

Meeting Date
October 21, 2014



AGENDA	
Section	Public Hearing
Item No.	III. I

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	Shellbrooke Memory Care – Authorization for Wetland Impacts for Institutional Development (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)b and (c)(4)a, it is requested that the Board of County Commissioners consider wetland impacts for Shellbrooke Memory Care, an assisted living facility, to be in the Public Interest.						
Summary Explanation & Background:						
<p>The subject parcel at the northeast corner of Murrell Road and Crane Creek Boulevard (Tax Account No. 2601302) contains two wetlands totaling approximately 10.25 acres of the 20-acre site. The applicant proposes to partially impact 6.6 acres of the larger 10.1-acre wetland on the western portion of the site for the development of Shellbrooke Memory Center, an assisted living facility (see Attachment B).</p> <p>The subject parcel has a Future Land Use designation of Community Commercial, and is zoned Institutional (Low Intensity). Therefore, in accordance with Chapter 62, Article X, Division 4, Section 62-3694(c)(4)a, the proposed project shall be considered commercial as set forth in Section 62-3694(c)(3). Section 62-3694(c)(3)b allows wetland impacts for commercial development along mitigation qualified roadways (MQRs). Conservation Element Map 8 specifies Murrell Road as an MQR.</p> <p>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 and landscape level wetlands shall be prohibited unless the proposed impacts are found to be in the public interest.</p> <p>B.S.E. Consultants, Inc. assessed the site using the Wetlands Assessment Method (Attachment C). The wetland proposed for impact scored 0.513; thus, it is not a high function wetland as defined by Brevard County. The wetland proposed for impact is greater than 5 acres; thus, it is a landscape level wetland as defined by Brevard County. Note that the wetland proposed for impact is not located within the Landscape Level Polygon.</p> <p>It is therefore requested that the Board consider wetland impacts for Shellbrooke Memory Care, an assisted living facility, 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 zoning, site plan approval or building permits.</p> <p>Fiscal Impact: FY 14-15 – No Net Impact FY 15-16 – No Net Impact</p> <p>Name: Ernest N. Brown or Darcie McGee, Natural Resources Management Department Phone: (321) 633-2016</p>						
Clerk to the Board instruction:						
Exhibits Attached:						
Attachment A – Staff Report		Attachment C – Applicant Submittal				
Attachment B – Conceptual Site Plan						
Contract /Agreement (If attached): Reviewed by County Attorney						
		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	PR <input type="checkbox"/>
County Manager	Assistant County Manager	Department Director / Extension				
Stockton Whitten	Mel Scott	Ernest N. Brown/x52439				



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 22, 2014

MEMORANDUM

TO: Ernie Brown, Natural Resources Management Director Attn: Darcie McGee

RE: Item III.I., Authorization of Wetland Impacts for Institutional Development – Shellbrooke Memory Care

The Board of County Commissioners, in regular session on October 21, 2014, authorized wetland impacts for the Institutional Development – Shellbrooke Memory Care, an assisted living facility, to be in the public's interest.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

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: Shellbrooke Memory Care – Authorization for Wetland Impacts for Institutional Development (D-4)

DATE: October 7, 2014

AUTHORS: Natural Resources Management Department (NRM)

The subject parcel contains two wetlands totaling approximately 10.25 acres of the 20-acre site. The applicant proposes to partially impact 6.6 acres of the larger 10.1-acre wetland on the western portion of the site for the development of an assisted living facility (see Attachment B). The second wetland, consisting of the westernmost 0.13 acres of a larger wetland system extending east off site, will be preserved. The wetland impacts are required for the construction of four buildings and associated driveways and parking.

The subject parcel has a Future Land Use designation of Community Commercial, and is zoned Institutional (Low Intensity). Chapter 62, Article X, Division 4, Section 62-3694(c)(4)a addresses institutional development activities within wetlands:

Institutional or Residential Professional land development on properties which contain wetlands and which are designated on the Future Land Use Map as Neighborhood Commercial or Community Commercial shall be considered commercial as set forth in Section 62-3694(c)(3). The property shall have sufficient infrastructure available to serve the use.

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.

Conservation Element Map 8 (not included) specifies Murrell Road from Wickham Road to Rockledge City boundary as an MQR. Section 62-3694(c)(3)b 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 Wetlands Assessment Method. B.S.E. Consultants, Inc. assessed the site using the Wetlands Assessment Method. The wetland proposed for impact scored 0.513 (Attachment C); thus, it **is not** a high function wetland as defined by Brevard County.

