

B.C.C.: 10/5/2017

**PDR-16-21(Z)(P) – ARMSTRONG, LEN TRAN, INC.,/TURNER, CONE AND GRAHAM INC./
SILVERSTONE - DTS20160639 - MEPS637**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 15-17, the Manatee County Land Development Code) relating to zoning within the unincorporated area, providing for the rezoning of approximately 289.64 acres from A-1 (Suburban Agriculture-One dwelling unit per acre) and RSF-3 (Residential Single-Family-Three dwelling units per acre) to the PDR (Planned Development Residential) zoning district; and approving a Preliminary Site Plan for 799 lots for single-family detached residences. The site is on the west side of I-75 and Sim Barco Road, south side of 69th Street East, east side of Ellenton Gillette Road and north side of future segment of Experimental Farm Road, Ellenton (Manatee County); subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

P.C.: 09/14/17

B.O.C.C.: 10/05/17

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to ADOPT Manatee County Zoning Ordinance No. PDR-16-21(Z)(P); and APPROVE the Preliminary Site Plan with Stipulations A.1-A.5, B.1-B.5, C.1-C.5, and D.1; GRANT Special Approval for a project: 1) exceeding a gross density of two dwelling units per acre in RES-3 Future Land Use Category (FLUC); 2) adjacent to a perennial stream; and 3) a project partially in the 25-year floodplain, as recommended by the Planning Commission.

(Commissioner Trace)

PLANNING COMMISSION ACTION:

On September 14, 2017, by a vote of 6 – 0, the Planning Commission recommended approval. Mr. Bower was absent.

PUBLIC COMMENT AND CORRESPONDENCE:

There was no public comment at the September 14, 2017 Planning Commission public hearing. Changes to the Special Approval analysis in the staff report, revised Special Approval Request letter and a revised recommended motion was entered into the record at the September 14, 2017 Planning Commission public hearing.

PROJECT SUMMARY

Case #	PDR-16-21(Z)(P, dts#20160639, MEPS# 637
PROJECT NAME	Silverstone
LAND OWNER(S)	Armstrong, Len Tran, Inc., Turner, Cone and Graham Inc.,
APPLICANT	Rachel W. Layton, ZNS Engineering, L.C.
PROPOSED USE(S)	799 lots for single-family detached residences
EXISTING ZONING	A-1 (Suburban Agriculture-One dwelling unit per acre) and RSF-3 (Residential Single-Family, 3 dwelling units per acre)
CASE MANAGER:	Stephanie Moreland
STAFF RECOMMENDATION:	Approval

DETAILED DISCUSSION

The site is on the west side of I-75, south side of 69th Street East, east side of Ellenton Gillette Road and north side of future segment of Experimental Farm Road (Ellenton, Manatee County). The site is in a designated Entranceway of the County. The proposed project is required to meet all applicable Entranceway standards listed in LDC Section 900.

Request:

The request seeks approval of a rezone of 289.64± acres to PDR (Planned Development Residential) and approval of a Preliminary Site Plan for 799 lots for single-family detached residences.

There are 2.90± acres in the RES-3 (Residential – three dwelling units per acre) FLUC and 286.74± acres in RES-6 (Residential – six dwelling units per acre) FLUC. RES-3 and RES-6 FLUCs list suburban or urban residential uses in the range of potential uses for consideration.

To establish if a project with more than one FLUC meets gross density compliance, Manatee County Comprehensive Plan, Land Use Operative Provision provides a formula (maximum number of residential units = maximum gross density based on the FLUC x gross residential acreage for that area). When the formula is applied, the total number of residential units (799) proposed is below the maximum number of dwelling units permitted (1,729). Therefore, the project has established gross density compliance with the Future Land Use Map. Special Approval is required for a project exceeding a gross density of two dwelling units per acre in the RES-3 FLUC.

The site is in the A, AE and X Flood Zone Categories (FIRM Panel 12081C0167E and 12081C0159, effective March 17, 2014).

Special Approval is also required because a part of the site is adjacent to a perennial stream. Planned development is the process necessary to achieve Special Approval.

Planned development zoning also provides greater flexibility for the project when establishing appropriate buffers and setbacks to help mitigate potential adverse impacts such as odors from surrounding agricultural neighborhoods and traffic noise from I-75.

The Land Development Code (LDC) requires two means of access for a project with more than 100 units. The Preliminary Site Plan shows the following access points:

- 1) One entrance connecting 69th Street East;
- 2) One entrance connecting Ellenton Gillette Road; and
- 3) One entrance connecting future Experimental Farm Road

There are 19.59± acres of wetlands and 7.04± acres of wetland buffers. There are 0.06± acres of wetland impacts proposed to Wetland C, a non-viable freshwater marsh habitat. The small low quality wetland is being impacted in lieu of other systems to accommodate the road to access additional lots. Mitigation for this impact is proposed through enhancement of Wetland A.

In addition to the 2.55± acres designated for recreational amenity, Manatee County Felts Audubon Preserve, Terra Ceia Preserve State Park, Terra Ceia Preserve Frog Creek and Buffalo Creek Park are within a one mile to three (3) mile distance from the site.

Schools servicing this site are Tillman Elementary, Lincoln Middle and Palmetto High schools.

The applicant hosted a neighborhood meeting with the residents on 3/9/15. Concerns raised include traffic and circulation routes.

According to the design, lots for single-family detached residences are proposed along the eastern boundary of the site adjacent to I-75 and the southern boundary adjacent to future Experimental Farm Road.

Staff has a concern that future residents may be subject to traffic noise from vehicles traveling along I-75, future 47th Avenue East Ellenton Gillette Road and future Experimental Farm Road. To address any potential noise impacts from vehicles travelling on I-75, the Preliminary site Plan design shows a 100-foot wide landscaped roadway buffer with a berm/wall combination which is to be determined by a noise study prior to Final Site Plan approval and installed adjacent to I-75.

A 20-foot wide roadway buffer is also proposed on the west side of future 47th Avenue East (internal roadway running north and south along the eastern part of site) and along Ellenton Gillette and future Experimental Farm Road. In addition to landscaping, staff recommends installation of a fence along future Experimental Farm Road.

