

**POLICY 14.1.5:** New development, including "planned development" zoning approvals, new subdivisions, and agriculture, that adjoin state-designated aquatic preserves and associated wetlands and natural tributaries must preserve or create a 50-foot-wide native vegetated buffer area between the development and the waterbody or associated wetlands. This requirement will not apply to existing subdivided lots. For agriculture, this requirement:

- will be implemented through the notice-of-clearing process in chapter 14 of the Land Development Code;
- will include a requirement to use this area as a riparian forest buffer with an adjoining filter strip wherever farmland abuts wetlands; and
- if native vegetation does not currently exist, native tree cover will be established within three years of issuance of the notice of clearing.

An exception to the placement of the buffer maybe allowed to accommodate one Community Commercial shopping center. The shopping center must meet all of the following criteria:

- impact less than 1 acre of the associated wetlands;
- be located in Pine Island Center;
- be in the Urban Community Future Land Use Category;
- have access to Pine Island Road;
- be a Planned Development;
- be consistent with the size and floor area limitations of Community Commercial, as specified in Goal 6;

In addition to the listed criteria, the shopping center must create an onsite wetland mitigation area. The mitigation area must meet the following:

- be at a ratio on 1.5 square feet for each square foot of impacted associated wetlands;
- consist of 100 % native wetland species;
- maintain a hydrologic connection with the remaining preserved associated wetlands; and,
- the required 50 foot buffer must be located between the development area and the created wetland.