

THE CITY OF ANNA MARIA, FLORIDA

2017-2024 COMPREHENSIVE PLAN

ADOPTED BY ORDINANCE 17-832
AUGUST 24, 2017



Prepared by the

THE ANNA MARIA PLANNING AND ZONING BOARD

And Adopted by

THE CITY OF ANNA MARIA CITY COMMISSION

FUTURE LAND USE ELEMENT

GOALS, OBJECTIVES, AND POLICIES

A. Introduction

Pursuant to Section 163.3177(6)(a), Florida Statutes (FS) and Section 9J-5.006(3), FAC, the following represents the Land Use Goals, Objectives, and Policies of the City of Anna Maria. In addition to statutory requirements, the Goals, Objectives, and Policies were developed in keeping with the character, conditions, both environmental and social, and desires of the community. These Goals, Objectives, and Policies are intended to address the establishment of a long-term end towards which the land use programs and activities of the community are ultimately directed.

B. Implementation

Unless otherwise stated, the implementation of objectives and associated policies contained in this Element shall be through the development, adoption and application of regulations set forth in the City's Code of Ordinances.

C. Local Goals, Objectives, and Policies

GOAL 1: ENSURE THAT THE SINGLE-FAMILY DETACHED RESIDENTIAL CHARACTER OF THE CITY OF ANNA MARIA IS MAINTAINED AND PROTECTED, WHILE SUPPORTING COMMERCIAL USES IN THE COMMERCIAL AND ROR LAND USE CATEGORIES, WHILE MAXIMIZING THE ENJOYMENT OF NATURAL AND MAN- MADE RESOURCES BY THE CITIZENS AND MINIMIZING THE THREAT TO HEALTH, SAFETY, AND WELFARE POSED BY HAZARDS, NUISANCES, INCOMPATIBLE LAND USES, AND ENVIRONMENTAL DEGRADATION.

Objective 1.1: Recognizing that the City of Anna Maria is located on a barrier island which is a delicate eco-system and which cannot accommodate unlimited growth, future growth and development shall be managed through the implementation, and enforcement of land development regulations, consistent with this adopted Comprehensive Plan.

Policy 1.1.1: The City shall continue to implement land development regulations which recognize the limitations of development on a barrier island (e.g., vulnerability to tropical storms, topography and soil conditions, preserving habitat suitable for native flora and fauna and sea level rise).

Policy 1.1.2: The City shall continue to implement land development regulations that contain specific and detailed provisions required to implement this Comprehensive Plan, which, at a minimum shall:

- Regulate the subdivision of land;
- Protect the limited amount of marine wetlands remaining in the community and those lands designated as Preservation or Conservation on the Future Land Use Map and in the Coastal and Conservation Element;
- Regulate signage;
- Ensure that all development is consistent with or more stringent than Federal Flood Insurance regulations and Florida State Fire and Safety Codes;
- Ensure that all development is consistent with or more stringent than those coastal construction regulations as may be adopted and/or amended by the State of Florida, Manatee County, those jurisdictions located on Anna Maria Island, or the City of Anna Maria;
- Ensure the compatibility of adjacent land uses and provide for adequate and appropriate buffering;
- Ensure that development orders and permits are issued only when it is documented that such development is consistent with the maintenance of the level of service standards for affected public facilities adopted by this Comprehensive Plan or that the developer as part of the permit process provide the City with the resources necessary to ensure consistency with such standards.
- Provide for drainage and stormwater management, based on the minimum criteria established by the City of Anna Maria Land Development Regulations, in accordance with Southwest Florida Water Management District Basis of Review Criteria, as may be amended, or other appropriate governmental agencies;
- Provide requirements for the provision of open space, and safe and convenient on-site traffic flow including bicycle and pedestrian traffic and parking requirements;

- Implement Complete Streets Policies in accordance with the Florida Department of Transportation Complete Streets Manual and Implementation Plan.
- Encourage the use of non-invasive vegetation in the landscaping of residential and commercial developments; and
- Provide provisions for the control of erosion and runoff from construction sites.

Objective 1.2: The integrity and quality of life shall be maintained in existing residential neighborhoods.

Policy 1.2.1: Land development regulations shall be consistent with the land use categories established on the Future Land Use Map, consistent with the desired residential character of the community, and implement this Comprehensive Plan and the following residential density categories:

- Residential, density of 0 to 6 residential units per gross acre;
- Residential/Office/Retail, where the residential density is limited to 0 - 6 units per gross acre.

To preserve the unique, historic cottage type housing and the existing single family residential character of the City, the City shall continue to review existing development processes and building requirements to develop a listing of actions that the City can implement to encourage property owners to build less than the maximum size buildings on existing small 5000 sq. ft. lots, and shall engage in negotiations with FEMA regarding the FEMA requirements for remodeling.

Policy 1.2.2: Existing residential areas shown as Residential Land Use on the Future Land Use Map shall be protected by restricting non-residential development to the Commercial and mixed-use land use categories.

Policy 1.2.3: The land development regulations shall contain provisions which ensure that:

- Residential areas shall be located and designed to protect life and property from natural and man-made hazards such as flooding, excessive traffic, subsidence, noxious odors, and noise; and
- Residential land uses shall be encouraged in a manner which is compatible with the type and scale of surrounding land uses. All structures shall be

limited to no more than two residential/habitable floors and 37 feet above crown of the abutting road.

Policy 1.2.4: Land development regulations shall address the location and extent of non-residential land uses in accordance with the Future Land Use Map and the policies and descriptions of types, sizes, densities and intensities of land uses contained in this Element.

Policy 1.2.5: Land development regulations shall contain performance standards which address buffering and open space requirements consistent with the densities and intensities of land uses contained in this Element.

Policy 1.2.6: The City recognizes that properties in the City that seasonally have high overnight occupancy, as reasonably defined through an analytical process by the City Commission, (hereinafter “high occupancy properties”), have a disproportionately high impact on the City’s needs regarding public improvements and municipal services. The City may adopt and implement special assessments or other charges on high occupancy properties as a method of funding public improvements and municipal services so long as the amount of the assessments or charges for each parcel of land so assessed or charged is not in excess of the proportional benefits enjoyed by such parcel of land as compared to other parcels of land in the City.

Objective 1.3: Commercial development compatible with environmental and economic resources and the desired single-family residential character of the community shall occur in a planned and orderly fashion.

Policy 1.3.1: Commercial development within the Residential/Office/Retail Land Use Category shall be limited to the first floor. The first floor can be ground level or elevated. Commercial development shall not be permitted in the Residential Land Use Category.

Policy 1.3.2: Commercial development within the Residential/Office/Retail Land Use Category shall be consistent with the single family residential character of the City.

Policy 1.3.3: All non-residential development in the mixed-use development area, shall provide appropriate, proper separation and buffering between residential and nonresidential land uses and shall mitigate noise, smells, lighting and other nuisances to the adjacent residential uses.

Policy 1.3.4: The Residential/Office/Retail land use category shall be used as a means of encouraging mixed use development and/or redevelopment in keeping with the overall residential character of the community. Residential uses shall be

single family dwellings. Land area dedicated solely to residential uses may comprise up to 60% of the total land area located within the Residential/Office/Retail land use category. Land area dedicated to office, retail and mixed uses (Commercial and/or Commercial and Residential mixed structures) may comprise no more than 100% of the total land area located within the Residential/Office/Retail land use category.

Policy 1.3.5: To protect the single family residential character of the City retail or office uses located within the Residential/Office/Retail Future Land Category shall be limited to the first floor of the structure in which such use is located. All development or redevelopment in the ROR which contains a residential use will be limited to one residential unit per lot or structure. The first-floor office or retail use may be ground level or elevated (first floor elevated commercial is limited to office and retail). Structures that have commercial on the first floor with second floor residential are limited to one residential unit. The residential portion of all structures containing a residential dwelling unit shall be limited to no more than two residential habitable floors.

Structures in this category are limited to three usable floors and no more than one residential unit and shall consist of one of the following configurations:

1. One story ground level commercial;
2. One story elevated commercial (first floor elevated commercial is limited to professional office and retail);
3. One ground level commercial with one or two story residential;
4. One elevated commercial with only one story of residential;
5. One story elevated residential; or
6. Two story elevated residential.

Policy 1.3.6: Community and General commercial land uses shall be located in a manner which ensures the compatibility with the type and scale of surrounding land uses and where existing or programmed public facilities shall not be overburdened.

The General Commercial Land Use Category is intended to provide for the day-to-day commercial (i.e., convenience goods and personal services) and professional office needs of the residents and seasonal population of the City. Recognizing that although limited in number, these establishments are intended to serve the immediate commercial needs of the tourist population (i.e., restaurants, motels, marinas) as permitted in this land use category. Strip commercial development will be discouraged. Residential development is not allowed in this category. Commercial development will be limited to 90% lot coverage including parking and drainage facilities. The 10% must be a natural landscaped area.

Structures in this category are limited to two usable floors:

- 1) One story ground level commercial
- 2) One ground level commercial with one story elevated
- 3) Two story elevated commercial.

Policy 1.3.7: All commercial uses shall be located and designed so as to enhance safety by providing adequate off-street parking and by separating pedestrian, bicycle and vehicular traffic in accordance with the Complete Streets Policy and Manual.

Policy 1.3.8: The City of Anna Maria will continue to consistently implement the mixed-use policies of this Plan which have historically not allowed Strip commercial development that compounds traffic and land use conflicts. This type of strip commercial development is also strongly discouraged through provisions contained in the land development regulations which minimize the amount of direct access onto major roads by controlling the number and location of curb cuts.

Policy 1.3.9: Recreation/Open Space Land Use Category

The Recreation/Open Space Land Use Category is intended to provide for open space and recreational facilities to be spatially distributed throughout the community in order to: Recognize the recreational value of the natural environment as exemplified by the Gulf beaches; provide relief from the urban environment; and provide adequate active and passive recreational areas for the residents of the City and citizens from surrounding areas. Development within this designated area is limited to a variety of active and passive park and recreational uses. Where feasible, public and/or private development of open space shall accommodate the needs of bicyclists, pedestrians, non-motorized watercraft and people with disabilities.

Policy 1.3.10: Conservation Land Use Category

The Conservation Land Use Category is intended for areas considered to have significant environmental resources. Areas within the Conservation Land Use Category should be either preserved or conserved, depending on conditions existing on site. Land within the Conservation Land Use Category may be appropriate for permitted and accessory single-family residential development and related passive recreational facilities in limited circumstances. Limited areas for permitted and accessory single-family residential development and related passive recreational facilities shall be determined by delineating the extent and location of the coastal dune vegetative communities on the property as established in the Land Development Regulations which recognizes the sensitive nature of the land while also allowing limited traditional residential and recreational use of the area. The existing residential units in the Conservation Category total twenty-five units. Up to an additional sixteen residential units may be constructed in the Conservation

Category for a total of forty-one residential units.

Policy 1.3.11: Public/Semi-public Land Use Category

The Public/Semi-public Land Use Category recognizes identifiable areas of the community which support public, municipal, and semi-public center, community services and facilities. Development will be limited to 75% lot coverage including parking and drainage facilities (e.g. religious and secular uses).

