.3.9 Capital Facilities Planning

The City of Bradenton will evaluate the long-term needs for capital facility planning immediately following a disaster.

- If necessary, the City of Bradenton staff will immediately transmit an amendment to the Capital

Improvements Element of the Comprehensive Plan to DCA for approval.

- The Public Works task force member shall initiate the coordination with state and federal staff to obtain assistance in relocating public facilities or repairing them in place.
- The task force shall assist Manatee County Emergency Management in identifying and designating areas to be used for residential relocation housing.

Policy 6.3.10 Post-Disaster Redevelopment

The task force shall establish a schedule that allows an orderly procession of reviewing private and public redevelopment proposals after a disaster.

Effective immediately, upon declaration of a disaster area, a moratorium on all previously approved development orders, building permits and review procedures in progress will be instituted. Once the state of emergency has been lifted, the task force shall meet to establish a schedule to lift moratoria with the following priorities:

1. Public facilities subject to major damage and which would create a public threat to the health, safety, and welfare shall be able to apply for building permits for repair. Public or private use structures destroyed that pose an immediate threat to residents if they collapse, should immediately be assessed for insurance purposes and destroyed. Private facilities which require emergency repairs and qualify to apply under the General Disaster Preparedness Permit may apply for repair.
2. Any other repairs required as a result of the disaster.
3. Previously approved development orders and review procedures will be reviewed for reversion to their pre-disaster status.

Policy 6.3.11 Permitting and Certification

Special permitting and certification of structures will be required to ensure adherence with redevelopment policies limiting the potential for future loss of property.

- Coordinate with private utilities to flood proof replacement of utilities.
- Replace bulkhead and seawalls with non-structural forms of shoreline stabilization, except where such replacement would endanger human health, safety and welfare.

Policy 6.3.12 Redevelopment Review

The task force shall maintain and periodically review the procedure to review proposals for redevelopment of private structures and policies to guide redevelopment decisions.

- The review of redevelopment permits for structures destroyed shall be guided by Section 304 of the Land Use and Development Priorities.
- All private redevelopment shall be guided by the following redevelopment priorities:
 1. Property abandoned as a result of hurricane damage shall be listed by the local government for acquisition as soon as possible.
 2. Repairs to structures receiving major or minor damage which were established

on the National Register of Historic Places, the State Inventory of Historic Places, or the State of Florida Master File, and whose restoration would cause the structure to lose its designation, will not be required to redevelop in such a way as to lose that designation if approved by the Building Official or the local government.

3. Where lots are destroyed and replaced by tidal waters, those parcels will be condemned by the Building Official.
4. The replacement/repair of private beach or beach stabilization structures shall be the responsibility of the property owner.

Policy 6.3.13 Permit Issuance

Based on the inventory of damage and definitions provided, the review of permits for relocation/repair shall be guided by the following:

1. Repair in-place facilities which are essential to the immediate health, safety or welfare of citizens, or work to provide the impaired service to residents through alternative means.

2. Public facilities which must function during a disaster, such as hospitals, blood banks, police and fire stations, which were damaged as a result of the disaster shall be given immediate priority in issuance of permits for redevelopment.

Policy 6.3.14 National Flood Insurance Program (NFIP)

Consistent with the National Flood Insurance Program (NFIP) requirements, any structure predating FEMA Flood Insurance Rate Maps (FIRM), and located within the flood hazard area that sustains “substantial damage” due to a natural disaster, or is proposed for substantial improvements (i.e. additions, renovations, or modifications that exceed 50% or more of the building’s value) shall be required to be elevated to minimum Base Flood Elevation (BFE) as depicted on current FIRMs.

Objective 6.4 Local Mitigation Strategy

Update a Local Mitigation Strategy and coordinate with Manatee County its implementation.

Policy 6.4.1 Land Use Development Regulations (LUDR)

Maintain policies, standards and procedures in the LUDR which reflect the implementation of the Local Mitigation Strategy.

GOAL 7 ENERGY CONSERVATION AND EFFICIENCY

Reduce emissions from the generation of electricity by reducing electricity use through increase efficiency.

Objective 7.1 Green Building Requirements

The City of Bradenton will establish green building requirements and standards for new development and redevelopment projects, and will work to provide incentives for green building practices and remove barriers that impede their use.

Policy 7.1.1 Green Building Ordinance

The City will research the technical requirements and standards for green building and will adopt a Green Building Ordinance by 2013.

Policy 7.1.2 Green Building Flexibility

The City will allow increased height limits and/or flexibility in other standards for projects, in the identified “Conservation Overlay District”, that incorporate efficient green building practices.

Policy 7.1.3 Green Building Barriers

The City will identify regulatory or procedural barriers to implementing green building practices and will update codes, guidelines and zoning as needed.

Policy 7.1.4 Affordable Housing Energy Efficiency

Affordable housing developments shall incorporate energy efficient design and features to the maximum extent feasible.

Objective 7.2 Energy Efficiency, Policies and Procedures

The City will establish policies and standards to increase energy efficiency at new developments, including affordable housing.

Policy 7.2.1 Improve Building Standards

The city will investigate adopting energy performance standards for buildings that achieve a greater reduction in energy and water use than otherwise required by state law.

Objective 7.3 Outdoor Lighting

The City will establish outdoor lighting standards

Policy 7.3.1 Lighting Fixtures

Outdoor lighting fixtures may achieve energy efficiency through:

- Full cut-off light fixtures installed at parking lots and on buildings;
- Photocells or time switches installed on all permanent exterior lighting;
- Directional and shielded LED lights for exterior lighting; and
- Exterior and security lights installed with motion detector.

Policy 8.3.2 Urban Light Levels

Light levels in all new development, redevelopment, parking lots and street lighting will not exceed City standards as adopted.

Policy 7.3.2 Urban-Rural Boundary Light Levels

The City will coordinate with Manatee County to develop lighting requirements for the urban-rural boundary.

Policy 7.3.3 All-Night Outdoor Lighting

The City shall prohibit continuous all-night lighting outdoor lighting in sports stadiums/fields, and construction sites unless required for security reasons.

Objective 7.4 Solar Energy

The City will promote, support and require, as appropriate, the use of solar energy.

Policy 8.4.1 Solar Ready Buildings

The City will require where feasible, all new buildings be constructed to allow for easy, cost effective installation of solar energy systems in the future, using such “solar-ready” features as:

- Designing the building to include optimal roof orientation with sufficient south-sloped roof surface,
- Clear access without obstructions (e.g. chimneys, heating and plumbing vents) on the south sloped roof;
- Designing roof framing to support the addition of solar panels;
- Installation of electrical conduit to accept solar electric system wiring; and
- Installation of plumbing to support a solar hot water system and provision of space for a solar hot water storage tank.

Policy 7.4.2 Passive Solar Design

The City will require that any building constructed in whole or part with City funds incorporate passive solar design features.

Policy 7.4.3 Protection of Solar Elements

The City will protect existing, active and passive solar design elements and systems from shading by proposed neighboring structures and landscape elements.