A landscape level wetlands 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 proposed for impact is greater than 5 acres (Attachment C); thus, it **is** a landscape level wetland as defined by Brevard County. Note that the wetland proposed for impact is not located within the Landscape Level Polygon.

Because the wetland proposed for impact is determine to be a landscape level wetland, impact is 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 would clearly exceed all demonstrable environmental, social, and economic costs of the proposed action...*”

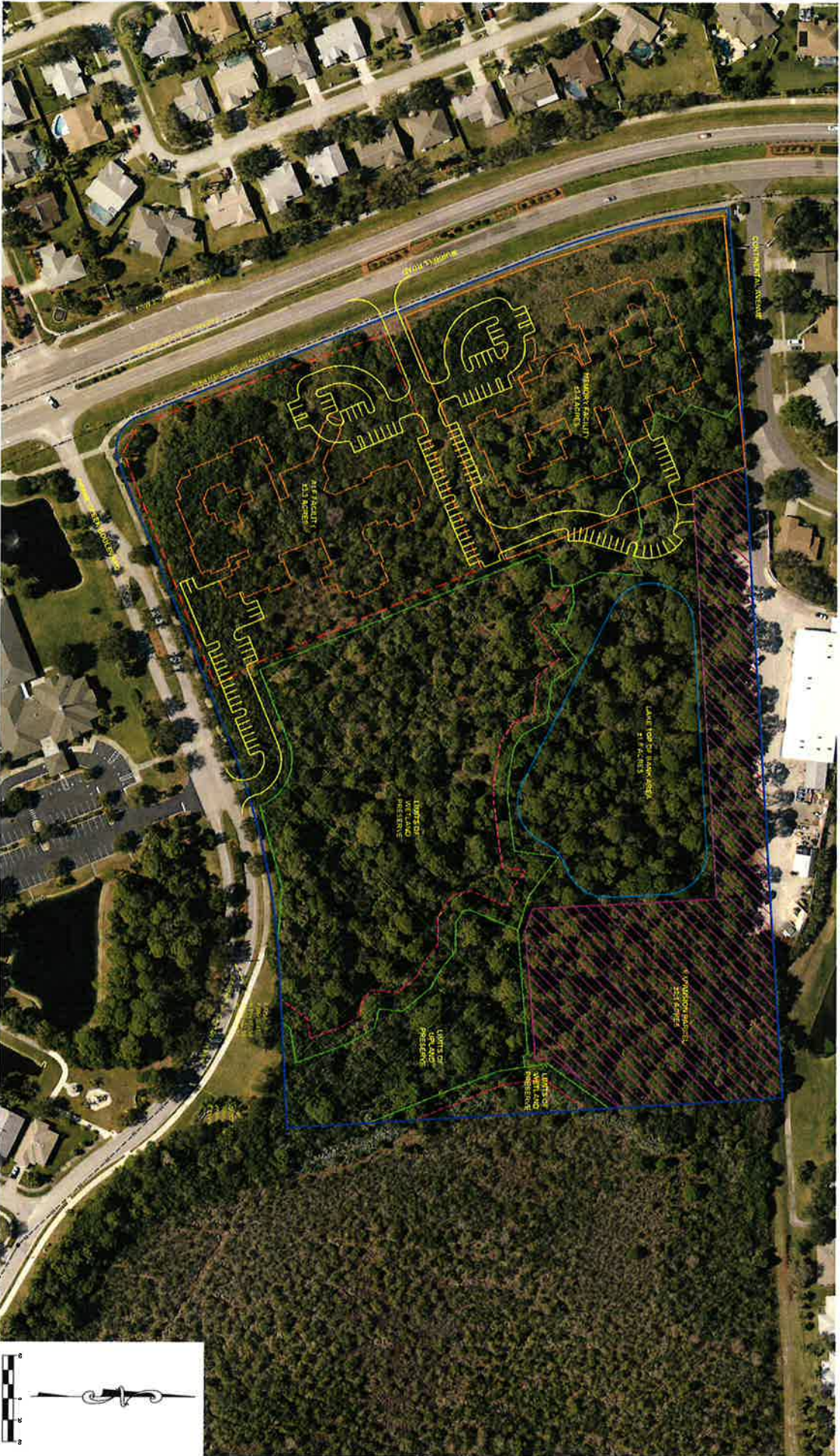
The applicant stated, “*Research has identified the need for a specialized memory care facility in this area. The memory care facility needs to be and will be connected to the community that it serves. It will provide increased quality of life for both those within the facility and for relatives that will be visiting their loved ones by being both visible and accessible within their daily travels which promotes more frequent visitation.*”

