

Next
well
constant
Planes
Pinto

Planes





RECORDED
 12/04/2014
 5:56 PM

III-B-10
 S C G TV

ITEM III-B-10. PUBLIC HEARINGS (I)

Brevard County Commission
 Zoning Meeting

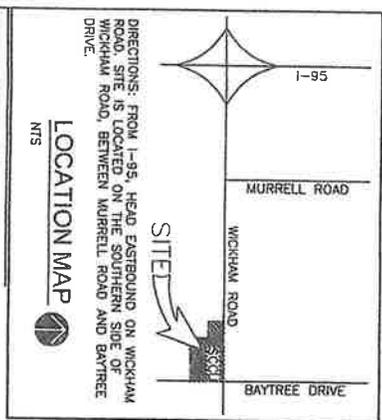
56:08

2:04:13

GENERAL STATEMENT:

THIS PROPOSED PROJECT CONSISTS OF AN 18.15 ACRE PHASED PROJECT THAT HAS AN EXISTING 5189 SQUARE FOOT (SF) BANK AND EXISTING 55-FOOT HEIGHT 3-STORY OFFICE BUILDING CONSISTING OF 80,268 SF. WE PROPOSE A REZONING TO A PUD TO ALLOW THE NEW OFFICE BUILDING/EXPANSIONS AND PARKING GARAGE TO BE CONSTRUCTED AT THE SAME HEIGHT OF 55 FEET AS EXISTING. ALL OFFICE BUILDINGS WILL BE AN EXPANSION OF THE EXISTING OR IN ONE CASE A NEW STAND-ALONE OFFICE BUILDING CONSTRUCTED IN PHASES. THE PROPOSED PARKING GARAGE IS PROPOSED TO BE 4 STORIES AT 55 FEET OR LESS WITH 500 PARKING SPACES. ALL BUILDINGS EXCEPT THE EXISTING BANK INCLUDING THE PARKING GARAGE ARE INTERCONNECTED WITH ELEVATED PEDESTRIAN BRIDGES. SURFACE PARKING IS PROVIDED IN ADDITION TO THE GARAGE ALONG WITH A LARGE LOADING ZONE, SOLID WASTE ENCLOSURES AND CURB & GUTTER ON-SITE DRAINWAYS. A MIX OF INLETS, GUTTERS, AND SWALES/DRY RETENTION AREAS COLLECT THE STORMWATER RUNOFF. ONLY THREE EXISTING PUBLIC RIGHT-OF-WAY (ROW) CONNECTIONS INCLUDING TWO ON WICKHAM ROAD AND ONE ON BAYTREE DRIVE ARE PROPOSED TO REMAIN. WE ARE PROPOSING TO ELIMINATE ONE EXISTING DRIVEWAY ONTO WICKHAM ROAD LOCATED EAST OF WESHE JEWELERS (THIS IS NOT PART OF THE PUD APPLICATION).

ADDITIONAL OFF-SITE ROW IMPROVEMENTS INCREASING THE TRAVELING PUBLIC'S SAFETY WILL BE CONSTRUCTED IN PHASE I INCLUDING A NEW RIGHT DECELERATION LANE AND NEW LEFT TURN LANE FROM WICKHAM ROAD, DEDICATED DUAL LEFT TURN LANES FROM BAYTREE BOULEVARD ONTO WICKHAM ROAD INCLUDING TRAFFIC SIGNAL IMPROVEMENTS, AND A NEW LEFT TURN LANE ON WICKHAM ROAD AT CARROLL TRAIL LOCATED EAST OF OUR PROJECT SITE. THE EXISTING BAYTREE SIGN IS PROPOSED TO BE RELOCATED AS PART OF THE TRAFFIC IMPROVEMENTS. THE BUFFER BETWEEN BAYTREE TO THE SOUTH AND THIS PROJECT WAS PREVIOUSLY APPROVED TO BE A MIX OF FENCING AND PRESERVED VEGETATION AND THAT IS PROPOSED TO REMAIN. CONSTRUCTION OF A WALL WAS AGREED WOULD IMPACT TOO MUCH VEGETATION. ALL UTILITIES ARE UNDERGROUND AND STORMWATER TREATMENT IS PROPOSED IN A MIX OF DRY AND WET STORM PONDS. WET PONDS SHALL HAVE FOUNTAINS. THE PROPERTY WILL ULTIMATELY BE UNDER SINGULAR OWNERSHIP AND MAINTAINED ONLY BY THE SINGLE ENTITY. THE PHASE III EXPANSION AREA TO THE SOUTH IS PROPOSED TO BE CONSTRUCTED AS A RECREATIONAL WALKWAY AND PLAYFIELD IN PHASE I. WHEN EXPANSION INTO PHASE III OCCURS, THE WALKWAY WILL BE RELOCATED AROUND THE WET PONDS AND PARKING GARAGE. THE PLAYFIELD WILL BE ELIMINATED. THIS PROJECT BRINGS 100'S OF NEW JOBS TO BREWARD COUNTY AND WILL NOT ONLY BE A SIGNIFICANTLY LARGER EMPLOYMENT BASE, BUT WILL BRING 100'S OF MORE JOBS DURING CONSTRUCTION AS WELL AS FEES AND INCREASED TAX BASE.



Building Management Systems, Inc.
 OWNER, CONTRACTOR, DESIGN/ASSIST • CONTRACTOR MANAGERS
 105 S. JOHN WOOD BOULEVARD • SUITE 9 • WINTERDALE, FL 32787
 TEL: (321) 321-1111

CONTRACTOR:

BUILDING MANAGEMENT SYSTEMS, INC.
 1675 S. JOHN RODES BLVD.
 MELBOURNE, FL 32904
 (321) 726-6938
 (321) 984-8034

OWNER:

SPACE COAST CREDIT UNION
 DOUG SAKIETS
 PO BOX 419001
 MELBOURNE FL 32941
 TEL: (321) 752-2222

SURVEYOR:

BRIEL AND ASSOC. LAND SURVEYING
 1790 HIGHWAY 61A, SUITE 208
 SATELLITE BEACH, 32837
 TEL: (321) 773-7775

SITE CHARACTERISTICS:

ZONING: BU-1 (REZONING REQUEST TO PUD)
 FUTURE LAND USE: CC
 BUILDING HEIGHT: EXISTING 55' PROPOSED 55' (PREVIOUS VARIANCE APPROVED)

FLOOR AREA RATIO: (127,084 SF (BUILDING) / 736,599 SF (PROJECT AREA)) * 100 = 17%

LOT COVERAGE:

| BUILDINGS (EXCLUDING PARKING GARAGE): | SQ. FOOTAGE | ACREAGE | PERCENT |
|---------------------------------------|-------------|---------|---------|
| PROPOSED IMPROVEMENTS: | 127,081 | 2.92 | 16 |
| TOTAL IMPROVEMENTS: | 283,627 | 6.51 | 36 |
| PERVIOUS/STORMWATER TREATMENT: | 410,708 | 9.43 | 52 |
| TOTAL PROJECT AREA: | 379,907 | 8.72 | 48 |
| | 790,615 | 18.15 | 100 |

SETBACKS (55' OFFICE BUILDINGS):

| FRONT | REAR | SIDE | CORNER | REQUIRED | PROVIDED | EXISTING BANK | PROVIDED |
|-------|------|------|--------|----------|----------|---------------|----------|
| 75' | 110' | 30' | 40' | 75' | 109' | 50' | 111' |
| | 110' | 30' | 40' | 110' | 213' | 25' | 622' |
| | 110' | 30' | 40' | 110' | 56' | 5' | 906' |
| | 110' | 30' | 40' | 110' | 230' | 15' | 97' |

LOCATED IN ZONE X AND ZONE A AS SCALED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 1200900450 E, DATED APRIL 3, 1989, COMMUNITY 125092, FIRM INDEX DATE NOVEMBER 19, 1997.

PARKING CALCULATIONS:

PROFESSIONAL OFFICES BUILDINGS: ONE SPACE PER 250 SQUARE FEET OF FLOOR AREA.
 REQUIRED PARKING 229,801 SF / 250 SF = 920 SPACE INCLUDING 19 HANDICAP SPACES
 (NOTE 144,344 SF OF NEW BUILDINGS)

PROVIDED PARKING: 979 STANDARD PARKING SPACES INCLUDING 500 PARKING GARAGE SPACES AND 22 HANDICAP SPACES

PERMITEE/CIVIL ENGINEER:

CONSTRUCTION ENGINEERING GROUP
 JAKE T. WISE, P.E.
 2651 EAU GALLE BLVD, SUITE A
 MELBOURNE, FLORIDA 32935
 TEL: (321) 610-1760 FAX: (321) 253-3123
 E-MAIL: JWISER@CEENGINEERING.COM

LOCATION:

TOWNSHIP 26
 RANGE 36
 SECTION 15

TAX ACCOUNT NUMBER: 2614038 and part of 2604314
 2618584
 PARCEL ID NUMBER: 26-36-15-00-00002.0-0000.00
 26-36-15-00-00013.0-0000.00

Hand Part of 26-36-15-00-0001.0

FWI III b.1. SCDU

CONSTRUCTION ENGINEERING GROUP
 EX-219/12/14





03/30/2013 13:24



07/22/2016



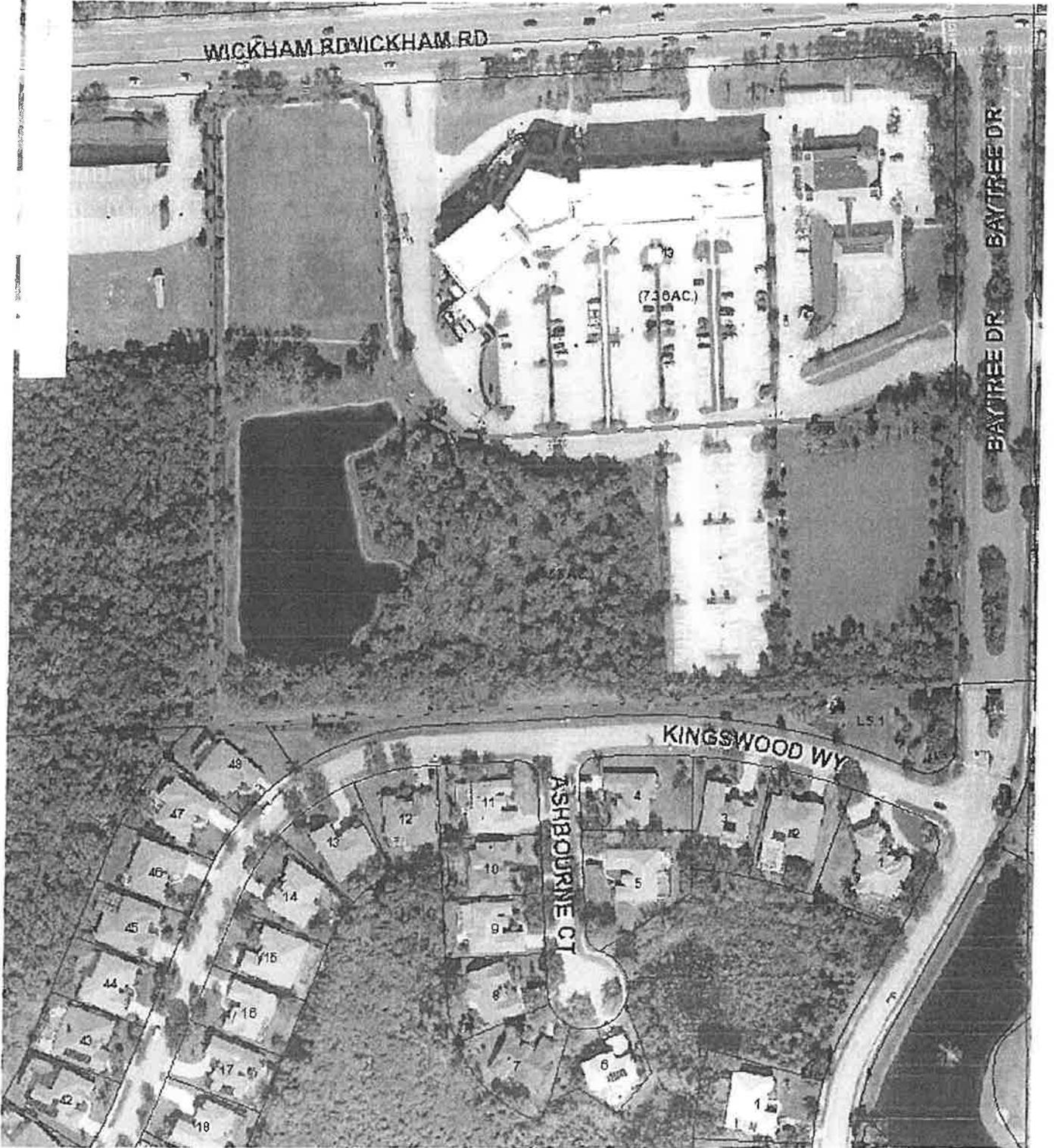
07/16/2016

copy

10/19/2016

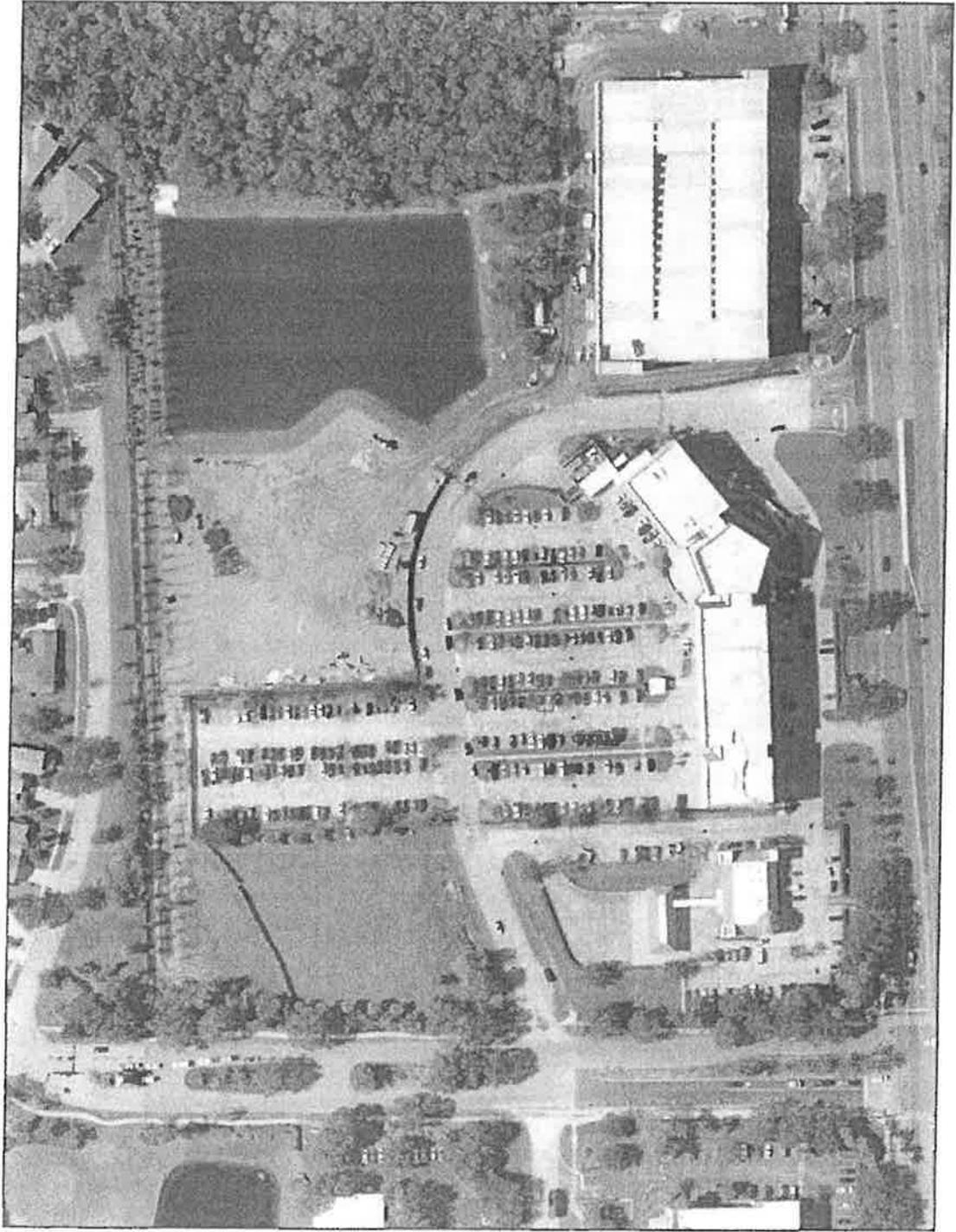
BCPAO - Property Search

Owner | Address | Parcel ID | Property ID



Account:
 Sale:
 Market Value:
 Owners:
 Address:

Zoom | Details |



From: Matthew Miller [mailto:matt.miller@bcpao.us]
Sent: Tuesday, October 25, 2016 11:28 AM
To: Kimberly Bonder Rezanka
Subject: RE: 2016 aerial Space Coast Credit Union

Hey,

Sorry about the delay.
The date on the photo is 1/05/2016

Thanks,
Matt

From: Kimberly Bonder Rezanka [mailto:kim@cfglawoffice.com]
Sent: October 25, 2016 9:25 AM
To: Matthew Miller
Subject: FW: 2016 aerial Space Coast Credit Union

Matt,

What is the date of this photo?

Thank you,

Kimberly Bonder Rezanka, Esq.

From: Matthew Miller [mailto:matt.miller@bcpao.us]
Sent: Monday, October 24, 2016 3:00 PM
To: kim@cfglawoffice.com
Subject: 2016 aerial Space Coast Credit Union

Here ya go.

Matt Miller, CCF
GIS & Cadastral Services Department
Brevard County Property Appraiser
400 South St, Titusville FL, 32780
321.225.3031
matt.miller@bcpao.us
www.bcpao.us

LOCAL PLANNING AGENCY MINUTES

The Local Planning Agency convened as the Planning and Zoning Board and met in regular session on Monday, November 24, 2014, at 3:00 p.m., in the Commission Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

Board members present were: Henry Minneboo, Chair; Peter Aydelotte, Bill Cannon, Bruce Moia, Aneta Ott, Vice Chair; Andy Barber, Robert LaMarr, Harry Smith, Loretta Goggin, and Ron Barcher

Staff members present were: Christine Lepore, Assistant County Attorney; Cindy Fox, Zoning Manager; and Jennifer Jones, Special Projects Coordinator II

The Chair, Henry Minneboo, called the meeting to order at 3:00 p.m.

Henry Minneboo – This is the LPA, the Local Planning Agency, and we're an advisory board to the Board of County Commissioners, which ultimately have the final decision on anything that happens today. Item III.B.1., III.2., and III.B.6., are scheduled to be heard by the Commission on Thursday, December 4th, at 5:00 p.m., so if any of those items are pertinent to you, you need to mark down 5:00 p.m. Item 1 on the LPA agenda has been removed by staff and will return at a later date. Did everybody have an opportunity to look at the minutes from October 20th?

Motion by Andy Barber, seconded by Aneta Ott, to approve the minutes from the LPA meeting on October 20, 2014, as submitted. The vote was unanimous.

III.B.1. (14PZ-00096) – SPACE COAST CREDIT UNION AND SAN MARCO CENTER, LLC – (Jake Wise, P.E.) – request a change of classification from BU-1 to PUD, and removal of existing BDP's, on 18.25 +/- acres, located on the southwest corner of N. Wickham Rd. and Baytree Dr. (8025 N. Wickham Rd.; 8045 N. Wickham Rd.; and 8145 (Bldg. A) N. Wickham Rd, Viera)

P&Z Recommendation: Barber/Goggin – Approved. Vote was 7:1, with Aneta Ott voting nay.

Cindy Fox read aloud the request.

Henry Minneboo – Is the applicant here? Mr. Nohrr, I don't need to tell you, because you've been here before, but I'm going to give you a total of 15 minutes.

Phil Nohrr – Good afternoon, and thank you. My name is Phil Nohrr, my business address is 1795 W. Nasa Blvd., Melbourne, Florida. I'm here today representing the Space Coast Credit Union. I believe all of you have in your package a diagram of what we believe is a very exciting expansion of the headquarters of the Space Coast Credit Union that we're taking our initial steps with you folks here today to try and get approval of. By way of just some general background, the Space Coast Credit Union is headquartered here in Brevard County and has been a neighbor for us for a long time, and as of today, you're looking at a facility – or a company – that has over \$3.2 billion in assets. It employs over 800 people, and it is headquartered here in Brevard County. It has had a substantial amount of success over the years and it is that success that brings us in front of you all today. What they want to do is, over time, expand their headquarters, and rather than look somewhere else, they want to expand their headquarters and stay in Brevard County by putting up an additional 140,000 + square-feet and add an additional 600 employees to allow them to further grow as a credit union. So, this is an exciting thing. This is something that we believe this company has already benefitted Brevard County and we're fortunate to have them here as their headquarters and we would like to see that continue, and will do so with your help. Now, prior to coming here today, we did meet with the board – the homeowner's association board – about a week ago to go over the plan with them. In general, I believe that meeting went well. There was some concern, which we will address today, as far as the height of our buildings and the impact it may have on that neighborhood. As you look at the diagram you'll see there will be three new buildings. The building immediately to the south and on the west side will be phase 1, about 45,000 square feet with a height of 55 feet. It will be connected to the main building that some of you perhaps have seen on Wickham Road, and at the same time they will be building a 4-story garage with 500 spaces to accommodate

all those folks that work there and will be working as a result of the expansion. That first phase building will be connected to the existing building and will be connected to the garage. The diagram in front of you also shows a phase 2 building, which will be on the east side. Again, that will be connected to the existing building, and I believe the new building coming up. Finally, down the road in the future there will be a phase 3, which will be the southernmost building. The history on this is that in about 2000, the Space Coast Credit Union came to the County and said, "Let us build our headquarters". At that time, they said they needed a height of 55 feet, and through the variance process they were granted that height. The zoning at that time, I believe, was BU-1. Due to changes that have been made in the Zoning Code, we no longer can have that height in BU-1, and that's one of the reasons we're here today asking for a change from BU-1 to PUD. In fact, our building now is nonconforming, so one of the benefits that we'll be getting is that our existing headquarters building will become a conforming use and that is something we would very much like to see happen. When we get finished, the total complex will have about 230,000 +/- square feet. It will be done in a campus-like fashion. It will have recreation on board when we get finished, and it will be able to serve the needs for Space Coast Credit Union for the very foreseeable future. We think it is a plus for the economy; it is a plus for the neighborhood. We're not bringing in anything that hasn't already been built. We've already set the pattern for what's going on, and in doing that we've paid particular attention to our south, the residents to the south. Under the existing Code, at the time we were required to build a wall on the south – because we were abutting the residents to the south – those good folks came to us and said they don't want a wall, they were okay with a fence, but they wanted heavy vegetation. That's what they wanted and that's what we delivered on back in 2001. In our meeting with the HOA board last week, that same concern came up. "We don't want a wall. We want a continuation of fencing and vegetation". That's what they will get. What you see now on the ground is what they will get. We're not going to deviate from that. Some concerns were raised as to, "This might still encroach into our neighborhood because people can see." That is just not the case. When the third building is built, which will be the closest to the property, the nearest that building will be to the closest house is 300 feet. That's the front of the house, not the back of the house. And although I thought the issue had been put to bed at that meeting, I can assure this board that there will be no visual – we will not visually be of any detriment to the nearest or any of the other houses, the front or the back. You won't be able to see it. Next week we will be in front of the Community Development District Council. Unfortunately, I do not have a diagram here today to show you, but I want to go on record by saying we will bring that diagram and show you the site lines. It will be prepared by professional engineers, and it will not intrude on the neighbors. That is a flat statement that we're making, and we're making it on the public record. The Space Coast Credit Union has lived up to all of its commitments in the past, and it will continue to do so. It will also be made in front of the County Commission when we go there for the next meeting. I apologize for not having a visual here today, but again, I can assure you we will not intrude on any of our neighbors' privacy. The other thing I just want to briefly mention is that as we go ahead and build this, we're going to make improvements to Wickham Road that will benefit the entire area. There will be a new decel lane and a new left-turn lane from Wickham Road. We're going to dedicate dual left-turn lanes as you leave Baytree Boulevard to come onto Wickham, and we're going to improve the signalization there, and we're going to add a left-turn lane on Wickham and Capron Trail, east of the property. These are things that are not going to just benefit this development, it's going to benefit our good neighbors to the south and it's going to benefit other residents in the Suntree area. In closing, let me say this is an exciting project, it's a project to keep a valued corporate entity in our community, which we should be proud of whenever we have corporate headquarters. We've been in this location since 2001, you see our buildings, you know what you're going to get. So, with that, I thank you for your consideration. I have our engineer and our builders here, so if there are any technical questions we'd be glad to take them at the time.