Staff recommends approval with stipulations.

SITE CHARACTERISTICS AND SURROUNDING AREA

GENERAL LOCATION	West side of I-75, south side of 69 th Street East; east side of Ellenton Gillette Road; and north side of future Experimental Farm Road.			
ACREAGE	289.64± acres			
EXISTING USE(S)	Vacant			
FUTURE LAND USE CATEGORIES	FLUC	Acres	Max # Units	Density
	RES-3	2.90	8.7	3 du/acre
	RES-6	286.74	1720.44	6 du/acre
	Total	289.64	1729.14	5.96 du/acre
GROSS DENSITY COMPLIANCE	1,729 lots permitted = 5.96 dwelling units/acre. 799 lots proposed = 2.76 dwelling units/acre Project meets gross density compliance.			
NET DENSITY	2.99 dwelling units per acre			

SPECIAL APPROVAL(S)	<ol style="list-style-type: none"> 1. Project exceeding a gross density of two dwelling units per acre 2. Project adjacent to a perennial stream 										
SPECIFIC APPROVAL(S)	N/A										
OVERLAY DISTRICTS:	None										
SURROUNDING USES & ZONING											
NORTH	Across 69 th Street East are single-family residences in Fosters Creek Subdivision zoned PDR (Planned Development Residential), to the north east is Peace River Electric Coop zoned A-1, Further northeast is Northwood Park zoned PDR										
SOUTH	Across future Experimental Farm Road is Willow Walk Subdivision, and Willow Hammock Subdivision zoned PDR, single family residences zoned A-1 (Suburban Agriculture)										
EAST	Across I-75, Trees Direct and Trevesta mixed use projects (not yet/or partially constructed) zoned PDMU (Planned Development Mixed Use); cemetery zoned A-1.										
WEST	Manufactured Home Park (Shadowbrook MHP) zoned RSMH-4.5 (Residential Manufactured Home-4.5 dwelling units per acre), Single family residences on acreage zoned A-1										
SITE DESIGN DETAILS											
SETBACKS (MINIMUM)	<table> <tr> <td>Front</td> <td>25'/20'</td> </tr> <tr> <td>Side</td> <td>5'</td> </tr> <tr> <td>Rear</td> <td>15'</td> </tr> <tr> <td>Wetland Buffer</td> <td>15'</td> </tr> <tr> <td>Waterfront</td> <td>30'</td> </tr> </table>	Front	25'/20'	Side	5'	Rear	15'	Wetland Buffer	15'	Waterfront	30'
Front	25'/20'										
Side	5'										
Rear	15'										
Wetland Buffer	15'										
Waterfront	30'										
OPEN SPACE	Required: 30% (86.89) Provided: 38% (110± acres)										
ACCESS	Two full access - 69 th Street East and Ellenton Gillette Road										
PARKING MINIMUMS	2 spaces per single-family residence										
FLOOD ZONE(S)	X, AE and A per FIRM Panels 12081C0167E and 12081C0159E, effective 3/17/2014. Developer to establish BFE in Zone A										
AREA OF KNOWN FLOODING	Yes (Rainfall)										
UTILITY CONNECTIONS	County water and sewer										

ENVIRONMENTAL INFORMATION						
Overall Wetland Acreage				19.59± acres		
Proposed Wetland Impacts				0.06± acres		
Wetland I.D.	Acres Impacted	Type	(UMAM) Quality	Reason for Impact	NRD Objection	Explanation
C	0.06	Herbaceous	(0.23) Low	Poor quality	No	Non-viable wetland
<u>Wetlands:</u>						
<p>According to the environmental narrative provided by ECO Consultants dated January 2017 there are a total of 19.59 acres of wetlands within the project area, which includes 5.47 acres of Wetland Forested Mixed (Code: 630) and 14.12 acres of Freshwater Marsh (Code: 641). Impacts of 0.06 acres are proposed to Wetland C. This Freshwater Marsh habitat is non-viable per criteria in the LDC. The applicant has redesigned the overall project to decrease wetland impacts substantially, and this small low quality wetland is being impacted in lieu of other systems to accommodate the road to access additional lots. Mitigation for this impact is proposed through enhancement of Wetland A.</p>						
<u>Uplands:</u>						
<p>According to the environmental narrative there are a total of 14.66 acres of upland habitat that is Mixed Hardwoods (Code: 438) on-site. Staff's calculations for minimum native habitat preservation matched the applicant's at 26 acres. This amount may be provided from both native wetland and upland habitats on-site that will be preserved, post-development. The total wetlands not being impacted will be 19.53 acres, wetland buffers are shown to be 7.04 acres, which total 26.57 acres. The applicant has also indicated that 1.36 acres of additional native habitat outside of the required wetland buffers will be preserved, as shown on the Preliminary Site Plan. These areas meet the requirement for native habitat preservation.</p>						
<u>Endangered Species:</u>						
<p>According to the environmental narrative there was no evidence found on listed species utilizing the site. A stipulation requiring an updated listed species report be provided to staff prior to approval of a Final Site Plan for any part of the project area, has been provided.</p>						
<u>Trees</u>						
<p>No information was provided at this time, however, the applicant has indicated with a note on the preliminary landscape plans that a tree survey will be provided with the Final Site Plan.</p>						
<u>Landscaping/Buffers:</u>						
<p>The preliminary site plan shows the required 20' wide roadway buffers (Entranceway project) to be provided along all roadways, including the "future thoroughfares" shown on the plans. There are some locations where wetlands and wetland buffers fall within the 20' roadway buffers, where they will count as the roadway buffers.</p>						
<p>The perimeter greenbelt buffers will be provided within the 35' agricultural buffers that are shown along all boundaries of the project that do not abut existing or future rights-of-way and are adjacent to active agricultural uses. There are some locations where the wetlands and wetland buffers will serve as the greenbelt and agricultural buffers.</p>						
<p>Street trees are shown on the PSP in accordance with the LDC at one tree per lot per frontage. Common area street trees are also shown on the plan at one tree per 50 linear feet.</p>						