The Board may wish to take into consideration previous actions at the site. In December 2008, a church (Diocese of Orlando) was approved by Brevard County in the same footprint as currently proposed by the current applicant. St. Johns River Water Management District (SJRWMD) also issued a permit for development (Permit No. 4-009-92240-2). Mitigation at the Mary A. Mitigation Bank (10.1 credits) was purchased as required by the permit. The remainder of the mitigation approved under the SJRWMD permit (preservation and enhancement of remaining wetlands and buffers) will be accomplished at the time of site development. This mitigation will also meet the no-net-loss criteria of Section 62-3694(e).

Lastly, Section 62-3694(c)(3) states, "*Where the State does not require a buffer, wetland buffers shall be established in accordance with Section 62-3694(c)(10).*" This section of the ordinance was adopted on September 17, 2014. The applicant is providing buffering to all wetlands remaining on-site in conformance with the SJRWMD permit.

It is therefore requested that the Board consider wetland impacts for Shellbrooke Memory Care, an assisted living facility, 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 zoning, site plan approval or building permits.



ATTACHMENT B

DATE	DESCRIPTION

SHELLBROOKE MEMORY CARE



B.S.E. CONSULTANTS, INC.
 CONSULTING - ENGINEERING - LAND SURVEYING
 312 SOUTH HANSON CITY BOULEVARD SUITE 4
 WILMINGTON, DE 19804
 TEL: 302.478.1100
 FAX: 302.478.1101
 WWW.BSECONSULTANTS.COM



CONCEPT PLAN

DRAWING NO. 112-142-200-001
 SHEET NO. 1
 PROJECT NO. 112-142-200
 DATE 11/24/22



ATTACHMENT C



B.S.E. CONSULTANTS, INC.

Consulting ~ Engineering ~ Land Surveying

Scott M. Glaubitz, P.E., P.L.S.
President

Hassan Kamal, P.E.
Vice President

August 20, 2014

Via Courier

Ms. Darcie McGee
Brevard County
Natural Resources Management Office
2725 Judge Fran Jamieson Way
Building A
Viera, FL 32940

**Re: Watercrest at Viera
Wetland Toolbox Submittal
B.S.E. File # 11214.03**

Dear Ms. McGee:

Enclosed for your review and subsequent Board of County Commissioners approval, please find the following:

- Check # 13907 in the amount of \$300.00 for review fee
- Watercrest of Viera Concept Plan
- Assessment Matrix Calculations
- 6/10/14 Site Visit Memo
- Annotated Wetland Photos
- 6/3/14 Letter from St. Johns River Water Management District
- FLUCCS Exhibit

This project has been permitted twice before through Brevard County; however, those site plan approvals have expired. The site has a current St. Johns River Water Management District (SJRWMD) permit and wetlands proposed to be impacted have been mitigated within the Mary A. Mitigation Bank – full payment was made. SJRWMD opines that these wetlands continue to degrade and that they are now approaching low function, low value/quality and that trend will continue (letter enclosed).

The project, as proposed, will consist of a Memory Care Facility, Assisted Living Facility and an expansion parcel. Utilities and the transportation roadway network are adjacent with adequate capacity.

Civil ~ Agricultural ~ Transportation ~ Utility ~ Site Planning ~ Environmental
312 South Harbor City Boulevard, Suite #4, Melbourne, FL 32901
(321) 725-3674 ~ Fax (321) 723-1159
Toll Free ~ 1-800-523-4BSE (4273)
info@bseconsult.com

Ms. Darcie McGee
August 20, 2014
Page 2

Should you have any questions, feel free to contact me.

Very truly yours,

Scott M. Glaubitz P.E. P.L.S.

Scott M. Glaubitz, P.E., P.L.S.
President
B.S.E. Consultants, Inc.