Henry Minneboo – Anybody have any questions for Mr. Nohrr? Okay, I guess everybody is here to talk about this. If we possibly can – this board is pretty sharp up here, other than the Chairman – let's try not to be redundant, but if you still feel the need to talk, you are more than welcome. We don't cut anybody off here, but we'd like to try to get you all out of here by 4:00 or 5:00 tonight. If you've got some new information we'd appreciate it, if you want to repeat it that's up to you all, but we'll try to get you out of here in a reasonable time. Do we have a spokesman? Great, that would help. Please identify yourself and your address.

MINUTES OF MEETING
BAYTREE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Baytree Community Development District was held Wednesday, December 3, 2014 at 1:30 p.m. at the Baytree National Golf Links Meeting Room, 8207 National Drive, Melbourne, Florida.

Present and constituting a quorum were:

| | |
|-----------------|------------|
| Maria Hernandez | Chair |
| Nancy O'Hare | Vice Chair |
| G. Melvin Mills | Supervisor |
| Edward Rizzotti | Supervisor |
| Carolyn Witcher | Supervisor |

Also present were:

| | |
|------------------------------|--------------------------|
| Jason Showe | District Manager |
| Michael Pawelczyk | District Counsel |
| Melissa DeFrancesco | District Engineer |
| Alan Scheerer | Field Manager |
| Jake Wise | Space Coast Credit Union |
| Phillip Nohr | Space Coast Credit Union |
| Doug Patrick | Space Coast Credit Union |
| Several Residents of Baytree | |

FIRST ORDER OF BUSINESS

Roll Call

Mr. Mills called the meeting to order and Ms. Bell led the pledge of allegiance.

SECOND ORDER OF BUSINESS

Organizational Matters

A. Administration Oaths of Office

Mr. Mills stated now we will do the Administration Oath of Office to Ms. Witcher, Mr. Rizzotti, and Ms. Hernandez.

Mr. Showe stated as part of the election process we have distributed new Oaths for Ms. Witcher, Mr. Rizzotti, and Ms. Hernandez, so if they would affirm on record, sign them, and send them my way I will notarize them.

Mr. Showe read the Oath of Office.

Ms. Hernandez stated I do.

Ms. Hernandez stated well since you have seniority how about you take landscaping.

Mr. Mills stated alright.

Ms. Hernandez asked Ms. O'Hare would you like to keep the package you have since you haven't had it for very long or would you prefer something else?

Ms. O'Hare stated that is what I was going to suggest. I have only had it for a couple of months. I would like to keep it if I can.

Ms. Hernandez stated okay, great. Mr. Rizzotti?

Mr. Rizzotti stated I have the budget and finances and I have had it for a long time, so I would like to keep it.

Ms. Hernandez stated right and your expertise is in that area.

Mr. Showe stated that leaves security and streets and sidewalks.

Ms. Witcher stated streets and sidewalks.

Ms. Hernandez stated I guess I am left with security.

Mr. Pawelczyk stated this Board is unlike a lot of the other boards that Mr. Showe and I deal with separately and together. I want to make it clear to the public as we talk about assigned responsibilities. Each of these Board members try to have a separate responsibility to provide a greater oversight over those particular areas, because Mr. Showe and Mr. Scheerer are not here every day, so the Board came up with this several years ago and it has seemed to work. When they talk about responsibility they can't make any decisions without going to the Board. It is just for oversight and someone for Mr. Showe to go ask a question to.

Ms. Hernandez stated our Board makes decisions. Mr. Showe is our Manager and Mr. Scheerer is in charge of the building and grounds. They do the work. All we do is oversee it and we split that overseeing into different departments, so there is not too much for one person to do and I think it works pretty well that way.

THIRD ORDER OF BUSINESS

**Presentation on Space Coast Credit Union
Expansion**

Ms. Hernandez stated let's move on. I would like to introduce to you some representatives of the Space Coast Credit Union who are going to give us a presentation on their proposed expansion. Gentlemen if you would be kind enough to get up and introduce yourselves I would appreciate it.

Mr. Nohrr stated good afternoon my name is Phillip Nohrr and I am the attorney for Space Coast Credit Union on this project.

Mr. Wise stated I am Jake Wise civil engineer for the project.

Mr. Patrick stated I am Doug Patrick with Building Management Systems and we are the design developer for the credit union.

Ms. Hernandez stated thank you. It is all yours, gentlemen. If you would like, there is a microphone there. It might be helpful so the people in the back can hear.

Mr. Wise stated once again I am Jake Wise civil engineer for the project and what I would like to do is give you an overview of the project and then answer any questions you have. Going back to the history of how we started here this property right here is Space Coast Credit Union. We have Wickham Road to the north and Baytree Drive to the east and then Bedford Way, which goes off to the commercial area east of here. This is Kingwood Drive here south of us. What is out there today and what was approved around 2001 and finished around 2003 was this 80,000 square foot building here and this bank on the corner. The 80,000 square foot building was approved with the current zoning that it has today. The height that they needed to make the building work and that was 55 feet. That three story office building was approved with a height variance back then and when the project was approved then we worked with the HOA and one of the County rules is that it has a six foot high wall along the boundary that is next to residential. When working with the HOA here and the residents we were told they preferred to put in a fence and heavy duty landscaping. So that is why there is not a wall there today and we are proposing to do the same thing. If there is any other feedback today any different than that I would love to hear that, but that is what we are proposing to do. Right now, where my hand is, you have all surface parking and then there is another existing parking lot here that goes close to the southern boundary. We have an existing driveway here at the east and existing driveway here at Wickham Road with a median cut. Then an existing driveway here that is a right in right out which means there is no median cut and there is no left turn from there. Of course there is a signalized intersection here at Baytree and Wickham Road. We have a storm water pond here that is existing and then we have a green area here which is used for a walking trail for employees and there is a play ball field there as well. When they were first looking at this property it was actually a Publix that was looking to go in there prior to Space Coast Credit Union. One of the great things about a bank as a neighbor is the hours. They are not there on weekends or late at night and you don't have delivery trucks at 5 o'clock in the morning. You don't have giant dumpsters set back behind the building and most Publix are set back pretty far.

signs. Space Coast Credit Union because they are the ones disturbing the existing sign are willing to pay for that relocation of one or two signs whatever is the preference. As far as the rest of the phasing goes phase one is all those roadway improvements including the traffic signal and parking garage. Phase two would be this first building here which is about 45,000 square feet. We are proposing it be the same height as the existing building and that is because we are trying to create a corporate campus. It is the corporate headquarters that we are proposing to be here. In fact, they are even proposing between the parking garage and all of the buildings ultimately to have a third level walking pedestrian ramp between them so that all the buildings are interconnected and feel like one. The next phase building C is about 46,000 square feet and then the final phase is building D which is a little bit further to the south. When we were first planning this project our effort and goals has been to push everything as far north as possible and to buffer as much as we can to the south for the residential. One of the configurations that we have gone through is the parking garage was actually over and ran north to south like this, but Space Coast Credit Union wanted to go ahead and push that as far north as we could. On the Wesche property their building is only half the site but they have a much bigger parking lot, storm pond, and green area that is building pad ready. Through a lengthy time delay and great expense we were able to negotiate a contract to purchase half of that. We are not only purchasing half of that we are also going to take on their storm water and give them some additional parking. We did that to push that building up further away from the area to the south here. Going through the process we are requesting the rezoning to a PUD. The reason we are requesting that rezoning is the current zoning doesn't allow variance for height, but the PUD does allow us to request that height. What we are requesting for these three buildings and the parking garage that all be allowed to be the same height to allow the pedestrian bridge interconnect on the third level in creating that campus here. We also have some additional surface parking here towards the south. That also would be one of the later phases as this building would be. One of the concerns we heard in some of the correspondences and also a meeting last week was the potential visual impact to the south along Kingwood Way. Prior to that meeting we had walked it and looked at it and this existing building isn't able to be seen, but we wanted to verify that would still be the case after we constructed these buildings, because we want to be good neighbors. We want to make sure we aren't going to have any kind of visual impact either. This is an exhibit we created to show that. We surveyed the height of the existing

trees along this other boundary and those are the same trees that we already committed to preserving with a fence instead of the wall. The average height of those trees is 26 feet some are a little lower, but the rest are higher. What we looked at was what would be the line of sight from the sidewalk on Kingwood Way and from the front porch, but also what would be the line of sight from someone in the third story looking back in this direction. What this graphic shows is with the existing vegetation standing on the sidewalk a six foot tall person or shorter you would not have visibility of the southernmost building. That is about 212 feet away from the property line and the closest house would be about 87 feet away. The required setback for us is 110 feet per code, so we are almost double the required setback. If there are ever any gaps in the trees whether it is due to construction, storm, or something Space Coast Credit Union is saying they will plant new trees and we have already talked to the landscape architect to make sure we can get trees that are this same height. Also, from the front porch of any of these houses the building is not visible. The other concern we heard was if someone is in that third level looking back towards the residential whether they could see them in their backyards and they wouldn't have visibility either. We know that was a definite concern and we wanted to make sure that we showed graphically to do what we can to eliminate that. What we have done already is have the LPA meeting last week and that is a recommending body to the County Commission. The County Commission makes ultimate decision whether to approve this plan put conditions on the plan or disapprove the plan. At the LPA we had one no vote on us moving forward and the discussion afterwards was they wanted us to have more time basically to coordinate with you guys. We are doing that and we have been, just so everybody understands, reaching out to the HOA for quite a long time now and following the direction on what was the best way to meet with you guys. This is the second such meeting that we have done the first I don't think there was a lot of information for people that knew we were doing this and we have a lot more people here so that is great. Third stage will be the County Commission hearing this and the Commission is voting on whether or not to approve the project, provide conditions, or disapprove the project. With that I would be happy to answer any questions you might have.

Mr. Jim Peters asked does the presentation you are taking Thursday exclude Baytree Drive?

Mr. Wise stated no it includes the work we are doing on Baytree Drive.

and it is really overgrown. Most of it is trashy stuff that has just kind of grown in there. When the leaves fall off we can see right into your property along Kingswood Way. I think that when you say you are going to leave that as is right now that is not acceptable right now. Therefore, from our perspective you are going to have to take immediate action to get landscaping on your side of the fence.

Mr. Wise stated we appreciate that. On this aerial view you can see where the property line is approximately. It is not exact. There is vegetation on your side and there is also vegetation on our side as well. We had it surveyed. We are not going to do anything in your right-of-way that will touch your existing vegetation at all. What we would do is make improvements on our side with anything that needs it.

Ms. Schoonmaker stated if you are correct down on the Baytree end it is all overgrown. Along where the houses are we have pictures that you can look through the bushes and we can see your property.

Mr. Patrick stated more than likely you are probably correct, because we have never developed that piece. That has never been part of the permanent development. As we move forward with this plan we will take care of that.

Ms. Schoonmaker stated it is in your original plans that you are going to put landscaping in. I just wanted you to be aware that we will expect something immediately done.

Mr. Wise stated that is the commitment by Space Coast Credit Union in phase one to take care of any areas that don't have screen visibility.

Mr. Gilbert stated I have a question relating to the ownership and easements of the property on Wickham Road back to the main gate of Baytree. There is landscaping on both sides coming in and out of Baytree. Who owns that property and who will have responsibility?

Mr. Wise stated it is a county public right-of-way. We thought there was some kind of agreement you guys have for maintaining it. You have been maintaining it. We just can't find the agreement for the landscaping, lighting, and signage within that county right-of-way.

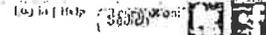
Mr. Gilbert stated I have been measuring out there for your left turn lane. What is the minimum lane requirement for the County?

Mr. Wise stated they follow DOT criteria and it is in the traffic report. I don't know right off the top of my head. I am not a traffic engineer.

Mr. Gilbert stated probably 11 or 12 feet. The right turn lane is about 13.6 feet.



Space Coast Florida
 Nature | Beaches | Space
 the official website for Brevard County Government



[Back to main site](#)

[Print This Page](#)

[Download Document](#)

MINUTES OF THE MEETING OF THE BOARD OF COUNTY COMMISSIONERS
 BREVARD COUNTY, FLORIDA

5:00 PM

The Board of County Commissioners of Brevard County, Florida, met in regular session on December 4, 2014 at 5:04 PM in the Government Center Commission Room, Building C, 2725 Judge Fran Jamieson Way, Viera, Florida.

CALL TO ORDER

5:00 PM Meeting called to order on December 4, 2014 at Board Room, Board Room, Viera, FL.

| Attendee Name | Title | Status | Arrived |
|------------------|---------------------------------------|---------|---------|
| Robin Fisher | Chairman | Present | |
| Jim Berfield | District 2 Commissioner/Vice Chairman | Present | |
| Trudie Infantini | Commissioner District 3 | Present | |
| Curt Smith | Commissioner | Present | |
| Andy Anderson | Chairman/Commissioner District 5 | Present | |

INVOCATION

Invocation was given by Reverend Ivan Corbin, Grace United Methodist Church, Merritt Island.

PLEDGE OF ALLEGIANCE

Commissioner Smith led the assembly in the Pledge of Allegiance.

ITEM III., PUBLIC HEARINGS

Chairman Fisher called for a public hearing on Planning and Zoning recommendations of November 10, 2014 and November 24, 2014.

ITEM III.B.1., MORTGAGE INVESTMENT FUND I, LLC - REQUESTS AN AMENDMENT TO AN EXISTING CUP FOR COMMERCIAL ENTERTAINMENT, AND AMUSEMENT ENTERPRISES, TO INCLUDE RACING, SWAP MEETS, AND VEHICLE SHOWS FOR CARS, AIR BOATS, TRACTORS, TRUCKS, RIDING LAWN MOWERS, GO CARTS, AND ATVs WITH SPECTATOR SEATING, CONCESSIONS, AND A GRANDSTAND FOR AWARDS AND LIVE MUSIC, WITH A WAIVER OF 50 FEET FROM THE REQUIRED 75 FEET SETBACK FOR A BUILDING, MOBILE HOME, TRAILER, VEHICLE, OR MAINTENANCE EQUIPMENT

Cynthia Fox, Planning and Zoning Manager, stated Mortgage Investment Fund I, LLC are requesting an expansion and change of the existing Conditional Use Permit, for Commercial Entertainment and Amusement Enterprises. She added they have previously been approved for that, but they want to expand some of the activities on the property.

Chairman Fisher stated there are a couple cards on the item.

Patrick Barker stated this is an industrial zoned area, with heavy industrial businesses there; Paw Prints Road is a private road, on his property; and this is a self mitigation flood control area. He went on to say they have their own St. Johns Water Management permit and pumps that they operate to control the flood waters on about 120 acres there; and this applicant is doing an amendment concerning three parcels of property as it is stated on his applications on parcels 751, 753, and 766. He advised parcel 751 is on Eau Gallie Boulevard, and has a complete long length of access and does not border Paw Prints at all, this applicant is trying to do a big, commercial, public event utilizing their private road that runs through a heavy industrial area. He stated they have a truck operation that operates 24 hours a day, with fuel tankers, and their proposal involves hundreds of cars of families and occupants coming down the little, skinny, private road; and he inquired why their not using their own access off of Eau Gallie Boulevard. He noted parcel number 753 does not include the set track of their operation and does border Paw Prints; Parcel 766 does not border Paw Prints Road at all, and it is the main site of the track; and this also borders the common ownership parcel 750, which is 128 acres. He stated they feel it is not consistent at all with the proper usage; and they believe there would be a significant problem if there is an emergency involving fire trucks having to get back in that area; Paw Prints is a very narrow road; they could have tractors or trailers on there, hundreds of vehicles, and think there is a disaster pending there. He pointed out there are buildings back there on their property; there is some marble businesses that just moved in, with no occupational licenses; these are industrial operations with absolutely no licenses or no fire inspections in there, certification of septic tanks, water quality, or no fire extinguishers present; and they very concerned about this; they have moved their business into this area and have been hiring a lot of people in this area; and they are doing very nicely with the neighbors there. He stated they think there is a significant safety concern by combining all of these things together; and they do not think it is consistent and compliant with Administrative Policies of the Future Land Use Element, Policies 2, 3, 4, 5, 6, and 7 criteria. He went on to say the original permit was for a wet track, now they are trying to go to a dry race track and, again, he thinks if there is an ability to look back on the Planning and Zoning discussion and notes, they did not approve that conditionally, it was a flat denial because of significant compliance issues. He stated they have three Sheriff reports concerning the property owner trespassing, property damage, blocking the canals, and the neighbors having an excess of six different police reports with these same individuals; there

major business that has loud noises, bright lights, P.A. systems, and the like; that would interfere with the homes directly up to Waelli Drive; another problem would be the traffic coming from Waelli Drive through Bullerut, and onto Myrtlewood Road; and Myrtlewood Road gets a lot of traffic now, and it is a 20 mile per hour road. She advised most people go 35-40 miles per hour and they cut through because they do not want to wait on the light at Waelli. She stated she is worried about the traffic in her neighborhood if a lot of businesses move into the area.

Robert Usherson stated his home backs up to Waelli Drive, as do many more in the subdivision, and the principal concern is that the subject parcels are just a small fraction of a larger area that is currently giving the neighborhood great comfort by its treatment in the Comprehensive Plan; there is a scattered array of some commercial uses between the Florida East Coast Railroad track and Waelli Drive, which is a north/south road, west of and paralleling the railroad track, which is in their backyards; a good portion of the area was designated in the Comprehensive Plan, and continues to be designated, for neighborhood commercial use, not community commercial use; not withstanding that scatter of existing businesses over in that area; that was done for good planning purposes; and that is to provide for compatible commercial uses, so the neighborhood would not be overwhelmed with all of the full range of uses allowed, as of right, in the BU-1, BU-2 zoning classification. He stated their concern is not just with the acre or acre and one-half portion of the much larger development, it is with the precedent that would be set by the amendment to the Comprehensive Plan in this area, from Waelli Drive down to the west of the area; and that is why they are so concerned with this. He advised they met with the developer, he has been very forthcoming; he has offered a proposed development agreement; and they have seen a draft of this document a couple of days ago. He added if the Board changes the Comprehensive Plan, to Community Commercial with this deed restriction, it would not set a precedent that would invite, or burden, the Board to approve similar Comprehensive Plan amendments throughout the rest of this area in the future; and the neighborhood would be willing to agree.

Mr. Leng stated that they agree with the speakers, they would like to work with the community, they want to be a good neighbor, and to develop a nice project that the County and town is glad to have.

Chairman Fisher inquired if the Binding Development Plan will have some certain things that will be prohibited in that typical zoning. Ms. Fox responded yes, it appears that item number two lists a number of uses that would be prohibited on the property; they have talked about limiting the freestanding signs to not exceed 10-feet in height, and to limit themselves to not exceeding a gross floor area ratio of the Neighborhood Commercial Comprehensive Plan category, which is 0.75; and she would also like the applicant to clarify, when staff adopts the rezoning with this Binding Development Plan, that he understands that when he vacates those areas that are on the plat, that legal description for those vacated areas needs to be included as an exhibit as part of this document.

Mr. Leng stated he will comply with that.

There being no further comments, the Board approved KMM-FL, LLC's request for a change of classification from GU and RU-2-10 to BU-2 on 1.38 acres+/-, located on the east side of Waelli Drive, approximately 0.28 mile north of Wickham Road.

| | |
|-----------|---|
| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Curt Smith, Commissioner |
| SECONDER: | Jim Barfield, District 2 Commissioner/Vice Chairman |
| AYES: | Fisher, Infantini, Anderson, Smith, Barfield |



ITEM III.B.10., SPACE COAST CREDIT UNION AND SAN MARCO CENTER, LLC - REQUESTS A CHANGE OF CLASSIFICATION FROM BU-1 TO PUD, AND REMOVAL OF EXISTING BDP'S ON 18.28 +/- ACRES, LOCATED ON THE SOUTHWEST CORNER OF NORTH WICKHAM ROAD AND BAYTREE DRIVE

Cynthia Fox, Planning and Zoning Manager, stated this item is Space Coast Credit Union and San Marco Center, LLC's to request a change from BU-1 to PUD; and removal of existing Binding Development Plans.

Chairman Fisher stated he has had some conversations with some people about this item, but has not talked to Mr. Weiss, but it has definitely been a topic in his office.

Commissioner Barfield stated the applicant gave a presentation to him about what the project was about.

Commissioner Smith stated he met with the applicant yesterday.

Commissioner Anderson stated he met with the applicant and received the same emails that he assumed all of the Board received by the homeowners.

Commissioner Infantini stated she also met with the applicant.