Objective 1.4: Land uses or structures existing on the effective date of this Ordinance and which are either incompatible or inconsistent with this adopted Future Land Use Plan shall be deemed nonconforming as of the effective date of this Comprehensive Plan.

Policy 1.4.1: Nonconforming structures, which existed prior to adoption of this plan, that are destroyed by natural disasters (destroyed by any cause other than the owner's voluntary action or abandonment) may be rebuilt to their pre-disaster status (including density and/or intensity, use and without regard to the ratio of allowed mix) so long as the re-development is consistent with all other requirements of the Plan and Code. However, all new development and re-development shall be consistent with the land use categories and densities and intensities of land uses contained in this Element.

Policy 1.4.2: The City of Anna Maria will continue to consistently implement the mixed-use policies of this Plan which do not allow incompatible and/or nonconforming land uses.

Objective 1.5: As of the effective date of this Comprehensive Plan, development activities shall ensure the protection of natural resources.

Policy 1.5.1: Environmentally sensitive, unique and/or irreplaceable natural resources are designated as Conservation Land Use. Areas within the Conservation Land Use Category should be either preserved or conserved, depending on conditions existing on site. Land within the Conservation Land Use Category may be appropriate for single-family residential development and related passive recreational facilities in limited circumstances. Limited areas for permitted and accessory single-family residential development and related passive recreational facilities shall be determined by delineating the extent and location of the coastal dune vegetative communities on the property as established in the Land Development Regulations which recognizes the sensitive nature of the land while also allowing limited traditional residential and recreational use of the area. The existing residential units in the Conservation Category total twenty-five units. Up to an additional sixteen residential units may be constructed in the Conservation Category for a total of forty-one residential units.

Policy 1.5.2: Development review criteria shall include soil suitability.

Policy 1.5.3: Species of flora and fauna listed in the Coastal and Conservation Element of this Comprehensive Plan as endangered, threatened or species of special concern, as defined by Federal Law or Florida Statutes, shall be protected through compliance with appropriate Federal and State regulations or more stringent standards promulgated by the City.

Policy 1.5.4: Recreational development shall be compatible with the surrounding environment and shall be limited to resource based activities in the Conservation Land.

Policy 1.5.5: The clearing of trees and wetland vegetation shall be prohibited, unless specifically permitted by the land development regulations.

Policy 1.5.6: All applications for development approval shall be subject to site plan review.

Policy 1.5.7: Dredge and fill activities shall be conducted only when necessary, as determined after review and comment by the appropriate governmental agencies and interested citizens, and in a manner least harmful to the surrounding environment.

Objective 1.6: As an ongoing objective, the City shall seek to improve the stormwater drainage system located within its municipal boundaries.

Policy 1.6.1: Surface cover vegetation loss during construction shall be minimized and/or replaced to reduce erosion and flooding.

Policy 1.6.2: The developer/owner of any new development or redevelopment site shall be responsible for the on-site management of stormwater runoff in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

Policy 1.6.3: The City shall ensure that development within the 100-year floodplain is strictly regulated through National Flood Insurance Program requirements.

Policy 1.6.4: Impervious surface areas shall be minimized consistent with the density and intensity standards contained in this Element.

Objective 1.7: Land development regulations shall ensure that all development orders and permits for future development and redevelopment activities shall be issued only if public

facilities necessary to meet the level of service standards adopted pursuant to this Comprehensive Plan are available concurrent with the impacts of the development.

Policy 1.7.1: The City of Anna Maria shall, through its land development regulations, ensure that all development and redevelopment taking place within its municipal boundaries do not result in a reduction of the level of service requirements established and adopted by this Comprehensive Plan.

Policy 1.7.2: Recognizing the limitations of the potable water supply available to serve this community, the City shall adopt by reference those applicable provisions of water conservation ordinances which may be adopted by Southwest Florida Water Management District and/or Manatee County or may adopt its own more stringent standards.

Policy 1.7.3: The development of residential and commercial land shall, through site plan requirements contained in the land development regulations, be timed and staged in conjunction with provision of supporting community facilities (e.g., streets, utilities, police and fire protection, emergency medical service, public schools).

Policy 1.7.4: Public facilities and utilities shall be located so as to maximize the efficiency of services provided; to minimize their cost; and to minimize their impacts on the natural environment.

Objective 1.8: The City shall continue to ensure the availability of suitable land for utility facilities necessary to support proposed development.

Policy 1.8.1: As an ongoing policy, the City will, through the site plan review process and contractual arrangements, cooperate with those public utilities providing service to the community to assure that adequate land is available for those facilities.

Objective 1.9: A continuing objective shall be the maintaining of recreation or open space consistent with opportunities available in a built-out community.

Policy 1.9.1: The City shall maintain the adopted LOS for recreation and open space established in this Plan.

Policy 1.9.2: The City shall ensure the continued maintenance of public beach access by maintaining street-ends and dune walk-overs.

Policy 1.9.3: All developers shall contribute toward the cost of new recreational land and facilities, according to the need that will be generated by their

development. The City may adopt and from time to time amend cost standards for implementation of this standard.

Objective 1.10: The City shall continue to improve communication, cooperation, and coordination with area local governments, districts, and agencies.

Policy 1.10.1: All development orders or permits, as appropriate, shall be reviewed for consistency with the comprehensive plans of the Cities of Bradenton Beach and Holmes Beach and Manatee County.

Policy 1.10.2: Recognizing the impacts of development extend beyond the limits of the community, the City shall, through the site plan review process, ensure that development orders or permits are consistent with the objectives of the Southwest Florida Water Management District, the Tampa Bay Regional Planning Council, and state and federal agencies.

Objective 1.11: As of the effective date of this Comprehensive Plan, development within the City of Anna Maria shall be in accordance with the land use categories adopted herein.

Policy 1.11.1: The City of Anna Maria hereby adopts those land use categories identified and defined in this Element as those which shall govern development within the City of Anna Maria.

Policy 1.11.2: The land development regulations shall contain provisions which implement guidelines for the administration of those land use categories adopted for the City of Anna Maria.

GOAL 2: THE PROMOTING OF SOUND COASTAL MANAGEMENT SHALL BE ENCOURAGED TO ENSURE THAT MAXIMUM LONG-TERM BENEFITS ARE ATTAINED IN THE USE OF THE COASTAL ZONE BY THE RESIDENTS OF AND VISITORS TO THE CITY OF ANNA MARIA.

Objective 2.1: Anna Maria shall participate with the Cities of Bradenton Beach and Holmes Beach and Manatee County, in the implementation of a coastal management plan for Anna Maria Island.

Policy 2.1.1: In conjunction with the preparation of a coastal management plan, the land development regulations shall contain provisions which ensure that:

- All development along the coastline is in accordance with the coastal construction setback line as established by the State of Florida, the City of Anna Maria, or other appropriate governmental agencies;

- All development and other activities which disturb the coastal dune system shall be prohibited;
- A program is established for the restoration and maintenance of the coastal dune system;
- Sensitive coastal resources are protected from immediate and future degradation and erosion resulting from improper development practices and recreation misuse; and
- Stabilization projects, preferably utilizing vegetation as the stabilizing medium, are incorporated, where appropriate.

GOAL 3: THE CITY, IN COOPERATION WITH THE MANATEE COUNTY DIVISION OF EMERGENCY MANAGEMENT AND THE CITIES OF BRADENTON BEACH AND HOLMES BEACH SHALL IMPLEMENT A COMPREHENSIVE MUNICIPAL HURRICANE PLAN WHICH WILL ADDRESS THE PHASES OF COMPREHENSIVE EMERGENCY MANAGEMENT PREPAREDNESS, RESPONSE, RECOVERY AND MITIGATION.

Objective 3.1: Recognizing its vulnerability to the effects of tropical storms the City shall prepare, adopt, and implement a hurricane evacuation plan.

Policy 3.1.1: The City will not increase residential densities within the designated coastal high-hazard areas.

Policy 3.1.2: Hurricane clearance times shall be maintained or reduced.

Policy 3.1.3: The risk of exposure of human life and public and private property to natural disasters shall be reduced through preparedness planning and implementation of hazard mitigation measures.

FUTURE LAND USE MAP

A. Introduction

Pursuant to Section 163.3177(6)(a), FS and Section 9J-5.006(4), FAC, the following represents a discussion of the Future Land Use Map for the City of Anna Maria. The Future Land Use Map is intended to display the distribution, extent, and location of those land use categories that have been identified as being appropriate to and in conformance with the character and desires of the City of Anna Maria. Those land use categories identified herein will be adopted by ordinance.

B. Nonapplicable Items

Based on the findings contained in this Element it has been determined that the following land use categories identified in Sections 9J-5.006(4)(a) and (b), FAC are not to be found in the City and are therefore not applicable to the City of Anna Maria: Industrial use; Agricultural use; Educational use; existing and planned water wells and cones of influence.

In accordance with Section 9J-5.006(4)(d), FAC, the educational use, public buildings and grounds, and other public facility land use categories have been combined into the Public/Semi-public land use category.

C. Land Use Categories

Community leaders have indicated that the continuation of the land use distribution which supports the community character described in this Element (i.e., single family residential) is the aim of this comprehensive plan. Therefore, in conjunction with and furtherance of the Goals, Objectives, and Policies contained in this Element, the following land use categories are intended to guide the community in the continued maintenance of its desired character.

1. Residential Land Use Categories

Residential (0 to 6 units/gross acre)

The Residential Land Use Category is intended to ensure the maintenance of the low density residential character of the City. Further, it designates those areas of the community which have been platted into individual lots.

The Residential Land Use Category has a maximum density of no more than 6 residential units per gross acre. Notwithstanding the foregoing restriction on density, a platted lot of

record or parcel existing on the effective date of this Ordinance shall be entitled for use as a residential building site within the Residential land use category.

Note: For purposes of this section, Gross Density is defined as the total number of permitted housing units divided by the total gross acreage of the development tract, including all internal acreage, as well as street, drainage, and utility rights-of-way and easements.

2. Commercial Land Use Categories

a. General Commercial Land Use

The General Commercial Land Use Category is intended to provide for the day-to-day commercial (i.e., convenience goods and personal services) and professional office needs of the residents and seasonal population of the City. Recognizing that although limited in number, these establishments are intended to serve the immediate commercial needs of the tourist population (i.e., restaurants, motels, marinas) as permitted in this land use category. Strip commercial development will be discouraged. Residential development is not allowed in this category. Commercial development will be limited to 90% lot coverage including parking and drainage facilities. The 10% must be a natural landscaped area.

b. Residential/Office/Retail (0 to 6.0 units/gross acre)

The Residential/Office/Retail Land Use Category is intended to provide an opportunity for flexible development of mixed uses along the City's main traffic corridor. The residential portion of this land use category is limited to a density of 6.0 residential units per gross acre. Commercial development will be limited to 90% lot or parcel coverage including parking and drainage facilities. The remaining 10% of a lot or parcel must be a landscaped area.

It is designed to minimize the incompatibility associated with areas of abutting residential and retail uses through either new development or the redevelopment of existing structures. This elimination of incompatible uses can be accomplished through the combination of two or more uses in a designed setting.

To protect the single family residential character of the City within the Residential/Office/Retail Land Use Category, commercial and/or office uses shall be limited to the first floor. The first floor commercial may be ground level or elevated. Structures that have commercial on the first floor with second floor residential are limited to one residential unit. All structures shall be limited to two residential habitable floors. The first floor can be ground level or elevated.

