

Long Bar Pointe is the longest natural shoreline on Sarasota Bay, and the last. It supports the bay's finest mangroves and sea grass, best fishery and largest shorebird habitat. It is located at the northern most end of Sarasota Bay, an Outstanding Florida Water and National Estuary.

All these species and 100's more are supported by this ecosystem



Can we really afford to loose all this?



Pictures provided by Capt. Katie Scarlett Tupin

The Aqua by the Bay development endangers it all.

Actions you can take now!

Go to the links below for more information on the issues with "Aqua by the Bay" Long Bar Pointe development:

www.sierraclub.org/sites/www.sierraclub.org/files/sce-authors/u9892/Why%20Oppose%20Aqua%20by%20the%20Bay.pdf

www.suncoastwaterkeeper.com/long_bar_pointe_florida

Please take a moment and draft an email expressing your concern with this development.

Send it to the following:

County Commissioners:

Betsy Benac - betsy.benac@mymanatee.org

Priscilla Trace - priscilla.trace@mymanatee.org

Stephen Jonsson - steve.jonsson@mymanatee.org

Robin DiSabatino - robin.disabatino@mymanatee.org

Charles Smith - charles.smith@mymanatee.org,

Vanessa Baugh - vanessa.baugh@mymanatee.org

Carol Whitmore - carol.whitmore@mymanatee.org

Attend the County Commission meeting Aug 16th 9 AM



PLEASE PROTECT US!

**Tell the County Commission to vote NO!
on Long Bar Pointe "Aqua by the Bay"**

"Save our Bays"

Protect this!



Don't accept this!



LBP conceptual drawing shown at Aug 2013 Land Use meeting

Join the members of Sierra Club, Suncoast Waterkeeper and Florida Institute for Saltwater Heritage (F.I.S.H.), help us save Sarasota Bay, a Florida Outstanding Water and National Estuary from the over development proposed by Long Bar Pointe LLLP/Cargor Partners VIII.

This brochure will provide you information on Aqua by the Bay, a proposed development set to go before the Manatee County Commission on Aug. 16th. It will help you write letters to commissioners and newspapers, and provide strong, relevant testimony to deny this ill-considered development that will damage the last undisturbed mangrove and sea grass ecosystem on Sarasota Bay, further burden our overtaxed road system, threaten public safety in times of storms, and forever destroy the unique, quiet character of Manatee County from it's low density feel to that of St Pete or Miami.

PLEASE READ ON and JOIN US IN OPPOSING

Reason's to Oppose Carlos Beruff's Aqua by the Bay Development

There are three major steps in the proposed 529-acre development:

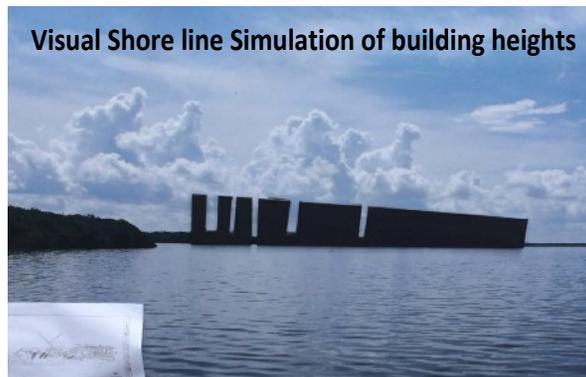
- Dredging a lagoon 2½ miles long, up to 120' wide and 8' deep right behind the mangrove fringe.
- Building a back-filled seawall on the landward edge of the lagoon.
- Building nearly 3,000 homes behind the seawall, including high rise towers up to 145 feet tall.

Lagoon and seawall will cause permanent ecological damage and threaten public safety:

- The seawall will block upland sediment flow to the mangroves, allow tides to undercut their roots and prevent upland migration as sea levels rise, degrading habitat and storm surge buffering.
- The seawall will threaten public safety by reducing storm surge storage and directing surge toward the neighboring Tidy Island causeway to the mainland, violating Manatee County Comp Plan provisions **4.3** and **3.3.1** protecting coastal residents from natural disaster. No storm surge study has been done.
- Storm water will drain from the lagoon into Sarasota Bay via uncertain tidal flows with unknown impacts on mangroves and sea grasses. No flushing study has been done.
- Connecting the lagoon to the bay will allow access by adult fish, threatening the existing fish nursery.

General Development Plan is Incomplete and conflicts with plans submitted to other agencies:

- Elevations and plan views for buildings taller than 35' and three recreational lakes were provided to the Southwest Florida Water Management District but not to the County at public hearings as required in **LDC 402.7.D.9**. The largest lake was already dug when public hearings began.
- Stipulation A.6 of the plan's enabling ordinance permits a violation of section **402.7.D.9** by allowing elevations and plan views to be presented with no public hearing or commission vote.
- The plan does not cover the mangrove shoreline or mention the state mitigation bank which enables mangrove trimming and carries a conservation easement prohibiting Manatee County from imposing regulations or requiring permits. Nor does it say the Army Corps of Engineers twice rejected the bank because it would not protect the mangroves or sea grass.



Project violates the Comprehensive Plan (CP) & Land Development Code (LDC):

- New dredging prohibited (**CP 4.1.5.2**). seawalls allowed only with state and federal permits (**CP 4.4.2.6**).
- Wetland impacts of the lagoon are unsupported by a Wetland Impact Study (**LDC 706.4**). A proposed variable width buffer is unjustified by site-specific conditions (**CP 3.3.1.5, 4.1.2.5 / LDC 403.8.2, 706.7**).
- An Ecosystem Management Plan does not restore native upland habit (**LDC 706.5.C**), but replaces it with an artificial lagoon, and omits the mangroves and sea grass which cover half the property.

Proposed building heights violate the Land Development Code and are Incompatible with the area:

- Seven-story buildings 95' high and 13-story buildings 145' high – four times the legal limit – will destroy waterfront vistas on this low rise shore, where for 15 miles no building is taller than the tallest tree.
- Under Land Development Code section **402.6.E** planned developments such as Aqua by the Bay must be responsive to the character of the area, which here comes from the water – the last fully functional shoreline ecosystem and the last Old Florida coast on Sarasota Bay.