

Meeting Date
October 6, 2015



AGENDA	
Section	Public Hearing
Item No.	IV.A.

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	CDS Plumbing Office, Southwest Corner of Paint Street & Schenck Avenue (15SP00008) Authorization for Wetland Impacts for Commercial Activity (D-4)
DEPT/OFFICE:	Natural Resources Management Department (NRM)

Requested Action:
 In accordance with Chapter 62, Article X, Division 4, Section 62-3694(c)(3)c, it is requested that the Board of County Commissioners consider wetland impacts for the CDS Plumbing office to be in the Public Interest.

Summary Explanation & Background:

The proposed CDS Plumbing Office is located at the southwest corner of Paint Street & Schenck Avenue (Tax Account No. 2533300). The proposed project (currently being reviewed under Site Plan 15SP00008) includes the construction of a two-story commercial building and associated parking and stormwater management (Attachment B). The applicant proposes to impact 0.055 acres of a 0.61-acre wetland (Attachment C). St. Johns River Water Management District considers the impact to be de-minimus, so they do not require mitigation. However, the applicant is providing mitigation required to meet Brevard County's no-net-loss criteria established in Sections 62-3694(e) and 62-3696 (Attachment D).

Sec. 62-3694(c)(3)c permits impacts to wetlands contained in properties designated for commercial or industrial land uses on the Future Land Use Map prior to February 23, 1996, if the property abuts land(s) developed as commercial or industrial as of December 31, 2010, and with sufficient infrastructure available to serve the commercial use. The subject property has had an industrial Future Land Use designation (IND) since at least February 23, 1996. The abutting property to the south was developed for commercial use in 2004 (FLU-PLNIP, Use Code 1700 - C-OFFICE BUILDING - SINGLE TENANT - 1 STORY).

Section 62-3694(c)(3)c further states that wetlands proposed for impact shall be assessed using methodologies established in the Countywide Wetlands Study, to determine if they meet the criteria of High Functioning Wetlands or Landscape Level Wetlands. Impacts to High Functioning or Landscape Level wetlands shall be prohibited unless the proposed impacts are found to be in the public interest. Florida Environmental Consulting, Inc. (FEC) assessed the wetland using the Brevard County Wetlands Assessment Method (Attachment E). The wetland scored 0.640; thus, it is not a High Function wetland as defined by Brevard County (i.e., score of 0.66 or higher). The wetland is located within the Landscape Level Polygon, and is hydrologically connected to Waters of the U.S. (Indian River Lagoon System). Thus, the wetland is a landscape level wetland as defined by Brevard County. Therefore impacts are prohibited unless found to be in the public interest.

It is requested that the Board consider the wetland impact for CDS Plumbing, as presented in the attached Staff Report (Attachment A), to be in the Public Interest. This action only addresses the wetland components of the development and does not convey any approvals or assurances with regard to site plan approval or building permits.

Fiscal Impact: FY 15-16 – No Net Impact
 FY 16-17 – No Net Impact

Name: Virginia Barker or Darcie McGee, Natural Resources Management Department
Phone: (321) 633-2016

Clerk to the Board Instructions:

Exhibits Attached:

Attachment A – Staff Report	Attachment B – Site Plan	Attachment C – Existing Conditions
Attachment D – Mitigation	Attachment E – Applicant Submittal	

Contract /Agreement (If attached): Reviewed by County Attorney Yes No PR

County Manager	Assistant County Manager	Department Director / Extension
Stockton Whitten	Assistant County Manager	<i>Virginia Barker</i> Virginia Barker /x52435



Tammy Etheridge, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
Fax: (321) 264-6972

October 7, 2015

MEMORANDUM

TO: Virginia Barker, Interim Natural Resources Management Director

RE: Item IV.A., Public Hearing for Consideration of Wetland Impacts for Commercial Activity at CDS Plumbing to be in the Public Interest

The Board of County Commissioners, in regular session on October 6, 2015, approved consideration of the wetland impact for commercial activity at CDS Plumbing, to be in the public's interest.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Etheridge