Phillip Nohrr stated most of the Board and audience is familiar with the project at hand. He added the Credit Union has been in this community for quite a while, it is headquartered here, and through its growth over the years, there is now a \$3.2 billion financial institution; and that equates to 60 branches and 800 employees; and it is headquartered out of Brevard County. He noted back in 2000 or 2001, the Credit Union was forward thinking and decided it needed to move to a bigger location, and by 2002, it had relocated to its present location on Wickham Road. He advised at that time, the zoning was C-1, and with that, they were allowed a variance of height back then, and when they went through and did their planning, they needed a 55 foot high structure, which the County gave them in the form of a variance. He stated they built about 80,000 square feet; he believes they are a good neighbor; and during that process, in order to look to the residents of the south, they committed to building a landscape buffer to further avoid the impact on that additional structure on Wickham Road. He stated in fast forwarding a number of years, the Space Coast Credit Union had the opportunity to expand into South Florida, and have been successful, and that has put a lot of pressure on the Credit Union as to continue its capital expenditure growth. He went on to say that is what brings them here tonight, the growth of this Credit Union, that has caused some further development and to bring a substantial number of new jobs into the community. He stated the diagram that most people have seen calls for a number of things to happen; on Wickham Road, they are taking away some of the parking in the area and parking behind the existing building.

and going to build a parking garage that will accommodate 500 parking spaces. He added it is laid out running east and west, and is there for a reason; they have been trying to move what they can, as far north as they can, away from the residents to the south; if this is approved, they will go into the final permitting process; and he hopes to be out by the end of March or April 2016; and they hope the parking garage is up by mid to late summer. He stated after that, then they would jump into Building B, which is the first phase of offices that the Board can see on the diagram; it is a wing coming off of the existing building, towards the west side, it is a three-story, almost 46,000 square foot building. He added that is very important, because the Credit Union, if it wants to bring in another employee today, it cannot; that job basically goes south, but there is no more room for another employee; and they would like to have that building. He went on to say it will be part of the signature of the campus that the Credit Union is trying to bring to this area; on the back end of Building B, there is a diagram which looks like a bridge, that is key to what they are trying to do, they are trying to connect all of the buildings so that there truly is a campus; and from a management point of view, it helps to unite all of the employees so they can work together. He advised when that building is filled up, Building C will come behind it; the timeline for that is unknown and depends on growth, but they know it is coming. He added they know historically it comes and will continue to come; after that, then comes Building D. He noted he cannot speak for the people in the audience, but in his meetings and emails, he believes they have some concerns with Building D, which the Board will hear about. He stated Building D will be the last built; he does not know when, it could be five or ten years or more, but that building has been pushed back as far north as they can push it back; and the bridge can be seen that connects to it. He stated the bridge is sort of important, because under County Code, they have to make that bridge high enough so that Emergency vehicles can get under it, if needed. He added that is one of the forces driving the height as to where that bridge will go; it does not drive the force as to the height of the building, because that is the building height, that square footage, to take care of the plan expansion of the Credit Union. He advised overall, this will be a \$30 million project, \$10 million more of it is on the front end, the parking lot and the first building; in addition to that, the traffic improvements that have been identified by staff that are needed, which comes to maybe \$1 million, covers all three buildings that will be built now; and whatever excess capacity there is to that, the public will enjoy immediately. He went on to say looking at Building D in the exhibit, this is a line of sight exhibit showing the distance and the effect of the house in Baytree to Building D; from a point of view of distance, it is basically a football field away from the southern end of Building D and the first house; there is a natural buffer of a football field away; when this whole thing started the residents asked for additional buffers, even though the only building was on Wickham Road, and they got it; and the residents were entitled to a wall, but at that time they did not want it they wanted a fence and additional vegetative buffer. He noted it is his understanding if this project goes through the residents would like additional vegetation and fencing and not a wall; if that is the residents' wishes, the Credit Union will put it in; and it should accomplish the same results as what the Board sees on the exhibit. He stated when they met with some of the residents yesterday, they asked if they would assist them at lease financially, and if not financially physically, with some buffering on their side of the property line; and the Credit Union is willing to do that. He pointed out it shows they are willing to go additional steps because they want to be good neighbors. He stated one of the residents main concerns seems to be the monument sign on Wickham Road at the intersection of Baytree; it seems to be a significant symbol for them the residents want to keep; as they went through the process, it was talked about and felt it was no alternative but to put in two left hand turn lanes so everyone would have a designated left turn, but unfortunately the monument had to go; and that was a pretty good sticking point. He noted by reaching out to the residents, they said they were sorry and they could not do anything differently, but if they could come up with anything it is fine with them; the Credit Union has committed up to \$700,000 to put in one or two monument signs; and they asked the residents to decide what type of monuments. He stated the Board has in front of it a revised diagram; it has not been officially approved by the County; John Denninghoff, Public Works Director, has indicated as the professionals receive the documents that it will be acceptable; if the County will approve it, they will approve it and leave the monument in place which will make their life easier; and it may tone down some of the objections. He went on to say if someone comes up with another way to save that monument, they are on record to do it if the County staff will approve it. He advised the Board they will answer any questions it may have.

Jake Wise stated he wants to add that the handouts the Board received are the two exhibits it saw, and the third page of it is the updated diagram they worked closely with County staff, which identifies saving the monument in the median.

Chairman Fisher inquired if they shared the diagram with the residents. Mr. Wise responded they emailed it to them and provided hard copies to some of them.

Scott Krasny, Attorney for San Marco Center, LLC, and also Weiche Jewelers, stated in terms of the site plan and development, another entity significantly impacted are San Marco Center and Weiche Jewelers; and they both support Space Coast Credit Union. He asked the Board to approve the request.

Joy Morgen stated she is appealing to the Board to deny the proposal for rezoning of that area; the Credit Union is proposing to put in three, three-story buildings, which will increase their employees by several hundred people when the project is done; currently the traffic on Wickham Road backs up daily to the Sunrise Plaza; she believes this will cause a public safety concern, it will be an issue for the pedestrians, and for the residents in the area who walk daily, as well as to the small businesses in the area; and a campus such as the one proposed by the Credit Union is better suited for such an area like the Viera Government Center where there are similar campus buildings. She requested the Board deny the request for rezoning.

Maña Hernandez, Elected Chair of the Board of Supervisors of the Baytree Community Development District (BCDD), stated she has been designated by the board to present to the Board a resolution No. 2015-03, passed and adopted by the BCDD board at the meeting yesterday; yesterday was when they had the presentation by the Credit Union of what they were planning to do; and she talked about a few items of the resolution. She pointed out with respect to the proposed space for the Credit Union rezoning, they want to identify the issues that directly impact the community; and before the rezoning moves forward they want to be sure that the request that we have made in this resolution is considered, and the request that this zoning application be tabled until they have had an opportunity to hopefully get those things they think are extremely important. She went on to say this resolution of the BCDD is requesting the Application No. 14PZ-0060, filed by the Space Coast Credit Union and San Marco Center, LLC, be tabled or deferred by the Board to a later date to allow the BCDD to meet with the applicants the development alternative options to the proposed configuration and changes to the Baytree Drive right-of-way, as well as options for improving the buffer to be located on the southern border of the applicant property, which was addressed today by the applicant; and they have been very cooperative in that respect. She noted they want to be able to agree to the design changes to the Baytree Drive right-of-way tract consistent with County traffic requirements which preserve the districts monument end are in the interest of public safety; and a buffer plan whereby the applicant provides for a dense landscape or other buffer to address the impact on the Baytree residential community, which buffer could include filling in and landscaping, and she believes they have agreed to that. She stated the Board of Supervisors of the Baytree Community Development District respectfully request that the item be tabled to a reasonable date and time to allow the appropriate representatives and professionals of the district to meet the representative of the Space Coast rezoning

applicant to address and develop with greater certainty and agree on alternative options to the proposed configuration and changes to Baytree Drive that preserve the existing monument in place as well as ensuring the landscape buffer; and should it be approved after tabling the item, the applicant securing the approval of any proposed modifications to Baytree Drive prior to submitting the same to Brevard County or any other appropriate governmental agency for permitting, with the emphasis of such modifications being to preserve the existing Baytree monument in place while satisfying Brevard County traffic engineering requirements, and the applicant cleaning up, filling in, and regularly maintaining a landscape buffer on the southern boundary of the applicants property. She asked the Board to give their request its complete consideration prior to granting it.

Richard Bosseler stated the Space Coast Credit Union has addressed his second concern, which was the buffer; he lives along Kingswood; he and many of the neighbors feel the building is going to be very offensive; and he appreciates the applicant ensuring the residents the buffer will be there. He stated his home faces north towards the Credit Union property; they have been residents of Baytree for over 11 years; and during this time, the Credit Union has been a very good neighbor. He went on to say a few weeks ago they received notification that the Credit Union was going to do their four-story parking garage and add three, three-story buildings; he is representing the neighbors of Kingswood whose property is adjacent to the property; they are concerned about the loss of property value to the property as a result of the aspects of the Credit Union's plan; specifically, they are concerned of the height of Building B, which borders Kingswood Way; and their opinion is this three-story building will be visible to the houses along Kingswood Way and will allow occupants of their building to look down up the residences. He pointed out it would greatly affect the property values; they would like to propose that Building D, the largest of their three buildings, be limited to only one story and be not more than 15 feet. He noted there are 150 homes that go back into the Kingswood Way development area of Baytree; they have several people who will be traveling Kingswood Way and have to view the back of the building; and he disagrees with the fact that the site line will be covered by the landscaping.

Art Bretlner stated what he is going to address is the removal of the monument; the Space Coast Credit Union has come up with a plan to maintain it; he agrees with Ms. Hernandez's recommendation that the Board hold off so everyone can understand what that plan is; and the preservation of the monument is very important to the residents.

Sandra Schoonmaker stated she is speaking on behalf of the homes in the Kingswood neighborhood. She stated the Kingswood neighborhood is not opposed to the majority of the plan that has been put forth to the Board; they realize the importance of jobs to the community; and they are satisfied with the majority of the plan. She went on to say they want to emphasize the potential damage to the home values if all aspects are approved; they are appreciative of the fact the Space Coast Credit Union is keeping the monument in place; they have had issues with the visibility of the building; the buffer originally between Kingswood Way and the Credit Union was really never accomplished; and they want to make sure there is written documentation that assures them that what the gentlemen are saying is actually implemented. She stated they know the Credit Union did try to contact the community in a timely manner so their plan could be assessed, but for whatever reason it was not accomplished as efficiently as possible; and it resulted in the residents of Baytree being anxious in what is to be expected. She stated the homeowners association met officially on Tuesday, and the BCCD board only saw the official plan yesterday afternoon at 1:30; obviously there has not been much time to digest this; at both meetings the residents did mention the concerns; and the Credit Union seems to be listening. She asked the Board to consider postponing a decision of the Credit Union's proposal until the January meeting; she stated the residents of Kingswood need to meet with the Credit Union to ensure they have reached common ground on the issues of the height of the building and what the exact nature of the buffering is going to be; and if it is approved today, she would like any changes discussed and approved tonight, including the preservation of the monument, the traffic plan, the buffering along Kingswood Way, and the height of the building to be negotiated be put into a binding development plan, so there is a guarantee that these things will occur as indicated. She asked the audience to raise their hands if they were from the Baytree area and is in support of what was being said today to give the Board a sense.

David Taylor, President of the Baytree Community Association, stated he wants to thank the developers for reaching out and starting a dialog; he was disappointed the County procedure is to communicate those within a certain geographic distance; and they did not get a great deal of time to consider those plans. He stated in general the homeowners are concerned about impact on the property values, primarily the fourth building closest to the border; additionally, the traffic as has been commented on previously, backs up from I-95 to the Publix Plaza; and the traffic they see now is an issue, and this will not help. He noted there are also safety issues; the street behind the CVS reaches what is now the southern entrance into the Space Coast Credit Union property has a large number of accidents there; and the bus stop for the children is within 50 yards of that. He requested the Board give some time for the residents to look at some of the adjustments.

Bob Eksten stated the expansion which is a rather aggressive expansion by Space Coast Credit Union reflects a great deal of growth and jobs for the area; for that everyone should feel very grateful; the residents have concerns that have been addressed by a number of people; and they have concerns regarding the monument. He noted if the golf course is impacted, the residents are impacted. He expressed his appreciation to the applicant for trying to meet the residents' concerns.

Mr. Nohr stated the anticipation of the property value issue, they asked Hanson Appraisal come out and take a look at what the effect would be of the expansion with a buffer being added; the report says if a buffer is placed between commercial and residential property, there will be no impact on property values; and the site plan and line of sight has been included. He stated with the upgrades, they will increase the safety of the traffic; and they will end up better off than they are now. He noted if there is a need for commitment to maintain the buffer being put in on the Credit Union property it will be placed in writing; they are willing to

Commissioner Smith stated he has been immersed in this subject for the last three days; he has spoken with the developers; and he was very impressed with their willingness to work with the residents. He went on to say he is impressed with the residents' willingness and desire to work with the developers. He inquired if Space Coast Credit Union follows proper and timely notifications. Ms. Fox responded yes, it is part of the rezoning. Commissioner Smith stated he asked that because it came up several times that the folks say they have not had enough time. He stated this is a good business with a good business plan; Space Coast Credit Union seems to have bent over backwards; and the two questions were what to do with the monument and what to do about the tall Building C. He stated Mr. Denninghoff and staff came up with a plan that should work; the Palm Trees are going up; the monument is going to be saved; traffic is going to be improved; and he cannot think of any reason why this cannot be voted on today. He pointed out it is clean industry; there will be several hundred jobs created; a lot of County money will not be spent; the applicant is fixing the roads; and he thinks it is a go.

Commissioner Barfield stated he is all for the jobs; he does not feel comfortable the residents are comfortable yet with what needs to happen; this does not have to be rushed into; but he wants to make absolutely sure the residents are good with what is going on. He stated the residents were there first, and the applicant needs to work with the residents before he can say go.

Commissioner Infantini stated she has seen Space Coast Credit Union transform over the years; she met with Mr. Samuels and Mr. Nohr this afternoon; and she is thrilled they were able to expand and keep their home base here. She stated they are a great neighbor; and she thinks the plan should be approved.

Commissioner Anderson stated this is not the last time to hear this item; they still will be able to interact with the community; and they have to come back to the Board on a couple of other issues. He stated they can continue their conversations with the community.

Chairman Fisher asked staff to go over what exactly would be required even if this item is approved tonight.

Ms. Fox advised the Board they would be required to submit a binding development plan, which is a voluntary agreement between them and the County that lists those items they agree to tonight, preserve the monument, provide the buffer between their property and the residents in that area, and the many other things they have suggested tonight; that agreement will be reviewed by the County; and it will come back to the Board one more time on the Consent Agenda, and the Board will have another opportunity to discuss it if it wishes.

Commissioner Smith stated Space Coast Credit Union has indicated it would work with the residents regarding the buffer, because the residents made the comment to him yesterday that the buffer at times has not been very well maintained; if it is 10 years before the third building is built, some good size trees can be planted now, and in 10 years they will be way up there, and that would increase the height.

Chairman Fisher stated they agreed in the plan to maintain that as well.

There being no further comments, the Board approved Space Coast Credit Union and San Marco Center, LLC's request for a change of classification from BU-1 to PUD, and removal of existing Blinding Development Plan's on 18.25 ± acres, located on the southwest corner of North Wickham Road and Baytree Drive.

| | |
|-----------|--|
| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Trudie Infantini, Commissioner District 3 |
| SECONDER: | Curt Smith, Commissioner |
| AYES: | Fisher, Infantini, Anderson, Smith, Barfield |

ITEM III.B.11, CENTENNIAL BANK - REQUESTS A CHANGE OF CLASSIFICATION FROM BU-1 TO GML (H), ON 3.71 ACRES, LOCATED ON THE WEST SIDE OF HIGHWAY A1A, APPROXIMATELY 0.62 MILE SOUTH OF OAK STREET

Cynthia Fox, Planning and Zoning Manager, stated this is for Centennial Bank, representing City of Melbourne; and this is to change from BU-1 to GML(H), for a water booster plant for the south beaches.

There being no further comments, the Board approved a change of classification from BU-1 to GML(H), on 3.71 acres, located on the west side of Highway A1A, approximately 0.62 mile south of Oak Street.

| | |
|-----------|---|
| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Andy Anderson, Chairman/Commissioner District 5 |
| SECONDER: | Trudie Infantini, Commissioner District 3 |
| AYES: | Fisher, Infantini, Anderson, Smith, Barfield |

ITEM III.C., PUBLIC HEARING, RE: ADOPTION OF COMPREHENSIVE PLAN PACKAGE 2014-2 PLAN AMENDMENTS

Chairman Fisher called for a public hearing to consider adoption of the 2014 - 2 Comprehensive Plan Amendment, including one private application for Eagle Properties of Viera LLC (2014-2.1).

There being no comments or objections, the Board adopted Ordinance No. 14-34, amending Article III, Chapter 62, of the Code of Ordinances of Brevard County, entitled "The Comprehensive Plan", setting forth plan amendment 2014-2.1; amending Section 62-501, entitled "Contents of the Plan"; specifically amending Section 62-501, Part XI, entitled Future Land Use Element and Future Land Use Map Series; providing for internal consistency with these amendments; providing legal status; providing a severability clause; and providing an effective date.

MINUTES OF MEETING
BAYTREE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Baytree Community Development District was held Wednesday, May 4, 2016 at 1:30 p.m. at the Baytree National Golf Links Meeting Room, 8207 National Drive, Melbourne, Florida.

Present and constituting a quorum were:

| | |
|-----------------|---------------|
| Nancy O'Hare | Chairman |
| Carol Witcher | Vice Chairman |
| G. Melvin Mills | Supervisor |
| Edward Rizzotti | Supervisor |
| Maria Hernandez | Supervisor |

Also present were:

| | |
|---------------------|-------------------------------|
| Jason Showe | District Manager |
| Michael Pawelczyk | District Counsel |
| Melissa DeFrancesco | District Engineer |
| Alan Scheerer | Field Operations Manager |
| Mark Sweat | Universal Protection Security |
| Several Residents | |

FIRST ORDER OF BUSINESS

Roll Call

Ms. O'Hare called the meeting to order.

Mr. Showe called the roll.

All in attendance recited the pledge of allegiance.

SECOND ORDER OF BUSINESS

**Discussion of SCCU Landscaping with
Special Counsel**

Ms. Rezanka: I was here on April 6th to give an update on the buffer issue and also the right way issue with the Baytree sign. As you may know the CDD maintains the entrance way, monument signs, trees, lighting, and also along the sides there. There has never been an agreement with the county, they own it but you all have put all of the improvements in and maintained it. We are trying to do a formalized agreement so the issue with Space Coast Credit Union coming in and wanting to take it out will not be an issue in the future. We are working on

and he may have further suggestions or more information but I have not spoken with him about this issue since April 4th. Are there any questions or comments?

Mr. Mills: I was assigned by the Board to work with the residents in Kingswood. I had asked our Engineer to get their landscape architect engineer to take a look at what was there. He has designed and built many properties for Disney with a solid vegetation buffer. The BDP was a contract between Space Coast Credit Union and this Board and the residents of Baytree. It is not in compliance with what the County requires you have them do but as an individual contract between the understanding of this Board, Community, and Space Coast Credit Union. The environmental impact with what the County says meets what we have is fine, but it doesn't meet what the document says it should be met with. I'm going to ask our landscape architect from Atkins to stand up and review with everyone what he would have done if he designed this.

*
Mr. McBurney: I'm glad Mel invited me back. I realized that it was 2005 the last time I stood in the corner talking to you all about tree restoration after the hurricane and native plants. I have had the opportunity to work with a lot of great clients, Disney being one. My primary focus has been transportation and dealing with buffering along transportation systems. I understand the issues that we are dealing with here and I understand the desire to not be seen. It is a very difficult thing that we are talking about because we are talking about living, breathing plants that do not always act the way we want them to act. I heard conversation earlier about the annuals at a particular sign that they are struggling. That is not the way they look in the nursery and if I read the book it says that they are going to get this big, this tall, and this color. There are a lot of things that have to be exactly perfect for that to happen. With that being said, there are several ways to attack a project like this. I think the buffer that has been established is a well-designed buffer to be blocked some day. I think the plants and species are appropriate and the size of them. If I was asked to do something similar in that space, I might have held my hand up to say that this is going to be very difficult because of the size of the buildings that we are trying to block. One of the things that I may have said is that it needs more dirt and more space in order to get a plant that is tall enough or a berm that is tall enough to buffer. If I was doing this I might suggest that we change the engineering a little bit and perhaps share some dirt with the adjacent property owners to create a berm that might be tall enough. We aren't going to do that and I understand that we don't have that opportunity. I think there could be two ways to attack this. One way is perhaps there are larger and more plants installed on the Credit Union side of the

fence and there is also some opportunity to do some buffering on Baytree's side of the fence. That is to distract the eye. I think because of the amount of physical space that is there to work with and with the budget that you have to work with, I think it is appropriate to consider a combination of both. I have looked at the Credit Union plants and as I mentioned they are good plants. Does the bamboo blend with what you are doing here on your side of the fence? Yes I think it does. You have expressed a desire here to not to be totally Florida native plant pallet and that is okay. I think that the plants they have used is going to get immediate height when they mature and you will get a nice broad buffer. There are some other options for the Credit Union to consider; one being a couple of native plants that are durable and set into the southern red cedar or maybe a southern magnolia tree but it could be a little fussy in the wet soils that we have around here. Even another variety of bamboo that might get a little taller with a broader leaf on it and that might give us a quicker buffering. There are drawbacks to every plant that we put into the ground. For example, a southern red cedar tip might be the height that we want to match the building but there is a lot of room here that isn't buffered. That is where this blended plant material is appropriate, the oak setter there and down at the fence level with the buttonbush that they've got are great eye level buffers. The pine trees will give us great canopy and oak trees are another great eye level buffer. The point is that there are options and we aren't too concerned what it might cost to do that on their side of the fence. I will say that there is only so much land in order to dig holes and plant in larger trees so we have to take that into account. If I was being asked to design that buffer I might have done something a little bit differently, but I probably would've been given a budget.

Resident: Can you touch on the overplanting?

Mr. McBurney: Mel mentioned the buffer that we worked on and it was a residential buffer between a busy road and large homes. This buffer was very different because we had about 250 feet between the road and the back of the property. We were able to create a berm about 7 feet tall and then on top of that we were able to plant 22 - 25 foot tall trees. We packed those trees in there because the residents didn't want to see the road on day one. That came at a very high cost but that is the kind of mission and budget that was provided to do that. The overplanting is good now but not necessarily in the future as the trees mature. Over time they begin to thin out and get leggy. If you go and look at the forest, the forest doesn't stay dense all the way to the ground. They begin to mature and branches are lost so there is constant evolution

of that from a growth perspective. Even that understory that is planted now will begin to change as the sun and shade changes over time. There are pro's and con's to planting a very dense buffer immediately.

Mr. Brekner: I understand what you are saying that when the trees that are planted mature that they will block a lot more of the buildings that we currently see. How long will it take for those trees to mature to that point?

Mr. McBurney: In my experience, a buffer like that will take probably five years. It could even be two or ten.

Mr. Brekner: Using your best estimate.

Mr. McBurney: I would say three to five years.

Mr. Brekner: It is going to be three to five years before we get some sort of blocking view of the building that we thought we were going to have initially. That is my question.

Mr. McBurney: I think the thing to remember is I used the word distract earlier. The easiest way to describe buffering to people is if you hold your hand in front of your face and you look at your hand, what do you see behind your hand? Not much but if you look behind your hand you can see everything. It is the same with trees; you don't know what a live oak is going to look like when it grows up. The bamboo is an interesting plant too and the one that was picked is one that grows like this. It was a great plant to pick to fill in those gaps. I'm not a bamboo expert and I haven't planted a lot of it myself but the research to me says that it is a pretty good cultivar variety that they specified to do that. They could've picked a taller one, but the taller one wouldn't give us the eye level buffer that we might want in the future. I've heard the discussion about removing the slats and I think you are going to see right through that fence then. Then that would require more eye level buffering immediately, which could mean a whole different series of shrubs that should be 8 feet tall to accomplish what those slats are doing. Slats in a PVC fence perform a function but I don't know if I would want one in my backyard either.

Mr. Bosseler: I appreciate your time and thank you for coming. We have ten homes that are directly affected by the discussion that we are having here. I believe our issue is the Space Coast Credit Union fulfill their obligation. We can meet with this gentleman and Mel and come up with five different solutions or additions to the plan. We could submit it to Space Coast and that would be great, but I don't think we are here today to talk about what we can add or subtract. I think we are here today to talk about the failure of Space Coast Credit Union whose Attorney

Mr. Mills: It was to be a no-see-through buffer. Not what the County says or requires, but what the BDP says will happen.

Mr. Smith: Did I miss that?

Ms. Rezanaka: The BDP says a solid landscape buffer.

Mr. Smith: As Mr. McBurney said again, as we are in a construction zone, they grow and get nasty and then they diminish and go away. We have plants that have to grow and have to have time to grow. He is saying two to five years and my feeling was that we had eight years before the third building is going to be built so I missed the part about this being a solid buffer. Had I heard that, I would've said that is unrealistic because plants you put in the ground do not mature five years over night. You are saying they haven't met the obligation to make it opaque, so what is preventing them from giving you the \$30,000 to do your part so you will help them make that opaque?