Structures in this category are limited to no more than three usable floors with only one residential unit and may consist of one of the following configurations:

1. One story ground level commercial;
2. One story elevated commercial;
3. One ground level commercial with one or two story residential;
4. One elevated commercial with only one story of residential;
5. One story elevated residential; or
6. Two story elevated residential.

3. Recreation/Open Space Land Use Category

The Recreation/Open Space Land Use Category is intended to provide for open space and recreational facilities to be spatially distributed throughout the community in order to: Recognize the recreational value of the natural environment as exemplified by the Gulf beaches; provide relief from the urban environment; and provide adequate active and passive recreational areas for the residents of the City and citizens from surrounding areas. Development within this designated area is limited to a variety of active and passive park and recreational uses.

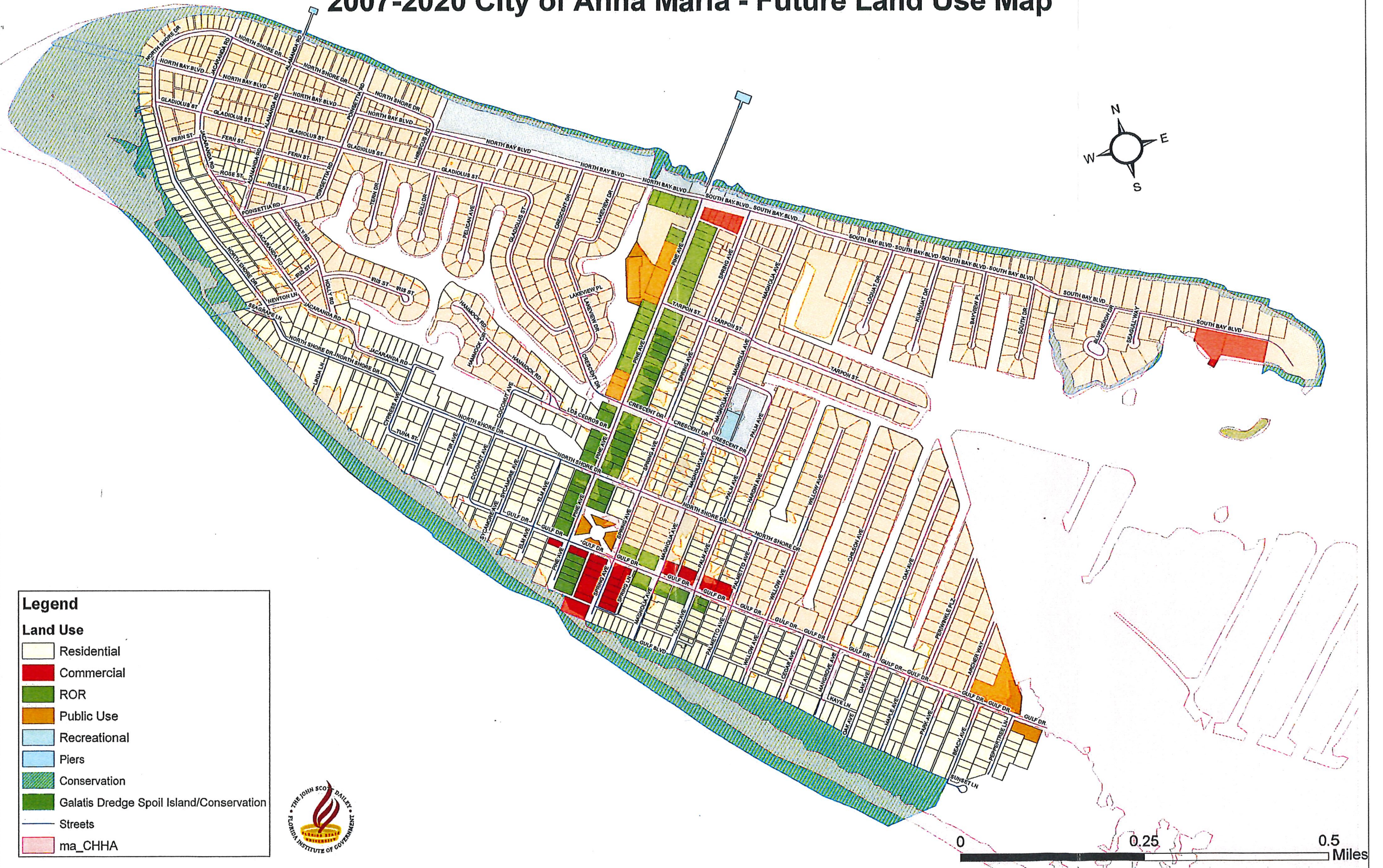
4. Conservation Land Use Category

The Conservation Land Use Category is intended for areas considered to be areas of significant environmental resources. Areas within the Conservation Land Use Category should be either preserved or conserved, depending on conditions existing on site. Land within the Conservation Land Use Category may be appropriate for single-family residential development and related passive recreational facilities in limited circumstances. Limited areas for permitted and accessory single-family residential development and related passive recreational facilities shall be determined by delineating the extent and location of the coastal dune vegetative communities on the property as established in the Land Development Regulations which recognizes the sensitive nature of the land while also allowing limited traditional residential and recreational use of the area. The existing residential units in the Conservation Category total twenty-five units. Up to an additional sixteen residential units may be constructed in the Conservation Category for a total of forty-one residential units.

5. Public/Semi-public Land Use Category

The Public/Semi-public Land Use Category recognizes identifiable areas of the community which support public, municipal, and semi-public center, community services and facilities. Development will be limited to 75% lot coverage including parking and drainage facilities e.g. religious and secular uses.

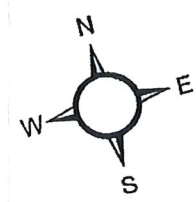
2007-2020 City of Anna Maria - Future Land Use Map



Legend

Land Use

- Residential
- Commercial
- ROR
- Public Use
- Recreational
- Piers
- Conservation
- Galatis Dredge Spoil Island/Conservation
- Streets
- ma_CHHA



**City of Anna Maria 2007-2020
Future Land Use Map
Date: December 11, 2007
Adopt. Ord. No. 07 - 682**

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GIS Job 1 NEW Florida County/A_Middle County/Anna Maria Island/Apa map_and_pdf/AM_Future_Land_Use_Map_081103

TRAFFIC CIRCULATION ELEMENT

GOALS, OBJECTIVES, POLICIES

A. Introduction

Pursuant to Section 163.3177 (9), (10), F.S. and Section 9J-5.007 (3) F.A.C., the following represents the Traffic Circulation Goals, Objectives and Policies of the City of Anna Maria. These goals, objectives and policies are intended to address the establishment of long-term ends toward which traffic circulation programs and activities are ultimately directed in the community. All Goals, Objectives, and Policies are adopted by ordinance.

B. Nonapplicable Items

Based on the findings contained in this element and pursuant to Section 9J-5.002, F.A.C., it has been determined that all the objectives and policies are applicable to the City of Anna Maria, with the exception of:

- Future ROW – Due to the environmentally constrained nature of the community, there is no foreseeable need for roadways other than those that currently exist. Therefore, future ROW is not a concern in the City of Anna Maria.
- Future ROW Reduction or Repurposing — Notwithstanding the foregoing, the City is specifically authorized to reduce or repurpose existing Right of Way as necessary to accomplish the Goals, Objectives and Policies set forth herein below

C. Implementation

Unless otherwise stated, the implementation of objectives and policies shall be through the development, adoption, and application of development regulations.

D. Local Goals, Objectives and Policies

GOAL 1

A SAFE, CONVENIENT AND EFFICIENT MOTORIZED AND NON-MOTORIZED TRANSPORTATION SYSTEM SHALL BE AVAILABLE FOR ALL RESIDENTS AND VISITORS TO THE CITY.

Objective 1.1: As of the effective date of this Comprehensive Plan, the operational Level of Service (LOS) D peak hour shall be the standard for all roads within the City.

Policy 1.1.1: The City shall continue the annual program of paving and maintenance of the City roadway system, including where appropriate incremental elevation of roadways to account for sea level rise.

Policy 1.1.2: The City shall review all proposed development or redevelopment for consistency with this element and impacts upon the adopted LOS standards. All development orders and permits shall be issued only when it is documented that such development is consistent with the level of service standards for the affected public facilities adopted by this Comprehensive Plan.

Policy 1.1.3: The City shall assess new development or redevelopment an equitable pro rata share of the costs to provide roadway improvements to serve the development or redevelopment up to 100% of the cost.

Objective 1.2: As an ongoing objective, the existing roadway rights-of-way requirements shall be identified, reserved, or acquired.

Policy 1.2.1: The minimum setback requirements identified for new roadways in the land development regulations shall be enforced.

Policy 1.2.2: The City shall enforce the minimum setback requirements along existing roadways in the land development regulations.

Policy 1.2.3: Trees, shrubs and other plants and well as non-organic materials placed in the minimum setback area and encroaching thereon may be removed by the City with the cost of said removal to be borne by the homeowner. Likewise, unauthorized “No-Parking” signs shall be removed at homeowner expense.

Objective 1.3: As an ongoing objective, the provision of motorized and non-motorized vehicle parking and bicycle and pedestrian ways shall be regulated.

Policy 1.3.1: The City shall enforce the parking requirements in its land development regulations.

Policy 1.3.2: The City shall continue to provide bicycle and pedestrian ways for connecting residential areas to recreation areas, school, shopping areas, and transit terminal areas in accordance with the Complete Streets Policies.

Policy 1.3.3: Bicycle racks at shopping and recreational areas shall be established.

Policy 1.3.4: The City shall provide crosswalks and sidewalks on roadways of high pedestrian usage.

Objective 1.4: As an ongoing objective, the City's traffic circulation system shall emphasize safety and aesthetics.

Policy 1.4.1: Through the City's Roadway Maintenance Program, the City shall encourage the maintenance and landscaping of the existing roadway system.

Policy 1.4.2: The City shall enforce the signage requirements along roadways in its land development regulations.

Policy 1.4.3: The City shall prepare annual accident frequency reports for all collector and arterial roads.

Policy 1.4.4: The City shall clearly post and maintain emergency evacuation routes.

Policy 1.4.5: The City shall control connections / access points of driveways to the roadway system through land development regulations.

Objective 1.5: As an ongoing objective, the City shall encourage the utilization of a multi-modal transportation system.

Policy 1.5.1: Through the continued distribution of bus schedules the City shall encourage the increased use of available public transportation through support of continued free trolley service and water taxis.

Policy 1.5.2: Through the means listed in Policies 1.3.2 through 1.3.4, the City shall identify and encourage the use of bicycle and pedestrian ways.

Policy 1.5.3: The City shall review all proposed development and redevelopment for its accommodation of bicycle and pedestrian traffic needs.

Multi-modal transportation system.

Objective 1.6: As of the effective date of this Comprehensive Plan, traffic circulation planning shall continue to be coordinated with City's Future Land Use Plan, the Island Transportation Planning Organization (ITPO), the FDOT 5-Year Transportation Plan, Sarasota Manatee Metropolitan Planning Organization (MPO) Long Range Transportation Plan (LRTP), Tampa Bay Area Transportation Authority (TBARTA) and the plans of the neighboring jurisdictions.