Tammy Etheridge, Deputy Clerk

/ds

ATTACHMENT A



Natural Resources Management Department

2725 Judge Fran Jamieson Way
Building A, Room 219
Viera, Florida 32940

BOARD OF COUNTY COMMISSIONERS

Staff Report

SUBJECT: CDS Plumbing Office, Southwest Corner of Paint Street & Schenck Avenue
Authorization for Wetland Impacts for Commercial Activity (D-4)

DATE: October 6, 2015

AUTHORS: Natural Resources Management Department (NRM)

The proposed CDS Plumbing Office is located at the southwest corner of Paint Street & Schenck Avenue (Tax Account No. 2533300). The proposed project (currently being reviewed under Site Plan 15SP00008) includes the construction of a two-story commercial building and associated parking and stormwater management (Attachment B). The applicant proposes to impact 0.055 acres of a 0.61-acre wetland (Attachment C) for site development.

Chapter 62, Article X, Division 4, Section 62-3694(c)(3)c allows wetland impacts for commercial development for Abutting Properties:

Commercial or industrial land development activities may be permitted in wetlands contained in properties designated for commercial or industrial land uses on the Future Land Use Map prior to February 23, 1996, if the property abuts land(s) developed as commercial or industrial as of December 31, 2010, and has sufficient infrastructure available to serve the commercial or industrial use. This shall not apply to properties that are addressed under Section 62-3694(c)(3)a, b, and d.

The subject property has had an industrial Future Land Use designation (IND) since at least February 23, 1996. The abutting property to the south was developed for commercial use in 2004 (FLU-PLNIP, Use Code 1700 - C-OFFICE BUILDING - SINGLE TENANT - 1 STORY). Section 62-3694(c)(3)c further states:

Wetlands proposed for impact shall be assessed using methodologies established in the Countywide Wetlands Study, prepared BKI, Inc. Consulting Ecologists (September 30, 2013), to determine if they meet the criteria of High Functioning Wetlands or Landscape Level Wetlands. Impacts to high functioning and landscape level wetlands shall be prohibited unless the proposed impacts are found to be in the public interest, or of overriding public benefit.

A high functioning wetland is defined in Section 62-3691 as a wetland that scores 0.66 or above as determined by the Brevard County Wetlands Assessment Method. Florida Environmental Consulting, Inc. (FEC) assessed the wetland using the Brevard County Wetlands Assessment Method (Attachment D). The wetland scored 0.640; thus, it is not a High Function wetland as defined by Brevard County (i.e., score of 0.66 or higher).

A landscape level wetland is defined in Section 62-3691 as a wetland that is EITHER 1) five (5) acres or larger; OR 2) located within the Landscape Level Polygon depicted on Map 9 of the Brevard County Comprehensive Plan Conservation Element, AND the U.S. Army Corps of Engineers determines the wetland is hydrologically connected to the St. Johns River or Indian River Lagoon System. The wetland is located within the Landscape Level Polygon, and is hydrologically connected to Waters of the U.S. (Indian River Lagoon System). Thus, the wetland is a landscape level wetland as defined by Brevard County. Therefore impacts are prohibited unless found to be in the public interest.

Section 62-3691 defines Public Interest:

Public Interest means demonstrable environmental, social, and economic benefits which would accrue to the public at large as a result of a proposed action, and which would clearly exceed all demonstrable environmental, social, and economic costs of the proposed action. In determining the public interest in a request for use, sale, lease, or transfer of interest in sovereignty lands or severance of materials from sovereignty lands, the board shall consider the ultimate project and purpose to be served by said use, sale, lease, or transfer of lands or materials.

The applicant provided the following information regarding public interest for the Board's consideration:

Impacting the existing wetlands serve a public interest in allowing an existing long term employer of the County to expand their business to better serve the community and provide job opportunities for the residents of the County.