NEARBY APPROVED DEVELOPMENT

PROJECT	LOTS / UNITS	DENSITY	Minimum Lot Size	APPROVED
Ellenton Palms	165 units to include single-family detached & attached	4.11 du/acre	5,500 sq. ft.	2010
Fosters Creek	200 single-family	3.43 du/acre	6,000 sq. ft.	1994
Northwood Park	110 single-family	2.82 du/acre	7,637 sq. ft.	2002
Tuscany Lakes/Oakley Place II & III	350 multi-family & 129 single-family	4.7 du/acre	5,250 sq. ft.	1999
Trees Direct	Up to 500 multi-family units(may include 120-bed res facility & up to 150,000 sq. ft. commercial	6.00 du/acre F.A.R. 0.23	6,000 sq. ft.	2012
Trevesta Subdivision	800 single-family detached, 300 multi-family & 100,000 sq. ft. neighborhood retail	2.50 du/acre F.A.R. 0.23	4,800 sq. ft.	2015
Willow Hammock	299	2.02 du/acre	4,800 sq. ft.	2015
Willow Trail	418	2.23 du/acre	10,000 sq. ft.	2007
Willow Walk	718 lots	2.63 du/acre	4,800 sq. ft.	2014
Woodland Hammock	457 lots for single-family detached, attached and semi-detached	2.85 du/acre	1,980 sq. ft.	2006

COMPLIANCE WITH LDC

Standard(s) Required	Design Proposal	Compliance	
		Y	N

BUFFERS

20' roadway buffers required	20' along Ellenton Gillette Rd. & future Experimental Rd., Sim Barco Rd., & 69 th St. E., and 100' along I-75	Y		Shown
15' perimeter buffer	15' 35' & 50'	Y		Shown

SIDEWALKS

5' internal & exterior sidewalks /pedestrian system	Shown	Y		Sidewalks shown on one side of internal roadways.
--	-------	---	--	---

ROADS & RIGHTS-OF-WAY				
50' wide internal rights of way	50'	Y		Shown
24' wide paved roadways	24'	Y		Shown
DRAINAGE/FLOODING				
Finished Flood Elevation	21 inches above crown of road – 1 ft. above 100-year flood elevation	Y		
ENVIRONMENTAL ISSUES				
Exotic species removal		Y		To be verified with FSP
Wetland buffer signs		Y		
30% or 86.89± acres Open Space required	38% or 109.86 ± acres provided	Y		
TRANSPORTATION				
<u>Major Transportation Facilities</u>				
<p>The site is located east of Ellenton Gillette Road, north of 49th Street East (Experimental Farm road), and south of 69th Street East. It is traversed by future thoroughfares identified as 49th Avenue East and 61st Street East in the Comprehensive Plan's Future Traffic Circulation Plan. In the plan, the roads are adjacent and internal thoroughfares are designated as follows:</p> <ul style="list-style-type: none"> • Ellenton Gillette Road: four lane arterial with planned right-of-way width of 120 feet. • 49th Street East (Experimental Farm Road): two lane collector with planned right-of way width of 84 feet. • 69th Street East: four lane collector with planned right-of-way width of 120 feet. • 49th Avenue East: two lane collector with planned right-of-way width of 120 feet. <p>Based on the traffic study submitted for the project and traffic projections for the area that indicate that the long range needs will be limited to two lanes, staff provided a right-of-way needs determination that allows for site design based on an 84 foot wide planned right-of-way (consistent with two lane urban section) for this roadway.</p> <ul style="list-style-type: none"> • 61st Street East (Palmview Road): two lane collector with planned right-of-way width of 84 feet. 				
<u>Transportation Concurrency</u>				
<p>The application includes a proposed rezoning with a Preliminary Site Plan (PSP). Transportation concurrency was evaluated for the project. The Applicant prepared a Traffic Impact Analysis (TIA). The conclusion of the TIA identified two off-site concurrency-related improvements which are directly attributed to project impacts. These are listed below and must be constructed, have funding commitments, or be the subject of an appropriate proportionate share agreement prior to construction plan approval for the development. As part of the traffic study review and approval, staff accepted proportionate fair share percentages included in conditions below.</p> <ol style="list-style-type: none"> 1. Prior to the first final plat approval or construction authorization that allows for creation of the first dwelling unit, the following improvements shall be constructed, be the subject of a binding executed construction contract, shall have funding commitments pursuant to a binding development agreement, or shall be the subject of a proportionate fair share agreement: <ol style="list-style-type: none"> a. Ellenton Gillette Road & 69th Street East: Construct an eastbound right-turn lane with a total length of 290 feet, including a 50 foot taper. If improvement need is addressed using proportionate fair share mitigation, the applicant's share shall be 12.30 percent. b. US 41 & 49th Street East: Construct a westbound left-turn lane with a total length of 320 feet, including a 50 foot taper. If improvement need is addressed using proportionate fair share mitigation, the applicant's share shall be 15.91 percent. 				

Access

Access to the site will be provided by two full access driveways on 69th Street East and Ellenton Gillette Road.

The TIA identified the following site related improvements at the project access locations:

1. Ellenton Gillette Road @ Project Driveway:

Prior to the first final plat approval or construction authorization that allows for creation of the first dwelling unit, the following improvement shall be constructed, or be the subject of a binding executed construction contract or shall have funding commitments pursuant to a binding development agreement:

1. Construct a northbound right-turn lane with a total length of 240 feet, including a 50 foot taper.
2. Construct a southbound left-turn lane with a total length of 290 feet, including 190 feet of deceleration, 50 feet of storage, and a 50 foot taper.

2. 69th Street East @ Project Driveway (49th Ave. E.):

Prior to the first final plat approval or construction authorization that allows for creation of the first dwelling unit, the following improvement shall be constructed, or be the subject of a binding executed construction contract or shall have funding commitments pursuant to a binding development agreement:

- a. Construct an eastbound right-turn lane with a total length of 185 feet, including a 50 foot taper.
- a. Construct a westbound left-turn lane with a total length of 235 feet, including 135 feet of deceleration, 50 feet of storage, and a 50 foot taper.

**CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE
TRANSPORTATION CONCURRENCY**

CLOS APPLIED FOR: YES
TRAFFIC STUDY REQ'D: YES

NEAREST THOROUGHFARE	LINKS	ADOPTED LOS	EXISTING LOS
Ellenton Gillette Road	2410	D	C
69 th Street East	2740	D	C

OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity, and preliminary drainage intent have been reviewed with the Preliminary Site Plan. Potable water, waste water, and school facilities will be reviewed at the time of Final Site Plan/Construction Drawings.

POSITIVE ASPECTS

- Adequate open space is provided.
- The nearby area is transitioning from agricultural uses to single-family residential development.
- This rezone may be considered a logical expansion of PDR zoning to the north, south and west.

NEGATIVE ASPECTS

- Future residents may be negatively impacted by noise from I-75, Sim Barco Road, Ellenton Gillette Road and future Experimental Farm Road.
- Future residents may be negatively impacted by odors normally associated with nearby agricultural uses.

MITIGATING MEASURES

- The Preliminary Site Plan shows a wall to be installed in the 100 foot wide roadway buffer adjacent to I-75.
- Staff recommends the inclusion of language in the Notice-to-Buyers informing homeowners of the presence of neighboring agricultural uses, including the use of pesticides and herbicides and of odors and noises usually associated with agricultural uses and traffic.

**REMAINING ISSUES OF CONCERN
(NOT RESOLVED OR CONDITIONED WITH RECOMMENDATION OF APPROVAL)**

No remaining issues.

SPECIAL APPROVALS - FINDINGS

Manatee Comprehensive Plan defines Special Approval as a development order review and approval process entailing, at a minimum, project review and approval by the Manatee County Board of County Commissioners; or the specific delegation of any specific review and approval process, or part thereof, to one or more County departments with option for appeal to the BOCC.

- 1) Special Approval is required for a project exceeding a gross density of two dwelling units per acre in RES-3 Future Land Use Category (FLUC). According to Manatee County Comprehensive Plan, Policy 2.2.1.10.1, the intent of the RES-3 FLUC is to “establish a moderate-density suburban, or a clustered low density urban, residential environment.”

The site meets the intent of the RES-3 FLUC. The site is in an area where there is rapid growth. Willow Walk, to the west, was recently approved for 718 lots at a gross density of 2.63 dwelling units per acre. Other surrounding developments are listed in the nearby approved development chart with gross density ranging from 2.02 to 6.00 dwelling units per acre.

The planned development process allows the Board of County Commissioners to approve stipulations to ensure compatibility with surrounding zoning and land uses.

FINDING FOR SPECIAL APPROVAL FOR GROSS DENSITY EXCEEDING TWO DWELLING UNITS IN RES-3 FLUC

The Board finds that the purpose of the Special Approval regulation is satisfied by the analysis provided in the staff report and proposed design which indicates the proposed project will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.

- 2) Special Approval is also required because the site is adjacent to a perennial stream. The design of the project avoids impacts to the stream. There are no adverse impacts from the proposed stormwater ponds which are designed to retain runoff from the development.

The planned development process allows the Board of County Commissioners to approve stipulations to address any specific issues related to the development’s proximity to the perennial stream.

FINDING FOR SPECIAL APPROVAL FOR A PROJECT ADJACENT TO A PERENNIAL STREAM

The Board finds that the purpose of the Special Approval regulation is satisfied by the analysis provided in the staff report and proposed design which indicates the proposed design will have no significant detrimental impacts on natural resources, adjacent land uses, and public facilities.

- 3) Special Approval is required for a project partially in the 25-year floodplain. Comprehensive Plan Policy 2.3.3.4 “prohibits habitable structures and major public and private investment within the 25-year floodplain except for projects which have special exception status or obtain a Special Approval. This policy shall not preclude the development of water-dependent uses, water-related and water-enhanced uses, stormwater management structures, non-habitable structures, and passive recreational uses where appropriate....”

The purpose of this Special Approval is to ensure that habitable structures are not located within the 25-year floodplain in post-development condition. The site is partially within the County delineated 25-year floodplain. The proposed plan and final design reflects:

- Home-sites concentrated to the greatest extent along the periphery and outside of the 25-year floodplain,
- In post-development condition, all habitable structures will be placed on lots graded outside of the post-development 25-year floodplain.
- Floodplain mitigation for the 25-year and 100-year storm event, and
- Finish floor elevation of home-sites at least one-foot above Base Flood Elevation (B.F.E.) for the 100-year floodplain.

FINDING FOR SPECIAL APPROVAL FOR A PROJECT PARTIALLY IN THE 25-YEAR FLOODPLAIN

The Board finds that this application meets or exceeds the requirements of the Comprehensive Plan regarding habitable structures located within the 25-year floodplain, as conditions of approval for the Planned Development project including requirements for both site design and floodplain mitigation.

**COMPLIANCE WITH THE LAND DEVELOPMENT CODE
Review Criteria For Zoning Map Amendments (Section 342.3)**

A. Compatibility with the existing development pattern and the zoning of nearby properties.

The site is in North Manatee County. The current zoning of the site is A-1 (Suburban Agriculture –One dwelling unit per acre) and RSF-3 (Residential Single-Family - Three dwelling units per acre). The site is bounded by 69th Street East to the north, future 49th Street East to the south, I-75 to the East and Ellenton Gillette Road to the west.

The site is surrounded by residential and planned development zoning districts. Except for a small parcel zoned A-1, properties across 69th Street East to the north are zoned PDR, RSF-1 (Residential Single-Family – One dwelling unit per acre) and RSF-6 (Residential Single-Family – Six dwelling units per acre). The RSMH-4.5 (Residential Manufactured Home-4.5 dwelling units per acre) and A-1 zoning districts abut the western boundary of the site. PDR zoning is to the south and southeast. Across I-75, to the east, is zoned PDMU (Planned Development Mixed Use). Across Ellenton Gillette Road to the west is zoned A-1, and PDR.