Mr. Mills: There is no way that \$30,000 can begin to achieve the results. If they complied, the \$30,000 was for us to fill in where they did not adequately do so. We just got two bids, one was for \$65,000 and the other was \$45,000.

Ms. O'Hare: The \$30,000 was not meant to be part of their obligation for the buffer. It was to landscape our side of the buffer because of having to tear things out. It was not intended as part of their side.

Mr. Smith: I misunderstood that too because it seems in my mind that if you are going to put a buffering on this side, that is going to add to the overall opaqueness that you are looking for.

Mr. Mills: We have our Attorney on the phone.

Mr. Pawelczyk: We negotiated an agreement between the District, Space Coast Credit Union, and the County in that BDP. Since we wanted to negotiate a solid landscape buffer consistent with the Code of Ordinances of Brevard County, we stated that in the BDP. If we wanted to negotiate an agreement that said the landscape buffer would provide an opaque or solid landscape buffer within eight to ten year, we would've negotiated that in the BDP. We met with Phil Nohrr and he presented to the Baytree CDD Board of Supervisors on the record "You won't be able to see anything."

Mr. Smith: Then that is on Phil Nohrr. I wasn't a part of that discussion.

Mr. Pawelczyk: From the time period he said you wouldn't be able to see anything and that is how the BDP was negotiated and that is what the parties agreed to. I assume that is what the County staff reviewed when they reviewed the BDP they presented it to the County Commission and it was signed by the parties. The \$30,000 as Ms. O'Hare stated, was merely supplemental. That was additional money so we could fill in our side of the buffer because all of the other plants were being removed. We knew that we would have to supplement that somehow and that is what they agreed to do. They agreed that they would provide a solid landscape buffer from the time period set forth from the BDP, which has expired already. Then they said they would give us \$30,000 to use for landscaping and we could use that on the Kingswood buffer or in the Monument median on Baytree Drive. As long as we use it in connection with the project, that money could be used at either location. It was the Board of Supervisors that said we would use the money at the Kingswood area even though the BDP has flexibility for the District to use the \$30,000 for landscaping purposes in other locations. I think the Board and myself do not understand how three parties can enter into an agreement that says one thing and then someone is telling us something different. Even though it is very clear what the intent was when we negotiating a solid landscape buffer and I'm pretty sure there is not a resident in the audience that did not understand it any other way. There is not a Board member or any member of the District Staff that didn't understand it any other way and I would guess that Phil Nohrr didn't understand it any other way either. We talked about it and he put it in the agreement, he drafted it. That is the history on my end and I just want to make sure we are clear.

Mr. Smith: Thank you. I wasn't part and parcel of what Phil Nohrr told anybody. All I know is from what I discussed in my meetings with the people from Baytree and the people from Space Coast Credit Union.

Ms. Schoonmaker: I am one of the four people that met with you at the onset of all of this. I just wanted to clarify one thing. You mentioned all of the issues that we talked about but you forgot one. The other thing that we were extremely concerned about was a five-story parking garage. Besides the construction, which we all understand that it is going to happen, we have a five-story parking garage with lights on it that shine into our neighborhood and we did discuss that with you. That has always been one of the major concerns of the neighbors. We don't want to see the five-story parking garage and I just wanted to clarify that we did talk about that.

Ms. Rezanka: That is because your staff has said they are abiding by the Development Code. The County is not going to send that repeatedly that it is opaque. The language is a solid landscape buffer shall be installed on or before six months from the day of issuance of the initial building permit, which is long passed. Further, it says a violation of this is a Violation of Zoning Code. We could go after Space Coast Credit Union originally and say that they are violating this, but the County can do it because now it is a Violation of Zoning. This is what we were asking staff to define.

Mr. Smith: Whom have you been speaking with? Virginia?

Ms. Rezanka: Darcy and Amanda. I haven't gotten to speak with Virginia but I have to do the letter to Virginia so she can give a staff interpretation so it can come back to you. However in talking with Willson, he hasn't given me an exact answer but they can make a solid landscape buffer within the next two weeks if they wanted to. It may take a lot of money and pulling plants out but they can do that. That is not what they want to do. I am not in favor of going after anyone but I am in favor of trying to a compromise that makes everyone happy with a solid landscape buffer.

Mr. Smith: Willson, I know plants have to have time to grow. Is it reasonable to expect that they can plant all of these plants within two weeks and make the building disappear?

Ms. Rezanka: It's not the building it's the solid landscape buffer.

Mr. Smith: What is the buffer designed to do as far as make the buildings disappear?

Ms. Rezanka: It is supposed to do two different things. There is supposed to be a solid landscape buffer and screen buildings B and D. Building B and D aren't built yet so the problem is they have got to be able to at least stop being able to see through it. They also have the issue of the parking garage, which is not included in screening of this.

Ms. DeFrancesco: Part of the negotiation for the Binding Development Plan was to screen those buildings. Those buildings are new and it was never the intent that the original building would not be screened at all because the existing buffer that you saw was there. We didn't know at the time that the buffer would disappear. In the Development Plan it indicates that new buildings would be screened. The intent is that whatever goes up right now or should've gone up six months ago, should have at the time screened the original buildings and screen the new buildings as well. Kim is right and we understand that, but there is no way that they should be able to see the back of the original building when they couldn't see it before.

* [Mr. Smith: My question to you Willson is the same, is this something that is reasonable and we can expect them to do?

Mr. McBurney: It is possible.

Mr. Smith: I will see what I can do.

Mr. Mills: I think we all understand economic development and we all understand that there is a partnership between business and residents. We live here and we work here. We have got to understand that there needs to be a blend between the citizens and the businesses. Those six hundred people that are coming up from lower Florida could buy his house, but they won't do it because of the situation. It has also affected some of the sales of real estate not even in Kingswood because they come in the front gate, look to the right and see all of that. We are a community that pays for streets, sidewalks, and the infrastructure in Baytree. All we need is for you as a County to support what we need to happen to solve that issue.

Mr. Smith: If we can get a solid buffer out there do you think that is going to help you sell your house?

Ms. Hernandez: Absolutely that is what we are asking for. We want what we were promised from the beginning.

Ms. Mercadante: How would you feel if you went from this to this and you had to look at that?

Mr. Smith: Personally, I wouldn't have it but at the same time this stuff has to grow and you put a buffer in here that is landscaped.

Mr. Schoonmaker: At the meeting we had with you in November, I was there and I spoke, the two major concerns were the monument and what is going to happen as far as the residents having to see the buildings. You couldn't see anything.

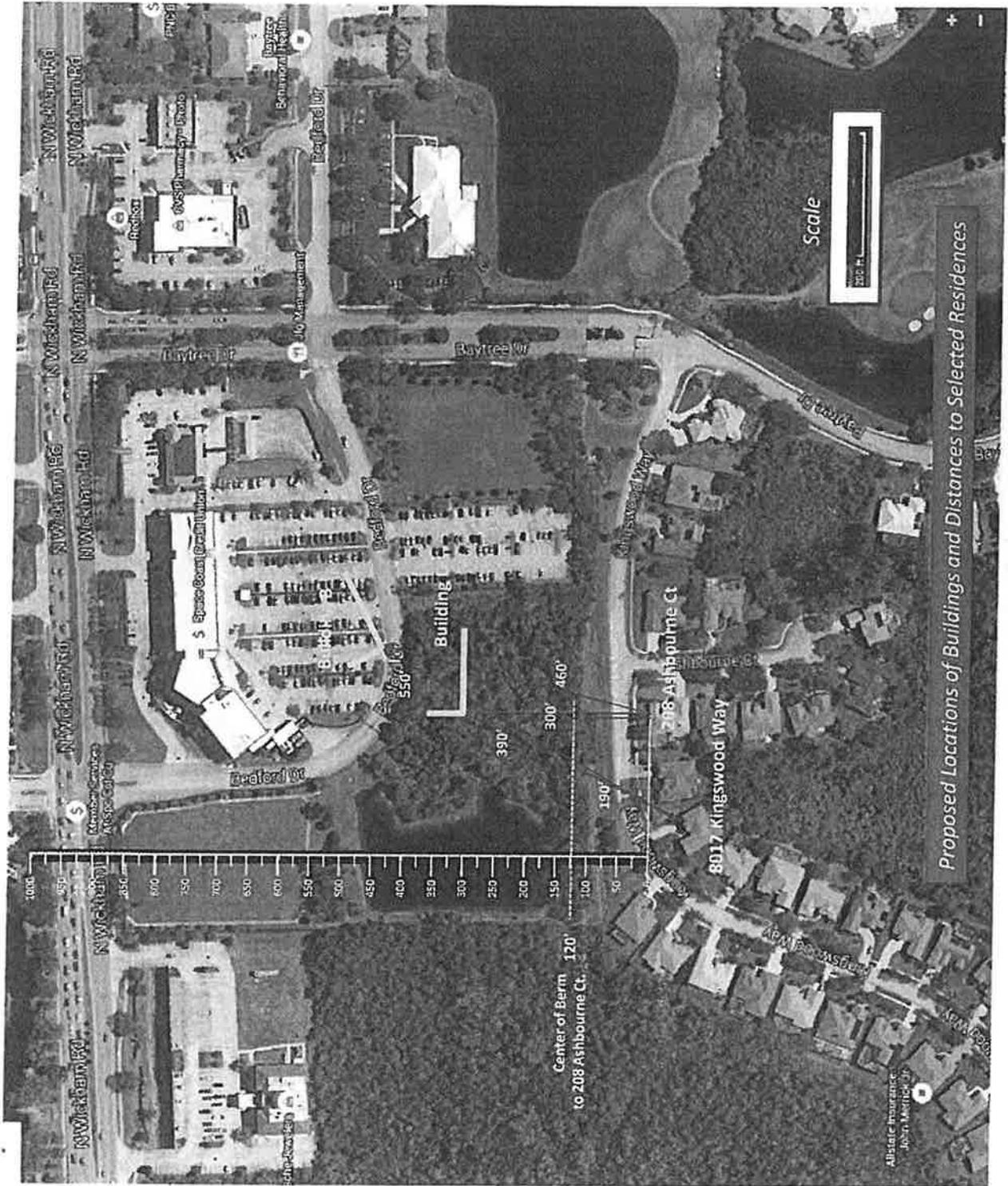
Mr. Smith: And a reasonable person would think that it was going to continue to look like that.

Mr. Schoonmaker: Exactly.

Mr. Smith: Kim said they had to rip it out.

Mr. Schoonmaker: A lot of people were there and their representative stood up and said very clearly beyond any doubt that when they got done you will not see anything.

Mr. Smith: I will call Phil and see where we can go from here and see if we can't get some kind of an instant buffer out there that would solve the problem.



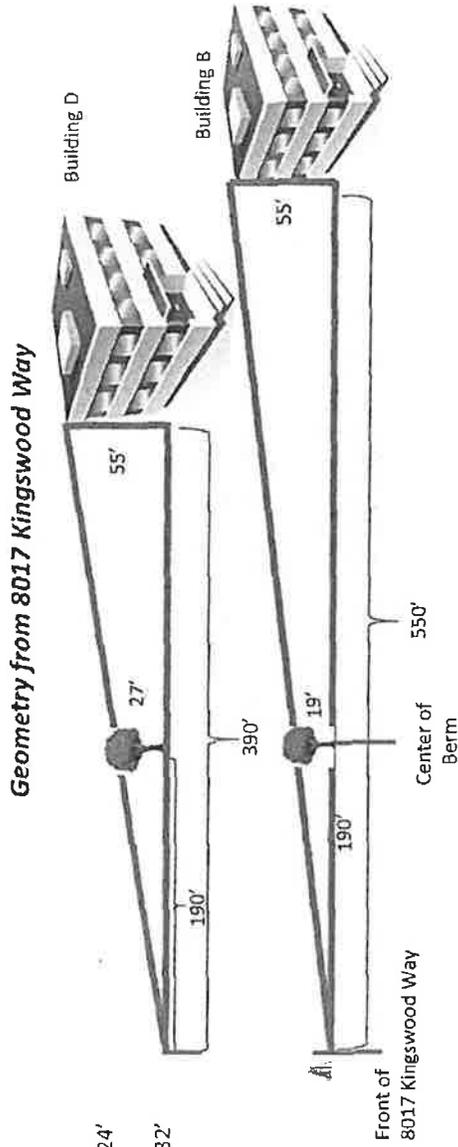
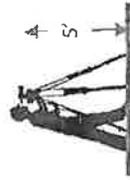
Proposed Locations of Buildings and Distances to Selected Residences

Derivation of Geometries – Buffer Height Needed to Shield Buildings/Lights

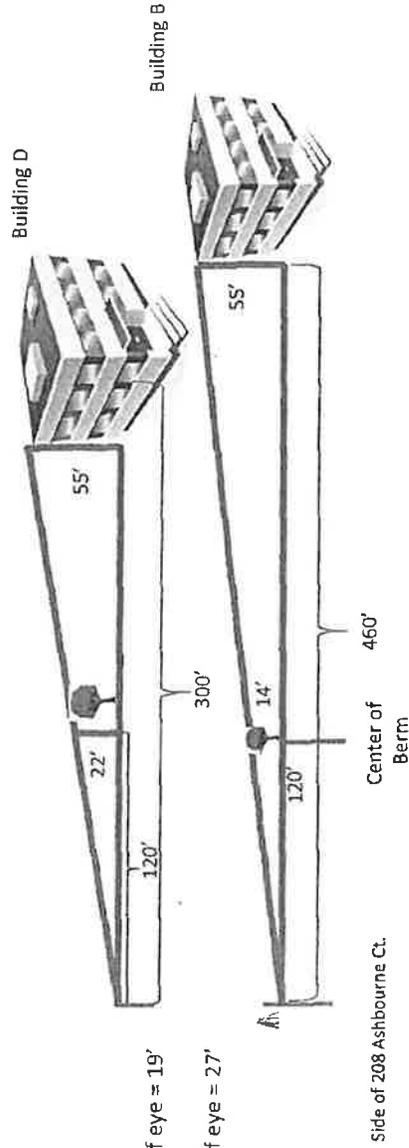
To Block View of 55' Building (Berm at 190')

- Building B at 550' distance
 $X = 190' \times (55'/550') = 19'$ plus 5' height of eye = 24'
- Building D at 390' distance
 $X = 190' \times (55'/390') = 27'$ plus 5' height of eye = 32'

Minimum tree height = 32'



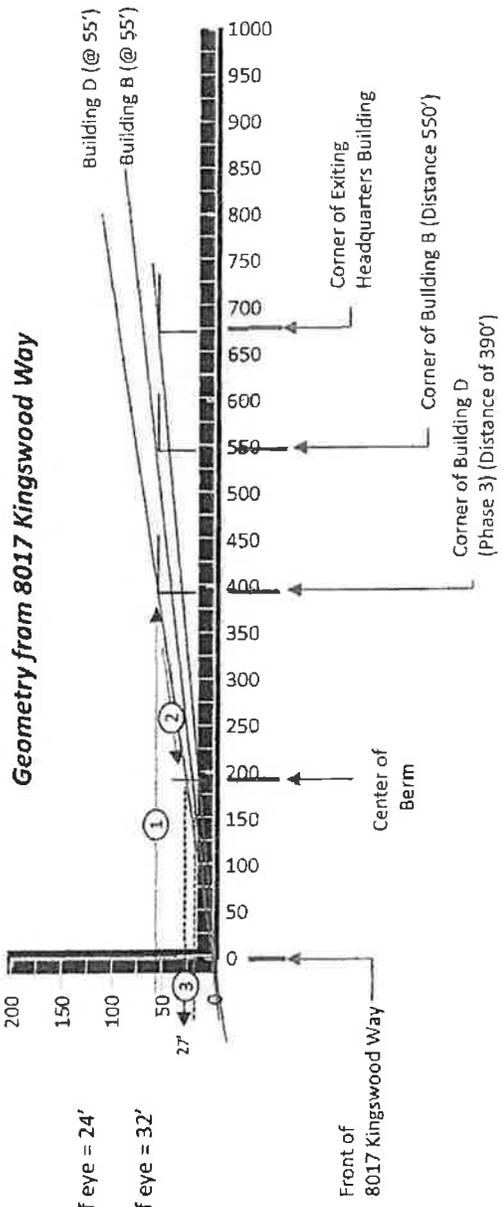
Geometry from 208 Ashbourne Ct.



To Block View of 55' Building (Berm at 120')

- Building B at 460' distance
 $X = 120' \times (55'/460') = 14'$ plus 5' height of eye = 19'
- Building D at 300' distance
 $X = 120' \times (55'/300') = 22'$ plus 5' height of eye = 27'

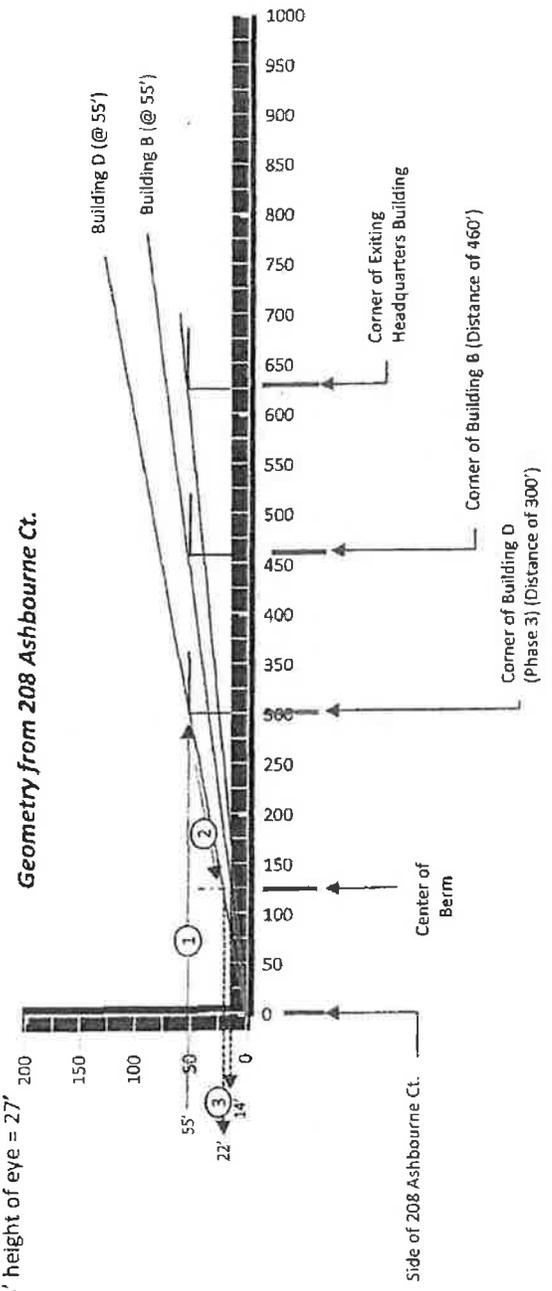
Derivation of Geometries – Buffer Height Needed to Shield Buildings/Lights



To Block View of 55' Building (Berm at 190')

- Building B at 550' distance
 $X = 190' \times (55'/550') = 19'$ plus 5' height of eye = 24'
- Building D at 390' distance
 $X = 190' \times (55'/390') = 27'$ plus 5' height of eye = 32'

Minimum tree height = 32'



To Block View of 55' Building (Berm at 120')

- Building B at 460' distance
 $X = 120' \times (55'/460') = 14'$ plus 5' height of eye = 19'
- Building D at 300' distance
 $X = 120' \times (55'/300') = 22'$ plus 5' height of eye = 27'