Policy 1.6.1: The City shall review subsequent versions of the FDOT 5-Year Transportation Plan and the MPO LRTP, in order to update or modify this element.

Policy 1.6.2: The City shall review for compatibility with this element, the traffic circulation plans and programs of the neighboring municipalities as they may be amended.

Policy 1.6.3: Amendments to this Traffic Circulation Element shall be supported by an appropriate transportation analysis.

HISTORIC PRESERVATION

GOALS, OBJECTIVES AND POLICIES

A. Introduction

The preservation, protection, perpetuation and use of landmarks, landmark sites and historic districts have public value because they are visible and tangible reminders of the history and heritage of the City, state and nation. The City's adoption of the Historic Preservation Element of the Comprehensive Plan will enhance existing policies and programs that protect the architectural, historic and archaeological resources for the present and future citizens of the City of Anna Maria.

B. Implementation

The implementation of objectives and associated policies contained in this plan shall be through the application of land development regulations set for the in the City's Code of Ordinances.

C. Local Goals, Objectives and Policies

GOAL 1: LOCATE, IDENTIFY, AND EVALUATE THOSE SITES, BUILDINGS, STRUCTURES, DISTRICTS AND OBJECTS THAT ARE ASSOCIATED WITH THE ARCHAEOLOGICAL, HISTORICAL AND ARCHITECTURAL DEVELOPMENT OF THE CITY OF ANNA MARIA.

Objective 1.1: The City shall assist property owners in the identification, preservation, and protection of historical and architecturally significant housing, structures, and archaeological sites, should they be identified in the future.

Policy 1.1.1: As appropriate, the City shall encourage owners of historic and architecturally significant structures to seek designation of their properties as historic sites by the federal government, state of Florida or by the City's Historic Preservation Board and City Commission.

Policy 1.1.2: The City shall consider adoption of incentives to encourage preservation and enhancement of historic or architecturally significant structures and resources.

Policy 1.1.3: The City shall adopt procedures to be incorporated into the Land Development Code (LDC) which ensures that new development does not adversely impact designated historic or architecturally significant structures and resources.

HOUSING ELEMENT

GOALS, OBJECTIVES AND POLICIES

A. Introduction

Along with water, sewer, roads, bridges, and schools, housing is an important component of a community's infrastructure. As such, local governments have a responsibility to ensure that the housing system meets the needs of its residents. Unlike most infrastructure components, however, housing is provided primarily by the private sector. Even though the private sector constructs most housing units, local governments have a responsibility to ensure that the local housing market functions effectively and that the housing needs of the community are met. By so doing, local governments can enhance economic development and maintain quality of life.

B. Inapplicable Items

Based on the findings contained in this Element and pursuant to Section 9J5.002, FAC, it has been determined that the following objectives and policies identified in Section 9J-5-010 (3), FAC are not applicable to the City of Anna Maria:

- Section 9J-5.010 (3) (c) (5): Establishment of principles and criteria guiding the location of housing for rural and farmworker households. There are no agricultural lands and no farmworkers on Anna Maria Island.

C. Implementation

The implementation objectives and policies contained in this Plan, shall be through land development regulations.

D. Local Goals, Objectives and Policies

GOAL 1: THE CITY SHALL THROUGH ITS LAND DEVELOPMENT CODES AND PROCEDURES HELP FACILITATE THE PROVISION OF DECENT, SAFE AND SANITARY HOUSING IN SUITABLE NEIGHBORHOODS FOR THE EXISTING AND FUTURE POPULATION.

Objective 1.1: The City shall assist the private sector in providing a suitable mix and number of housing types to meet the housing needs of the existing and anticipated populations of the City.

Policy 1.1.1: The City shall provide information and technical assistance to the private sector to maintain a housing production capacity sufficient to meet the housing demand.

Policy 1.1.2: The City shall maintain ordinance codes, regulations and the permitting process for the purpose of eliminating excessive requirements, and amending or adding other requirements in order to increase private sector participation in meeting the housing needs, while continuing to ensure the health, welfare and safety of the residents.

Policy 1.1.3: The City shall allow residential densities and housing types consistent with those identified on the Future Land Use Map in order to enhance the opportunity for the private sector to provide housing in a wide range of types and costs.

Policy 1.1.4: Modular homes shall be allowed in the residential land uses in accordance with all applicable building codes, states statutory guidelines, FEMA and HUD regulations and other applicable development regulations.

Objective 1.2: The City shall take all steps within its power to ensure that purchase and sale and rental of safe and sanitary housing will be free from arbitrary discrimination because of race, sex, disability, ethnic background, age, sexual orientation or marital status.

Policy 1.2.1: Anna Maria prohibits discrimination in housing to include age and handicap in addition to race, sex, national origin, sexual orientation and religion.

Policy 1.2.2: The City shall notify enforcement agencies whenever discrimination is observed.

Objective 1.3: The City's land development regulations shall continue to implement non-discriminatory standards and criteria addressing the location of state licensed group homes and foster care facilities.

Policy 1.3.1: The City shall ensure that state licensed group homes and foster care facilities will be permitted in residential neighborhoods.

Objective 1.4: The City shall preserve and protect historically and architecturally significant structures as they are identified.

Policy 1.4.1: The City shall assist property owners of historically significant housing in applying for and utilizing state and federal assistance programs.

Policy 1.4.2: The City shall assist the rehabilitation and adaptive reuse of historically significant housing through technical assistance and economic assistance programs.

Objective 1.5: The useful life of the existing housing stock will be conserved and extended, and neighborhood quality will be improved.

Policy 1.5.1: The City shall implement and enforce the City housing and health codes and standards relating to care and maintenance of residential character.

Policy 1.5.2: The City shall encourage individual homeowners to increase private reinvestment in housing by providing information, technical assistance programs, and financial assistance and incentives.

Objective 1.6: The City shall provide uniform and equitable treatment for persons and businesses displaced by state and local government programs consistent with Sec. 421.55.F.S.

Policy 1.6.1: The City shall assure that reasonably located, standard housing at affordable costs is available to persons displaced through public action prior to their displacement.

Objective 1.7: As an ongoing objective the City shall eliminate any substandard housing conditions as they occur.

Policy 1.7.1: The City shall continue to maintain regular inspections of the housing stock and continue code enforcement.

Objective 1.8: The City shall bring complaints regarding contractor's fraudulent behavior and non-compliance with building codes before the Local Construction Regulatory Board.

INFRASTRUCTURE ELEMENT

GOALS, OBJECTIVES AND POLICIES

A. Introduction

Pursuant to Section 163.3177 (6) (c), Florida Statutes (FS) and Section 9J-5.011, (2), FAC, the following represents the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Goals, Objectives and Policies of the City of Anna Maria, Florida. In addition to statutory requirements, the Goals, Objectives, and Policies were developed in keeping with the character, conditions, both environmental and social, and desires of the community.

B. Implementation

The implementation of objectives and associated policies contained in this Plan shall be through land development regulations.

C. Local Goals, Objectives and Policies

The following goal applies to the Sanitary Sewer, Solid Waste and Potable Water in the City of Anna Maria and to the providers or suppliers of these government services, on an areawide, County or regional level.

GOAL 1:

THE CITY SHALL ENSURE THAT NEEDED SANITARY SEWER, SOLID WASTE AND POTABLE WATER SERVICES BE PROVIDED BY A SAFE AND EFFICIENT SYSTEM WHICH MAINTAINS ADEQUATE FACILITIES AND PROVIDES FOR ORDERLY GROWTH AND EXPANSION.

Objective 1.1: The City of Anna Maria shall continue to implement procedures, in cooperation with its sewage, solid waste and potable water system providers to ensure that development permits are issued only when adequate facility capacity is available to serve the development.

Policy 1.1.1: The adopted level of service standards shall be:

<u>Facility</u>	<u>Level of Service</u>
Sanitary Sewer	115 gallons/day/capita
Solid Waste	4.5 pounds/day/capita

Potable Water

110 gallons/day/capita

Policy 1.1.2: The development, expansion, replacement or modification of infrastructure facilities by Manatee County or approved by the same, shall be compatible with the City's adopted level of service standards.

Policy 1.1.3: The City, through its site plan review procedures will require the applicant to document through the Manatee County Public Works Department to ensure that the potable water, sanitary sewer, and solid waste allocations referenced in the wastewater, solid waste and water supply elements of the Manatee County Comprehensive Plan are adhered to.

Policy 1.1.4: The City shall maintain an interlocal agreement with Manatee County that assures capacity for water and sewer through the planning period.

Objective 1.2: The City and Manatee County shall continue to work together to conserve the City's potable water demand and wastewater generated by implementing the following policies.

Policy 1.2.1: The City shall continue to enforce, through provisions contained in its land development regulations and City Code of Ordinances, that plumbing permits specify the installation of water conservation devices

Policy 1.2.2: The City shall continue to enforce, by reference, those applicable provisions of water conservation ordinances, which may be adopted by Manatee County or imposed by the Southwest Florida Water Management District, that restrict the unnecessary consumption of potable water, particularly as it relates to irrigation, lawn watering and car washing during periods of drought, supply reduction and other emergencies.

Policy 1.2.3: The City shall promote, through provisions contained in its land development regulations and City Code of Ordinances, the use and reuse of water of the lowest acceptable quality for the purpose intended (e.g., reclaimed water, where available, and grey water use, cisterns).

Policy 1.2.4: The City, in cooperation with Manatee County as the service provider, shall investigate the feasibility of reusing treated wastewater for irrigation and landscaping.

Policy 1.2.5: The City shall encourage a reduction in the use of potable water for landscape needs through the use of plant species that are drought tolerant and taking steps to supplement potable water supplies by encouraging on site alternatives such as harvested rainwater, storm water, or air conditioner condensate.

Policy 1.2.6: To conserve water, the city shall encourage conservation water practices by watering lawns/plants before dawn.

Policy 1.2.7: To replenish the fresh water lens (sub aquifer), the City shall encourage the replacement of confining soils and materials with permeable materials wherever feasible.

Objective 1.3: The City shall work with its franchise solid waste provider and Manatee County to reduce its per capita generation of solid waste.

Policy 1.3.1: The City shall continue its resource recovery plan that encourages City residents to recycle glass, aluminum waste products and newsprint.

Objective 1.4: The City shall continue to enforce the hazardous waste management procedures and applicable ordinances of Manatee County and the Florida Department of Environmental Protection (DEP).

Policy 1.4.1: The City of Anna Maria, in conjunction with Manatee County and the Cities of Holmes Beach and Bradenton Beach, shall continue an educational program using mailings and public meetings to inform the City's residents of effective procedures to safely store and dispose of household and commercial hazardous material and of procedures to follow in emergencies.

Policy 1.4.2: "Amnesty Days" and other methods will be used to encourage the collection and disposal of household and commercial hazardous material.

GOAL 2:

PROVIDE AN EFFICIENT MASTER DRAINAGE SYSTEM WHICH PROTECTS HUMAN LIFE, MINIMIZES PROPERTY DAMAGE, AND IMPROVES STORMWATER QUALITY AND RETENTION.

Objective 2.1: The City's LEVEL OF SERVICE (LOS) standard for drainage will be the capacity to manage the 25 - year frequency, 24-hour storm event.