SMG/jab
11214.03.county.corr.14-s2946.aug

cc: Ana Saunders, P.E., Project Engineer, BSE Consultants, Inc.
Ken Ludwa, P.E., Project Engineer, BSE Consultants, Inc.
Mark Chilcott, Watercrest Senior Living Group, LLC

Enclosures

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

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	8.88	2.81	0.262	0.738
1300-High Density Urban	1.03	0.91	0.030	0.028
1300-Residential, High Density		2.72	0.000	0.000
1400-Commercial and Services		0.91	0.000	0.000
1500-Industrial		1.87	0.000	0.000
1660-Holding Ponds		9.08	0.000	0.000
1700-Institutional	4.31	2.14	0.127	0.273
1820-Golf courses	2.48	3.42	0.073	0.251
1850-Parks and Zoos		3.42	0.000	0.000
1900-Open Land		3.42	0.000	0.000
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	0.19	10	0.006	0.056
4110-Pine Flatwoods	6.21	10	0.184	1.836
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	0.96	10	0.028	0.284
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	2.38	10	0.070	0.704
6270-Slash Pine Swamp Forest		10	0.000	0.000
6280-Wet Coniferous Plantations		10	0.000	0.000
6300-Wetland Forested Mixed		10	0.000	0.000
6310-Wetland Shrub	1.48	10	0.044	0.437
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	0.23	10	0.007	0.068
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	5.68	1.91	0.168	0.321
8300-Utilities		2.43	0.000	0.000
TOTAL	33.83	0.91	1.000	4.994

LANDSCAPE ASSESSMENT 100 METER BUFFER



Area within Buffer (Acres)	Land Cover/Land Use Classification
8.88	1200: Residential, medium density - 2-5 dwelling units/acre
1.03	1300: Residential, high density - 6 or more dwelling units/acre
4.31	1700: Institutional
2.48	1820: Golf courses
0.19	3300: Mixed upland nonforested
6.21	4110: Pine flatwoods
0.96	5300: Reservoirs - pits, retention ponds, dams
2.38	6250: Hydric pine flatwoods
1.48	6310: Scrub shrub wetland
0.23	6460: Mixed scrub-shrub wetland
5.68	8140: Roads and highways (divided 4-lanes with medians)
33.83	

FLUCCS DATA PROVIDED BY ST. JOHNS RIVER WATER MANAGEMENT DISTRICT 2009
WETLAND DELINEATION SJRWMD APPLICATION No. 4-008-92240-1

H:\Projects\Folder\11214.02\Drawings\1121402_200\1121402_200_003.dwg August 25, 2014 2:50:39 PM DB



(IN FEET)



B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32001
PHONE: (321) 725-3674 FAX: (321) 725-1169
CERTIFICATE OF BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

DATE: 08/25/14
DESIGN/DRAWN: MM/DRB
DRAWING# 1121402_200_003
PROJECT# 11214.02
SHEET 1 OF 1

Water Quality Treatment

Indicator Category	Category	Coefficient	Water Quality Treatment Score
25	Natural	5	1.25
50	Only partial, no construction basin	4.6	3.45
75	Well delineated with wetlands	4.2	0
100	Well delineated with dry detention	4.2	0
	Contributions grass wetlands with dry detention	3.3	0
	Grass swales only / vegetative buffer only	2.7	0
	SW Detention only	1.7	0
	SW Detention	0	4.7

Water Quality Treatment Score
1.7

Hydrobiological Indicator

Indicator	Coefficient
Severely altered with strong evidence of succession to transitional/upland or open water plant community	0
Inadequate to maintain a viable wetland system	1.7
Adequate to maintain a viable wetland system, occasional features may affect wetland hydrology	3.3
Maintaining a viable, high functioning wetland system	5

Indicator Descriptions

Severely altered with strong evidence of succession to transitional/upland or open water plant community

- Wetland hydrology severely modified
- Wetland plant species associated with the particular community type
- Substantial evidence that upland plant species are encroaching into the wetland because of increased hydroperiod
- Wetland plants dying-off because of increased hydroperiod
- Substantial soil subsidence of organic soil substrates

Inadequate to maintain a viable wetland system

- Hydroperiod not adequate to maintain the type of wetland system that is being assessed
- A major species or group of species from the transitional/upland plant species list wetland
- Substantial soil subsidence of organic soil substrates

Adequate to maintain a viable wetland system, occasional features may affect wetland hydrology

- Hydroperiod appears adequate, but conditions (soils, ditches, swales, berms, reduced discharge area, culverts, pumps, control elevations, or wellfields) are possibly influencing the hydroperiod of the wetland being assessed
- Plants appear healthy, but some signs of improper hydrology are present
- Little evidence of soil subsidence of organic soil substrates