Lastly, St. Johns River Water Management District considers the impact to be de-minimus, thus no mitigation is required by the State. However, the applicant is providing mitigation required to meet Brevard County's no-net-loss criteria established in Sections 62-3694(e) and 62-3696 (Attachment E).

It is therefore requested that the Board consider the wetland impact for CDS Plumbing to be in the Public Interest. This action only addresses the wetland components of the development and does not convey any approvals or assurances with regard to site plan approval or building permits.

ATTACHMENT D

**Florida
Environmental
Consulting, Inc.**



April 24, 2015

Ms. Darcie Mcgee
Brevard County Natural Resources
2725 Judge Fran Jamieson Way
Melbourne, FL 32940

Subject: Wetland Uniform Mitigation Assessment Method
For *CDS Plumbing*
Consultants Project Number: FEC-14-141

To Whom It May Concern:

As required, we are hereby submitting our UMAM results for the CDS Plumbing Project. Please see the attached supplemental information including the Environmental Impact Report and Landscape Level Analysis.

The results are that there is no net loss of wetlands with a 0.055 acre impact to a non-landscape level and non-high functioning, isolated wetland area along the roadway provided the establishment of a Conservation Easement over the remaining onsite wetlands.

Specifically, the total onsite wetland acreage is approximately 0.61 acres with the 0.055 acre impact area and an additional 0.09 acres within 50' of the roadway and the remaining 0.46 acres greater than 50' from the roadway. This 50' threshold accounts for the differing functional values associated with the impacts due to the existing roadway.

Further, the functional loss of the impact was the UMAM equivalent of 0.03 acres while the functional gain of the Conservation Easement was 0.04 which equates to no net loss of wetlands.

Should you require further information or clarification, please feel free to contact me directly.

Sincerely,

Florida Environmental Consulting Inc.

Timothy E. Maslin, C.E.S. / C.E.C.
President

PART II – Quantification of Assessment Area (Impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name CDS Plumbing	Application Number	Assessment Area Name or Number WL-1a (current)
Impact or Mitigation	Assessment conducted by: TM	Assessment date: 4/2015

Scoring Guidance
 The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

500(6)(a) Location and Landscape Support commercially developed area isolated, habitat fragmentation adj remnant pine flatwoods, adj open land >50' from roadway w/o pres or current with 6	current scores as per SJRWMD
500(6)(b) Water Environment (n/a for uplands) w/o pres or current with 7	Altered hydrology on and off site, swales natural hydrological inputs limited to half of perimeter current scores as per SJRWMD
500(6)(c) Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current with 7	Some ongoing exotic veg succession present current scores as per SJRWMD

Score = sum of above scores/30 (if uplands, divide by 20)
 current or w/o pres with
 0.67

If preservation as mitigation,
 Preservation adjustment factor =
 Adjusted mitigation delta =

For impact assessment areas
 FL = delta x acres =

Delta = [with-current]
 0.67

If mitigation
 Time lag (t-factor) =
 Risk factor =

For mitigation assessment areas
 RFG = delta/(t-factor x risk) =

PART II -- Quantification of Assessment Area (Impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name CDS Plumbing	Application Number	Assessment Area Name or Number WL-1b (Impact)
Impact or Mitigation I	Assessment conducted by: TM	Assessment date: 4/2015

Scoring Guidance The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

500(6)(a) Location and Landscape Support w/o pres or current <input type="checkbox"/> with <input type="checkbox"/> 5	commercially developed area isolated, habitat fragmentation adj open land, adj roadways <50' from roadway scores as per SJRWMD
500(6)(b) Water Environment (n/a for uplands) w/o pres or current <input type="checkbox"/> with <input type="checkbox"/> 6	Altered hydrology on and off site, swales natural hydrological inputs limited to half of perimeter scores as per SJRWMD
500(6)(c) Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current <input type="checkbox"/> with <input type="checkbox"/> 6	Substantial nuisance veg succession present Scores as per SJRWMD