Policy 2.1.1: At a minimum, the land development regulations shall incorporate the following management techniques as part of the interim drainage plan:

- The City shall cooperate with SWFWMD to identify those areas of recharge to the surficial aquifer located within the community. If found to exist, the City, in cooperation with SWFWMD, shall incorporate the appropriate protection measures into its land development regulations.

- The monitoring, inspection, and maintenance of all existing and future stormwater facilities.
- No more than 40 percent of residential lots and 60 percent of commercial lots shall be covered by impervious surface.
- Expansion and regular maintenance of retention swales adjacent to City roadways.
- Use of front, rear and side lot line swales in new development.
- Use of erosion and runoff control devices during construction.
- In low areas of Anna Maria frequently inundated by stormwater flooding, the City shall consider construction of drainage retention areas in the public right-of-way.
- Where necessary, the City shall consider construction of drainage retention areas in the public right-of-way and the use of eminent domain condemnation to acquire property for drainage retention purposes.

Objective 2.2: The City of Anna Maria, in conjunction with the Cities of Holmes Beach, Bradenton Beach and Manatee County shall maintain an Island-wide master drainage plan and seek resources to fund updates to the master drainage plan (e.g., DEP, SWFWMD, EPA).

Policy 2.2.1: The master drainage plan for Anna Maria Island shall at a minimum address the following:

- An inventory and evaluation of those areas which currently have flooding problems.
- A hydrological survey of Anna Maria Island showing the natural and man-made systems.
- The analysis of stormwater outfalls for filtering suitability.
- A water quality analysis of stormwater runoff and its impact on receiving water bodies and groundwater.
- A list of recommended corrective measures and the projected implementation cost.
- The master plan shall meet the drainage requirements of the 25-year frequency, 24-hour duration storm event. Post development runoff rates, flows, volumes, and pollutant loads and water quality shall not exceed pre-development drainage rates and conditions.

Objective 2.3: Upon completion of a master drainage plan, the City of Anna Maria shall begin implementing its portion of the master drainage plan and capital improvements.

Policy 2.3.1: The City shall require new development to adhere to the master drainage plan. The City of Anna Maria adopts a LOS standard for stormwater drainage that requires all new development and redevelopment to manage the

runoff from a 25-year frequency, 24-hour duration storm event and ensures that post development runoff rates, flows, volumes, pollutant loads and water quality shall not exceed pre-development drainage rates and conditions.

Policy 2.3.2: Consistent with budget allocations, the City shall establish and maintain a program for retrofitting of the system's existing deficiencies to conform to the master drainage plan.

Policy 2.3.3: The master drainage plan shall maintain the standards established by Florida Department of Environmental Protection for Outstanding Florida Waters designation of Anna Maria Sound.

GOAL 3

EXPLORE EFFORTS TO INCREASE ACCESS TO INFORMATION TECHNOLOGY FOR ALL CITIZENS IN ANNA MARIA WHILE MAKING THE CITY A WIRELESS COMMUNITY SERVED BY E-COMMERCE AND E-GOVERNMENT.

Objective 3.1: Enhance the growth in E-commerce and E-government, and the trend toward technology convergence by encouraging the development of the infrastructure needed to further their use.

Policy 3.1.1: Further the cooperation between the City and Manatee County and local universities, colleges, middle and high schools, in applying information technology throughout the community.

Policy 3.1.2: Encourage the underground placement of existing wired facilities, thus supporting a more reliable information technology.

Policy 3.1.3: Integrate wireless technology in all City government facilities including parks, city hall, etc.

Policy 3.1.4: Encourage and promote wireless infrastructure in the design of new construction and redevelopment during the planning and site plan review process.

Policy 3.1.5: Promote regional cooperation in the formation of information technologies alliances.

Policy 3.1.6: Work with Internet service providers to ensure quality, universal and affordable high-speed Internet throughout Anna Maria for residents, businesses, and visitors.

Policy 3.1.7: Advocate for improved access to high-speed Internet for businesses

and citizens.

Policy 3.1.8: Support competition among private providers by providing equitable access to City owned rights- of-way for all data and telecommunication service providers to reach their customers.

Policy 3.1.9: Employ new technology to improve utility services and reliability in balance with health and safety, economic, aesthetics, and environmental factors.

COASTAL AND CONSERVATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

A. Introduction

Pursuant to Section 163.3177, Florida Statutes (hereinafter “F.S.”) the following represents the Coastal Management and Conservation Goals, Objectives and Policies of the City of Anna Maria. In addition to statutory requirements, the Goals, Objectives, and Policies were developed in keeping with the character, conditions, both environmental and social, and desires of the community. These goals, objectives and policies are intended to address the establishment of a long-term directive for protecting and enhancing the natural resources found in the community.

B. Implementation

The implementation of objectives and associated policies contained in this plan shall be through the application of land development regulations set forth in the City’s Code of Ordinances.

C. Local Goals, Objectives and Policies

GOAL 1: TO ENSURE THE HIGHEST ENVIRONMENTAL QUALITY POSSIBLE, THE CITY OF ANNA MARIA SHALL CONSERVE, PROTECT AND APPROPRIATELY MANAGE THE NATURAL RESOURCES (AQUATIC, WETLAND, AND TERRESTRIAL).

Objective 1.1: As an ongoing objective, the City shall protect the quality and quantity of surface water and groundwater.

Policy 1.1.1: The City shall protect water storage and water quality enhancement functions of wetlands and flood plain areas through acquisition, enforcement of laws and the application of land and water management practices which provide for compatible uses.

Policy 1.1.2: The City shall through the planting of non-invasive wetland vegetation mitigate adverse impacts resulting from prior alteration of natural hydrologic and circulation patterns in surface and groundwater (e.g., finger canals).

Policy 1.1.3: The City shall continue to implement and/or participate in educational programs for residential and commercial consumers to discourage waste and conserve water.

Policy 1.1.4: The City shall coordinate and implement a comprehensive water shortage plan consistent with the provisions set forth in the Southwest Florida Water Management District's (hereinafter SWFWMD Water Shortage Plan, Chapter 40D-21, FAC.

Objective 1.2: The City shall continue to strictly enforce regulations for development within the 100-year flood plain.

Policy 1.2.1: New development or redevelopment approvals shall require that post-development stormwater runoff rates, volumes and pollutant loads do not exceed predevelopment conditions.

Policy 1.2.2: The City shall make all reasonable efforts to ensure that the state and local governments preserve hydrologically significant wetlands and other natural flood plain features.

Policy 1.2.3: The City shall protect the natural functions of the 100-year flood plain so that the flood-carrying and flood storage capacity are maintained.

Policy 1.2.4: Recognizing that the community is located within the 100-year flood plain, the City shall strictly enforce all appropriate federal, state and regional coastal construction codes and coastal setback regulations.

Objective 1.3: As an ongoing objective, the City shall conserve or improve wetlands, aquatic resources and wildlife population and habitat, marine life and wildlife to maintain their environmental, economic and recreational value.

Policy 1.3.1: The City's existing wetlands shall be conserved and protected from physical and hydrological alterations.

Policy 1.3.2: All existing marine wetlands shall be designated Conservation land on the Future Land Use Maps consistent with the Marine Resource Map.

Policy 1.3.3: The City shall participate, where appropriate, with all relevant state and county programs *e.g.* Conservation and Recreational Lands Programs and the Manatee County Endangered Lands Acquisition Program) in acquiring lands for environmental protection purposes and recreational use. These lands shall include environmentally unique and irreplaceable lands such as marsh and estuary lands as needed to enhance water quality and protect fish and wildlife habitat that cannot otherwise be protected.

Policy 1.3.4: Marine wetlands, barrier island property containing numerous vegetative communities, and shoreline locations with limited habitat diversity, shall

be considered priorities for environmental land acquisition.

Policy 1.3.5: Projects (e.g. marinas, causeways and dredging) which could inhibit tidal circulation shall include measures to maintain or improve tidal circulation and flushing.

Policy 1.3.6: Environmentally sensitive areas such as mangroves and marsh areas shall be identified on the Future Land Use Map as conservation areas.

Objective 1.4: The City shall conserve, appropriately use and protect native vegetation.

Policy 1.4.1: The City shall implement the local landscape and tree ordinance to also require that all new development provide a minimum 25 percent non-invasive vegetation on site. This should not be interpreted to allow development in wetland areas.

Policy 1.4.2: The Land Development Regulations shall require that native vegetation shall receive priority to meet the landscaping requirements.

Policy 1.4.3: The City, through the provision of public information, shall encourage shorelines lacking wetland vegetation to be planted with native wetland vegetation in order to minimize potential flood damage, stabilize the shoreline and trap sediments and other non-point source pollutants, and provide additional habitat for fish and wildlife.

Policy 1.4.4: The Land Development Regulations shall encourage the removal of invasive species.

Policy 1.4.5: Pilings, not fill, shall be used to elevate structures in native vegetation areas.

Policy 1.4.6: Although limited natural resources remain in the City of Anna Maria, every effort shall be taken to protect these resources as follows:

- a) Recreational development shall be compatible with the surrounding environment and shall be subject to performance standards adopted in land development regulations;
- b) The clearing of trees and wetland vegetation shall be prohibited, unless specifically permitted, and violations of the City's Landscape and Tree Ordinance shall be punishable as provided in the City Code; and
- c) All applications for development approval shall be subject to site plan

review process in the Land Development Regulations.

Policy 1.4.7: The City shall consider soil conditions and vegetation classifications during the site plan review process.

Objective 1.5: As of the effective date of this Comprehensive Plan, the City shall protect species with special status from adverse impacts

Policy 1.5.1: Beach renourishment projects shall protect sea turtle nesting areas by limiting construction in such areas and during nesting periods (May 1 – October 1).

Policy 1.5.2: The City shall work in cooperation with the U.S. Fish and Wildlife Service, the Florida Fish and Wildlife Conservation Commission, and other state and federal agencies as required under the Marine Mammal Protection Act of 1972, the Endangered Species Act of 1973 and the Florida Endangered and Threatened Species Act of 1977 to develop an area-specific manatee protection plan in order to ensure long-range manatee and habitat protection.

Policy 1.5.3: In order to protect gopher tortoises and indigo snakes, existing habitat shall be protected from future development and/or require a management plan that addresses mitigation and/or relocation. The use of toxic substances poured into burrows to destroy rattlesnakes shall be prohibited.

Policy 1.5.4: All spoil islands shall be designated bird sanctuaries.

Policy 1.5.5: The City shall assist in the application of and compliance with all state and federal regulations pertaining to species of special status (*e.g.* endangered, rare, species of special concern and threatened).

Objective 1.6: Anna Maria Sound shall maintain its Outstanding Florida Waters Designation.

Policy 1.6.1: No new point sources shall be permitted to discharge from the City of Anna Maria into Anna Maria Sound or into ditches or canals that flow into any water body, in or adjacent to the City of Anna Maria.

Policy 1.6.2: In order to reduce non-point source pollutant loadings, stormwater management shall be undertaken in full compliance with the City Code.

Policy 1.6.3: In order to reduce non-point source pollutant loadings and improve the functioning of the City's drainage system, dumping of debris of any kind, (*e.g.* yard clippings and trimmings), into drainage ditches and stormwater control structures shall be prohibited.

