



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Public Hearing

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H.1.

10/28/2025

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**Subject:**

Public Interest Determination: Wetland Impacts for Linde Mims Plant Expansion at Hammock Road, Tax Account Number 2103214 (District 1)

**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)c, Kimley-Horn and Associates, Inc. (Kimley-Horn) on behalf of Linde Engineering Americas (Linde), and on behalf of PRAXAIR Inc. (Praxair), requests that the Board of County Commissioners (Board) consider a Public Interest Determination (PID) for wetland impacts proposed for an industrial project on the referenced parcel.

**Summary Explanation and Background:**

Kimley-Horn, on behalf of Linde, and on behalf of Praxair, submitted a Wetland Toolbox analysis (attached) for wetland impacts proposed for an industrial project (25SP00032) located east of Hammock Road in Mims (Tax Account #2103214). The property contains one wetland that is approximately 5.97 acres. The project proposes to directly impact 1.07 acres of the on-site wetland, as depicted in Figure 1 of Kimley-Horn's report, to expand the existing air separation plant thereby increasing production capacity. According to the company website, Linde US produces industrial, specialty and process gases. A site plan (25SP00032) for the facility expansion is currently under development review. A Conditional Use Permit (CUP) for Heavy Industry was approved by the Board on July 17, 2025, under zoning action 25Z00017.

To achieve no-net-loss of functional wetlands within Brevard County as required by the Brevard County Comprehensive Plan (Conservation Element Objective 5), the applicant is proposing to purchase 1.056 Uniform Mitigation Assessment Method (UMAM) wetland mitigation credits at Farmton Mitigation Bank, located in Brevard/Volusia counties.

The Florida Department of Environmental Protection (FDEP) has approved the amount of mitigation credits required to offset the proposed 1.07-acre wetland impacts and approved the proposed mitigation bank. The project is currently under review with FDEP under Environmental Resource Permit (ERP) number 0368663-002 -El.

Chapter 62, Article X, Division 4, Section 62-3694(c)(3)(c) allows wetland impacts for industrial development activities on properties *designated for commercial or industrial land uses on the Future Land Use Map prior to*

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*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 currently designated as IND (Industrial) on the Future Land Use Map (FLUM), approved by the Board February 17, 2025, under application 24SS00016. Prior to 2025, the site had PI (Planned Industrial), which was originally established in May 1988.

Additionally, the subject site currently abuts land developed as Industrial as of December 31, 2010, as the Praxair site (formerly known as Union Carbide Industrial Gasses, Inc.) established Light Industrial (IU) zoning in April 1961 under Z-459. The plant was built in 1965 according to the Brevard Property Appraiser. Thus, the subject site meets the abutting criteria outlined in Section 62-3694(c)(3)(c) to allow wetland impacts for industrial development activities.

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. 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..."

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 subject wetland lies within the Landscape Level Polygon and is hydrologically connected to the Indian River.

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). Kimley-Horn assessed the subject wetland using the Wetlands Toolbox. The subject wetland scored 0.4, which does not result in a high-functioning wetland qualification.

In summary, the subject wetland is not considered a High Functioning wetland as defined by Brevard County. However, the subject wetland is considered a Landscape Level wetland. Thus, impacts are prohibited unless the proposed impacts are found to be in the public interest, or of overriding public benefit.

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

***The proposed project will result in an expansion to the existing Linde facility. This expansion will allow an increase in operation and product output. The expansion of this facility will result in an increase in essential products available to local Brevard County businesses and provide an increase in employment opportunities, benefiting the local economy. While marginal wetland impacts are proposed, the wetlands to be impacted are degraded and do not offer significant ecological value to the community. The benefits to the public from increased employment and positive contribution to the local economy far outweighs the ecological value this degraded wetland system provides.***

Should the Board approve the PID, the Applicant shall be required to comply with all other applicable land development regulations at the time of Brevard County permitting.

Board options:

Option 1: Approve PID as presented, including all mitigating site plan provisions.

Option 2: Deny PID.

Option 3: Provide other direction.