B. Changes in land use or conditions upon which the original zoning designation was based.

For approximately three decades, this area of the County has gradually been transitioning from agricultural to residential zoning districts.

C. Consistency with the current Comprehensive Plan.

There are ±2.9 acres designated RES-3 (Residential – three dwelling units per acre) and ±286.74 acres designated as RES-6 (Residential- six dwelling units per acre) on the Future Land use Maps. The proposed rezone to PDR zoning district is consistent with both FLUCs.

RES-3 and RES-6 FLUCs list suburban or urban residential uses in the range of potential uses for consideration.

To establish if a project with more than one FLUC meets gross density compliance, Manatee County Comprehensive Plan, Land Use Operative Provision provides a formula (maximum number of residential units = maximum gross

density based on the FLUC x gross residential acreage for that area). When the formula is applied, the total number of residential units (799) proposed is below the maximum number of dwelling units permitted (1,729). Therefore, the project has established gross density compliance with the Future Land Use Map. Special Approval is required for a project exceeding a gross density of two dwelling units per acre in the RES-3 FLUC.

D. Conflicts with existing or planned public improvements.

There are no known conflicts with existing or planned public improvements. The project design includes future right-of-way setbacks for two thoroughfare connectors which will enhance transportation circulation in the area.

E. Availability of public facilities, based upon a consideration of the following factors:

1. Impact on the traffic characteristics related to the site, specifically trip generation potential.

The applicant submitted a detailed traffic study for the proposed development. The project is estimated to generate 7,106 daily trips and 582 pm peak hour trips at build-out.

2. Impact on population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are adversely affected.

The site is in School Service Area One. Schools servicing the site are Tillman Elementary, Buffalo Middle and Palmetto High schools.

The site will connect to County water and sewer. The existing N1-B wastewater sub-system that serves this region as well as the existing 16" forcemain along Erie Road is near its maximum capacity. As a result, an "alternate connection" route was put in place to serve multiple communities to include the Willow Walk and Willow Hammock Subdivisions.

For the proposed Silverstone Development, a portion of the wastewater flow may be routed to the existing Foster's Creek lift station which may have some additional wastewater capacity. All or the majority of the wastewater flow from the Silverstone Development will be routed to the southwest extent of the property to the existing alternate connection route which includes an 8" forcemain near the intersection of Ellenton Gillette Road and Experimental Farm Road. Wastewater flow from the Silverstone Development will be routed southward through this alternate connection 8" forcemain to the Willow Walk master lift station which will ultimately pump wastewater to the northeast through the Willow Walk, Willow Hammock, and Trevesta Subdivisions, and then along Erie Road to the North County WWTP.

Manatee County has entered into Wastewater and Participation Agreements with the applicable Developers of the Willow Walk, Willow Hammock, and Trevesta Subdivisions in order to extend the forcemain from the Willow Walk master lift station to Erie Road. Manatee County will also participate in the construction of the future forcemain along Erie Road to the North County WWTP.

Detailed engineering discussion and coordination will be required at the time of the Silverstone Developments Final Site Plan/Construction Plan Application. Additionally, a wastewater agreement and participation agreement between the Developer and Manatee County will be required in order to determine timing and phasing of required wastewater improvements.

With respect to transportation facilities, the project will significantly impact sections of 49th St. E., 69th St. E., Ellenton Gillette Road, and Mendoza Road. The approved traffic study indicates that concurrency-related (capacity) improvements are required to mitigate adverse impacts at the intersections of 49th St. E. at U.S. 41 and Ellenton Gillette Road at 69th St. E. Site-related improvements will be required at the project entrances of 49th Ave. E. at 69th St. E. and the project driveway on Ellenton Gillette Road.

In addition to the 2.55± acres designated for recreation, Manatee County Felts Audubon Preserve, Terra Ceia Preserve State Park, Terra Ceia Preserve Frog Creek and Buffalo Creek Park are within a one mile to three (3) mile distance from the site.

3. Impact on public facilities planned and funded to support any change in density or intensity pursuant to the requirements of the comprehensive plan and applicable law.

With respect to transportation facilities, the project has significant impacts on intersections with funded improvements. These intersections have capacity deficiencies under background traffic conditions (non-project-related traffic). The impacted intersections include Buffalo Road at 69th St. E. and Ellenton Gillette Road at Moccasin Wallow Road.

F. Health, safety or welfare of the neighborhood and County.

The proposed rezoned should not adversely affect the health, safety or welfare of the neighborhood and County.

G. Conformance with all applicable requirements of this Code.

The proposed zoning amendment is in conformance with applicable requirements of the Land Development Code. The proposed Preliminary Site Plan is consistent with Planned Development standards in LDC Section 402.7 and Entranceway standards in LDC 900.

H. Consistency with the development patterns in the area and appropriateness for orderly development of the community. The cost of land or other economic considerations pertaining to the applicant shall not be a consideration in reviewing the request.

Given the site is in an area which is predominately residential, the request to rezone to PDR is considered consistent with development patterns in the area. Planned development is appropriate for orderly development of the community.

I. Logical expansion of adjacent zoning districts.

The rezone is considered a logical expansion of PDR and PDMU zoning districts surrounding the site.

J. Impact on historic Resources.

There are no known archaeological sites associated with this site. Parts of the site was previously used for agriculture. The Cultural Resource Assessment survey prepared by Archaeological consultants, Inc. reported no human remains within 50 feet of the boundaries of the Rubonia Terra Ceia Cemetery (adjacent to the northeastern part of the site).

K. Environmental Impacts.

According to the environmental narrative provided by ECO Consultants dated January 2017 there are a total of 19.59± acres of wetlands within the project area, which includes 5.47 acres of Wetland Forested Mixed (Code: 630) and 14.12 acres of Freshwater Marsh (Code: 641). Impacts of 0.06 acres are proposed to Wetland C. This Freshwater Marsh habitat is non-viable per criteria in the LDC. The applicant has redesigned the overall project to decrease wetland impacts substantially, and this small low quality wetland is being impacted in lieu of other systems to accommodate the road to access additional lots. Mitigation for this impact is proposed through enhancement of Wetland A

L. Types of allowable uses and impact of those on surrounding residential areas.

The project proposes 799 single-family detached residences on 289.64 acres. Screening buffers will be provided in accordance with applicable regulations in the Land Development Code.