Policy 1.6.4: The City shall coordinate with adjacent municipalities and the county, as appropriate, to protect estuaries which are within the jurisdiction of more than one local government; including methods for coordinating with other local governments to ensure adequate sites for water-dependent uses, preventing estuarine pollution, controlling surface water runoff, protecting living marine resources, reducing exposure to natural hazards, and ensuring public access

Objective 1.7: The City of Anna Maria shall protect and restore its beaches, dunes and natural system and establish construction standards which minimize the impacts of man-made structures on these systems.

Policy 1.7.1: Construction seaward of the Coastal Construction Control line shall be subject to the permitting procedures pursuant Chapter 161 F.S.

Policy 1.7.2: Where existing waterways are not sea walled, native marine vegetation shall be used for shoreline stabilization where technically feasible.

Policy 1.7.3: The planting of native marine vegetation in front of the seawall to act as a natural buffer is encouraged.

Policy 1.7.4: The replacement material for failed or damaged existing concrete seawalls shall be rip-rap or planting of native vegetation, e.g., mangroves or marine grasses where technically feasible.

Policy 1.7.5: A dune preservation zone shall be implemented through the City's Land Development Regulations to protect the primary dunes, which shall address prohibitions on excavations, destruction of native vegetation, and activities which affect the natural fluctuation of the dunes.

Policy 1.7.6: The City shall continue providing existing adequate public access to beaches and shorelines; enforcing public access to beaches renourished at public expense; enforcing the public access requirements of the Coastal Zone Protection Act of 1996, and parking facilities for beach and shoreline access.

Policy 1.7.7: The City of Anna Maria shall continue improving existing beach accesses. The plan shall include the following:

- a) Acquisition and improvement of cross-over structures; and
- b) Access shall be consistent with the standards included in the Recreation and Open Space Element of the Comprehensive Plan.

Policy 1.7.8: The City shall limit shoreline development that will adversely impact marine fisheries habitats.

Policy 1.7.9: Provision shall be made in the City Code to prohibit unauthorized obstruction of beach access ways and for the removal of any such obstruction now existing.

Objective 1.8: Anna Maria shall continue monitoring the proper handling, treatment and disposal of hazardous waste within its jurisdiction.

Policy 1.8.1: The City shall coordinate with the Florida Department of Environmental Protection (hereinafter “FDEP”), the Tampa Bay Regional Planning Council and the County in the implementation of an emergency response plan to handle accidents involving hazardous waste.

Policy 1.8.2: A program shall be developed to regulate small generators of hazardous wastes to protect natural resources and public health.

Policy 1.8.3: Recycling of hazardous waste products such as oils, solvents and paints shall be promoted by the City through the provision of public information.

Policy 1.8.4: “Amnesty Days” and other methods shall be used to facilitate the collection and disposal of individual and small business hazardous waste.

Policy 1.8.5: The City of Anna Maria in conjunction with the Tampa Bay Regional Planning Council, Manatee County and the Cities of Bradenton Beach and Holmes Beach shall institute an educational program using mailings and public meetings to inform the City’s residents of effective methods to safely store and dispose of household and commercial hazardous material.

Objective 1.9: The City shall continue to comply with all state and federal standards for air quality.

Policy 1.9.1: The City shall work to reduce the potential for automobile emissions pollution by the following measures:

- a) Require vegetative buffer strips between roadways and residential development;
- b) Promote alternative transportation modes such as carpooling, pedestrian and bicycle paths; and
- c) Assure continued operation of roadways at acceptable levels of service.

Objective 1.10: The City shall participate in the establishment and implementation of intergovernmental coordination mechanisms to protect coastal resources which shall address natural systems on a system wide basis regardless of political boundaries.

Policy 1.10.1: The City shall continue to participate with the Cities of Bradenton Beach and Holmes Beach, Manatee County, and appropriate state and federal agencies, through an appropriate mechanism, in the implementation of a coastal management plan for Anna Maria Island.

Policy 1.10.2: The City shall initiate proceedings to develop joint planning and management programs with the neighboring municipalities for hurricane evacuation, provision of public access, provision of infrastructure, controlling stormwater and coordinating efforts to protect species with special status.

Policy 1.10.3: The City shall work with Manatee County and other appropriate governmental agencies, through the appropriate mechanism, to ensure the continued maintenance of the current number of public beach access points and, where feasible, increase public access to the beach.

Policy 1.10.4: The levels of service for the coastal area are those designated in this Comprehensive Plan.

Policy 1.10.5: The City shall assist the Surface Water Improvement and Management Program to implement the Tampa Bay Surface Water Improvement and Management (hereinafter) S.W.I.M. Plan.

GOAL 2: THE CITY SHALL PROVIDE A SET OF GUIDELINES FOR DEVELOPMENT THAT PROTECT THE LIVES AND PROPERTY OF ITS RESIDENTS FROM THE EFFECTS OF NATURAL DISASTERS.

Objective 2.1: As of adoption of this Comprehensive Plan, the City shall limit public expenditures that subsidize development permitted in Coastal High Hazard Area except for restoration or enhancement of natural resources.

Policy 2.1.1: The City shall limit public expenditures that subsidize development permitted in coastal high-hazard areas, except for restoration or enhancement of natural resources through the site plan review process.

Objective 2.2: As of the effective date of this Comprehensive Plan, the City shall direct population concentrations away from the designated Coastal High Hazard Area.

Policy 2.2.1: The City shall maintain or reduce allowable density in the Coastal

High Hazard Area consistent with the Future Land Use Map of this Comprehensive Plan.

Policy 2.2.2: The City of Anna Maria shall continue to implement the growth management directives which limit densities within the Coastal High Hazard Area to no more than 6 dwelling units per acre, or as otherwise vested, consistent with the Future Land Use Map of this Comprehensive Plan.

Policy 2.2.3: As of the effective date of this Comprehensive Plan, the City of Anna Maria shall designate the Coastal High Hazard Area as “the area defined by the Sea, Lake and Overland Surges from Hurricanes (hereinafter “SLOSH”) model to be inundated from a category one hurricane” as reflected in the most recent Regional Evacuation Study, Storm Tide Atlas, and shall designate the entire island community as a “Coastal Storm Area”, which is an area that is vulnerable to hurricane damage, including loss of life and property and therefore should not have any increase in resident population which will lower the evacuation clearance time (12 hour to adequate shelter clearance time) for a Category 5 storm event. The City herein adopts and by reference incorporates the Coastal High Hazard Map as “the area defined by the SLOSH model to be inundated from a category one hurricane” as reflected in the most recent Regional Evacuation Study, Storm Tide Atlas into the adopted Future Land Use Map Series.

Policy 2.2.4: The City shall not support or finance new local transportation corridors which lie within the Coastal High Hazard Area, although existing corridors may be maintained or improved as necessary to protect the health, safety and welfare of existing residents.

Policy 2.2.5: The City shall not support sewer and water line extensions or expansions within the Coastal High Hazard Area which will encourage future growth/higher densities in those vulnerable areas.

Policy 2.2.6: Through the Recreation Trust Fund, the City shall implement a program of land acquisition and management for recreation, conservation and preservation areas within the Coastal High Hazard Area.

Policy 2.2.7: The City shall review federal and state development projects which are to be located within the Coastal High Hazard Area and support those projects which are consistent with this Plan.

Objective 2.3: As of the effective date of this Comprehensive Plan, the City shall maintain or reduce hurricane clearance times.

Policy 2.3.1: Through its representative on the County’s Emergency Operations

Center the City shall coordinate with state, regional and county agencies to ensure that major evacuation routes are adequately maintained and, when conditions warrant, improved, to facilitate an efficient and safe evacuation.

Policy 2.3.2: The City, in cooperation with the Manatee County Division of Emergency Management and the Manatee County Chapter of the American Red Cross and the other island communities, shall sponsor annual hurricane preparedness seminars to increase hurricane awareness.

Policy 2.3.3: The City Emergency Management Coordinator will coordinate the efforts of city personnel and volunteers with the efforts of the County and state emergency response agencies in emergency planning, including communications, traffic control and warning operations, to effect a safe and efficient evacuation of the City.

Objective 2.4: The City shall reduce the risk of exposure of human life and public and private property to natural disasters through preparedness planning and implementation of hazard mitigation measures.

Policy 2.4.1: The City, in coordination with the County Division of Emergency Management and the Cities of Bradenton Beach and Holmes Beach, shall implement a comprehensive Anna Maria Island Hurricane Plan which shall address the four phases of comprehensive emergency management: preparedness, response, recovery and mitigation.

Policy 2.4.2: The City shall designate an emergency management coordinator who shall oversee the development/revision of a City/Island hurricane plan; act as a liaison between state, regional, county and city emergency response and planning agencies; and ensure coordination between emergency management and development management activities in the City.

Policy 2.4.3: The City shall adopt, at a minimum, the coastal construction standards embodied and required by state law and shall strictly enforce their implementation through the building inspection process.

Policy 2.4.4: The City recognizes that:

- a) the entire community is located within the “Coastal Storm Area”, coastal high hazard area, and the 100-year flood plain which are areas that are vulnerable to hurricane damage, including loss of life and property;
- b) The Coastal Storm Area should not have any increase in resident population which will lower the evacuation clearance time.

Accordingly, the City shall adopt and strictly enforce all appropriate federal, state, and local coastal construction codes, coastal setback requirements, special Coastal Construction Control Line (hereinafter “CCCL”) facility siting restrictions, and flood plain management regulations.

Policy 2.4.5: Special care facilities shall not be located in the Coastal High Hazard Area unless adequate evacuation and shelter plans have been approved, in coordination with the Manatee County Division of Emergency Management, and the safety of residents/patients has been ensured by the owner/developer.

Objective 2.5: Development and redevelopment within the City shall proceed in a manner that lessens risk to public investments and private property by utilizing policies, techniques and practices that reduce negative impacts of flooding and sea level rise. Sea level rise will be addressed to the extent feasible prior to and in coordination with the Tampa Bay Regional Planning Council (TBRPC) and ONE BAY Resilient Communities Program.

Policy 2.5.1: Current and credible sea-level rise data should be considered when evaluating future land use amendment applications.

Policy 2.5.2: Strategies for preparing for sea-level rise, such as increasing road surface elevation standards, subsurface stabilization, stormwater management and drainage, and adjustment of bridge heights to allow for navigation, should be collectively assessed and implemented where appropriate.

Policy 2.5.3: The City may collaborate with the state and Manatee County as appropriate to develop strategies for responding to sea-level rise, including consideration of the effects of sea-level rise on potable water sources, saltwater intrusion, wastewater treatment facilities and the water table.

Policy 2.5.4: Acquisition of severe repetitive loss properties, which have sustained repeated flood losses for use as public open space shall be considered as procurement opportunities arise, such as through the use of grants or tax deed sales.

Policy 2.5.5: Development and redevelopment in the City will consistent with or more stringent than the flood-resistant construction requirements in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R. part 60.

Policy 2.5.6: The City will continue to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for it's residents.

GOAL 3: THE CITY SHALL ENSURE EXPEDITIOUS POST-DISASTER RECOVERY, REDEVELOPMENT AND REDUCTION OF THE FUTURE RISK TO HUMAN LIFE AND PUBLIC AND PRIVATE PROPERTY FROM NATURAL HAZARDS.