**Clerk to the Board Instructions:**

None.



**FLORIDA'S SPACE COAST**

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Kimberly.Powell@brevardclerk.us



October 29, 2025

**M E M O R A N D U M**

TO: Virginia Barker, Natural Resources Management Director

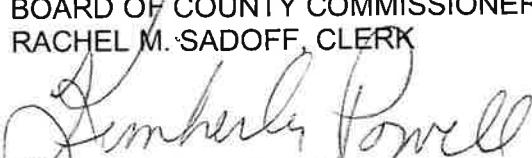
RE: Item H.1., Public Interest Determination (PID): Wetland Impacts for Linde Mims Plant Expansion at Hammock Road, Tax Account Number 2103214

The Board of County Commissioners, in regular session on October 28, 2025, in accordance with Chapter 62, Article X, Division 4, Section 62-3694(c)(3)c, approved the request by Kimley-Horn and Associates, Inc. (Kimley Horn) on behalf of Linde Engineering Americas (Linde), and on behalf of PRAXAIR Inc. (Praxair) to consider a PID for wetland impacts proposed for an industrial project, on Linde Mims plant expansion at Hammock Road, parcel 2103214.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK

  
Kimberly Powell, Clerk to the Board

/s]

# Kimley»Horn

## ***Wetland Assessment Memorandum***

To: Vanessa Arnal  
Brevard County Natural Resources Management Department  
2725 Judge Fran Jamieson Way, Building A  
Viera, FL 32940

From: Shelby Oenbrink, PWS  
Kimley-Horn and Associates, Inc.

Date: October 10, 2025

RE: Wetland Assessment Memorandum  
Linde Plant Expansion  
Brevard County, FL

Kimley-Horn and Associates, Inc. has completed a Brevard County Wetland Assessment for the above-referenced project, located east of Hammock Road, south of Jones Avenue, and west of the railroad tracks in Mims, Florida; identified by Brevard County Parcel Number 21-35-09-00-511. The project site includes one  $\pm$ 5.97-acre wetland, of which 1.07 acres is proposed to be directly impacted. Community interest, proposed wetland impacts, and assessment matrix calculations will be discussed further below.

### **Public Interest**

The proposed project will result in an expansion to the existing Linde facility. This expansion will allow an increase in operation and product output. The expansion of this facility will result in an increase in essential products available to local Brevard County businesses and provide an increase in employment opportunities, benefiting the local economy. While marginal wetland impacts are proposed, the wetlands to be impacted are degraded and do not offer significant ecological value to the community. The benefits to the public from increased employment and positive contribution to the local economy far outweighs the ecological value this degraded wetland system provides.

### **Proposed Wetland Impacts**

The project site contains a large wetland system located in the eastern portion of the project site. Impacts are proposed to the western section of the wetland, which consists of an exotic-dominated wetland, with vegetation comprised mainly of Brazilian pepper (*Schinus terebinthifolia*), Australian pines (*Casuarina equisetifolia*), and cabbage palms (*Sabal palmetto*). The portion of the wetland proposed for impact is illustrated within *Appendix A- Figure 1*. Wetland impact approval is under review with Florida Department of Environmental Protection (FDEP) under Environmental Resource Permit (ERP) Application Number 0368663-002-EI. Impacts to the on-site wetland will be offset through the

purchase of 1.056 freshwater forested credits from Farmton Mitigation Bank, which is located in Brevard County (see *Appendix C* for details on mitigation credit calculations and discussions).

### **Brevard Wetland Assessment Method Results**

The on-site wetland falls within the polygon of a Brevard County Landscape Level Wetland (see *Appendix A- Figure 2*). The Brevard County Wetland Assessment Method was calculated, resulting in an assessment score of **0.4**, which does not result in a high-functioning wetland qualification by Brevard County (see *Appendix A- Figure 3* and *Appendix B - Assessment Matrix Calculations*).