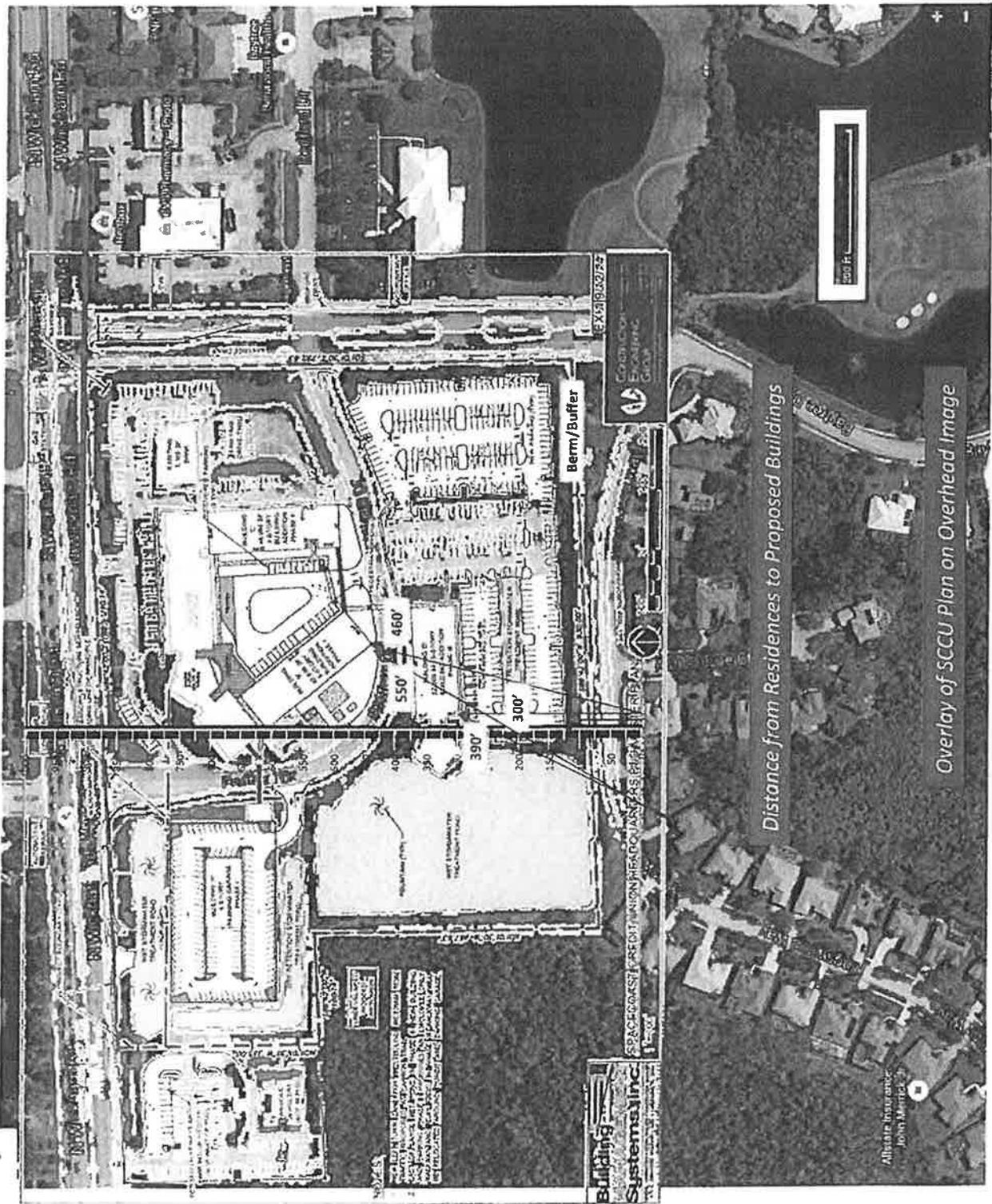
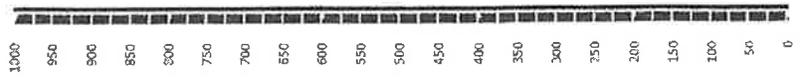
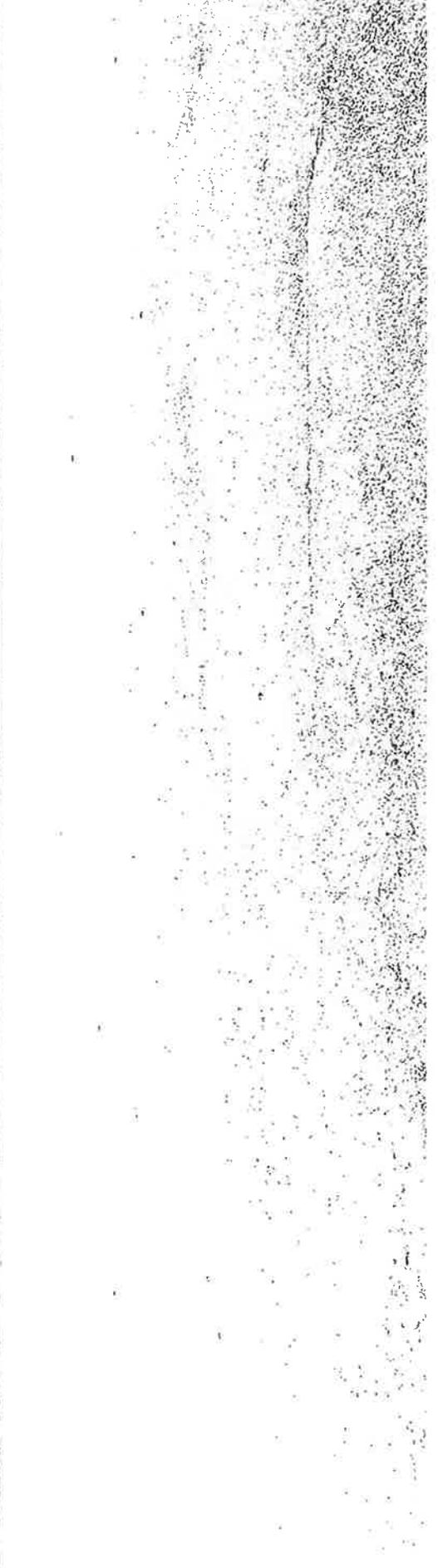
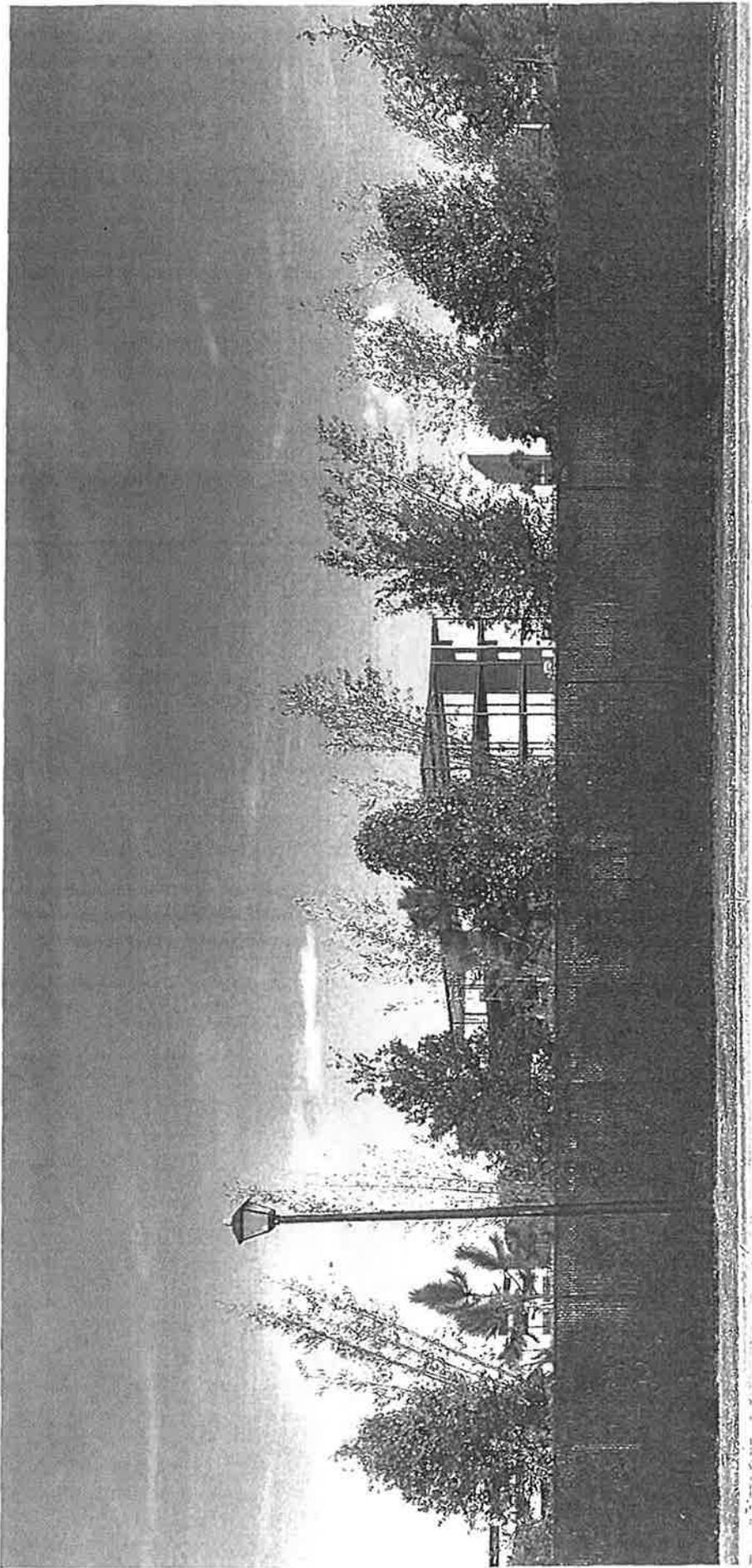


EXHIBIT "B"