Maintaining a viable, high functioning wetland system

- Hydroperiod and water control features (pumps, control elevations, or wellfields) that could negatively impact the wetland
- Wetland has natural hydroperiod
- No signs of soil subsidence of organic soil substrates

<i>Water Environment</i>	<i>Score</i>		<i>Thresholds</i>
Water Quality Treatment	4.7		a perfect water environment would have a maximum score of 10
Hydrologic Indicator	1.7		
Sum	6.4	<i>Water Environment Score</i>	

	<i>Enter Percentage of Wetland Vegetation</i>	<i>Score</i>
<i>Wetland Vegetation</i>	40	3

Wetland Vegetation

%	score
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>	25	5

Exotic Vegetation

90	Score
0	8
15	7
25	5
30	4
50	2
100	0

Vegetative Score	Percentages (from other tabs)	Score	Thresholds
Wetland Vegetation	40	3	a perfect wetland would have a maximum score of 10
Exotic Vegetation	25	5	
Total Percentage	65	4.0	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.

4.0 Average

<i>Wetland Criteria</i>	<i>Score</i>		<i>Thresholds</i>
Landscape	4.99		a perfect landscape would have a maximum score of 10
Water Environment	6.4		a perfect water environment would have a maximum score of 10
Vegetative Community	4		a perfect vegetative community would have a maximum score of 10
Assessment Score	0.513		a perfect wetland would have a score of 1.0



B.S.E. CONSULTANTS, INC.
Consulting ~ Engineering ~ Land Surveying

Scott M. Glaubitz, P.E., P.L.S.
President

Hassan Kamal, P.E.
Vice President

Memorandum:

DATE: 6-10-14

TO: Scott M. Glaubitz

FROM: Mary L. McAuliffe

Re: *BSE #11214.02*
Wetland Assessment for Watercrest at Viera using Brevard County's "Toolbox" Methodology

The site was severed from a natural basin by roads and residential/commercial development.

The wetlands, when permitted, were considered moderately functional; and, have since degraded to approaching low function, low quality. Decreased quality and decreasing functionality is evident in increased (especially along the edges) cover by exotics (primarily Brazilian pepper). Shallow swales occur across the site. A few melaleuca occur. I took a photo of a single massive triple-trunk melaleuca that had been cut down.

Vegetative Community

An assessment of % cover of wetland vegetation in each wetland that is appropriate for that type of wetland, not the physical % cover by each was made. % cover by fac/obligate species averaged 40%; with exotics averaging 20-30% physical cover in each.

643	2.41 ac	40% wetland 30% exotics
625	2.99 ac	40% wetland 30% exotics
631	4.85 ac	40% wetland 20% exotics

Watercrest of Viera Pine Flatwoods



B.S.E. # 11214.03



B.S.E. CONSULTANTS, INC.
CONSULTING, ENGINEERING, LAND SURVEYING
312 S. Harbor City Blvd, Suite 4, Melbourne, FL
(321) 725-3674

-PREPARED BY-



Photo Date: 8/5/14

Photo 1 of 8

**Watercrest of Viera
Melaleuca (exotic)**



B.S.E. # 11214.03



B.S.E. CONSULTANTS, INC.
CONSULTING, ENGINEERING, LAND SURVEYING
312 S. Harbor City Blvd, Suite 4, Melbourne, FL
(321) 725-3674



Photo Date: 8/5/14

Photo 2 of 8

Watercrest of Viera Brazilian Pepper Edge (west)



B.S.E. # 11214.03

 **B.S.E. CONSULTANTS, INC.** -PREPARED BY- 
CONSULTING, ENGINEERING, LAND SURVEYING
312 S. Harbor City Blvd, Suite 4, Melbourne, FL
(321) 725-3674

Photo Date: 8/5/14

Photo 3 of 8

Watercrest of Viera Brazilian Pepper Edge (west)



B.S.E. # 11214.03

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Photo Date: 8/5/14

Photo 4 of 8

Watercrest of Viera Representative Overall

Facing east from Murrell Road – pine canopy in background, herbaceous marshy area in foreground being taken over by less desirable species and exotics (willows, Brazilian Pepper, false willow) due to lack of adequate hydrology.