### **Conclusion**

The wetland within the project site is not considered to be a high-functioning wetland, but it is considered to be landscape level. The wetland will require mitigation from FDEP within Brevard County and mitigation credits will be purchased by Linde from Farmton Mitigation Bank. Additionally, impacts to these wetlands will be authorized through the permitting and provision of adequate compensatory mitigation. Due to the low ecological value of this wetland system and the economical benefits from the expansion of the Linde Plant, it is anticipated that the proposed project would be a significant benefit to public interest. Additionally, due to the proposed mitigation, there is not anticipated to be a net loss of wetlands within Brevard County from site development.

Please feel free to contact me at (772) 794-4037 or [shelby.oenbrink@kimley-horn.com](mailto:shelby.oenbrink@kimley-horn.com) with any questions or concerns.

Sincerely,



Shelby Oenbrink, PWS  
Kimley-Horn and Associates, Inc.

CC: Sophia Dowd, Linde, Inc.  
Armando Lugo, Linde, Inc.

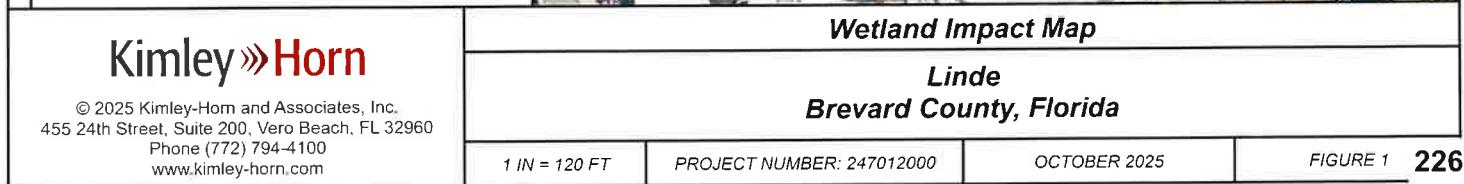
## **APPENDIX A**

### **FIGURES:**

**Figure 1- Wetland Impact Map**

**Figure 2- Landscape Level Wetland Polygon Map**

**Figure 3- Wetland Assessment Matrix Map**





**Kimley»Horn**

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**Brevard Landscape Level Wetland Polygon Map**