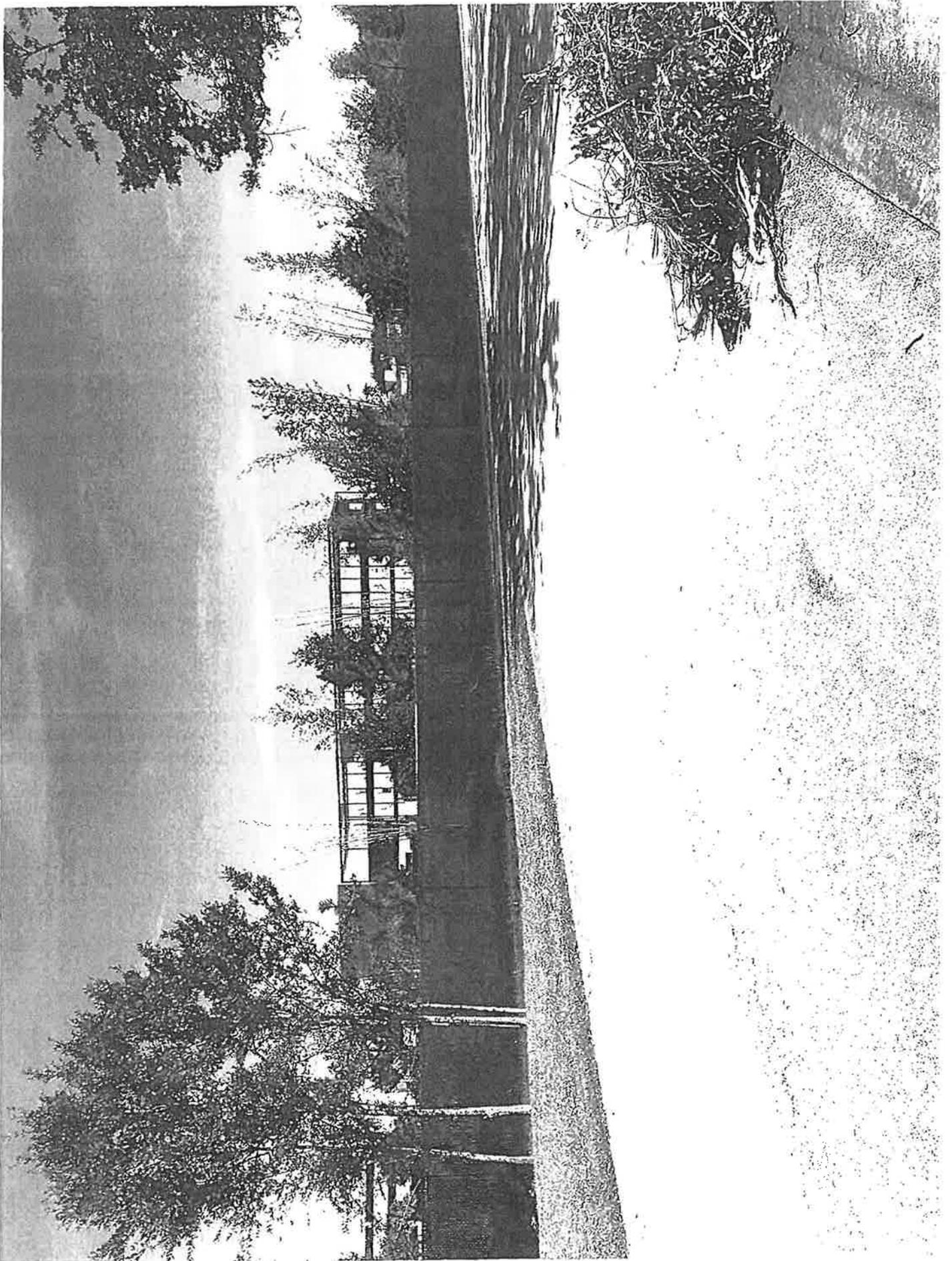


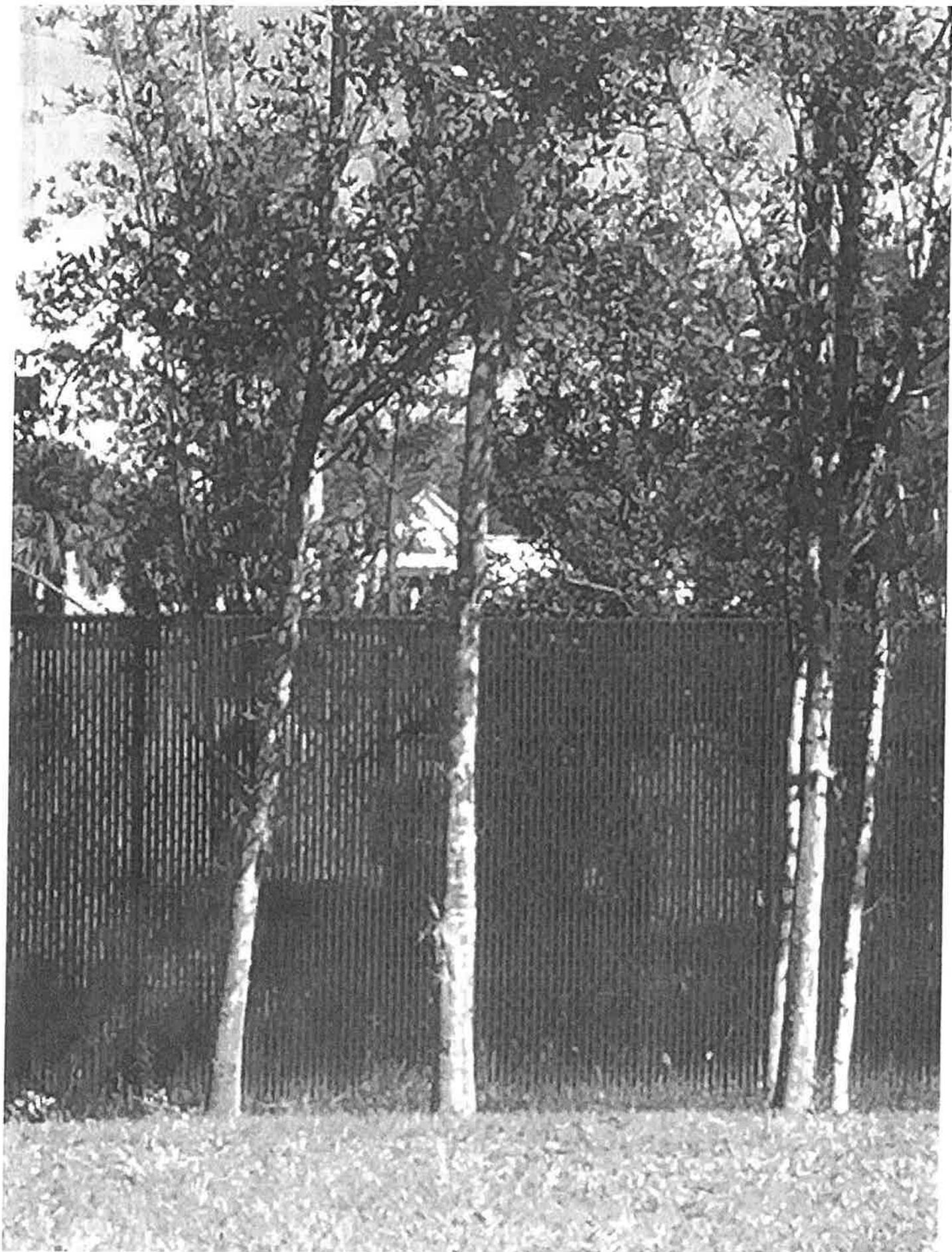
Photographs taken 10/24/16

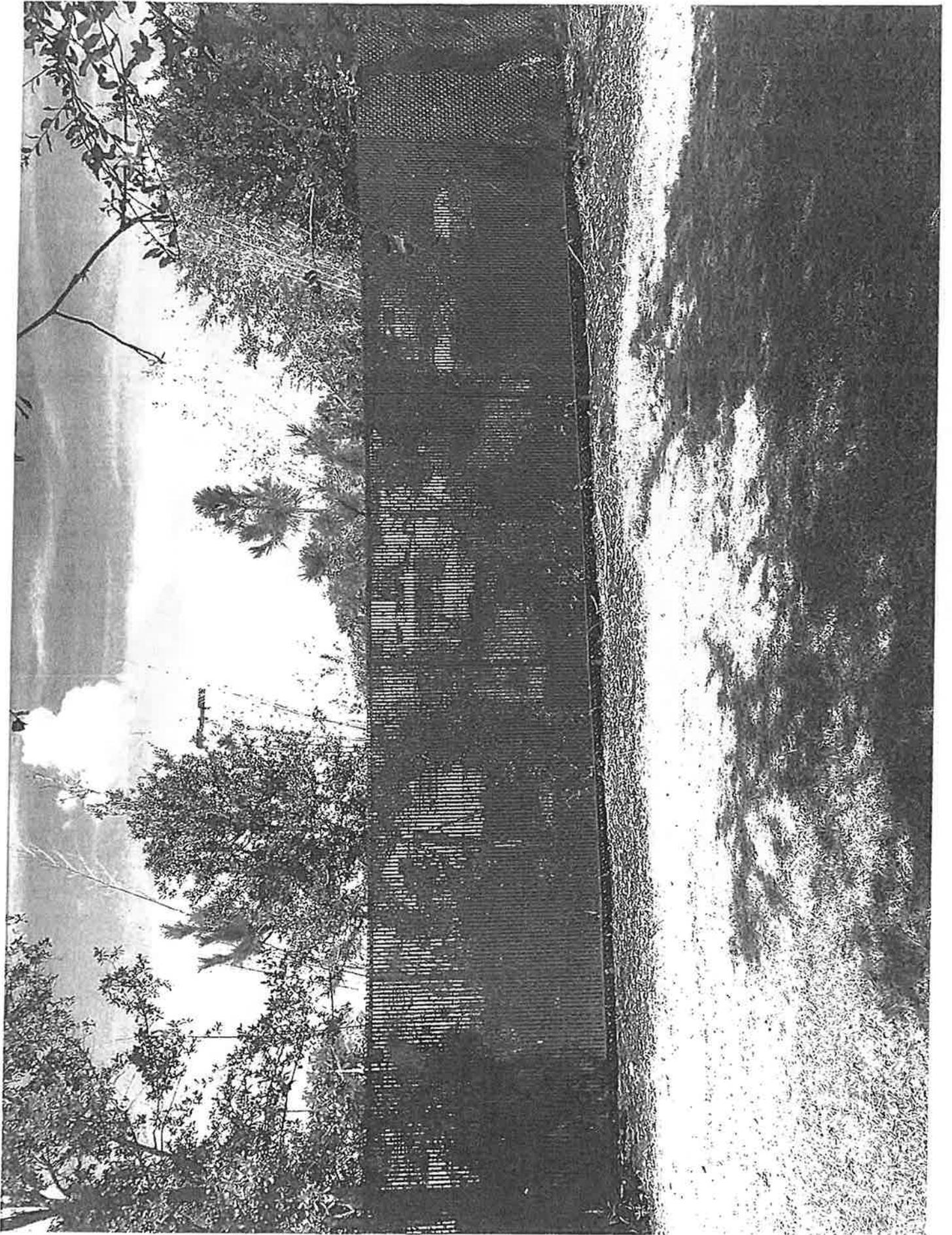


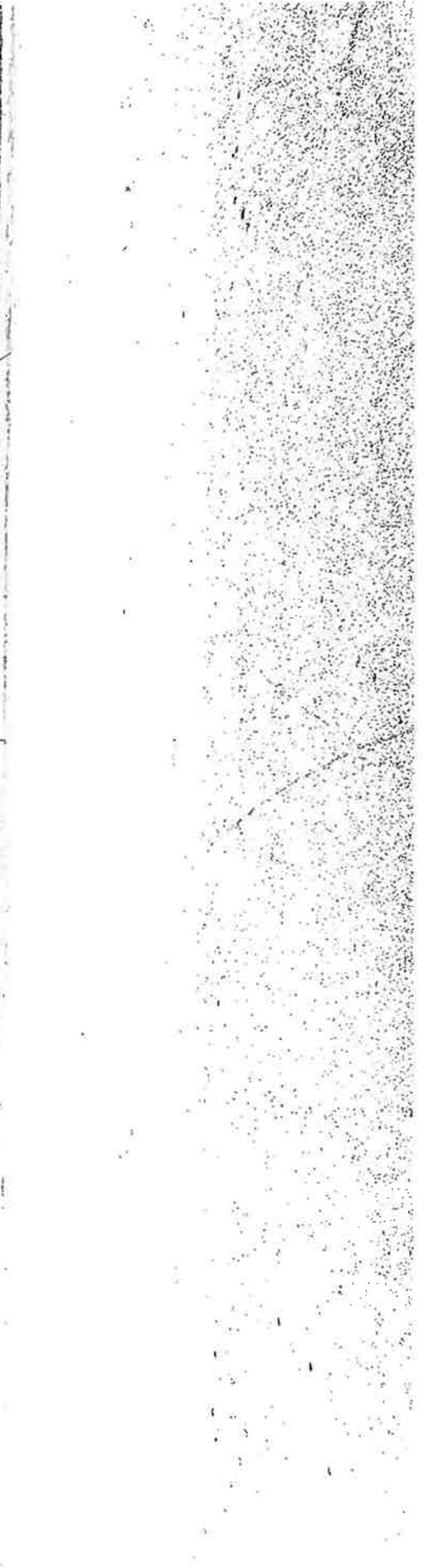


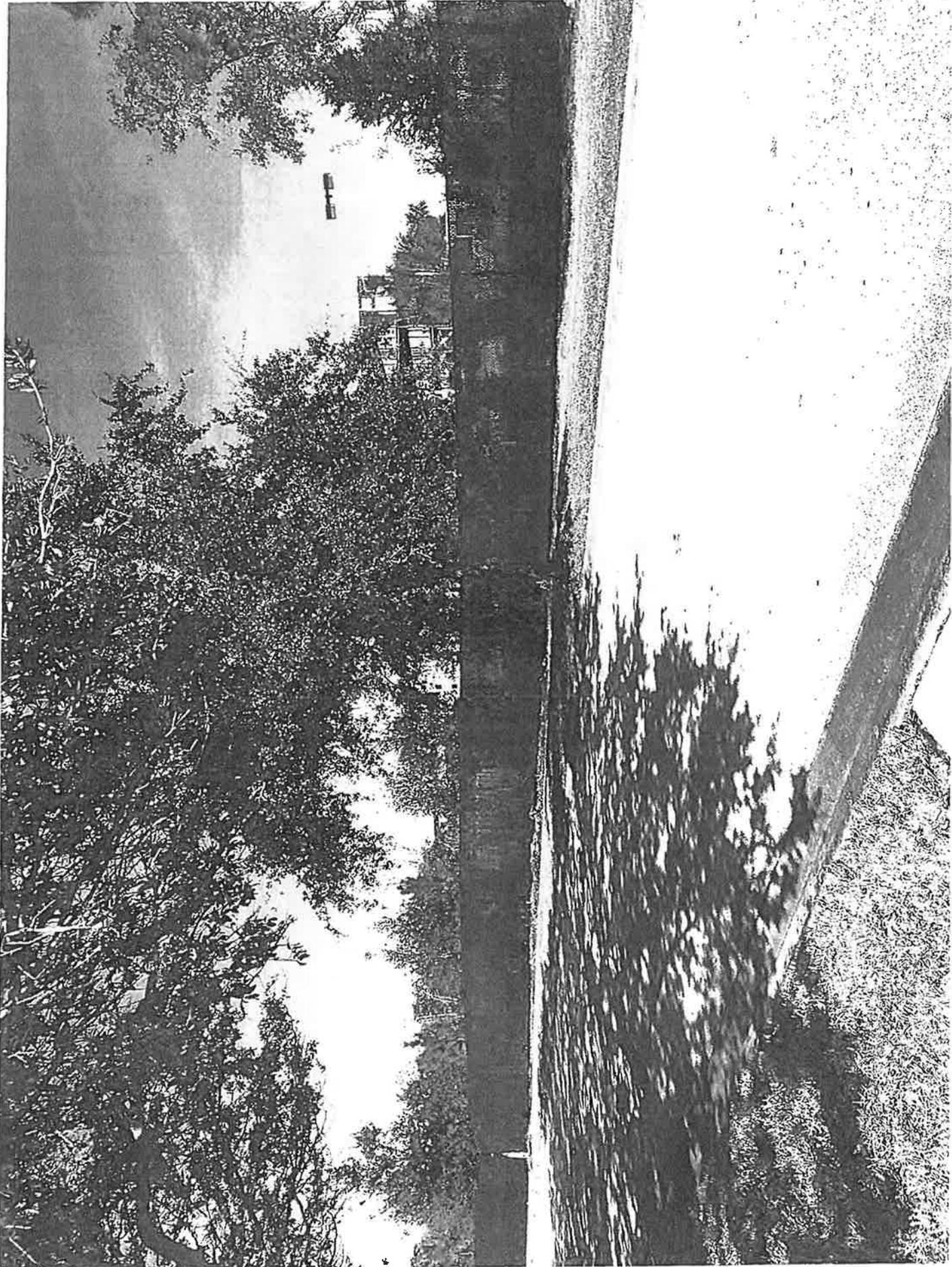


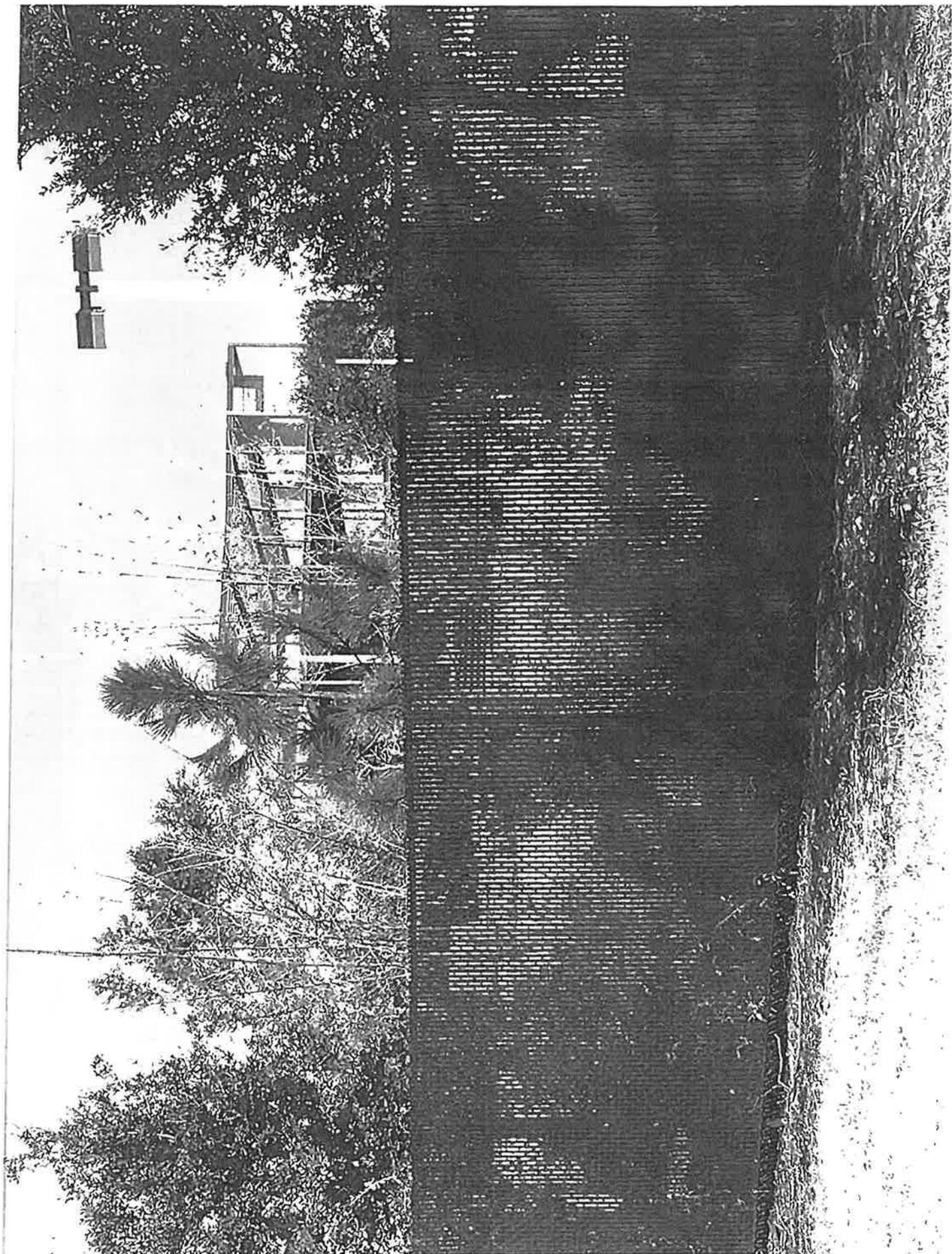


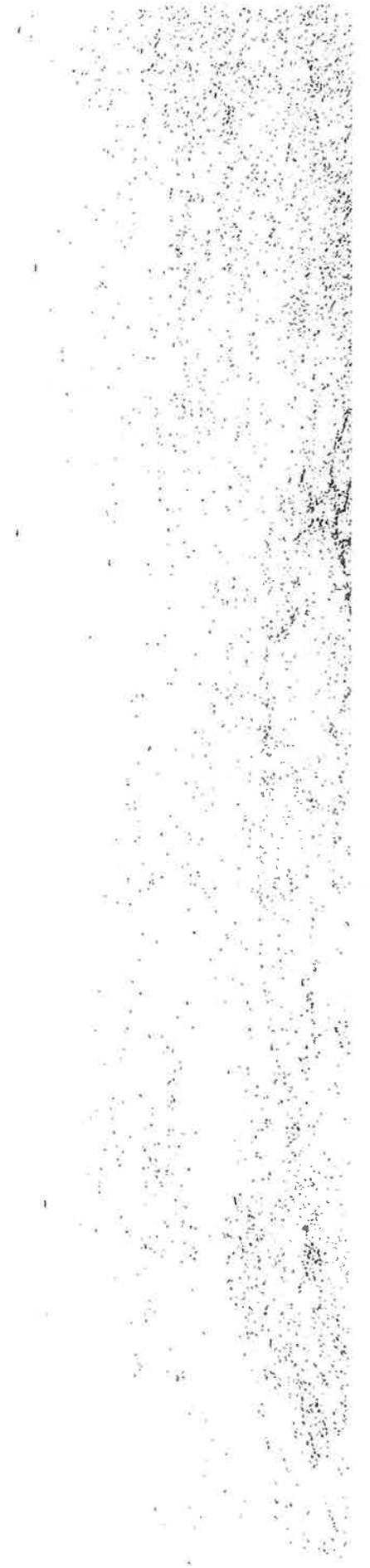
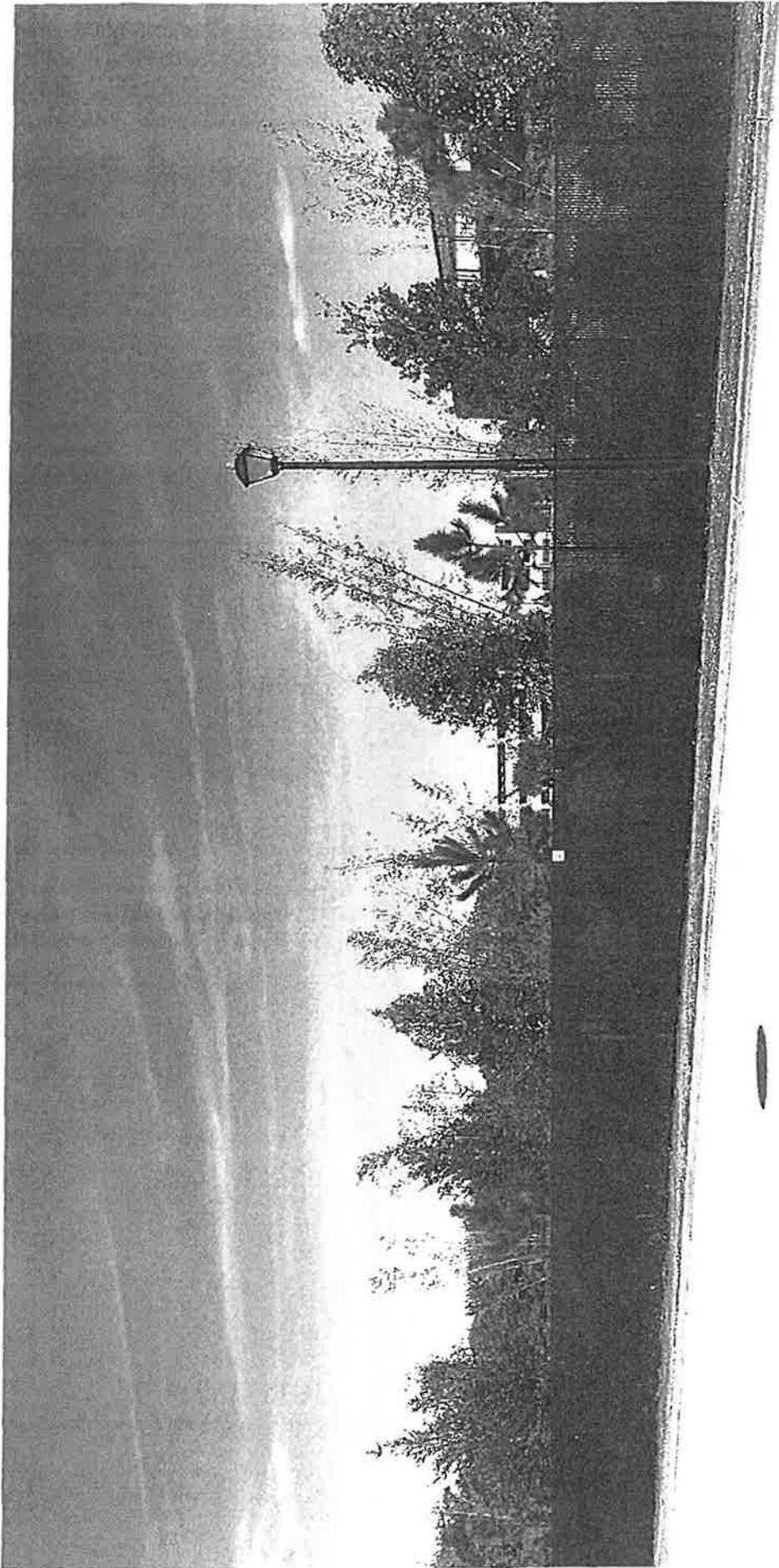








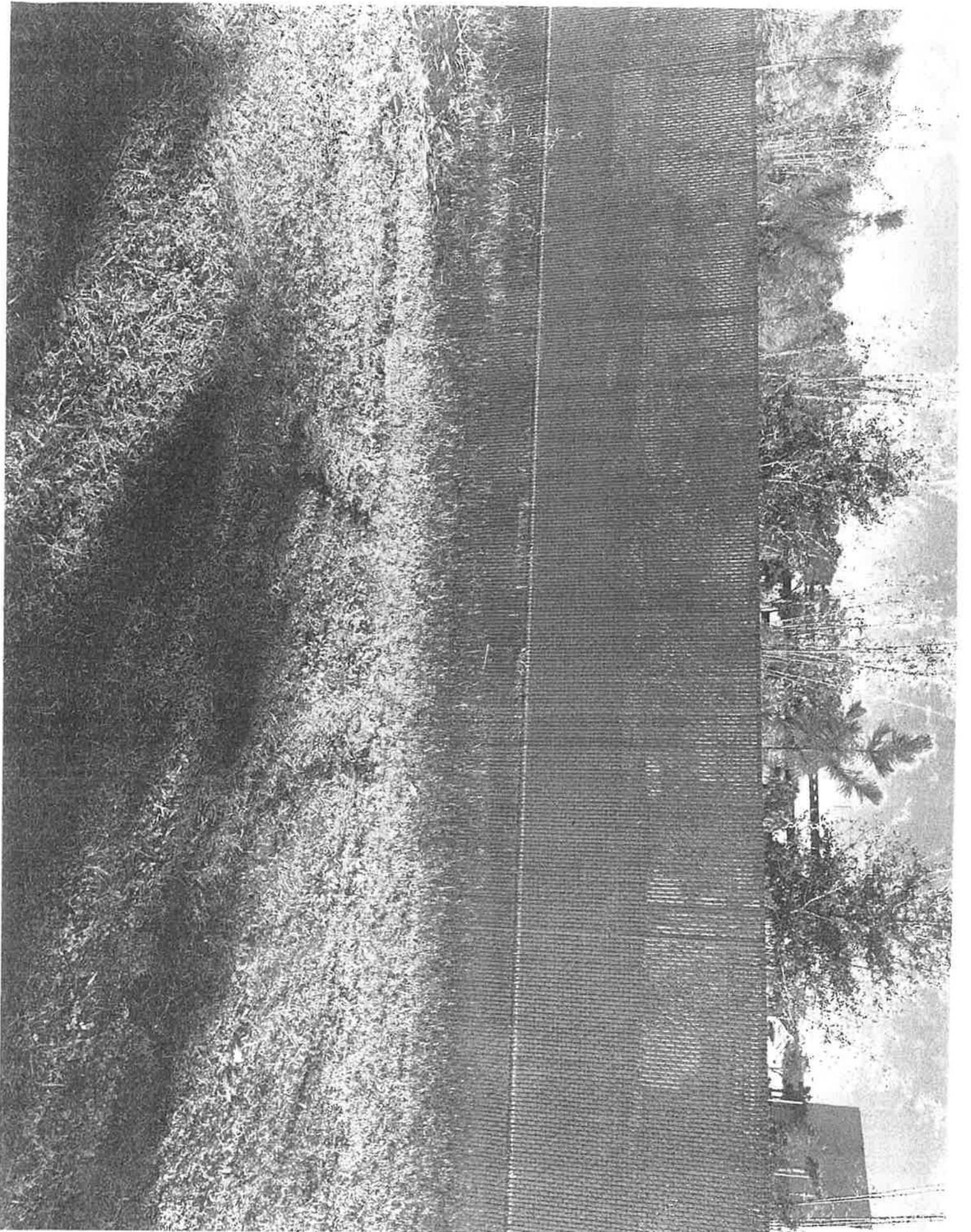


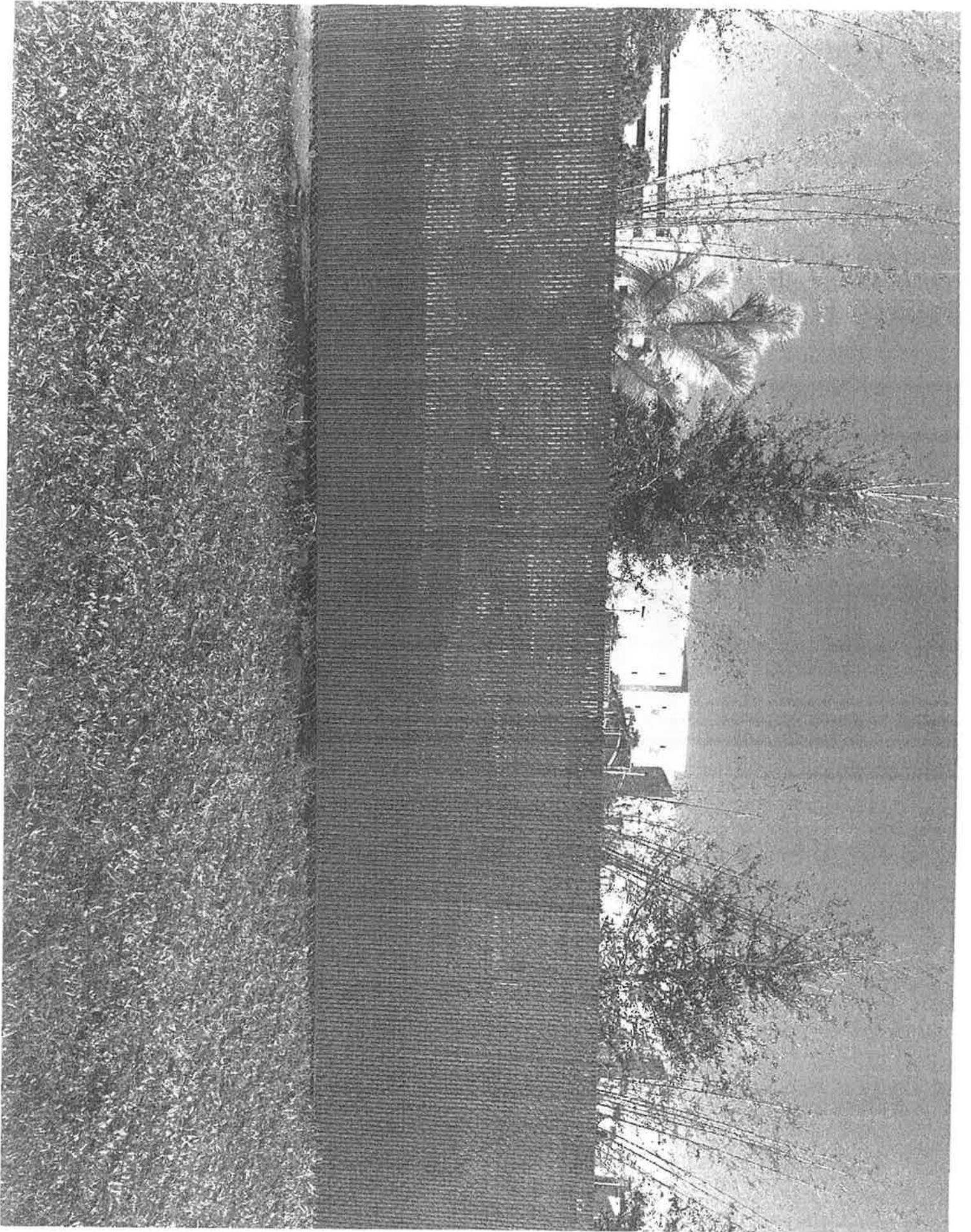


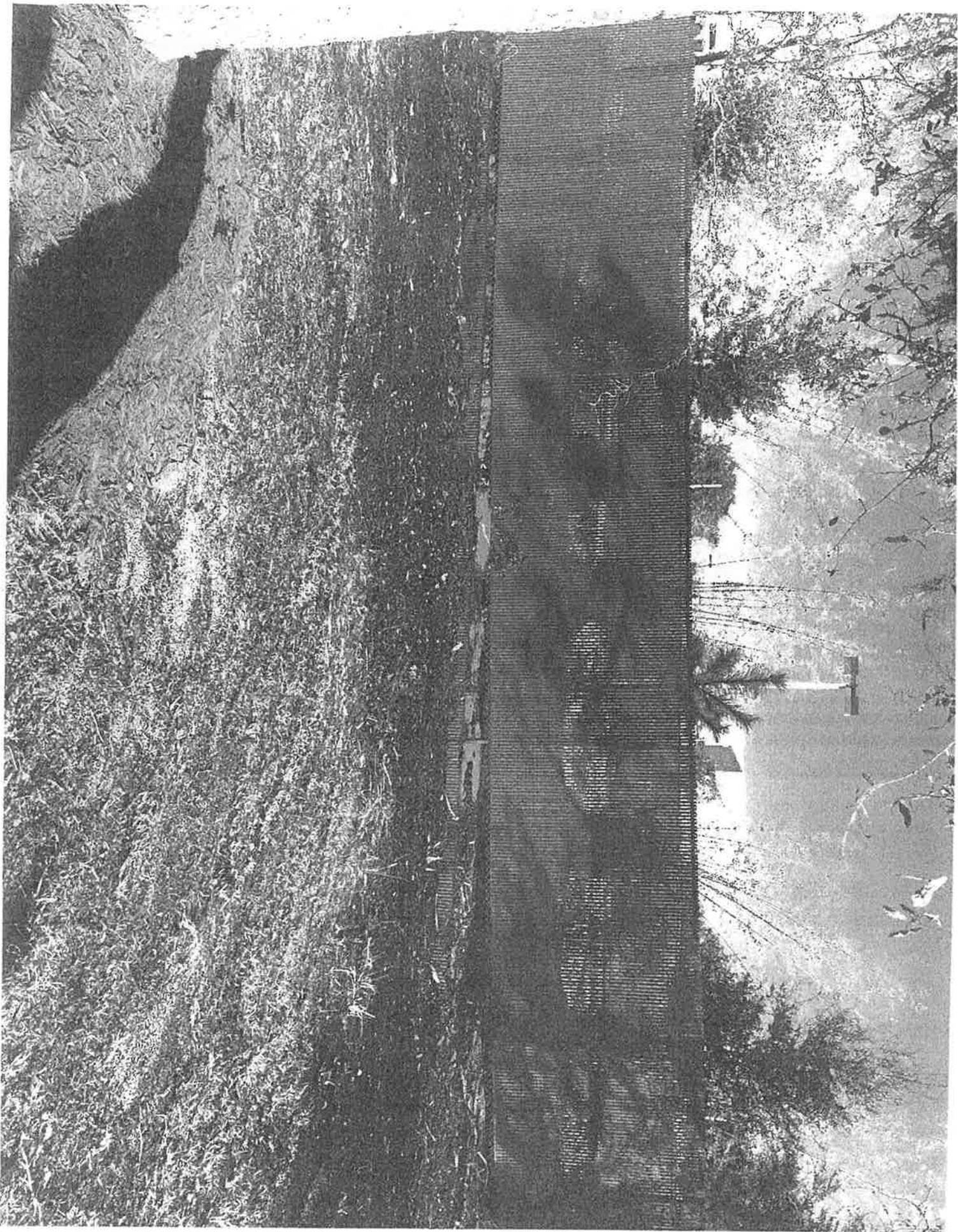
IV. A.

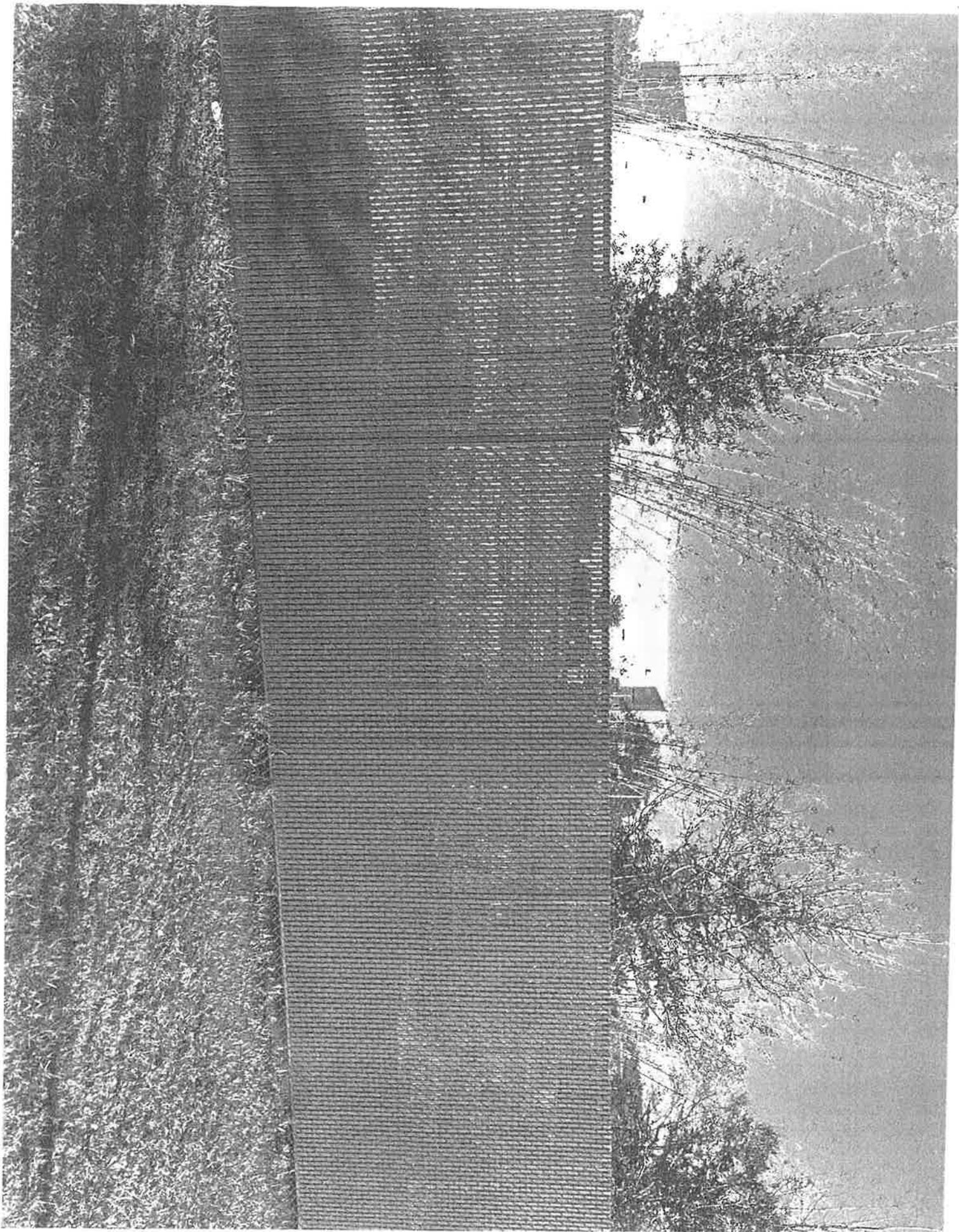
SCCU/Baytree CDD buffer inspection (1/29/16)