M. Relocation of mobile home owners, if applicable, within the meaning of, and pursuant to F.S. §723.083.

N/A

N. In the case of rezones to Planned Development, consistency with the Planned Development District standards contained in Chapter 4.

The rezone to PDR zoning district is consistent with the standards contained in Section 4 of the LDC.

O. Any other matters which may be appropriate for consideration pursuant to this Code, the comprehensive plan or applicable law.

N/A

**COMPLIANCE WITH THE LAND DEVELOPMENT CODE
Factors for Reviewing Proposed Site Plans (Section 402.6)**

Physical Characteristics:

The site is on the west side of I-75 and Sim Barco Road, south side of 69th Street East, east side of Ellenton Gillette Road, and north side of future Experimental Farm Road in a designated Entranceway. The site is adjacent to an old cemetery. There are wetlands on the site.

Public Utilities, Facilities and Services:

The site will connect to County water and sewer. The following water and wastewater facilities are in the vicinity of the proposed project:

There is a 16" DIP potable water main along 69th Street East and 12" PVC potable water main along Ellenton-Gillette Road (36th Ave East)

There is an 8" sanitary gravity sewer that serves the Foster's Creek Subdivision (47th Ave E & 69th Street East) and 8" sanitary gravity sewer that begins at the intersection of 69th Street East & Ellenton-Gillette Road (36th Ave East), 16" sanitary force main along 69 Street East that ultimately discharges to the North Wastewater Treatment Plant, and 8" to 4" sanitary force main along Ellenton-Gillette Road (36th Ave East)

Reclaimed: According the Manatee GIS there is no reclaimed water main near the Silverstone Development.

Schools:

The site is in School Service Area One. Schools servicing the site are Tillman Elementary, Buffalo Middle and Palmetto High schools.

Compatibility:

The proposed project is compatible and consistent with the growing residential development trends in the area.

Transitions:

The site is in an area which is transitioning from suburban agricultural uses to residential developments. Timing of the request appears appropriate with the growing trends in the area.

Design Quality

The residential project consists of 799 lots for single-family detached residences. Typical lot sizes proposed are (40'x120') 4,800 square feet and (50x120) 6,000 square feet.

Yards and Setbacks:

The following chart indicates minimum proposed setbacks for the project:

Use/Type	Front	Side	Rear	Minimum lot size
Single-family detached	25'/20'	5'	15'	4,800 sf
Waterfront	30'			
Wetland Buffer	15'			

sf- square feet

Streets, Drives, Parking and Service Areas:

The site has frontage along 69th Street East (Palmetto), Ellenton Gillette Road, Sim Barco Road and future Experimental Farm Road. The design shows the lots are planned adjacent to 50-foot wide internal roadways with 24-foot pavement widths. The internal roadway system will connect to the future 49th Avenue East which is planned to connect to Ellenton Gillette Road and Mendoza Road.

Pedestrian Systems:

The site is not within two miles of a school. Five foot wide sidewalks will be provided in accordance with LDC Section 722.

Natural and Historic Features, Conservation and Preservation Areas:

There are no known historic or archaeological resources on the site. The project proposes a maximum of 38% (109.86± acres) open space, 30% (86.84± acres) is required.

Density:

A gross density of 2.76 dwelling units per acre meets the threshold guidelines of the RES-3 and RES-6 FLUCs. Special Approval is required for a gross density exceeding two dwelling units per acre in RES-3 FLUC.

Height:

The proposed maximum 35-foot height should not create any external impacts that would adversely affect the surrounding development.

Fences and Screening:

A fence will be installed along project boundaries where there are reverse frontage lots. Those project perimeters include Ellenton Gillette Road, future Experimental Farm Road and in the buffer along I-75.

Signs:

Signs will be reviewed with future building permits.

Trash and Utility Plant Screens:

Single-family residences will be served by individual can pick-up to be reviewed with the future Final Site Plan.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The site is in the RES-3 and RES-6 Future Land Use Categories. A list of Comprehensive Plan Policies applicable to this request is attached. This project was specifically reviewed for compliance with the following policies:

Policy 2.1.2.7. Appropriate Timing. The timing is appropriate given development trends in the area. The surrounding area is characterized by residential uses.

The following policies are applicable for the RES-3 FLUC:

- 1) **The Manatee Comprehensive Plan designates 2.90± acres as RES-3.**

Policy 2.2.1.10.1 Intent: The site is intended for a moderate-density suburban, or clustered low density urban, residential environment.

Policy 2.2.1.10.2 Range of Potential Uses: Suburban or urban residential uses are listed in the range of potential uses.

The following policies are applicable for the RES-6 FLUC:

2) The Manatee Comprehensive Plan designates 286.74± acres as RES-6.

Policy 2.2.1.12.1 Intent: The site is intended for a low density urban, or a clustered low-moderate density urban, residential environment.

Policy 2.2.1.12.2 Range of Potential Uses: Suburban or urban residential uses are in the range of potential uses.

Policy 2.6.1.1 Compatibility: PDR developments can be designed to permit development consistent with the growing residential trends in the area. In addition, PDR allows the Board to attach stipulations to ensure the project is compatible with the surrounding uses.

Policy 2.6.2.7 Require Clustering to Limit Impacts. The site design includes 19.59± acres of wetlands.

STAFF RECOMMENDED STIPULATIONS

A. DESIGN AND LAND USE CONDITIONS:

1. All other applicable state or federal permits shall be obtained before commencement of the development.
2. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the sales contract and in the Final Site Plan shall include language to inform prospective homeowners of:
 - a) The presence of neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses;
 - b) The presence of traffic noises from I-75, Sim Barco Road, Ellenton Gillette Road, and future Experimental Farm Road;
 - c) The location of an old cemetery off-site, to the north and east of the residential lots.
3. All walls and fences within the buffers shall be measured from the finished grade of the adjacent road or lot (exclusive of any swales), whichever is greater. This requirement shall be verified with a cross-section detail on the Final Site Plan.
4. Prior to Final Site Plan approval, a noise analysis shall be done based on the potential ten-lane configuration of I-75 and anticipated traffic in 2025.