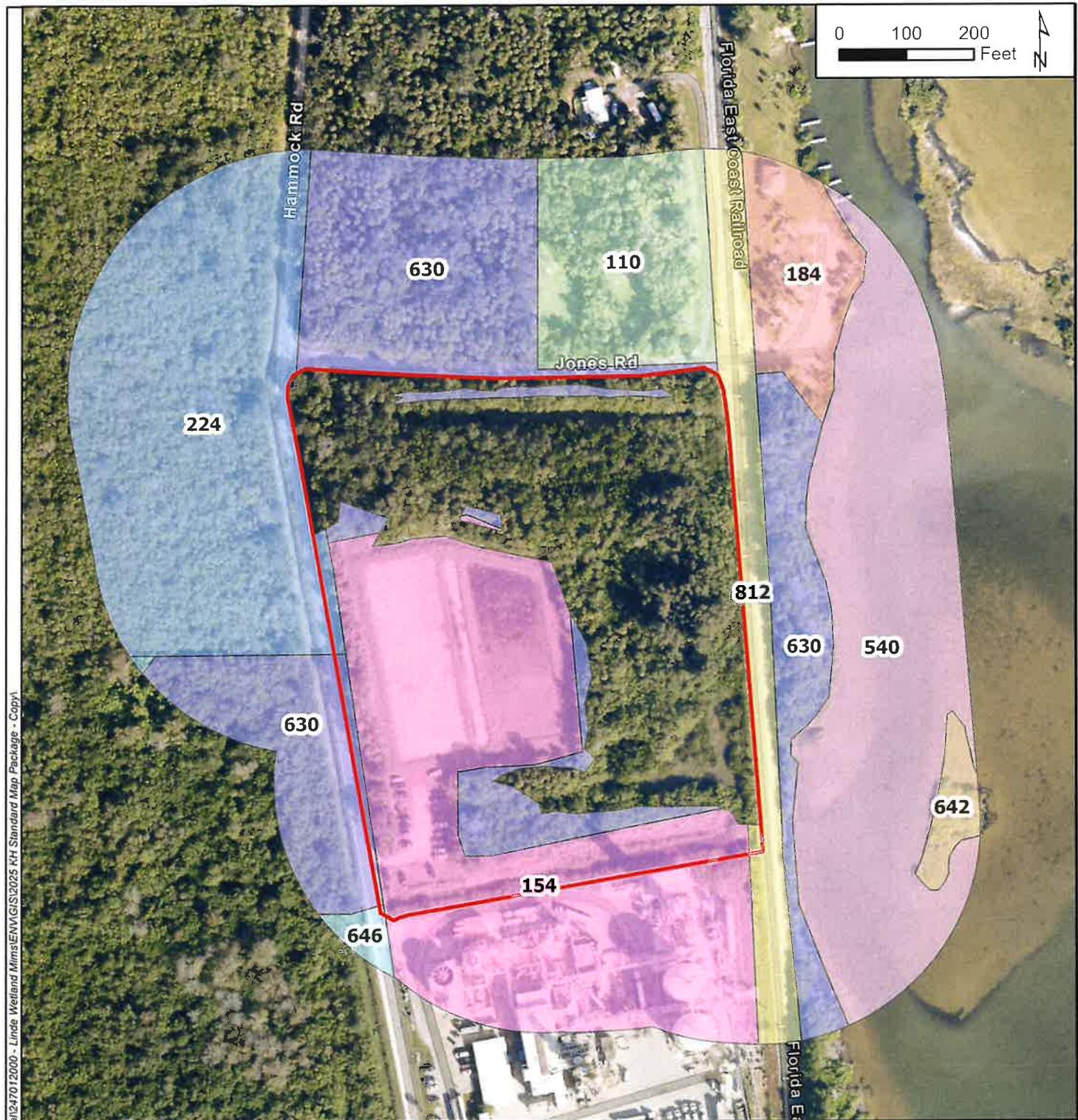
**Linde  
Brevard County, Florida**

1 IN = 200 FT

PROJECT NUMBER: 247012000

OCTOBER 2025

FIGURE 3 227



### Legend

Project Site ( $\pm 10.88$  ac.)

### Land Use Type

110: Low Density, <2 dwelling units/acre ( $\pm 1.87$  ac.)

154: Oil and Gas Processing ( $\pm 6.51$  ac.)

184: Marina's and Fish Camps ( $\pm 1.11$  ac.)

224: Abandoned Tree Crops ( $\pm 5.35$  ac.)

540: Bays and Estuaries ( $\pm 5.01$  ac.)

630: Wetland Forested Mixed ( $\pm 6.35$  ac.)

642: Saltwater Marshes ( $\pm 0.29$  ac.)

646: Mixed Scrub-shrub Wetland ( $\pm 0.15$  ac.)

812: Railroads ( $\pm 1.50$  ac.)

**Kimley»Horn**

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### Wetland Assessment Matrix Map

**Linde**  
**Brevard County, Florida**

1 IN = 200 FT

PROJECT NUMBER: 247012000

OCTOBER 2025

FIGURE 3 228

## **APPENDIX B**

### **ASSESSMENT MATRIX CALCULATIONS**

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		1.87	0.066	0.148
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		0.91	0.000	0.000
1500-Industrial	6.51	1.87	0.231	0.433
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	1.11	3.42	0.039	0.135
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	5.35	8.87	0.190	1.686
2500-Specialty Farms		3.33	0.000	0.000
3290-Other Shrubs and Brush		10	0.000	0.000
4110-Pine Flatwoods		10	0.000	0.000
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-Estuariane	5.01	10	0.178	1.780
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	6.35	10	0.226	2.257
6310-Wetland Shrub		10	0.000	0.000
6410-Freshwater Marshes		10	0.000	0.000
6420-Saltwater Marsh	0.29	10	0.010	0.103
6430-Wet Prairie		10	0.000	0.000
6440-Freshwater Marshes	0.15	10	0.005	0.053
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	1.5	2.43	0.053	0.130
8140-Roads		1.91	0.000	0.000
8300-Utilities		2.43	0.000	0.000
<b>TOTAL</b>		28.14	0.91	6.724