Score = sum of above scores/30 (if uplands, divide by 20)

current or w/o pres with

0.57

If preservation as mitigation,

Preservation adjustment factor =

Adjusted mitigation delta =

For impact assessment areas

FL = delta x acres = 0.03

Delta = [with-current]

0.57

If mitigation

Time lag (t-factor) =

Risk factor =

For mitigation assessment areas

RFM = delta/(t-factor x risk) =

PART II -- Quantification of Assessment Area (Impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name CDS Plumbing	Application Number	Assessment Area Name or Number WL-1b (mitigation)
Impact or Mitigation M	Assessment conducted by: TM	Assessment date: 4/2015

Scoring Guidance
 The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate (7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

500(6)(a) Location and Landscape Support w/o pres or current: 5 with: 5	commercially developed area isolated, habitat fragmentation adj open land, adj roadways <50' from roadway
500(6)(b) Water Environment (n/a for uplands) w/o pres or current: 6 with: 7	Altered hydrology on and off site, swales natural hydrological inputs limited to half of perimeter Proposed adj dry stormwater treatment system somewhat improves hydrological inputs
500(6)(c) Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current: 4 with: 9	Substantial exotic/nuisance veg succession present W/o preservation along roadway C.S. would continue to be completely replaced with exotics With includes proposed CE, Mgt, fill slope landscape buffer & fence and exotics removal to improve and maintain C.S.

Score = sum of above scores/30 (if uplands, divide by 20)

current or w/o pres: 0.5	with: 0.7
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If preservation as mitigation,

Preservation adjustment factor = 0.6
Adjusted mitigation delta = 0.12

For impact assessment areas

FL = delta x acres =

Delta = [with-current]

0.2

If mitigation

Time lag (t-factor) = 1
Risk factor = 1.5

For mitigation assessment areas

RFG = delta/(t-factor x risk) = 0.08

PART II -- Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name CDS Plumbing	Application Number	Assessment Area Name or Number WL-1a (mitigation)
Impact or Mitigation M	Assessment conducted by: TM	Assessment date: 4/2015

Scoring Guidance
 The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed

Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

500(6)(a) Location and Landscape Support w/o pres or current: 6 with: 6	commercially developed area isolated, habitat fragmentation adj remnant pine flatwoods, adj open land >50' from roadway
500(6)(b) Water Environment (n/a for uplands) w/o pres or current: 6 with: 8	Altered hydrology on and off site, swales natural hydrological inputs limited to half of perimeter W/o preservation W.E continues to be altered and degrade With proposed adj dry stormwater treatment system somewhat improves hydrological inputs
500(6)(c) Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current: 6 with: 9	Some ongoing exotic veg succession present W/o preservation C.S continues to be substantially replaced by exotics W/ preservation proposed CE, Mgt, fill slope landscape buffer & fence and exotics removal improve C.S.

Score = sum of above scores/30 (if uplands, divide by 20)

current or w/o pres	with
0.6	0.77

If preservation as mitigation,

Preservation adjustment factor = 0.6
Adjusted mitigation delta = 0.01

For impact assessment areas

FI = delta x acres =

Delta = [with-current]

0.17

If mitigation

Time lag (t-factor) = 1
Risk factor = 1.5

For mitigation assessment areas

RFG = delta/(t-factor x risk) = 0.07

Form 62-345.900(2), F.A.C. [effective date 2/2/04]

$0.07 * 0.46ac = 0.03ac$ credit

Net: 0.03 Impacts < 0.04 Mitigation (0.01+0.03)

= No Net Loss

August 20, 2015

Ms. Darcy McGee
Brevard County ONRM
2725 Judge Fran Jamieson Way
Viera, FL 32940

RE: Application Number: **15SP00008**
Application Name: **CDS Plumbing Office**
MBV Project Number: **14-1629**

Please accept this letter as a formal request for Board consideration of wetland impact for the subject project.

Commercial or industrial land development activities may be permitted in wetlands contained in properties designated for commercial or industrial land uses on the Future Land Use Map prior to February 23, 1996, if the property abuts land(s) developed as commercial or industrial as of December 31, 2010, and has sufficient infrastructure available to serve the commercial or industrial use. The subject site is adjacent to commercial development to the south and is located within a nearly fully developed industrial area.