Manatee County noise level criteria for residential properties

MANATEE COUNTY NOISE STIPULATION
No residential dwelling units shall be allowed in areas where the exterior noise level is; Ldn>65 dBA: Leq design hour > 65 dBA: or L10 design Hour >68 dBA
Unless protected by some performance equivalent measure to achieve; Ldn #65dBA,

<p>Leq design hour # 65 dBA, or L10 design hour # 68 dBA</p>
<p>NOISE REDUCTION REQUIRED*</p>
<p>Sound attenuating barriers shall be provided between the residential units and the noise source.</p> <p>Living areas shall be located and designed in a manner which orients the living areas and outdoor activity areas away from the noise source. Living areas include bedrooms, lanais, and florida rooms.</p> <p>Buildings shall be positioned to maximize the distance between the residential units and the noise source.</p>

*For more detailed information see “The Noise Guidebook – A Reference document for implementing the Department of Housing and Urban Development’s Noise Policy”, prepared by the Environmental Planning Division, Office of Environmental and Energy.

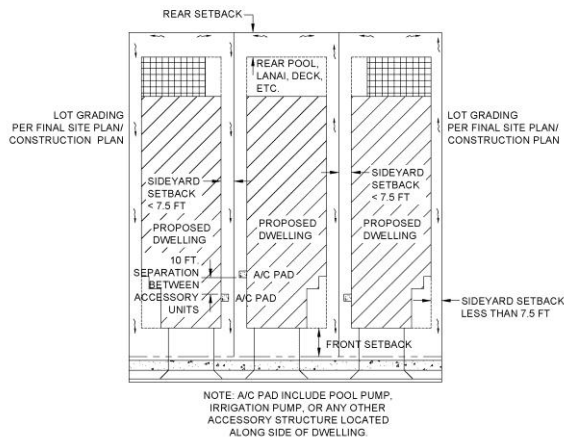
- Any significant historical or archaeological resources discovered during development activities shall be immediately reported to the Florida Department of State, Division of Historical Resources, and treatment of such resources shall be determined in cooperation with the Division of Historical Resources, and the County. The final determination of significance shall be made in conjunction with the Florida Department of State, Division of Historical Resources, and the County. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by the Florida Department of State, Division of Historical Resources) must be completed before resource disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offenses Concerning Dead Bodies and Graves) shall be followed.

B. ENVIRONMENTAL CONDITIONS:

- Prior to Preliminary Site Plan/Final Site Plan approval, the entire site shall be evaluated for potential hazardous material locations (i.e., historical cattle dipping vats, underground/above ground storage tanks, or buried drums) by a qualified environmental consultant. Should evidence of contamination be discovered, further investigation will be required to determine the level of contamination and appropriate remediation/mitigative measures.
- The developer shall provide an updated study, consistent with Policy 3.3.2.1 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval. The Management Plan approved by the State shall be submitted prior to the commencement of development for any listed species found on site.
- No lots shall be platted through post-development wetland, wetland buffers or upland preservation areas.
- A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with LDC Section 355.
- A Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the County for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following information:
 - Digital photographs of the well along with nearby reference structures (if existing).
 - GPS coordinates (latitude/longitude) of the well.
 - The methodology used to secure the well during construction (e.g. fence, tape).
 - The final disposition of the well – used, capped, or plugged.

C. STORMWATER CONDITIONS:

1. This project shall be required to reduce the calculated pre-development flow rate by fifty percent (50%) for all stormwater outfall flow directly or indirectly into Buffalo Canal/Frog Creek Watershed and McMullen Creek. Modeling shall be used to determine pre- and post- development flows.
2. Any fill within the 25-year and 100-year Floodplains shall be compensated by the creation of an equal or greater storage volume above seasonal high water table. 25- and 100-year compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation), except as provided below. The applicant must demonstrate either:
 - The available storage volume within proposed retention ponds above the 25-Year Design High Water Level of any attenuation requirement
 - or-
 - Provide a stormwater routing model that utilizes the adopted Buffalo Canal/Frog Creek Watershed Study and the Government Hammock and McMullen Creek Drainage Models reverse flow into the on-site lakes during the 25- and 100- year, 24-hour storm events the volume of stormwater that backfeeds into the on-site lakes will be credited as floodplain compensation volume
 - or-
 - Provide a stormwater routing model which utilizes the adopted Buffalo Canal/Frog Creek Watershed Study and the Government Hammock and McMullen Creek Drainage Models to demonstrate, in post-development condition, that no adverse impacts are created within the watershed with respect to flood stages, volume, or flow rates associated with the 25-and 100-year storm events.
3. A Drainage Easement shall be dedicated to Manatee County and be provided within the project boundaries for Government Hammock. In addition, a twenty (20) foot Drainage-Maintenance Access Easement shall be provided along this system with the project boundary from the top of bank. Drainage-Maintenance Access Easements shall be on clear and level ground, free of obstructions including landscaping. Manatee County is only responsible for maintaining the free flow of drainage through these systems.
4. Ten (10) feet separation shall be provided between accessory structures (i.e. Heat Pumps, A/C Handlers, pool pumps, etc.) along the side yards of properties with a side yard setback of less than 7.5 feet.



5. Two-means of access shall be provided for over 100-units in each particular phase, pod, or neighborhood pursuant to Section 1001.1.C and D of the Land Development Code. Stabilized access will be accepted within the developable areas of the project, but shall not be utilized within future right-of-way for the thoroughfare system.

D. UTILITIES CONDITIONS:

1. Connection to the County potable water and wastewater systems is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the appropriate County Master Plan .The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the construction plans review process for the project.