Water Quality Treatment				Hydrological Indicator			
Enter Percentage of surrounding landcover that contributes to the Water Quality Treatment	Category	Coefficient	Water Quality Treatment Score	Indicators			
				Coefficient	Enter Hydrologic Indicator Score	Enter Hydrologic Indicator Score	Enter Hydrologic Indicator Score
60	Natural	5	3	Severely altered with strong evidence of succession to transitional/upland or open water plant community	0		
	Only rainfall - no contributing basin	4.6	0	Inadequate to maintain a viable wetland system	1.7		
	Wet detention with swales	4.2	0	Adequate to maintain a viable wetland system, external features may affect wetland hydrology	3.3		
	Wet detention with dry detention	4.2	0	Maintaining a viable, high functioning wetland system	5		
	Combination grass swales with dry detention	3.3	0	Indicator Descriptions			
40	Grass swales only / vegetative buffer strip	1.7	0.68	Severely altered with strong evidence of succession to transition/upland	• Wetland hydrology severely modified		
	Dry Detention only	1.7	0		• Hydroperiod will not support wetland plant		
	No treatment	0	0		• Substantial evidence that upland plant species are establishing		
100	Correct		3.68		• Wetland plants dying-off because of increased soil subsidence		
					• Substantial soil subsidence of organic soil is		
				Inadequate to maintain a viable wetland system			
					• Hydroperiod not adequate to maintain the wetland system		
					• Appropriate vegetation stressed or dying from hydrological extremes		
					• Evidence of soil subsidence of organic soil is		
				Adequate to maintain a viable wetland system, external features may affect wetland hydrology			
					• Hydroperiod appears adequate, but conditions are not natural		
					• Plants appear healthy, but some signs of imbalance		
					• Little evidence of soil subsidence of organic soil is		
				Maintaining a viable, high functioning wetland system			
					• Plants appear healthy, no signs of stress from hydrological extremes		
					• Wetland has natural hydroperiod		
					• Not adjacent to features (canals, ditches, streams)		
					• No sign of soil subsidence of organic soil is		

<b>Water Environment</b>	<b>Score</b>	<b>Thresholds</b>
Water Quality Treatment	3.68	a perfect water environment would have a maximum score of 10
Hydrologic Indicator	1.7	
Sum	5.38	<b>Water Environment Score</b>

	<i>Enter Percentage of Wetland Vegetation</i>	<i>Score</i>
<i>Wetland Vegetation</i>	25	0

*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>	75	2

*Exotic Vegetation*

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

<i><b>Vegetative Score</b></i>	<i><b>Percentages (from other tabs)</b></i>	<i><b>Score</b></i>		<i><b>Thresholds</b></i>
Wetland Vegetation	25	0		a perfect wetland would have a maximum score of 10
Exotic Vegetation	75	2		
Total Percentage	100	0.0	<i><b>Vegetative Community Score</b></i>	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.

1.0      Average

<b>Wetland Criteria</b>	<b>Score</b>		<b>Thresholds</b>
Landscape	6.72		a perfect landscape would have a maximum score of 10
Water Environment	5.38		a perfect water environment would have a maximum score of 10
Vegetative Community	0		a perfect vegetative community would have a maximum score of 10
<b>Assessment Score</b>	<b>0.403</b>		a perfect wetland would have a score of 1.0