Wetlands proposed for impact have been assessed using methodologies established in the Countywide Wetlands Study to determine if they meet the criteria of High Functioning Wetlands or Landscape Level Wetlands. The assessment reports are attached. The impacted wetlands are less than five (5) acres, not highly functioning, and isolated.

Public Interest means demonstrable environmental, social, and economic benefits which would accrue to the public at large as a result of a proposed action, and which would clearly exceed all demonstrable environmental, social, and economic costs of the proposed action. Impacting the existing wetlands serve a public interest in allowing an existing long term employer of the County to expand their business to better serve the community and provide job opportunities for the residents of the County.

Thank you for your attention in this matter. If you have any questions, please contact us.

Sincerely,



Bruce Moia, PE
President

BM/ms

**Florida
Environmental
Consulting, Inc.**



July 21, 2015

Ms. Darcie Mcgee
Brevard County Natural Resources
2725 Judge Fran Jamieson Way
Melbourne, FL 32940

Subject: Landscape Level Wetland Assessment
For *CDS Plumbing*
Consultants Project Number: FEC-14-141

To Whom It May Concern:

As required, we are hereby submitting our Landscape Level Wetland Assessment for the CDS Plumbing Project. Please see the attached supplemental information including the Environmental Impact Report, Landscape Analysis Map, as well as the associated GIS files and Excel Spreadsheet.

The results are that the wetlands are less than 5 acres, not highly functional, and isolated (USACOE nexus will be provided under separate cover).

Specifically, the onsite wetlands including the restoration area are approximately 0.61 acres with 0.11 acres of nuisance Willow (18%). Water inputs are equally from native lands and adjacent swales with a hydroperiod that has been altered by said swales causing succession by nuisance species and stressed native vegetation. Within the 100 meter buffer, the offsite wetlands totaled 1.55 acres. Adjacent pine flatwoods totaled 4.47 acres, while commercial totaled 8.79 acres, roadways totaled 3.46 acres, and open land totaled 0.94 acres. This resulted in a wetland toolbox score of 0.640 whereas a score of 0.66 is required for high functionality.

Should you require further information or clarification, please feel free to contact me directly.

Sincerely,

Florida Environmental Consulting Inc.