Objective 3.1: The City shall continue the implementation and refinement of the Island wide Post-Disaster Redevelopment Plan for Anna Maria Island, Manatee County, Florida.

Policy 3.1.1: The Island wide Post-Disaster Redevelopment Plan for Anna Maria Island, Manatee County, Florida, dated May 1999, as prepared by the Tampa Bay Regional Planning Council under a grant from the Division of Emergency Management, Florida Department of Community Affairs, is hereby recognized as the official post-disaster redevelopment plan for the City of Anna Maria.

Policy 3.1.2: The City shall continue to work with the cities of Bradenton Beach and Holmes Beach, the Town of Longboat Key, the Manatee County Division of Emergency Management, and the Island Emergency Operations Center in the implementation and future refinement of the Island wide Post-Disaster Redevelopment Plan for Anna Maria Island.

Policy 3.1.3: Upon the issuance of an interagency hazard mitigation report which covers the City of Anna Maria, the City shall consider for inclusion in the Island wide Post-Disaster Redevelopment Plan and the adopted Comprehensive Plan, those items deemed appropriate to the City.

Objective 3.2: Reconstruction and redevelopment strategies shall be considered to promote hazard mitigation during the annual re-evaluation of the Manatee County Local Mitigation Strategy.

Policy 3.2.1: The City shall continue to be an active participant in the identification and evaluation of initiatives contained in the Manatee County Local Mitigation Strategy.

Policy 3.2.2: The City shall diligently pursue the identification and securing of funding for the implementation of those local mitigation strategy initiatives identified by the City for inclusion in the Manatee County Local Mitigation Strategy.

RECREATION AND OPEN SPACE ELEMENT

GOALS, OBJECTIVES, AND POLICIES

A. Introduction

The following represents the Recreation and Open Space Goals, Objectives, and Policies of the City of Anna Maria. These Goals, Objectives, and Policies are intended to address the establishment of a long-term end towards which the recreation programs and activities of the community are ultimately directed.

B. Implementation

The implementation of objectives and policies contained in this Plan shall be through land development regulations.

C. Local Goals, Objectives and Policies

GOAL 1

THE CITY SHALL ENSURE THE PROVISION, PROTECTION AND MAINTENANCE OF A COORDINATED, EFFICIENT AND ACCESSIBLE SYSTEM OF PUBLIC RECREATION AND OPEN SPACE AND PROVIDE RECREATIONAL PARKS AND FACILITIES WHICH SHALL MEET THE NEEDS OF CURRENT AND FUTURE RESIDENTS AND VISITORS.

Objective 1.1: The City shall, in cooperation with other governmental agencies, provide and maintain a system of parks and recreation facilities meeting the needs of the current and future residents, visitors, and tourists.

Policy 1.1.1: The standards shown in Table 1 of this element shall be the adopted Level of Service (LOS) standards for the City.

Policy 1.1.2: Park and recreation lands shall be planned and/or maintained for multiple uses and located in areas most suitable to satisfy the needs of the permanent and seasonal population.

Policy 1.1.3: Land set aside by new development for recreational purposes shall be determined suitable for that purpose during the site planning process and should not be land which is remaining after development.

Policy 1.1.4: The designation and acquisition of recreation and park sites by the

City shall be in accordance with long-range comprehensive plans for City development and redevelopment.

Policy 1.1.5: The City shall ensure that recreation and historic park sites are not diverted to other uses, except in cases of overriding public need.

Policy 1.1.6: Through the continued provision and maintenance of multi-purpose recreational facilities, and the use of City owned properties, the City shall encourage a variety of recreational activities, including the utilization of unique natural features and scenic areas.

Objective 1.2: The City shall coordinate public and private recreation resources.

Policy 1.2.1: The City shall maintain the existing joint agreements with the Manatee County Parks and Natural Resources Department, and the Anna Maria Island Community Center concerning the support and joint use of parks and recreational facilities.

Objective 1.3: As of the effective date of this plan, lands designated as Recreation, Open Space, or Conservation, on the Future Land Use Map shall be protected from incompatible land uses.

Policy 1.3.1: The City's land development regulations shall include and implement specific open space definitions and standards, landscape and signage, the protection of open space and natural vegetation, coastal hazard mitigation, as well as the use of open space for buffering between land uses.

Policy 1.3.2: The City shall implement incentives to encourage the provision of open space areas.

Policy 1.3.3: Open space in parks shall be maintained to protect and preserve native habitats and provide passive recreation opportunities.

Policy 1.3.4: Open space shall be used to buffer incompatible recreational activities or land uses.

Objective 1.4: The City shall continue to be responsive to the special needs of the permanent and seasonal population.

Policy 1.4.1: As of the effective date of this plan, access to park and recreation facilities and services shall be provided for the elderly, persons with mobility disabilities.

Policy 1.4.2: It is desirable to provide parking facilities for the handicapped and cyclists at parks and other recreation facilities, at a level no less than that required by the Americans with Disabilities Act.

Policy 1.4.3: Current levels of public access to public shoreline and estuarine beaches shall be maintained through the site plan review process.

Policy 1.4.4: No new development or activities shall be permitted which encroach upon existing public beach access.

Objective 1.5: The City shall provide park and recreation facilities in an economically efficient manner.

Policy 1.5.1: The City shall actively pursue funding for park and recreation facilities, including County, State, and Federal assistance funds, by applying for said funds

Policy 1.5.2: The Land Development Regulations shall stipulate that the new residential development or redevelopment provide for the future recreational needs generated by said development.

Policy 1.5.3: The City shall preserve, maintain, and enhance existing parks and recreation facilities through the use of adequate operating budgets, user fees, and proper management techniques.

Policy 1.5.4: Methods such as tax incentives, impact fees, and density transfers, shall be encouraged for the acquisition and development of City recreation sites.

Policy 1.5.5: A high priority for public land acquisition for recreation and / or open space use shall be placed on property within areas projected to receive major hurricane damage from coastline storm surges. The City shall seek funding for public land acquisition from all potential funding sources, including Federal, State, Regional and County sources.

Policy 1.5.6: The City shall include, in its Capital Improvements Program, funds for the acquisition and development of city recreation sites.

TABLE 1
 SITE GUIDELINES FOR ANNA MARIA
 OUTDOOR RESOURCES AND FACILITIES

PARK FACILITY	SERVICE AREA / POPULATION SERVED	FACILITIES
Mini Park	2-3 Block area / up to 2,500	Play apparatus, benches and open space, landscaping, picnic tables optional
Neighborhood Park	1/4 - 1/2 mile / up to 5,000	Play apparatus areas, recreation building, sports fields, multi-purpose fields, senior citizen areas, landscaping, open space, free play areas
<u>Beach Access</u>	1 access / 1/2 mile of shoreline	Walkways, parking and restrooms including handicapped parking will be considered by the City Commission on a case by case basis. In areas of publicly funded beach renourishment, adequate parking to comply with county, state and federal renourishment criteria shall be supplied. Restrooms should be considered on a case by case basis for primary beach access points as defined in the City Code.
Community Park	1/2 - 3 miles up to 10,000	All facilities found in the neighborhood

Note: These standards will be the accepted and desired LOS standards.

INTERGOVERNMENTAL COORDINATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

A. Introduction

Pursuant to Section 163.3177–Florida Statutes the following represents the Intergovernmental Coordination Goals, Objectives and Policies of the City of Anna Maria. In addition to statutory requirements, the Goals, Objectives, and Policies were developed in keeping with the character, conditions, both environmental and social, and desires of the community. These goals, objectives and policies are intended to address the establishment of a long-term directive for promoting coordination between jurisdictions of plans and policies that have been identified as having impacts other than a local nature.

B. Implementation

The implementation of objectives and associated policies contained in this Plan shall be through regulations set forth in the City’s Code of Ordinances.

C. Local Goals, Objectives and Policies

GOAL 1: MAINTAIN THE CURRENT INTERGOVERNMENTAL RELATIONSHIPS AND IMPROVE THE EXISTING SYSTEM OF INTERLOCAL COORDINATION TO SUCCESSFULLY IMPLEMENT LOCAL GOVERNMENT COMPREHENSIVE PLANS, ENSURE THE PROVISION OF INFRASTRUCTURE SERVICES AT THE ADOPTED LEVEL OF SERVICE (“LOS”) STANDARDS AND TO RESOLVE CONFLICTS RESULTING FROM THE PLANS.

Objective 1.1: As an ongoing objective, the City shall maintain close coordination and cooperation with the cities of Bradenton Beach, Holmes Beach, the Manatee County School Board, Manatee County, Sarasota Manatee Metropolitan Planning Organization (MPO), the Island Transportation Planning Organization (ITPO), the Sarasota Bay Estuary Program (SBEP) and the Tampa Bay Estuary Program (TBEP) in the evaluation and integration of local comprehensive plans and development proposals.

Policy 1.1.1: The Mayor and City Commission shall work with the Barrier Island Elected Officials group to serve as the focal point for intergovernmental coordination on Anna Maria Island.

Policy 1.1.2: To ensure that all interests are represented, Manatee County, the Manatee County School Board, Sarasota-Manatee Metropolitan Planning Organization (MPO), the Town of Longboat Key, and the SBNEP, and TBEP

should be invited to participate in meetings of the Barrier Island Elected Officials Group and the Island Transportation Planning Organization (ITPO).

Policy 1.1.3: The City shall, in concert with Bradenton Beach, Holmes Beach, Longboat Key and Manatee County, identify and discuss issues related to plan implementation, development and funding which affect Anna Maria Island such as land use, transportation, coastal management, drainage, conservation, pier repair and maintenance and open space planning functions and addresses the provision of services and information.

Policy 1.1.4: The Barrier Island Elected Officials Group and the Island Transportation Planning Organization (ITPO) shall be recognized as the City's forums for the fulfillment of collaborative planning and decision-making requirements of Chapter 163, Part II, FS, Growth Policy; County and Municipal Planning; Land Development Regulation.

Policy 1.1.5: In instances where the resolution of issues requiring intergovernmental concurrence has not been achieved, the City of Anna Maria will seek relief through the Dispute Resolution Process of the Tampa Bay Regional Planning Council, established pursuant to § 186.509, FS, as provided for in Chapter 164, FS, Governmental Disputes,

Policy 1.1.6: The City, through persons designated by the City Commission as either members and/or representatives of the City, shall continue to communicate and coordinate with the Manatee County School Board, Tampa Bay Regional Planning Council, Southwest Florida Water Management District, Sarasota-Manatee Metropolitan Planning Organization (MPO) and other state and federal agencies on projects located within the City or which have consequences which directly impact the city.

Policy 1.1.7: The City will coordinate with the Manatee County Planning and Zoning Department in order to develop countywide population projections that include expected growth shown in the City's Comprehensive Plan.

Policy 1.1.8: The City will review the County's draft population projections and incorporate those projections as appropriate in the Comprehensive Plan.

Policy 1.1.9: The City shall continue to cooperate and coordinate with the cities of Bradenton Beach and Holmes Beach, the Manatee County Department of Public Safety, and other appropriate governmental agencies and local governments in the implementation of the City of Anna Maria Emergency Operations Policy.

