



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

H.2

File #: 3208, Version: 1

Subject:

Public Interest Determination: Wetland Impacts for Tractor Supply Co.- Commercial Site, Northwest Corner of Pineda Causeway and Wickham Road (District 4)

Fiscal Impact:

None.

Dept/Office:

Natural Resources Management Department

Requested Action:

In accordance with Chapter 62, Article X, Division 4, Section 62-3694(c)(3)b, Atlantic Environmental Solutions of Florida LLC (AES), on behalf of Tractor Supply Co., requests that the Board of County Commissioners (Board) grant a Public Interest Determination (PID) for wetland impacts proposed for a commercial project on the referenced parcel.

Summary Explanation and Background:

AES, on behalf of Tractor Supply Co., submitted a Wetland Toolbox analysis (attached) for wetland impacts proposed for a commercial project at the northwest corner of Pineda Causeway and Wickham Road (Tax Account Number 2605045). The property contains three wetlands that encompass approximately 0.056 acres in total. The applicant proposes to impact two of the three wetlands located along the fringes of the property to develop a commercial building and associated parking, stormwater, and landscaping.

The proposed impacts to the isolated wetlands include 0.045 acres of Wetland 1, along the southern property line, and 0.003 acres of Wetland 3, on southwestern corner of the property. The remaining wetland (Wetland 2) will not be impacted. No-net-loss compensatory wetlands mitigation meeting the criteria of Section 62-3694(e) and Section 62-3696 will be provided through a mitigation bank approved by the St. Johns River Water Management District (SJRWMD).

Chapter 62, Article X, Division 4, Section 62-3694(c)(3)b allows wetland impacts for commercial development along mitigation qualified roadways (MQRs):

On properties with frontage on mitigation qualified roadways, commercial or industrial land development activities may be permitted in wetlands if the property is designated for commercial or industrial land uses on the Future Land Use Map. Mitigation qualified roadways are depicted and identified in a table on Map 8 of the Comprehensive Plan Conservation Element. An amendment to the Comprehensive Plan shall be required to add a mitigation qualified roadway to Map 8 and the associated table.

The subject parcel has a Future Land Use designation of Community Commercial. Conservation Element Map 8 specifies Wickham Road as an MQR.

Section 62-3694(c)(3)b 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.

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. None of the three wetlands are larger than five (5) acres. Wetland 1 lies within the Landscape Level Polygon; however, it is not hydrologically connected to the St. Johns River or Indian River Lagoon System. Thus, neither wetland system is a Landscape Level Wetland as defined by Brevard County.

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 (a.k.a., Wetlands Toolbox). AES assessed the wetlands using the Wetlands Toolbox. Wetland 1 scored 0.787 and Wetland 3 scored 0.766.

Both wetlands are considered High Functioning wetlands as defined by Brevard County. Thus, impacts are prohibited unless the proposed impacts are found to be in the public interest, or of overriding public benefit. Public interest is defined as "demonstrable environmental, social and economic benefits which would accrue to the public at large as a result of a proposed action, and which could clearly exceed all demonstrable environmental, social, and economic costs of the proposed action..."

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

This commercial project will have a positive impact on the local economy as listed below:

- *The development will provide jobs during construction.*
- *When complete, the commercial business will create new retail jobs.*
- *The commercial development will provide an alternative shopping option for Brevard County residents to purchase products for home improvement, agriculture, lawn, and garden maintenance, livestock, equine, and pet care.*
- *The development will increase the amount of collected county sales tax and property tax.*

It is therefore requested that the Board consider the applicant's request for a PID for wetland impacts for a Tractor Supply Co. commercial project at the northwest corner of Pineda Causeway and Wickham Road. This action only addresses the wetland components of the development and does not convey any approvals or

assurances with regard to zoning, site plan approval, or building permits.

Clerk to the Board Instructions:

None.



August 25, 2021

M E M O R A N D U M

TO: Virginia Barker, Natural Resources Management Director

RE: Item H.2., Public Interest Determination for Wetland Impacts for Tractor Supply Co. Commercial Site, Northwest Corner of Pineda Causeway and Wickham Road

The Board of County Commissioners, in regular session on August 24, 2021, granted a Public Interest Determination (PID) for wetland impacts proposed for a commercial project on the referenced parcel in accordance with Chapter 62, Article X, Division 4, Section 62-3694(c)(3)b, Atlantic Environmental Solutions of Florida LLC (AES), on behalf of Tractor Supply Company.

Your continued cooperation is always appreciated.

Sincerely,

**BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK**

Kimberly Powell
Kimberly Powell, Clerk to the Board

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