Timothy E. Maslin, C.E.S. / C.E.C.
President



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Landscape Location Score

<i>Enter FLUCFCS_legend</i>	<i>Enter Sum of Acres</i>	<i>LSI_Value</i>	<i>Landcover Percent</i>	<i>Landscape Location Score (=LSI_Value* Landcover Percent)</i>
1100-Low Density Urban		2.22	0.000	0.000
1100-Residential, Low Density		3.57	0.000	0.000
1200-Residential, Medium Density		2.81	0.000	0.000
1300-High Density Urban		0.91	0.000	0.000
1300-Residential, High Density		2.72	0.000	0.000
1400-Commercial and Services	8.79	0.91	0.458	0.416
1500-Industrial		1.87	0.000	0.000
1660-Holding Ponds		9.08	0.000	0.000
1700-Institutional		2.14	0.000	0.000
1820-Golf courses		3.42	0.000	0.000
1850-Parks and Zoos		3.42	0.000	0.000
1900-Open Land	0.94	3.42	0.049	0.167
2110-Improved Pasture		6.96	0.000	0.000
2120-Unimproved/Woodland Pasture		8.03	0.000	0.000
2130-Woodland Pastures		8.87	0.000	0.000
2210-Citrus		7.02	0.000	0.000
2240-Abandoned Groves & Orchards		8.87	0.000	0.000
2500-Specialty Farms		3.33	0.000	0.000
3290-Other Shrubs and Brush		10	0.000	0.000
4110-Pine Flatwoods	4.47	10	0.233	2.327
4120-Longleaf Pine - Xeric Oak		10	0.000	0.000
4200-Upland Hardwood Forest		10	0.000	0.000
4280-Cabbage Palm		10	0.000	0.000
4320-Sand Live Oak		10	0.000	0.000
4340-Hardwood - Coniferous Mixed		10	0.000	0.000
4360-Upland Scrub, Pine and Hardwoods		10	0.000	0.000
4370-Australian Pine		8.87	0.000	0.000
4410-Coniferous Plantations		9.36	0.000	0.000
5100-Streams and Waterways		10	0.000	0.000
5200-Natural Lakes & Ponds		10	0.000	0.000
5300-Reservoirs		10	0.000	0.000
5420-Estuarine		10	0.000	0.000
5700-Major Bodies of Water		10	0.000	0.000
6110-Bay Swamps		10	0.000	0.000
6120-Mangrove Swamp		10	0.000	0.000
6150-Streams and Lake Swamps (Bottomland)		10	0.000	0.000
6170-Mixed Wetland Hardwoods		10	0.000	0.000
6210-Cypress		10	0.000	0.000
6240-Cypress - Pine - Cabbage Palm		10	0.000	0.000
6250-Hydric Pine Flatwoods		10	0.000	0.000
6270-Slash Pine Swamp Forest		10	0.000	0.000
6280-Wet Coniferous Plantations		10	0.000	0.000
6300-Wetland Forested Mixed	1.55	10	0.081	0.807
6310-Wetland Shrub		10	0.000	0.000
6410-Freshwater Marshes		10	0.000	0.000
6420-Saltwater Marsh		10	0.000	0.000
6430-Wet Prairie		10	0.000	0.000
6440-Freshwater Marshes		10	0.000	0.000
6500-Non-Vegetated		10	0.000	0.000
6510-Tidal Flats		10	0.000	0.000
6520-Shorelines		10	0.000	0.000
7400-Disturbed Land		9.08	0.000	0.000
7430-Spoil Area		9.08	0.000	0.000
8120-Rails		2.43	0.000	0.000
8140-Roads	3.46	1.91	0.180	0.344
8300-Utilities		2.43	0.000	0.000
TOTAL	19.21	0.91	1.000	4.062

Water Quality Treatment

Water Quality Treatment	Category	Coefficient	Water Quality Treatment Score
50	Neutral	5	2.5
	Only rainfall - no contributing plants	4.6	0
	Very close to neutral with minimal vegetation with any detritus	4.2	0
	Contributing plant species with dry detritus	3.3	0
	Open water only	1.7	0.85
	Open water with detritus	1.7	0
	Open water with detritus	1.7	0
	No treatment	0	3.85

TABLE 3.3
Hydrologic Score

Indicator	Coefficient
Severely altered with strong evidence of succession to transitional/riparian or open water plant community	0
Indicators to indicate a viable wetland system	1.7
Indicators to indicate a viable wetland system, neutral	3.3
Indicators to indicate a viable, high functioning wetland system	5

Hydrological Indicator

- Indicator Description**
- Severely altered with strong evidence of succession to transitional/riparian or open water plant community
 - Wetland hydrology severely modified
 - Hydroperiod will not support wetland plant species associated with the particular community type
 - Structural evidence that wetland plant species are encroaching into the wetland because of decreased hydroperiod
 - Wetland plants dying-off because of increased hydroperiod
 - Wetland plants are not growing and are dead
 - Wetland plants are not growing and are dead
 - Indicators to indicate a viable wetland system, neutral
 - Hydroperiod not adequate to maintain the type of wetland system that is being assessed
 - Appropriate vegetation present or dying from too much or too little water; encroachment of transitional/riparian plant species into wetland
 - Evidence of soil subsidence or cyclic soil subsidence
 - Adaptation to maintain a viable wetland system, neutral
 - Wetland plants are not growing and are dead
 - Wetland plants are not growing and are dead
 - Indicators to indicate a viable, high functioning wetland system
 - Plants appear healthy, no sign of stress from improper hydrology are present
 - Wetland has natural hydroperiod
 - Wetland has natural hydroperiod
 - Wetland has natural hydroperiod
 - Wetland has natural hydroperiod
 - No sign of soil subsidence or cyclic soil subsidence
 - No sign of soil subsidence or cyclic soil subsidence
- Methodology 2. Viable, High Functioning Wetland System**
- Plants appear healthy, no sign of stress from improper hydrology are present
 - Wetland has natural hydroperiod
 - Wetland has natural hydroperiod
 - Wetland has natural hydroperiod
 - Wetland has natural hydroperiod
 - No sign of soil subsidence or cyclic soil subsidence
 - No sign of soil subsidence or cyclic soil subsidence