Policy 1.1.10: The City shall continue to cooperate and coordinate with the

Manatee County Division of Emergency Management in the development, implementation, and refinement of the County's Local Mitigation Strategy.

Objective 1.2: As an ongoing objective, the City shall ensure that the approved levels-of-service standards contained in this adopted Comprehensive Plan are coordinated and consistent with those of the applicable service provider.

Policy 1.2.1: The City shall work with the Florida Department of Transportation (FDOT), as appropriate to local conditions, and the Sarasota-Manatee MPO, and the City of Holmes Beach relative to emergency evacuation routes, as necessary to ensure continued operational level of service as identified in the Traffic Circulation Element.

Policy 1.2.2: The City shall, through the Manatee Technical Advisory Committee, coordinate with Manatee County to ensure that Anna Maria's present and future populations are considered when the County's maintenance and expansion programs for those public facilities which serve the City are established.

Policy 1.2.3: Independent of the Barrier Island Elected Officials group, the City will continue to cooperate with the Manatee County Public Utilities Department, as service provider, to assure that potable water, sanitary sewer, and solid waste disposal facilities are adequate to serve the needs of its residents.

Policy 1.2.4: The City shall continue to maintain formal allocation agreements with Manatee County for water, sewer, and solid waste services.

Objective 1.3: The location of sites suitable for the disposal of dredge spoil material shall be coordinated with Manatee County, Holmes Beach, and other state and federal agencies, as appropriate.

Policy 1.3.1: When the City agrees to assume responsibility for dredging operations within its municipal boundaries, it will establish a process which ensures that disposal sites are selected in coordination with the city of Holmes Beach, Manatee County, appropriate state and federal agencies, and the public.

Policy 1.3.2: Should any conflicts result from any selected disposal site the City agrees that such conflict will be resolved through the Coastal Resources Interagency Management Committee's dispute resolution process.

CAPITAL IMPROVEMENTS

GOALS, OBJECTIVES, AND POLICIES

A. Introduction

Pursuant to Section 163.3177 Florida Statutes (FS) the following represents the Capital Improvement Goals, Objectives and Policies of the City of Anna Maria. In addition to statutory requirements, the Goals, Objectives, and Policies were developed in keeping with the character, conditions, both environmental and social, and desires of the community. These Goals, Objectives and Policies are intended to establish the long-term end for the timely and efficient provision of public facilities through the use of sound fiscal policies.

B. Implementation

The implementation of objectives and associated policies contained in this Element shall be through the application of regulations set forth in the City's Code of Ordinances.

C. Local Goals, Objectives, and Policies

GOAL 1: THE CITY SHALL UNDERTAKE FISCAL ACTIONS NECESSARY TO PROVIDE AND MAINTAIN PUBLIC FACILITIES FOR ALL RESIDENTS, WITHIN ITS JURISDICTION, AT THE ADOPTED LEVELS OF SERVICE.

Objective 1.1: Capital improvements will be provided to correct existing deficiencies, to accommodate desired future growth, and to replace worn out or obsolete facilities, as indicated in the five-year schedule of improvements which improvements are designed to correct existing deficiencies identified in this element.

Policy 1.1.1: Anna Maria shall, on an annual basis, evaluate and rank in order of priority, projects proposed for inclusion in the five-year schedule of improvements.

Policy 1.1.2: The City shall develop and update annually a multi-year Capital Improvement Plan (CIP), the first year of which shall be the Capital Budget.

Policy 1.1.3: Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:

- a) The proposed project is needed to eliminate a proven or obvious hazard to public health and safety;
- b) The proposed project is needed to fulfill a legal commitment by the

City;

- c) The proposed project is needed to preserve, maintain, refurbish or achieve full use of existing facilities;
- d) The proposed project will provide or bring an existing facility up to an adopted level of service;
- e) The proposed project will increase efficiency of use of existing facilities, prevent or reduce future improvement cost, or provide service to all residents equitably;
- f) The proposed project furthers policies adopted in other elements of this Comprehensive Plan;
- g) The proposed project is needed to serve development for which development order(s) were issued prior to adoption of the 2016 Amendments to the Comprehensive Plan
- h) The proposed project will increase the economic base or quality of life of the residents;
- i) The proposed project will accommodate new development and/or redevelopment
- j) The budget impact of the proposed project, both capital and operating, will be considered and Committee will consider financial feasibility of project; and
- k) The proposed project will be reviewed for consistency with plans of other agencies having responsibility for public facilities within the jurisdiction.
- l) Consider using solar power for City facilities for energy savings.
- m) The proposed project will be reviewed for consistency with the Long-Range Transportation Plan as adopted and updated by the Sarasota-Manatee Metropolitan Planning Organization (MPO).

Policy 1.1.4: Continued efforts shall be made to secure grants or private funds on a continuing basis whenever available to finance the provision of capital improvements.

Objective 1.2: Public expenditures that subsidize development in Coastal High Hazard Areas shall be limited to those improvements that are consistent with Federal, State, Regional and County Agency rules and this Plan.

Policy 1.2.1: The City shall expend funds in Coastal High Hazard Areas only for the replacement and renewal of public facilities serving existing development.

Objective 1.3: The City shall utilize its fiscal resources to eliminate any identified existing deficiencies and ensure, through development review and approval requirements, the provision of needed capital improvements for future development and redevelopment at adopted levels of service as specified in the elements of this Comprehensive Plan.

Policy 1.3.1: The City, shall work with other governmental jurisdictions to establish a strategy to ensure that the entire cost of providing necessary capital facilities, at adopted levels of service, for any future development or redevelopment within the jurisdiction shall not be borne by existing residents.

Policy 1.3.2: The City, shall coordinate with the County, other state agencies, the Southwest Florida Water Management District, and other jurisdictions and agencies that provide public facilities within the City's jurisdiction to ensure projects are funded in a fiscally equitable manner apportioning the costs of growth among those who are responsible for it.

Policy 1.3.3: The city shall consider the adoption of impact fees as feasible in cooperation with other level of governments if appropriate and beneficial to the city

Policy 1.3.4: The City shall review all applications for development orders and permits to ensure that said development orders and permits are issued only when required capital facilities are present or scheduled in the five- year schedule of capital improvements, which schedule shall identify the source of funding for each project. This review of applications for development orders and permits will ensure that the City's actions are consistent with the maintenance of the levels of service standards for affected public facilities adopted by this Comprehensive Plan.

Policy 1.3.5: The adopted Levels of Service (LOS) for public facilities within the jurisdiction of the City of Anna Maria shall be those adopted in the other elements of this Plan. The City shall not issue any development order unless there is adequate capacity to maintain the following LOS Standards:

- a) **Sanitary Sewer:** 115 gallons/day/capita;
- b) **Solid Waste:** 4.5 lbs./capita/day;

- c) **Drainage:** The City of Anna Maria hereby adopts, consistent with the 2013 amendment to Section 102-42 of the Land Development Regulations a LOS standard for stormwater drainage that requires all new private development and redevelopment to manage the runoff from a 10- year frequency, 24-hour duration storm event and ensures that post development runoff rates, flows, volumes, pollutant loads and water quality shall not exceed pre-development drainage rates and conditions.
- d) **Potable Water:** 110 gallons/day/capita;
- e) **Traffic Circulation:** LOS “D” Peak Hour for all roadways
- f) **Recreation and Open Space:** See Recreation and Open Space Element, Table 1

All Levels of Service established pursuant to this Plan or to the City’s Land Development Regulations shall be based on seasonally adjusted populations with the seasonal adjustment to be calculated as described in the 2014 Project Traffic Forecasting Handbook, published by the Florida Department of Transportation, or in a comparable source.

Objective: 1.4: The City shall manage its debt in a manner to retain the integrity of its fiscal resources.

Policy 1.4.1: The City shall not incur any form of indebtedness in order to provide needed capital improvements at adopted LOS that would result in a bond rating below AAA by the major rating agencies for insured bond issues.

Policy 1.4.2: The City shall confine long-term borrowing to capital improvements too large to be financed from current revenues.

Policy 1.4.3: The City will ensure that any bonds issued will be structured to be paid back within a period not to exceed the expected useful life of the capital project.

Policy 1.4.4: Where applicable special assessment, revenue, or other self-supporting bonds will be used instead of general obligation bonds.

Policy 1.4.5: Total debt service for general obligation debt will not exceed 15 % percent of annual net revenues.

CAPITAL IMPROVEMENTS IMPLEMENTATION

A. The comprehensive plan shall contain:

1. The schedule of capital improvements, for which the local government has fiscal responsibility, selected for the first five fiscal years, by year, after the adoption of the 2016 Amendments to the comprehensive plan, which shall reflect the need to reduce existing deficiencies, remain abreast of replacements, and to meet future demand including:
 - a. Project description and general location; and
 - b. Determination of consistency with individual comprehensive plan elements.
2. A list of projected costs and revenue sources by type of public facility for the five-year period.

B. Five Year Schedule of Capital Improvements

The five- year schedule of capital improvements, is the mechanism by which the City can effectively stage the timing, location, projected cost and revenue sources for the capital improvements derived from the other elements of this Comprehensive Plan.

The five- year schedule of capital improvements shall be used to document the fiscal integrity of Anna Maria's Comprehensive Plan. Capital needs are only those identified in other elements of the comprehensive plan and do not include all capital needs the City may have.

Any projects identified in the future must be consistent with the individual elements of the Anna Maria Comprehensive Plan as they are derived from the Plan.

CITY OF ANNA MARIA, FLORIDA
TEN YEAR SCHEDULE OF CAPITAL IMPROVEMENTS
NEEDED TO MAINTAIN CONCURRENCY
2016 – 2021

Capital Improvement Element	Time Frame	Estimated Cost Over 10 Years
Property Acquisition	Ongoing	\$ 5,250,000
City Pier & City Pier Park buildout & site improvements	Ongoing	\$ 1,361,620
New Beach Access & Gulf Park Improvements	Ongoing	\$ 2,760,000
Landscaping	Ongoing	\$ 400,000
City Hall Park	Ongoing	\$ 60,000
Irrigation Wells	Ongoing	\$ 100,000
Heavy Equip for Facility Maintenance	Ongoing	\$ 160,000
Streets	Ongoing	\$ 11,450,000
Dredging - City wide canals and channels	Ongoing	\$ 3,000,000
Lake LaVista Inlet Dredge	Ongoing	\$ 650,000
City Pier Beach Renourishment	Ongoing	\$ 250,000

Capital Improvement Element	Time Frame	Estimated Cost Over 10 Years
City Pier Rehabilitation	Short Term	\$ 2,000,000
City Pier Restaurant Remodel	Short Term	\$ 1,000,000
Kayak Access Facilities include park Improvements - Belhaven Park	Mid Term	\$ 2,180,000
Water Taxi Landing	Mid Term	\$ 400,000
Remodel City Hall to include all departments	Long Term	\$ 3,332,340
Install traffic signals - Gulf Drive @ Pine Ave and Magnolia	Long Term	\$ 233,676
Aerate Canal Ends	Long Term	\$ 1,275,000
Preliminary Cost Estimate Total		\$35,862,636

<p>Time Frame</p> <p>Ongoing - Annual recurring interval</p> <p>Short Term - 2 to 3 Years</p> <p>Mid Term - 5 Years</p> <p>Long Term - 10 Years</p>
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