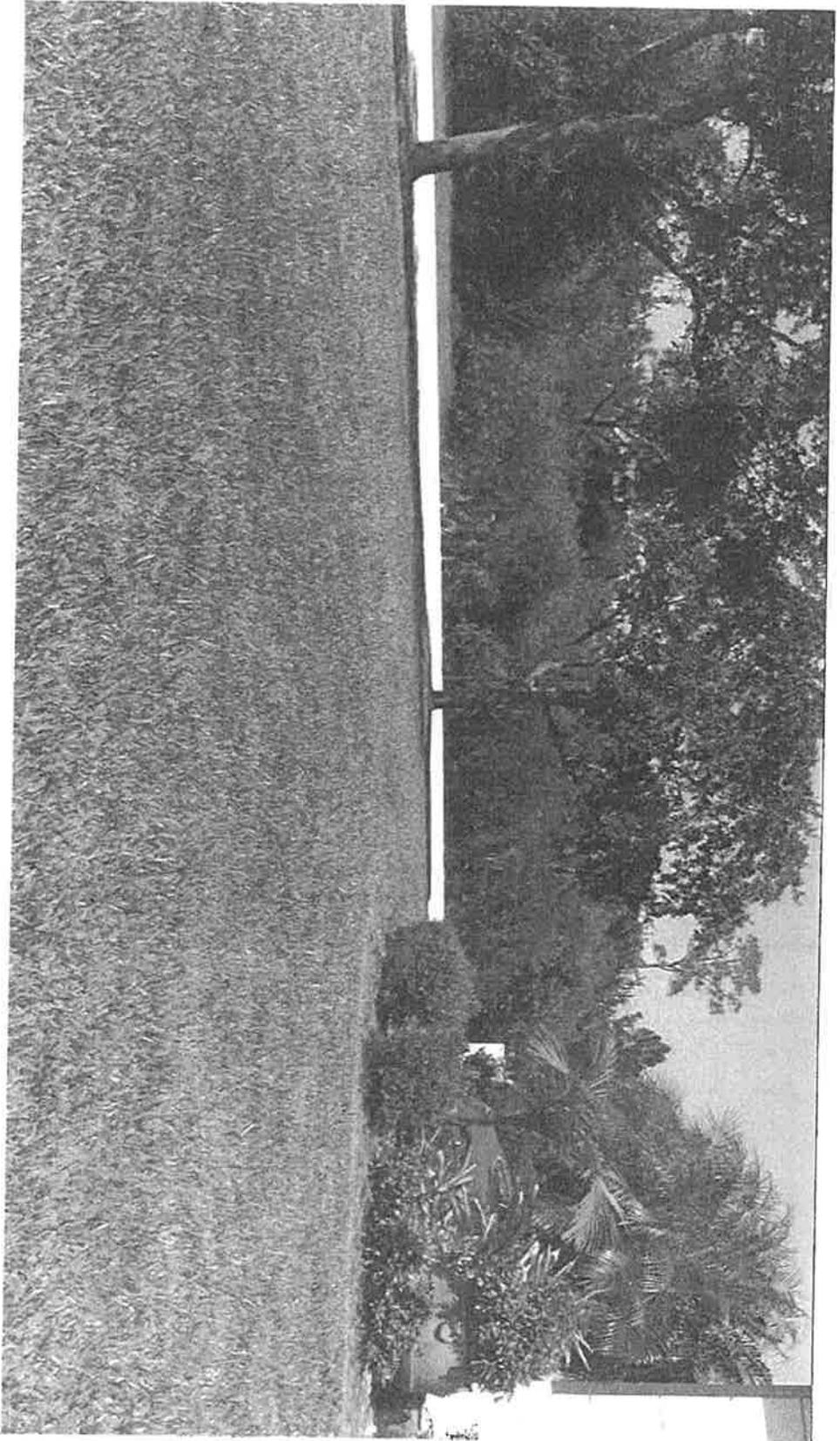








July 12, 2012



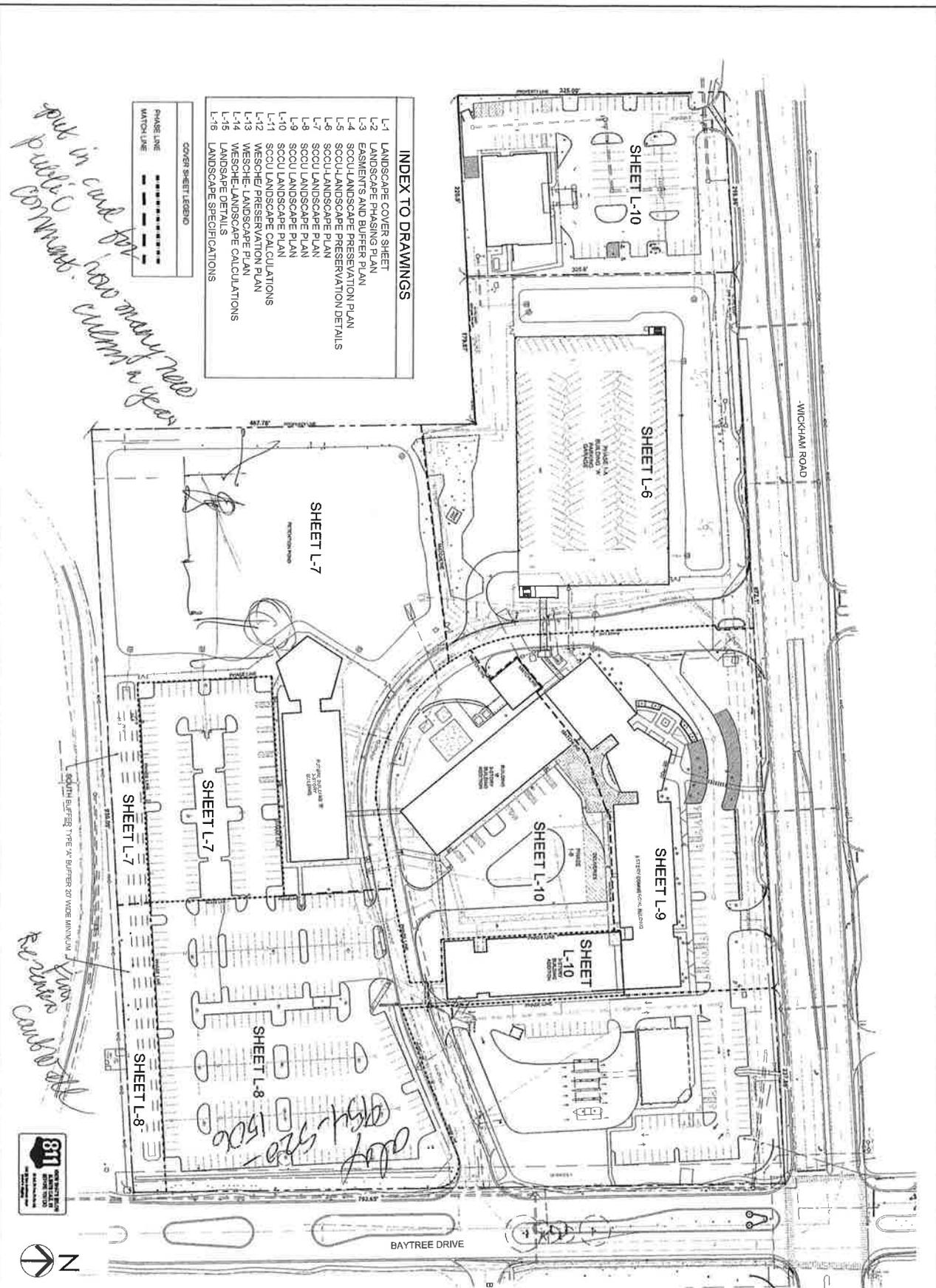
put in card for public comment. how many rows column a year

INDEX TO DRAWINGS

- L-1 LANDSCAPE COVER SHEET
- L-2 LANDSCAPE PHASING PLAN
- L-3 EASEMENTS AND BUFFER PLAN
- L-4 SCCU LANDSCAPE PRESERVATION PLAN
- L-5 SCCU LANDSCAPE PRESERVATION DETAILS
- L-6 SCCU LANDSCAPE PLAN
- L-7 SCCU LANDSCAPE PLAN
- L-8 SCCU LANDSCAPE PLAN
- L-9 SCCU LANDSCAPE PLAN
- L-10 SCCU LANDSCAPE PLAN
- L-11 SCCU LANDSCAPE CALCULATIONS
- L-12 WESCHE/PRESERVATION PLAN
- L-13 WESCHE- LANDSCAPE PLAN
- L-14 WESCHE- LANDSCAPE CALCULATIONS
- L-15 LANDSCAPE DETAILS
- L-16 LANDSCAPE SPECIFICATIONS

COVER SHEET LEGEND

| | |
|------------|-------|
| PHASE LINE | ----- |
| MATCHLINE | ----- |



| | |
|-------------|-----------------------|
| DATE | 5-13-2015 |
| DESIGNER | S.H. |
| CHECKER | S.K. |
| DATE | NTS |
| SCALE | |
| PROJECT | |
| DESCRIPTION | Landscape Cover Sheet |
| PROJECT NO. | |
| DATE | |
| SCALE | |
| PROJECT | |
| DESCRIPTION | |

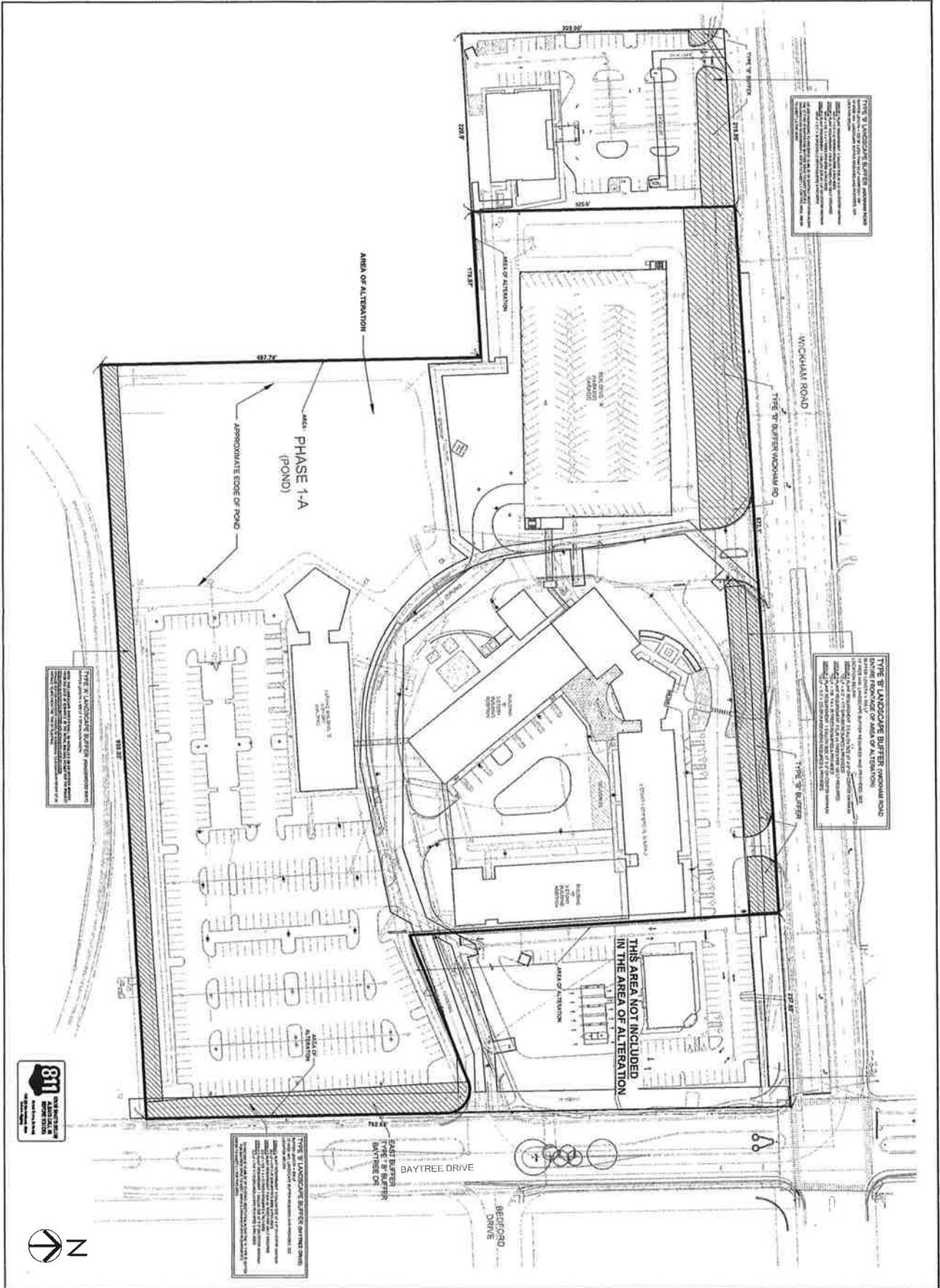
SCCU Headquarters Landscape Mitigation Plan
 8025 N. Wickham Road
 Melbourne, FL

Struan Hall, ASLA
 Landscape Architect
 4422 OXFORD GLEN RD.
 MELBOURNE, FL 32909
 PHONE: (321) 490-2255
 FAX: (321) 490-2255
 www.srhall.com

RECORD SET 5.13.15



L-1
16



TYPE 'B' LANDSCAPE BUFFER (MINIMUM 10' BUFFER FROM FACE OF AREA OF ALTERATION)
 This buffer zone is required to be established along the perimeter of the area of alteration. The buffer zone shall be planted with native plants and trees to provide a natural barrier between the area of alteration and the adjacent property. The buffer zone shall be maintained in accordance with the requirements of the Florida Department of Transportation (FDOT) Standard Specifications for Road and Bridge Construction, Section 310.01.

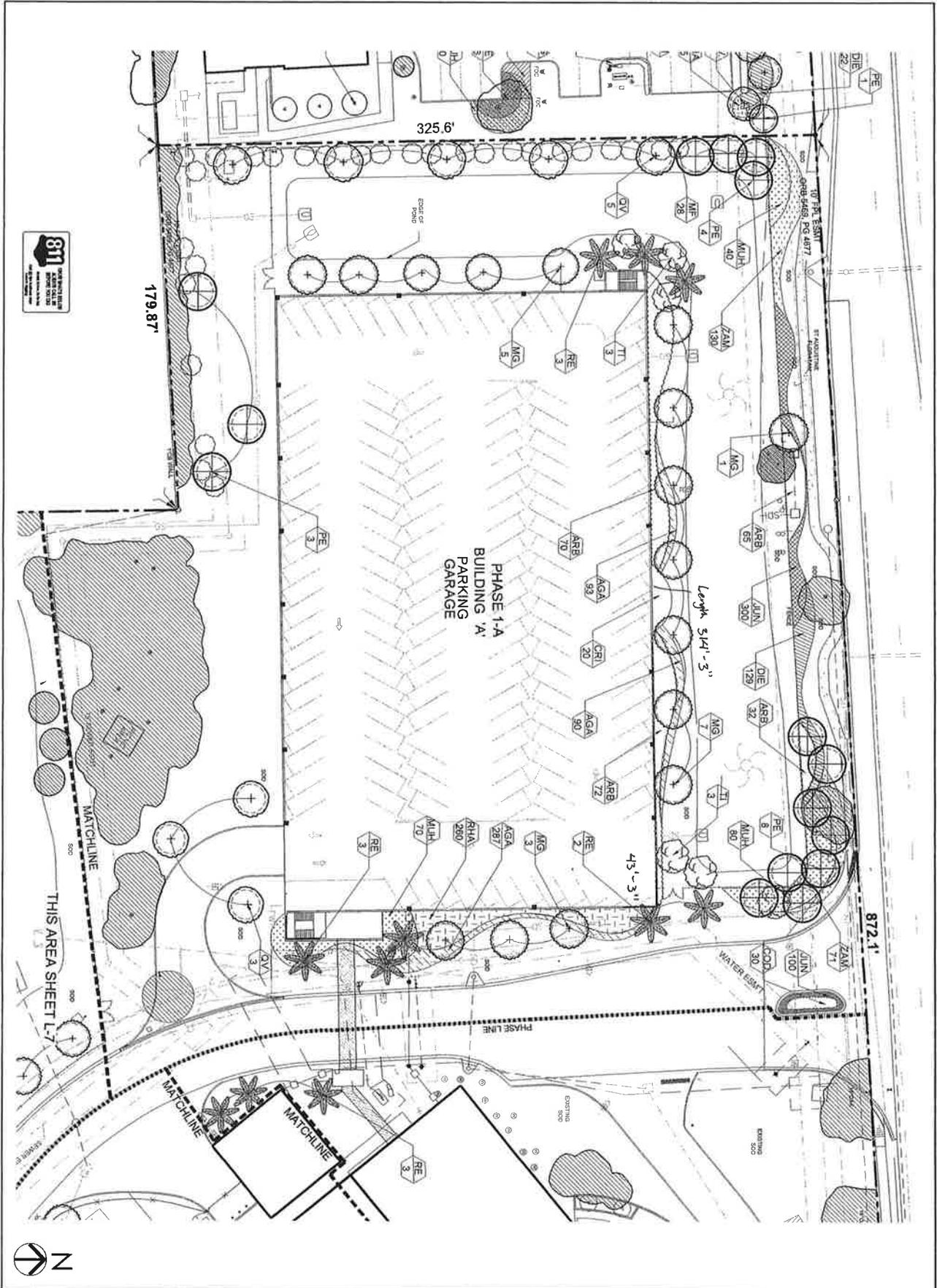
TYPE 'B' LANDSCAPE BUFFER (MINIMUM 10' BUFFER FROM FACE OF AREA OF ALTERATION)
 This buffer zone is required to be established along the perimeter of the area of alteration. The buffer zone shall be planted with native plants and trees to provide a natural barrier between the area of alteration and the adjacent property. The buffer zone shall be maintained in accordance with the requirements of the Florida Department of Transportation (FDOT) Standard Specifications for Road and Bridge Construction, Section 310.01.

THIS AREA NOT INCLUDED IN THE AREA OF ALTERATION

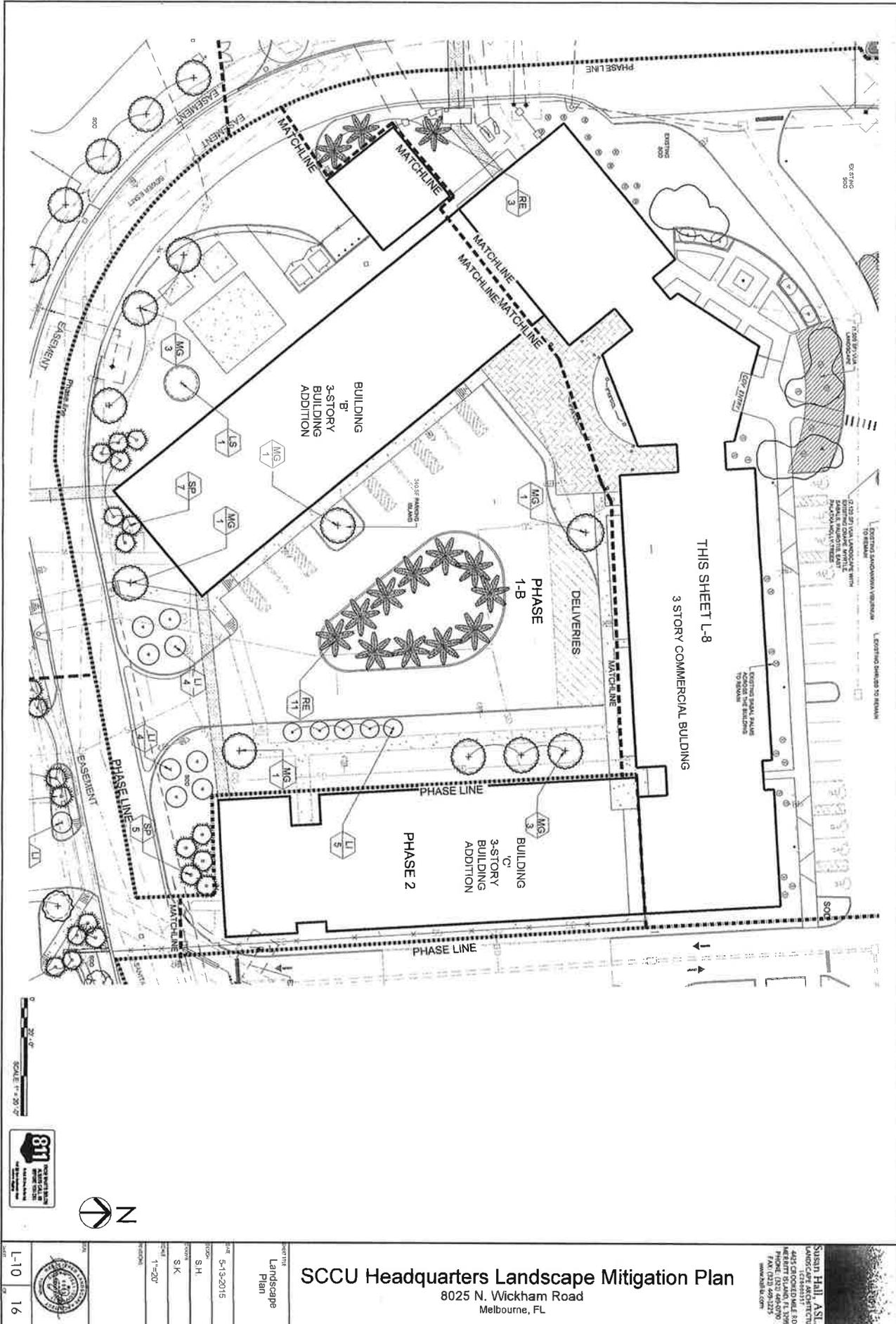
TYPE 'B' LANDSCAPE BUFFER (MINIMUM 10' BUFFER FROM FACE OF AREA OF ALTERATION)
 This buffer zone is required to be established along the perimeter of the area of alteration. The buffer zone shall be planted with native plants and trees to provide a natural barrier between the area of alteration and the adjacent property. The buffer zone shall be maintained in accordance with the requirements of the Florida Department of Transportation (FDOT) Standard Specifications for Road and Bridge Construction, Section 310.01.