	<i>Enter Percentage of Wetland Vegetation</i>	<i>Score</i>
<i>Wetland Vegetation</i>	82	10

Wetland Vegetation

<i>%</i>	<i>score</i>
0	0
10	0
20	0
30	2
40	3
50	6
60	8
70	9
80	10
90	11
100	12

	<i>Enter Percentage of Exotic Vegetation</i>	<i>Score</i>
<i>Exotic Vegetation</i>	18	7

Exotic Vegetation

<i>90</i>	<i>Score</i>
0	8
15	7
25	5
30	4
50	2
100	0

Water Environment	Score		Thresholds
Water Quality Treatment	3.35		a perfect water environment would have a maximum score of 10
Hydrologic Indicator	3.3		
Sum	6.65	Water Environment Score	

Vegetative Score	Percentages (from other tabs)	Score		Thresholds
Wetland Vegetation	82	10		a perfect wetland would have a maximum score of 1C
Exotic Vegetation	18	7		
Total Percentage	100	8.5	Vegetative Community Score	The Vegetative Community Score is calculated as the average of the wetland vegetation score and the exotic vegetation score unless; 1) the wetland vegetation is < 30% or 2) if the percent of exotic vegetation is > the percent of wetland vegetation. If either of these two conditions exist the Community Vegetative Score will = 0.

8.5 Average

<i>Wetland Criteria</i>	<i>Score</i>	<i>Thresholds</i>
Landscape	4.06	a perfect landscape would have a maximum score of 10
Water Environment	6.65	a perfect water environment would have a maximum score of 10
Vegetative Community	8.5	a perfect vegetative community would have a maximum score of 10
Assessment Score	0.640	a perfect wetland would have a score of 1.0

Land Use	LSI Coefficient
Natural System	10
Natural Open water	10
Pine Plantation	9.36
Recreational / Open Space (Low-intensity)	9.08
Woodland Pasture (with livestock)	8.87
Pasture (without livestock)	8.03
Low Intensity Pasture (with livestock)	7.32
Citrus	7.02
High Intensity Pasture (with livestock)	6.96
Row crops	6.07
Single Family Residential (Low-density)	3.57
Recreational / Open Space (High-intensity)	3.42
High Intensity Agriculture (Dairy farm)	3.33
Single Family Residential (Med-density)	2.81
Single Family Residential (High-density)	2.72
Mobile Home (Medium density)	2.56
Highway (2 lane)	2.43
Rail Road	2.43
Low Intensity Commercial	2.22
Institutional	2.14
Highway (4 lane)	1.91
Mobile Home (High density)	1.9
Industrial	1.87
Multi-family Residential (Low rise)	1.49
High Intensity Commercial	0.91
Multi-family Residential (High rise)	0.9
Central Business District (Average 2 stories)	0.64
Central Business District (Average 4 stories)	0