B.S.E. # 11214.03

-PREPARED BY-

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312 S. Harbor City Blvd, Suite 4, Melbourne, FL
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Photo Date: 8/5/14
Photo 5 of 8

Watercrest of Viera Marsh Showing Cover by Dog Fennel and Brazilian Pepper



B.S.E. # 11214.03



B.S.E. CONSULTANTS, INC.
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Photo Date: 8/5/14

Photo 6 of 8

Watercrest of Viera Marsh Showing Cover by Dog Fennel and Brazilian Pepper



B.S.E. # 11214.03



-PREPARED BY-
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312 S. Harbor City Blvd., Suite 4, Melbourne, FL
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Photo Date: 8/5/14

Photo 7 of 8

Watercrest of Viera
Corner at Murrell Road – shows pine canopy, Cabbage Palm edge, Brazilian Pepper – road and development to the south.



B.S.E. # 11214.03



B.S.E. CONSULTANTS, INC.
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312 S. Harbor City Blvd. Suite 4, Melbourne, FL.
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Photo Date: 8/5/14
Photo 8 of 8



St. Johns River Water Management District

Hans G. Tanzler III, Executive Director • John Jullianna, Palm Bay Service Center Director

525 Community College Parkway S.E. • Palm Bay, FL 32909 • (321) 984-4940
On the Internet at floridaswater.com.

June 3, 2014

B.S.E. Consultants and Engineers, Inc.
Attn: Scott Glaubitz, P.E., P.L.S.
312 South Harbor City Blvd., Suite 4
Melbourne, FL 32901

Re: Allegro at Viera
Environmental Resource Permit 4-009-92240-3
Item No. 1258397

Dear Mr. Glaubitz:

The above-referenced permit was extended by HB 503 and currently has an expiration date of October 10, 2015. The mitigation plan authorized by permit 4-009-92240-1 remains in effect. As detailed in the original Technical Staff Report for the sequence 1 permit, the wetlands on site were assessed as moderate quality and an appropriate mitigation plan approved to offset the wetland impacts.

At your request, I performed an inspection of the on-site wetlands to assess the current condition for local government purposes. The wetlands on site are being adversely affected by the surrounding development and are approaching low function, low quality on portions of the site. I would expect the trend to continue towards a lower quality/function system.

Please e-mail me or give me a call at (321) 676-6620 if you have any further questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "John Jullianna".

John Jullianna, Director
Palm Bay Service Center

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JACKSONVILLE
Chuck Drake
ORLANDO
Carla Yetter
FERNANDINA BEACH

Lewis, Sally A

From: Cicala, Kathy <kcicala@floridatoday.com>
Sent: Wednesday, October 08, 2014 8:38 AM
To: Mcgee, Darcie A; Brevard-Legals-FloridaToday
Cc: Lewis, Sally A; Winkler, Marie
Subject: RE: Legal Ad Request

I assume you wanted this publish Thursday, 10/9, not Friday 10/10, if this is not correct please notify me.

#341064
 \$88.13
 10/9 (Thursday)

AD#341064,10/09/2014 û

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<BF>PUBLIC NOTICE<NM> û

THE BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS WILL HOLD A PUBLIC HEARING ON TUESDAY, OCTOBER 21, 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 BSE CONSULTANTS, INC, ON BEHALF OF WATERCREST SENIOR LIVING GROUP, LLC TO ALLOW WETLAND IMPACTS IN ACCORDANCE WITH SEC. 62-3694(c)(3)b & (c)(4)a FOR THE CONSTRUCTION OF SHELLBROOKE MEMORY CARE (AN ASSISTED LIVING FACILITY) AT THE NORTHEAST CORNER OF MURRELL RD & CRANE CREEK BLVD, MELBOURNE (TAX ACCT. NO. 2601302), 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.

Kathy Cicala
LEGAL ADVERTISING SPECIALIST

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kcicala@floridatoday.com

Please visit us online at www.floridatoday.com

THIS EMAIL IS NOT A BILL.

From: Mcgee, Darcie A [<mailto:Darcie.Mcgee@brevardcounty.us>]
Sent: Tuesday, October 07, 2014 12:52 PM
To: Cicala, Kathy
Cc: Lewis, Sally A; Winkler, Marie
Subject: Legal Ad Request

Dear Kathy,

Attached please find a legal ad for publication on Thursday, October 10.

Thanks!
Darcie

Darcie McGee
Environmental Resources Management
Natural Resources Management Department
2725 Judge Fran Jamieson Way, Bldg. A, Room 219
Viera, FL 32940
Phone (321) 633-2016 , Fax (321) 633-2029
darcie.mcgee@brevardcounty.us
<http://www.brevardcounty.us/NaturalResources/Home>



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