**APPENDIX C**

**UMAM FORMS**

**PART I – Qualitative Description**  
**(See Section 62-345.400, F.A.C.)**

Site/Project Name  Linde Mims Plant Expansion		Application Number  N/A	Assessment Area Name or Number  619/Brazilian Pepper Wetlands	
FLUCCs code  619	Further classification (optional)		Impact or Mitigation Site?  Impact	Assessment Area Size  1.07
Basin/Watershed Name/Number  Northern Coastal Basin	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)		
<p>Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands</p> <p>The wetlands in question are located due east of the Indian River. Continuous surface water connection was absence, but there is likely connection via groundwater and during major storm events</p>				
<p>Assessment area description</p> <p>The assessment area is adjacent to a industrial area to the south, a public boat ramp to the east, and unmaintained agricultural land to the west. The western property boundary is bordered by Hammock Road and the eastern boundary is bordered by the Florida East Coast Railway. The assessment area consists of dense vegetation including a majority of brazilian pepper (60%), along with cabbage palm, live oak, red cedar, and hackberry.</p>				
Significant nearby features  Industrial site to the south and the Indian River to the East		Uniqueness (considering the relative rarity in relation to the regional landscape.)  Not unique		
Functions  Does not provide significant breeding, nesting, or foraging habitat.		Mitigation for previous permit/other historic use  N/A		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found )  Minimal wildlife utilization is expected within the assessment area.		Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)  Minimal		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):  Wild boar ( <i>Sus scrofa</i> ), osprey ( <i>Pandion haliaetus</i> ), and tarpon ( <i>Megalops atlanticus</i> )				
Additional relevant factors:				
Assessment conducted by:  Shelby Oenbrink		Assessment date(s):  Mar-25		

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

Site/Project Name  Linde Mims Plant Expansion	Application Number  N/A	Assessment Area Name or Number  619/Brazilian Pepper Wetlands
Impact or Mitigation  Direct Impact	Assessment conducted by:  Shelby Oenbrink	Assessment date:  Mar-25

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	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

<p>.500(6)(a) Location and Landscape Support</p> <p>w/o pres or current      with</p> <table border="1"> <tr><td>8</td><td>0</td></tr> </table>	8	0	Current: The project site is bordered by roads or railways with exotic forested wetlands to the north and west. To the south is an industrial plant and there is a direct connection to the Indian river via a culvert in the southeastern corner of the project site.	
8	0			
<p>.500(6)(b) Water Environment (n/a for uplands)</p> <p>w/o pres or current      with</p> <table border="1"> <tr><td>5</td><td>0</td></tr> </table>	5	0	Current: The hydrology in this assessment area was historically altered. Much of the plant community composition consists of species tolerant of and associated with moderate water quality degradation or alterations in frequency, depth, and duration in inundation or saturation. The water environment has been altered by historic drainage modifications and does not provide optimal benefits for fish and wildlife.	
5	0			
<p>.500(6)(c)Community structure</p> <p>1. Vegetation and/or 2. Benthic Community</p> <p>w/o pres or current      with</p> <table border="1"> <tr><td>4</td><td>0</td></tr> </table>	4	0	Current: The level of function provided by the plant community and physical structure is limited within the assessment area. The majority of plant cover is comprised of invasive exotic or other invasive plant species. Adjacent development has resulted in removal or alteration of natural structure.	
4	0			

Score = sum of above scores/30 (if uplands, divide by 20)	If preservation as mitigation,  Preservation adjustment factor =	For impact assessment areas  FL = delta (0.566)x acres (1.07) = 0.61
current or w/o pres      with	Adjusted mitigation delta =	
0.566      0		
Delta = [with-current]	If mitigation  Time lag (t-factor) =	For mitigation assessment areas  RFG = delta/(t-factor x risk) =
0.566	Risk factor =	