FLUCCS Code- Description	LSI_coefficient
1100-Low Density Urban	2.22
1100-Residential, Low Density	3.57
1200-Residential, Medium Density	2.81
1300-High Density Urban	0.91
1300-Residential, High Density	2.72
1400-Commercial and Services	0.91
1480-Cemeteries	3.42
1500-Industrial	1.87
1600-Extractive	2.22
1610-Strip Mines	2.22
1620-Sand & Gravel Pits	2.22
1630-Rock Quarries	2.22
1660-Holding Ponds	9.08
1700-Institutional	2.14
1820-Golf courses	3.42
1850-Parks and Zoos	3.42
1860-Community rec. facilities	3.42
1900-Open Land	3.42
2110-Improved Pasture	6.96
2120-Unimproved Pasture	8.03
2130-Woodland Pastures	8.87
2140-Row Crops	6.07
2150-Field Crops	6.07
2200-Tree Crops	7.02
2210-Citrus	7.02
2240-Abandoned Groves & Orchards	8.87
2300-Feeding Operations	3.33
2400-Nurseries and Vineyards	6.07
2410-Tree Nurseries	7.02
2420-Sod Farms	6.96
2430-Ornamentals	6.07
2500-Specialty Farms	3.33
2540-Aquaculture	7.32
2610-Fallow Crop Land	8.03
3220-Coastal Scrub	10
3290-Other Shrubs and Brush	10
4110-Pine Flatwoods	10
4120-Longleaf Pine - Xeric Oak	10
4130-Sand Pine	10
4140-Pine - Mesic Oak	10
4200-Upland Hardwood Forest	10
4210-Xeric Oak	10
4250-Temperate Hardwoods	10
4260-Tropical Hardwoods	10
4280-Cabbage Palm	10
4320-Sand Live Oak	10
4340-Hardwood - Coniferous Mixed	10
4360-Upland Scrub, Pine and Hardwoods	10

4370-Australian Pine	8.87
4410-Coniferous Plantations	9.36
5100-Streams and Waterways	10
5200-Natural Lakes & Ponds	10
5300-Reservoirs	10
5420-Estuarine	10
5700-Major Bodies of Water	10
6110-Bay Swamps	10
6120-Mangrove Swamp	10
6150-Streams and Lake Swamps (Bottomland)	10
6170-Mixed Wetland Hardwoods	10
6190-Exotic Wetland Hardwoods	10
6210-Cypress	10
6220-Pond Pine	10
6240-Cypress - Pine - Cabbage Palm	10
6250-Hydric Pine Flatwoods	10
6270-Slash Pine Swamp Forest	10
6280-Wet Coniferous Plantations	10
6300-Wetland Forested Mixed	10
6310-Wetland Shrub	10
6410-Freshwater Marshes	10
6420-Saltwater Marsh	10
6430-Wet Prairie	10
6440-Freshwater Marshes	10
6500-Non-Vegetated	10
6510-Tidal Flats	10
6520-Shorelines	10
7400-Bare Soil/Clear Cut	9.08
7400-Disturbed Land	9.08
7430-Spoil Area	9.08
8000-Transportation	2.43
8120-Rails	2.43
8140-Roads	1.91
8200-Communication	2.43
8300-Utilities	2.43
Grand Total	0.91

PUBLIC NOTICE

THE BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS WILL HOLD A PUBLIC HEARING ON TUESDAY, OCTOBER 6, 9:00 AM, AT THE BREVARD CO. GOVT. CENTER COMMISSION CHAMBERS, 2725 JUDGE FRAN JAMIESON WAY, BLDG. C, VIERA, FL 32940 TO CONSIDER A REQUEST BY MBV ENGINEERING, INC., ON BEHALF OF CDS PLUMBING, TO ALLOW WETLAND IMPACTS IN ACCORDANCE WITH SEC. 62-3694(c)(3)c FOR THE CONSTRUCTION OF A COMMERCIAL FACILITY AT THE SOUTHWEST CORNER OF PAINT STREET & SCHENCK AVENUE (TAX ACCT. NO. 2533300). FOR MORE INFORMATION PLEASE CONTACT THE NATURAL RESOURCES MANAGEMENT DEPT AT 321-633-2016. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION 286.26, FLORIDA STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE COUNTY MANAGER'S OFFICE NO LATER THAN 48 HOURS PRIOR TO MEETING AT 321-633-2001 FOR ASSISTANCE.