TYPE 'B' LANDSCAPE BUFFER (MINIMUM 10' BUFFER FROM FACE OF AREA OF ALTERATION)
 This buffer zone is required to be established along the perimeter of the area of alteration. The buffer zone shall be planted with native plants and trees to provide a natural barrier between the area of alteration and the adjacent property. The buffer zone shall be maintained in accordance with the requirements of the Florida Department of Transportation (FDOT) Standard Specifications for Road and Bridge Construction, Section 310.01.





| | | |
|--|-----------|--|
| <p>SCCU Headquarters Landscape Mitigation Plan 8025 N. Wickham Road Melbourne, FL</p> | | <p>SUSAN HALL, ASLA LANDSCAPE ARCHITECT 4425 GORWOOD BLVD. SUITE 100 MELBOURNE, FL 32909 PHONE: (321) 468-2325 FAX: (321) 468-2325 WWW.SUSANHALL.COM</p> |
| DATE | 5-13-2015 | |
| DESIGNER | S.H. | |
| CHECKER | S.K. | |
| SCALE | 1"=20' | |
| PROJECT NO. | | |
| SHEET NO. | L-6 | 16 |



SUSAN HALL, ASLA
 4855 ENCINO BLVD, SUITE 100
 MELBOURNE, FL 32901
 PHONE: (321) 466-0700
 FAX: (321) 469-2275
 www.susanhall.com

SCCU Headquarters Landscape Mitigation Plan
 8025 N. Wickham Road
 Melbourne, FL

| | |
|----------|---|
| DATE | 5-13-2015 |
| DESIGNER | S.H. |
| CLIENT | S.K. |
| SCALE | 1"=20' |
| PROJECT | SCCU HEADQUARTERS LANDSCAPE MITIGATION PLAN |
| SHEET | L-10 OF 16 |



OWNER: SCCU
 PLANNED UNIT DEVELOPMENT (PUD)
 PROJECT: SCCU HEADQUARTERS LANDSCAPE MITIGATION PLAN (PUD)
 TOTAL SITE AREA: 794,007 SQUARE FEET (22.8 ACRES)
 AREA OF ALTERATION: 694,944 SF OR 19.95 ACRES
 VEHICLE LANE AREA: 139,200 SF
 PRESERVATION REQUIREMENTS:
 10% OF AREA OF ALTERATION SHALL BE PRESERVED IN ADDITION TO 10% NEW OR EXISTING CANOPY,
 694,944 (10-89,485 SF OF EXISTING CANOPY REQUIRED PLUS 69,485 SF OF NEW/EXISTING CANOPY REQUIRED, 139,970
 TOTAL SF.)

WE ARE PROPOSING TO PRESERVE 22,561 SF OF EXISTING CANOPY ON THIS SITE TO BE INCLUDED IN THE AREA OF
 ALTERATION OR 3% OF AREA OF ALTERATION. PLEASE REFER TO SHEET L-4 FOR THIS INFORMATION.
 ADDITIONALLY, WE ARE PROPOSING TO PRESERVE 21,566 SF OF EXISTING CANOPY WITHIN EASEMENTS TO BE
 COUNTED TOWARDS NEW CANOPY REQUIREMENTS.
 ALPE REQUIRES AN ADDITIONAL 5% OF CANOPY OR 34,742 SF. TOTAL CANOPY REQUIRED FOR THE PROJECT = 173,712 SF.
 173,712 - 44,697 = 129,015 TOTAL NEW CANOPY REQUIRED TO MEET REQUIREMENTS = 129,015 SF. REFER TO PLANT LIST THIS
 SHEET.

MITIGATION REQUIREMENTS:
 THIS SITE DOES NOT MEET CANOPY COVERAGE REQUIREMENTS. THEREFORE ALL PROTECTED HARDWOODS 10" AND
 LARGER AND ALL PINES 14" AND LARGER WILL BE MITIGATED AT 25% OF THE DBH LOSS.
 ADDITIONALLY ALL SPECIES HARDWOODS 5" AND LARGER WHICH ARE NOT BEING PRESERVED WILL BE MITIGATED AT
 5% OF DBH LOSS.
 THIS SITE REQUIRES 202' 42" IN MITIGATION. PLEASE REFER TO EXISTING VEGETATION LIST SHEET L-4 FOR MORE
 INFORMATION.

REFER TO PLANT LIST SHOWING MITIGATION/REPLACEMENT TREES PROVIDED.
 VEHICLE LANE AREA REQUIREMENT:
 FOR EVERY 10 PARKING SPACES NOT ADJACENT A LANDSCAPE BUFFER, ONE (1) TREE SHALL BE PROVIDED. AT LEAST 25%
 OF REQUIRED TREES SHALL BE LARGE SPECIES OF MINIMAL SIZE, NO MORE THAN 50% OF REQUIRED VUA TREES SHALL BE
 SMALL SPECIES.
 301 PARKING SPACES ARE NOT ADJACENT A LANDSCAPE BUFFER. THEREFORE 31 PARKING LOT TREES ARE REQUIRED
 (1250 SQ FT @ 10) MUST BE LARGE SPECIES TREES AND NO MORE THAN 50% (625) MAY BE SMALL
 SPECIES. THIS REQUIREMENT HAS BEEN MET. PLEASE REFER TO THE LANDSCAPE PLAN SHOWING PARKING LOT
 TREES.

10 SF OF VUA LANDSCAPING SHALL BE PROVIDED FOR EVERY 400 SF OF VUA. (139,200/400 = 348) VUA LANDSCAPE
 REQUIRED 3,480 SF OF VUA LANDSCAPE PROVIDED. SEE LANDSCAPE PLAN SHEET L-4.
 TYPE 'X' BUFFER REQUIREMENTS:
 KINGSWOOD WAY BUFFER:
 BUFFER LENGTH: 990 LF X 20' MINIMUM WIDTH ALONG AREA OF ALTERATION
 OPEN-GRATE BUFFER PROVIDING COMPLETE SCREENING TO A MINIMUM HEIGHT OF 25' WITHIN 5 YEARS FROM THE TIME
 OF PLANTING. SEE SHEETS L-7 & L-8.
 NOTE: THE ABOVE LANDSCAPE BUFFER SHALL BE INSTALLED ON OR BEFORE 6 MONTHS FROM THE DATE OF ISSUANCE
 OF THE INITIAL BUILDING PERMIT FOR THE PROJECT.

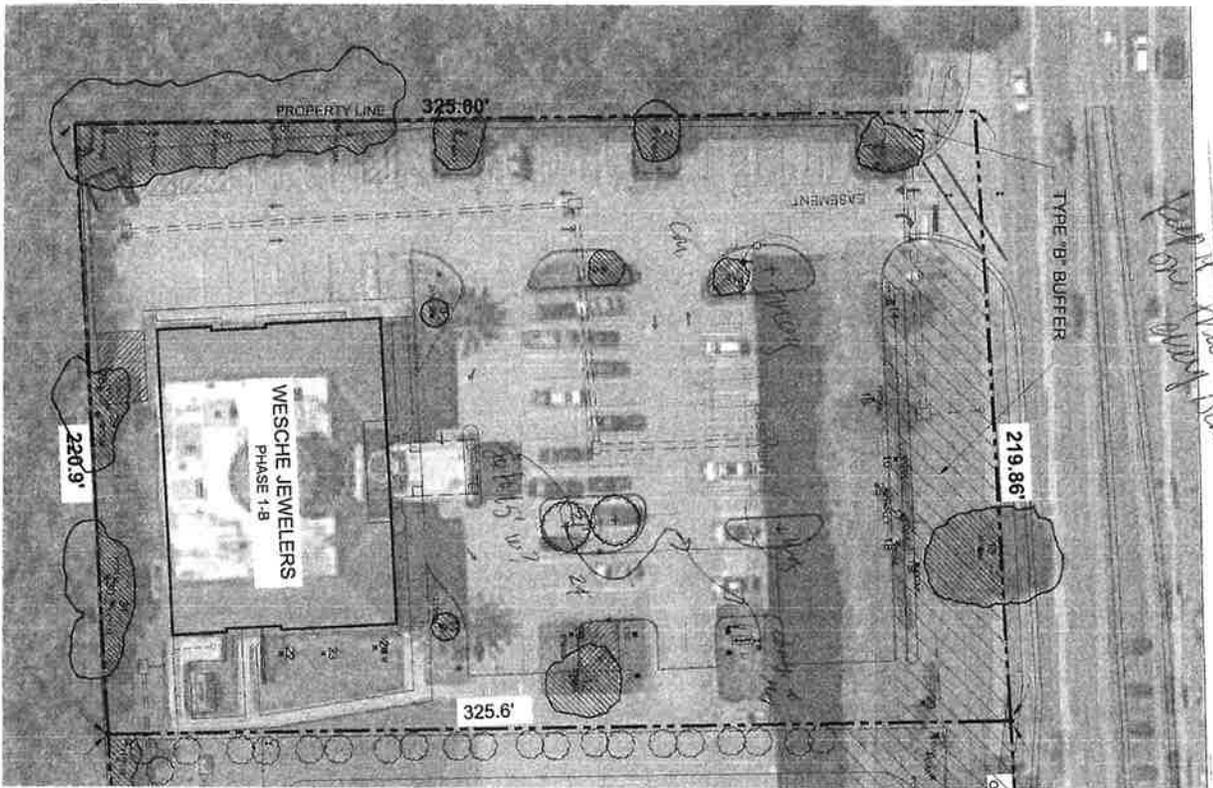
TYPE 'S' BUFFER REQUIREMENTS:
 BAYTREE DRIVE BUFFER PROVIDE 15' WIDE MINIMUM BUFFER ALONG AREA OF ALTERATION ADJACENT TO BAYTREE DRIVE
 BUFFER LENGTH: 393 LF
 GROUP 1 PLANT REQUIREMENT: 3 GALLON SIZE AT 4" x 9" ON CENTER MAXIMUM
 393 LF x 4" = 1572" REQUIRES 1572" / 12" = 131 TREES (SEE SHEET L-4 FOR COMPLIANCE)
 GROUP 2 PLANT REQUIREMENT: 1 GALLON SIZE AT 3" x 9" ON CENTER MAXIMUM
 393 LF x 3" = 1179" REQUIRES 1179" / 12" = 98 TREES (SEE SHEET L-4 FOR COMPLIANCE)
 GROUP 3 PLANT REQUIREMENT: 1 GALLON SIZE AT 3" x 9" ON CENTER MAXIMUM
 393 LF x 3" = 1179" REQUIRES 1179" / 12" = 98 TREES (SEE SHEET L-4 FOR COMPLIANCE)

WICKHAM ROAD BUFFER PROVIDE 15' WIDE MINIMUM BUFFER ALONG AREA OF ALTERATION ADJACENT TO WICKHAM ROAD
 BUFFER LENGTH: 725 LF
 GROUP 1 PLANT REQUIREMENT: 3 GALLON SIZE AT 4" x 9" ON CENTER MAXIMUM
 725 LF x 4" = 2900" REQUIRES 2900" / 12" = 241 TREES (SEE SHEET L-4 & L-9 FOR COMPLIANCE)
 GROUP 2 PLANT REQUIREMENT: 1 GALLON SIZE AT 3" x 9" ON CENTER MAXIMUM
 725 LF x 3" = 2175" REQUIRES 2175" / 12" = 181 TREES (SEE SHEET L-4 & L-9 FOR COMPLIANCE)
 GROUP 3 PLANT REQUIREMENT: 1 GALLON SIZE AT 3" x 9" ON CENTER MAXIMUM
 725 LF x 3" = 2175" REQUIRES 2175" / 12" = 181 TREES (SEE SHEET L-4 & L-9 FOR COMPLIANCE)

- ADDITIONAL REQUIREMENTS:
- 5 TREES PER ACRE REQUIRED. 15.95 AC x 5 = 80 TREES REQUIRED & PROVIDED (SEE PLANT LIST)
 - 725 SHRUBS PER ACRE REQUIRED. 15.95 AC x 125 = 1994 SHRUBS REQUIRED & PROVIDED (SEE PLANT LIST THIS SHEET & NOTES REFERENCING TO AREAS OF PRESERVATION ON SHEET L-1)
 - ALL PLANTINGS SHALL BE FLORIDA NO. 1 GRADE OR BETTER, AS DEFINED BY THE GRASSES & STANDARDS FOR NURSERY PLANTS, 1998
 - AT LEAST 50% OF REQUIRED TREES SHALL BE OF NATIVE SPECIES. THIS REQUIREMENT IS PROVIDED (SEE PLANT LIST)
 - AT LEAST 50% OF SHRUBS AND GROUND COVERS SHALL BE OF NATIVE SPECIES OR RECOMMENDED BY WALTERSISE FLORIDA LANDSCAPE. (SEE PLANT LIST)
 - ALL TREE MITIGATION REQUIREMENTS SHALL BE MET ON-SITE AND ARE IN ADDITION TO THE LANDSCAPE REQUIREMENTS
 - PLANTS MAY ONLY BE USED TO REPLACE UP TO 25% OF REQUIRED LANDSCAPING. ALL NON-NATIVE INVASIVE PLANTS ARE PROHIBITED IN THIS DIVISION SHALL BE REMOVED.
 - ALL SCOPED AND LANDSCAPED AREAS SHALL RECEIVE AUTOMATIC IRRIGATION, EXCEPT FOR BAYHA SOD WITHIN RETENTION AREAS WHICH SHALL NOT BE IRRIGATED.

SCCU Plant List

| TREES & PALMS | SYMBOLICAL NAME | COMMON NAME | SEASONAL CHARACTERISTICS | NATIVE | WATER | CANOPY | TOTAL | MITIGATION |
|---------------|-----------------|-------------------------|--------------------------|--------|-------|--------|--------|------------|
| QTY | SYM | | | | WIDE | HEIGHT | CANOPY | (HEIGHT) |
| 23 | U | Fraxinus floridana | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Liquidambar styraciflua | Sweetgum | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus spinescens | Spiny Leaved Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus laevis | Live Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus virginiana | Live Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus agrifolia | Scrub Live Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus muhlenbergii | Post Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus falcata | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus prinus | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus macrocarpa | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus imbricaria | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus lyrata | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus rubra | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus coccinea | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus bicolor | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus prinus | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus macrocarpa | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus imbricaria | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus lyrata | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus rubra | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus coccinea | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus bicolor | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus prinus | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus macrocarpa | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus imbricaria | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus lyrata | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus rubra | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus coccinea | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus bicolor | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus prinus | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus macrocarpa | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus imbricaria | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus lyrata | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus rubra | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus coccinea | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus bicolor | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus prinus | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus macrocarpa | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus imbricaria | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus lyrata | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus rubra | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus coccinea | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus bicolor | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus prinus | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus macrocarpa | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus imbricaria | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus lyrata | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus rubra | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus coccinea | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus bicolor | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus prinus | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus macrocarpa | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus imbricaria | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus lyrata | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus rubra | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus coccinea | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus bicolor | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus prinus | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus macrocarpa | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus imbricaria | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus lyrata | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus rubra | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus coccinea | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus bicolor | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus prinus | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus macrocarpa | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus imbricaria | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus lyrata | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus rubra | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus coccinea | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus bicolor | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus prinus | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus macrocarpa | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus imbricaria | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus lyrata | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus rubra | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus coccinea | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus bicolor | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus prinus | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus macrocarpa | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus imbricaria | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus lyrata | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus rubra | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus coccinea | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus bicolor | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus prinus | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus macrocarpa | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus imbricaria | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus lyrata | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus rubra | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus coccinea | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus bicolor | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus prinus | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus macrocarpa | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus imbricaria | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus lyrata | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus rubra | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus coccinea | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus bicolor | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus prinus | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus macrocarpa | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus imbricaria | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus lyrata | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus rubra | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus coccinea | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus bicolor | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus prinus | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus macrocarpa | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus imbricaria | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus lyrata | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus rubra | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus coccinea | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus bicolor | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus prinus | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus macrocarpa | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus imbricaria | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus lyrata | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus rubra | White Oak | ✓ | ✓ | 110 | 2536 | 23 |
| 23 | U | Quercus coccinea | White Oak | ✓ | ✓ | 110 | | |



BRISBANE COUNTY NATURAL RESOURCES MANAGEMENT DISTRICT STANDARDS

1. The purpose of these standards is to provide a minimum level of protection for natural resources within the jurisdiction of the District. These standards are intended to be used in conjunction with the District's Comprehensive Land Use Ordinance and other applicable laws and regulations.

2. These standards apply to all natural resources within the District, including but not limited to trees, wetlands, and other natural features. The standards are intended to be used in conjunction with the District's Comprehensive Land Use Ordinance and other applicable laws and regulations.

3. The standards are intended to be used in conjunction with the District's Comprehensive Land Use Ordinance and other applicable laws and regulations. The standards are intended to be used in conjunction with the District's Comprehensive Land Use Ordinance and other applicable laws and regulations.

4. The standards are intended to be used in conjunction with the District's Comprehensive Land Use Ordinance and other applicable laws and regulations. The standards are intended to be used in conjunction with the District's Comprehensive Land Use Ordinance and other applicable laws and regulations.

5. The standards are intended to be used in conjunction with the District's Comprehensive Land Use Ordinance and other applicable laws and regulations. The standards are intended to be used in conjunction with the District's Comprehensive Land Use Ordinance and other applicable laws and regulations.

6. The standards are intended to be used in conjunction with the District's Comprehensive Land Use Ordinance and other applicable laws and regulations. The standards are intended to be used in conjunction with the District's Comprehensive Land Use Ordinance and other applicable laws and regulations.

7. The standards are intended to be used in conjunction with the District's Comprehensive Land Use Ordinance and other applicable laws and regulations. The standards are intended to be used in conjunction with the District's Comprehensive Land Use Ordinance and other applicable laws and regulations.

8. The standards are intended to be used in conjunction with the District's Comprehensive Land Use Ordinance and other applicable laws and regulations. The standards are intended to be used in conjunction with the District's Comprehensive Land Use Ordinance and other applicable laws and regulations.

9. The standards are intended to be used in conjunction with the District's Comprehensive Land Use Ordinance and other applicable laws and regulations. The standards are intended to be used in conjunction with the District's Comprehensive Land Use Ordinance and other applicable laws and regulations.

10. The standards are intended to be used in conjunction with the District's Comprehensive Land Use Ordinance and other applicable laws and regulations. The standards are intended to be used in conjunction with the District's Comprehensive Land Use Ordinance and other applicable laws and regulations.

WESCHE TREE PRESERVATION AND REMOVAL LIST

| TREE # | TYPE | SOIL IN TO | STATUS | REMARKS | MITIGATION (L-12) |
|-----------------------------------|--|------------|----------|---------|-------------------|
| 1 | Southern Magnolia (Magnolia grandiflora) | 5 | Preserve | | |
| 2 | Southern Magnolia (Magnolia grandiflora) | 5 | Preserve | | |
| 3 | Southern Magnolia (Magnolia grandiflora) | 6 | Preserve | | |
| 4 | Live Oak (Quercus laevis) | 6 | Preserve | | |
| 5 | Live Oak (Quercus laevis) | 6 | Preserve | | |
| 6 | Live Oak (Quercus laevis) | 6 | Preserve | | |
| 7 | Live Oak (Quercus laevis) | 6 | Preserve | | |
| 8 | Live Oak (Quercus laevis) | 6 | Preserve | | |
| 9 | Live Oak (Quercus laevis) | 6 | Preserve | | |
| 10 | Live Oak (Quercus laevis) | 6 | Preserve | | |
| 11 | Live Oak (Quercus laevis) | 6 | Preserve | | |
| 12 | Live Oak (Quercus laevis) | 6 | Preserve | | |
| 13 | Live Oak (Quercus laevis) | 6 | Preserve | | |
| 14 | Live Oak (Quercus laevis) | 6 | Preserve | | |
| 15 | Live Oak (Quercus laevis) | 6 | Preserve | | |
| 16 | Live Oak (Quercus laevis) | 6 | Preserve | | |
| 17 | Live Oak (Quercus laevis) | 6 | Preserve | | |
| 18 | Live Oak (Quercus laevis) | 6 | Preserve | | |
| 19 | Live Oak (Quercus laevis) | 6 | Preserve | | |
| 20 | Live Oak (Quercus laevis) | 6 | Preserve | | |
| 21 | Live Oak (Quercus laevis) | 6 | Preserve | | |
| 22 | Live Oak (Quercus laevis) | 6 | Preserve | | |
| 23 | Live Oak (Quercus laevis) | 6 | Preserve | | |
| 24 | Live Oak (Quercus laevis) | 6 | Preserve | | |
| 25 | Live Oak (Quercus laevis) | 6 | Preserve | | |
| 26 | Live Oak (Quercus laevis) | 6 | Preserve | | |
| 27 | Live Oak (Quercus laevis) | 6 | Preserve | | |
| 28 | Live Oak (Quercus laevis) | 6 | Preserve | | |
| 29 | Live Oak (Quercus laevis) | 6 | Preserve | | |
| 30 | Live Oak (Quercus laevis) | 6 | Preserve | | |
| 31 | Live Oak (Quercus laevis) | 6 | Preserve | | |
| TOTAL MITIGATION REQUIRED: | | | | | 3.1% |

AREA OF PRESERVATION
6,214 SF

WESCHE SITE 7,402.68 SF

EXISTING TREE LEGEND

| | |
|--|---------------------------------------|
| | EXISTING PROTECTED TREE TO REMAIN |
| | EXISTING PROTECTED TREE TO BE REMOVED |
| | EXISTING TREE TO REMAIN |
| | EXISTING TREE TO BE REMOVED |
| | EXISTING CANOPY TO BE PRESERVED |
| | TREE PROTECTION FENCING |

811
NORTH FLORIDA
UTILITY SERVICE CENTER

BRISBANE COUNTY
NATURAL RESOURCES MANAGEMENT DISTRICT

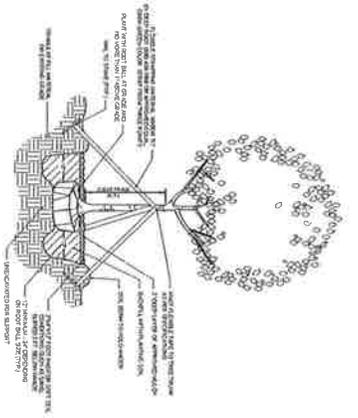
DATE: 5-13-2015
DRAWN: S.H.
CHECKED: S.K.
SCALE: 1"=20'

Preservation Plan

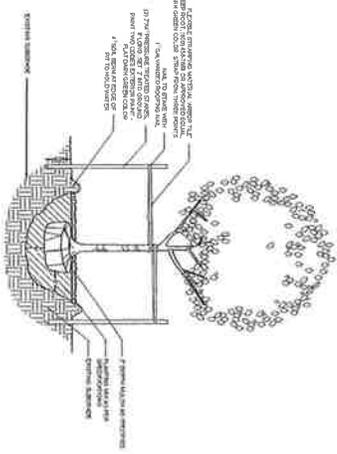
L-12 16

Wesche Jewelers
8145 N. Wickham Road
Melbourne, FL

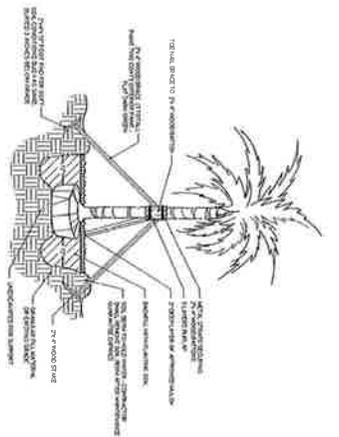
Susan Hall, A.S.I.A.
LANDSCAPE ARCHITECT
4445 ROCKWOOD AVE. NO.
MELBOURNE, FL 32909
PHONE: (321) 484-3277
FAX: (321) 484-3277
www.susanhall.com



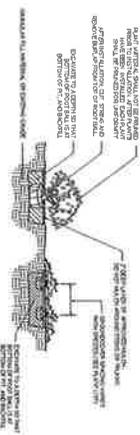
TREE PLANTING & GUYING DETAIL
N.T.S.



SPECIMEN TREE GUYING DETAIL
N.T.S.



PALM PLANTING DETAIL
N.T.S.



SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.

Susan Hall, ASLA
Landscape Architect
4425 CROOKED WALK RD.
MERRITT ISLAND, FL 32952
PH: (321) 469-3223
FAX: (321) 469-3223
www.hall-hi.com

Wesche Jewelers
8145 N. Wickham Road
Melbourne, FL

DATE: 5-13-2015
ISSUE: SH
SCALE: S.K.



Wische

- drill holes in Wische CB out front
- re set trees along E. line
- Tree braces in set

here with!
4/26/04

Sbc

~~the~~ global net

RCT 575 @