**PART I – Qualitative Description**  
**(See Section 62-345.400, F.A.C.)**

Site/Project Name  Linde Mims Plant Expansion	Application Number  N/A	Assessment Area Name or Number  619/Brazilian Pepper Wetlands	
FLUCCs code  619	Further classification (optional)  +	Impact or Mitigation Site?  Secondary Impact	Assessment Area Size  2.69
Basin/Watershed Name/Number  Northern Coastal Basin	Affected Waterbody (Class)	Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)	
<p>Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands</p> <p>The wetlands in question are located due east of the Indian River. Continuous surface water connection was absent, but there is likely connection via groundwater and during major storm events</p>			
<p>Assessment area description</p> <p>The assessment area is adjacent to an industrial area to the south, a public boat ramp to the east, and unmaintained agricultural land to the west. The western property boundary is bordered by Hammock Road and the eastern boundary is bordered by the Florida East Coast Railway. The assessment area consists of dense vegetation including a majority of Brazilian pepper (60%), along with cabbage palm, live oak, red cedar, and hackberry.</p>			
Significant nearby features  Industrial site to the south and the Indian River to the East	Uniqueness (considering the relative rarity in relation to the regional landscape.)  Not unique		
Functions  Does not provide significant breeding, nesting, or foraging habitat.	Mitigation for previous permit/other historic use  N/A		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found )  Minimal wildlife utilization is expected within the assessment area.	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)  Minimal		
<p>Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):</p> <p>Wild boar (<i>Sus scrofa</i>), osprey (<i>Pandion haliaetus</i>), and tarpon (<i>Megalops atlanticus</i>)</p>			
<p>Additional relevant factors:</p>			
Assessment conducted by:  Shelby Oenbrink	Assessment date(s):  Mar-25		

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

Site/Project Name Linde Mims	Application Number N/A	Assessment Area Name or Number 619/Brazilian Pepper Wetlands
Impact or Mitigation Secondary Impact	Assessment conducted by: Shelby Oenbrink	Assessment date: Mar-25

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	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

<p>.500(6)(a) Location and Landscape Support</p> <p>w/o pres or current</p> <p>8</p>	<p>with</p> <p>7</p>		<p>Current: The project site is bordered by roads or railways with exotic forested wetlands to the north and west. To the south is an industrial plant and there is a direct connection to the Indian River via a culvert in the southeastern corner of the project site. <u>With:</u> The project site will include a industrial plant in much closer proximity to the wetland and reduce the area of wetlands protecting the Indian River.</p>
<p>.500(6)(b) Water Environment (n/a for uplands)</p> <p>w/o pres or current</p> <p>5</p>	<p>with</p> <p>4</p>		<p><u>Current:</u> The hydrology in this assessment area was historically altered. Much of the plant community composition consists of species tolerant of and associated with moderate water quality degradation or alterations in frequency, depth, and duration in inundation or saturation. The water environment has been altered by historic drainage modifications and does not provide optimal benefits for fish and wildlife. <u>With:</u> Impervious surfaces, updated grades, and storm water drainage changes may further change the hydrology in the area which has the potential to increase the nutrient loads in the watershed. This could lead to negative impacts to the aquatic environment nearby.</p>
<p>.500(6)(c) Community structure</p> <p>1. Vegetation and/or 2. Benthic Community</p> <p>w/o pres or current</p> <p>4</p>	<p>with</p> <p>3</p>		<p><u>Current:</u> The level of function provided by the plant community and physical structure is limited within the assessment area. The majority of plant cover is comprised of invasive exotic or other invasive plant species. Adjacent development has resulted in removal or alteration of natural structure or introduction of artificial features. <u>With:</u> development of the project area could lead to increased exotic vegetation recruitment which alters the suitability of the wetland as habitat for native species.</p>

Score = sum of above scores/30 (if uplands, divide by 20)	If preservation as mitigation, Preservation adjustment factor =	For impact assessment areas FL = delta (0.10)x acres (2.69) = 0.269
current or w/o pres 0.566	with 0.466	
Delta = [with-current] 0.1	If mitigation Time lag (t-factor) = Risk factor =	For mitigation assessment areas RFG = delta/(t-factor x risk) =

## Oenbrink, Shelby

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**From:** Perez, Imirio <Imirio.Perez@FloridaDEP.gov>  
**Sent:** Friday, September 19, 2025 10:49 AM  
**To:** Oenbrink, Shelby  
**Cc:** Seyfert, Jason  
**Subject:** RE: LINDE MIMS PLANT EXPANSION/0368663-002-EI - wetland credits discussion

**Categories:** External

Correct, you are approved the purchase of 1.056 freshwater forested credits from Farmton MB to offset the functional loss associated with the above project.