ATTACHMENTS

1. **Applicable Comprehensive Plan Policies**
2. **Staff Report Maps/Aerials**
3. **Preliminary Site Plan**
4. **TIS/TIA**
5. **School Report**
6. **Applicant's Request for Special Approval Letter**
7. **Zoning Disclosure Affidavit**
8. **Newspaper Advertising**
9. **Ordinance PDR-16-21(Z)(P)**

Policy: 2.2.1.10.2	Range of Potential Uses (see Policies 2.2.1.5, 2.1.2.3 - 2.1.2.7): Suburban or urban residential uses, neighborhood retail uses, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low-intensity recreational uses, and appropriate water-dependent/water-related/water enhanced uses (see also Objectives 4.2.1 and 2.10.4).
Policy: 2.2.1.10.3	Range of Potential Density/Intensity: Maximum Gross Residential Density: 3 dwelling units per acre Minimum Gross Residential Density: 2.5 only in CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing" Maximum Net Residential Density: 6 dwelling units per acre 9 dwelling units per acre within the CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing" (except within the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5) Maximum Floor Area Ratio: 0.23 (0.35 for mini-warehouse uses only) 1.00 inside the CRA's and UIRA Maximum Square Footage for Neighborhood Retail Uses: Medium (150,000sf)
Policy: 2.2.1.10.4	Other Information: a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S. b) All projects for which gross density exceeds 2.0 dwelling units per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval. c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.
Policy: 2.2.1.12	RES-6: Establish the Residential-6 Dwelling Units/Gross Acre future land use category as follows:
Policy: 2.2.1.12.1	Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a low density urban, or a clustered low-moderate density urban, residential environment. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban areas.

<p>Policy: 2.2.1.12.2</p>	<p>Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban residential uses, neighborhood retail uses, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).</p>
<p>Policy: 2.2.1.12.3</p>	<p>Range of Potential Density/Intensity:</p> <p>Maximum Gross Residential Density: 6 dwelling units per acre</p> <p>Minimum Gross Residential Density: 5.0 only in CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "affordable housing".</p> <p>Maximum Net Residential Density: 12 dwelling units per acre</p> <p>16 dwelling units per acre within the CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing". (except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.4 and 4.3.1.5)</p> <p>Maximum Floor Area Ratio: 0.23 (0.35 for mini-warehouse uses only) 1.00 inside the CRA's and UIRA</p> <p>Maximum Square Footage for Neighborhood Retail Uses: Medium (150,000sf)</p>
<p>Policy: 2.2.1.12.4</p>	<p>Other Information:</p> <ul style="list-style-type: none"> a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S. b) All projects for which gross residential density exceeds 4.5 dwelling units per acre, or in which any net residential density exceeds 6 dwelling units per acre shall require special approval. c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval. d) Professional office uses not exceeding 3,000 square feet in gross floor area within this category may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the Land Use Operative Provisions Section E (1) provided such office is located on a roadway classified as a minor or principal arterial, however, not including interstates and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2).
<p><u>Policy 2.3.3.4</u></p>	<p>Prohibit habitable structures and major public and private investment within the 25-year floodplain except for projects which have special exception status or obtain a Special Approval. This policy shall not preclude the development of water-</p>

dependent uses, water-related and water-enhanced uses, stormwater management structures, non-habitable structures, and passive recreational uses where appropriate. Any such development shall:

- minimize impervious surface in the 25-year floodplain;
- cluster structures and uses outside of the 25-year floodplain, whenever possible (see policy 2.3.1.2); and
- protect perennial lakes and streams by encouraging the dedication of conservation easements not subject to anyland alteration with the 25-year floodplain.

This policy, applies only for the purposes of reviewing projects for which mapping of the 25-year floodplain has been accomplished, or where interpolation or use of an existing water surface profile for the watercourse(s) permits the identification of the 25-year flood elevation.

Policy: 2.6.1.1

Require all adjacent development that differs in use, intensity, height, and/or density to utilize land use techniques to mitigate potential incompatibilities. Such techniques shall include but not be limited to:

- use of undisturbed or undeveloped and landscaped buffers
- use of increased size and opacity of screening
- increased setbacks
- innovative site design (which may include planned development review)
- appropriate building design
- limits on duration/operation of uses
- noise attenuation techniques
- limits on density and/or intensity [see policy 2.6.1.3]

Policy: 2.6.1.2

Require the use of planned unit development, in conjunction with the mitigation techniques described in policy 2.6.1.1, for projects where project size requires the submittal of a site development plan in conformance with the special approval process in order to achieve compatibility between these large projects and adjacent existing and future land uses.

Policy: 2.6.1.3

Require appropriate limits on net residential density to achieve compatibility between adjacent residential land uses. Limits on net density may reduce net density on a project, or part thereof, into less than the maximum net density associated with the future land use category or categories on the project site (see also policy 2.6.1.1).

Policy: 2.9.1.3

Provide vehicular access between neighborhoods, particularly (but not exclusively) when part of a planned unit development containing more than one neighborhood.

Policy: 2.9.1.4

Encourage the development of a variety of housing options and architectural styles within a community. (See also Obj. 6.1.1)

Policy: 2.9.1.5

Promote the development of pedestrian friendly designs.

Policy: 2.9.1.6

Promote the use of unifying design elements and features.

Policy: 2.9.1.7	Encourage the development of community spaces, including usable open space and public access to water features.
Policy: 2.9.1.8	Encourage the design of residential projects providing continuous green space connecting neighborhoods.
Policy: 2.9.1.9	Require where feasible, pedestrian and bicycle access to community spaces, schools, recreational facilities, adjacent neighborhoods, employment opportunities, professional and commercial uses. (See also Obj. 3.3.3)
Policy: 7.1.3.1	Require that all land development applications requiring site plan, or subdivision plat review address the occurrence or potential occurrence of historical and archaeological resources within their property boundaries.
Policy: 7.1.3.2	Prohibit the destruction and/or disturbance of any significant historical or archaeological resource site except to allow data recovery or archaeological excavation activities approved by the Florida Department of State, Division of Historical Resources.