Thank you,



**Imirio Perez**  
Florida Department of Environmental Protection  
Central District  
Environmental Specialist III  
[Imirio.Perez@FloridaDEP.gov](mailto:Imirio.Perez@FloridaDEP.gov)  
Office: (407) 897-4322

**From:** Oenbrink, Shelby <Shelby.Oenbrink@kimley-horn.com>  
**Sent:** Friday, September 19, 2025 10:34 AM  
**To:** Perez, Imirio <Imirio.Perez@FloridaDEP.gov>  
**Cc:** Seyfert, Jason <Jason.Seyfert@FloridaDEP.gov>  
**Subject:** RE: LINDE MIMS PLANT EXPANSION/0368663-002-EI - wetland credits discussion

### EXTERNAL MESSAGE

This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Fantastic! Just to confirm, we are approved to obtain 1.056 freshwater forested credits from Farmton MB to offset the proposed wetland impacts associated with this project?

Shelby Moran Oenbrink  
Kimley-Horn | 445 24th Street, Suite 200, Vero Beach, FL 32960  
Direct: 772.794.4037 | Mobile: 561.427.3279

**From:** Perez, Imirio <[Imirio.Perez@FloridaDEP.gov](mailto:Imirio.Perez@FloridaDEP.gov)>  
**Sent:** Friday, September 19, 2025 10:25 AM  
**To:** Oenbrink, Shelby <[Shelby.Oenbrink@kimley-horn.com](mailto:Shelby.Oenbrink@kimley-horn.com)>  
**Cc:** Seyfert, Jason <[Jason.Seyfert@FloridaDEP.gov](mailto:Jason.Seyfert@FloridaDEP.gov)>  
**Subject:** RE: LINDE MIMS PLANT EXPANSION/0368663-002-EI - wetland credits discussion

Good morning Shelby,

We received the credit availability form back from the Farmton Mitigation Bank. Please see the attached Credit Sufficiency Determination and Calculation Form, which outlines the amount of credits that would need to be purchased. Please note that this determination is valid for six months.

Please let me know if you have any questions or concerns.

Thank you,



**Imirio Perez**  
Florida Department of Environmental Protection  
Central District  
Environmental Specialist III  
[Imirio.Perez@FloridaDEP.gov](mailto:Imirio.Perez@FloridaDEP.gov)  
Office: (407) 897-4322

**From:** Perez, Imirio  
**Sent:** Thursday, September 11, 2025 11:18 AM  
**To:** 'Oenbrink, Shelby' <[Shelby.Oenbrink@kimley-horn.com](mailto:Shelby.Oenbrink@kimley-horn.com)>  
**Cc:** Seyfert, Jason <[Jason.Seyfert@FloridaDEP.gov](mailto:Jason.Seyfert@FloridaDEP.gov)>  
**Subject:** RE: LINDE MIMS PLANT EXPANSION/0368663-002-EI - wetland credits discussion

Hi Shelby,

I wanted to send you an update. We received responses from the in-basin mitigation banks verifying the credit availability. In-kind credits from a bank adjacent to the impacted regional watershed results in a multiplier of 1.20. In this case 1.056 units would be required.

I have now sent the credit availability form to Farmton North, South, and West as proposed. I will let you know as soon as I receive a response.

Please let me know if you have any questions!



**Imirio Perez**  
Florida Department of Environmental Protection  
Central District  
Environmental Specialist III  
[Imirio.Perez@FloridaDEP.gov](mailto:Imirio.Perez@FloridaDEP.gov)  
Office: (407) 897-4322



## Board Meeting Date

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Item Number: H.1.

Motion By: KD

Second By: TA

Nay By: \_\_\_\_\_

Commissioner	DISTRICT	AYE	NAY
Commissioner Delaney	1	✓	
Vice Chair Goodson	2	✓	
Commissioner Adkinson	3	✓	
Commissioner Altman	5	✓	
Chairman Feltner	4	✓	