



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

G.2.

8/8/2023

Subject:

Public Interest Determination: Wetland Impacts for Florida Power and Light (FPL) Service Center, Port St. John Parkway & Grissom Road (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)b, Kimley-Horn and Associates, Inc. (Kimley-Horn), on behalf of FPL, requests that the Board of County Commissioners (Board) grant a Public Interest Determination (PID) for wetland impacts proposed for the construction of a Service Center on the referenced parcels.

Summary Explanation and Background:

Kimley-Horn, on behalf of FPL, submitted a Wetland Toolbox analysis (attached) for wetland impacts proposed for a commercial project at the northwestern intersection of Port St. John Parkway and Grissom Parkway (Tax Account Numbers 2312189, 2312191, 2312201, 2312203, 2312205, 2312213, 2312214, 2312233, 2312234, and 2312249). The properties contain three wetlands that encompass approximately 0.237 acres in total. The applicant proposes to impact all three wetlands to develop a Service Center, consisting of a two-story office building, a one-story warehouse building, a two-bay vehicle maintenance garage, and single bay truck wash, a 3,000-gallon above-ground fuel system, a truck stock building (maintenance supply), enclosure for generator and mechanical equipment, and associated parking, stormwater, and landscaping. The applicant is proposing to combine all ten parcels.

The applicant intends to impact all of two small isolated wetlands: Wetland A (0.018 acres), on the southwestern portion of the property, just north of Port St. John Parkway; and Wetland C (0.056 acres), near the northwestern corner of the property. The proposed wetland impacts to Wetland B include 0.163 acre of the easternmost part of the wetland that extends off-site to the west-northwest. 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 Port St. John Parkway 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 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 wetlands using the Wetlands Toolbox. Wetland A scored 0.840, Wetland B scored 0.803, and Wetland C scored 0.947. All three 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.

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 acres. All three wetlands lie within a Landscape Level Polygon. However, hydrological connection to the St. Johns River or the Indian River Lagoon was not determined. The U.S. Army Corps of Engineers is currently not performing these determinations due to changes in federal regulations (email attached). Because the wetlands are defined as High Functioning, a PID is already required. Thus, the hydrological connectivity determination is moot for this project.

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 Board consideration:

This facility will support FPL in its day-to-day operations, which entails housing engineers, line crews, and other personnel charged with maintaining and expanding the electrical facilities in the area. The creation of this service will result in an increase in electrical grid reliability for the growing Port St. John's community as well as offer faster electrical repairs and maintenance when needed, such as during significant storm events.

It is therefore requested that the Board consider the applicant's request for a PID for wetland impacts for an FPL Service Center commercial project at the northwest intersection of Port St. John Parkway and Grissom

Parkway. This action only addresses the wetland components of the development and does not convey any approvals, entitlements or assurances regarding any other regulatory concerns including but not limited to; zoning, site plan approval, building permits or vacating.

Clerk to the Board Instructions:

None



August 9, 2023

M E M O R A N D U M

TO: Virginia Barker, Natural Resources Management Director

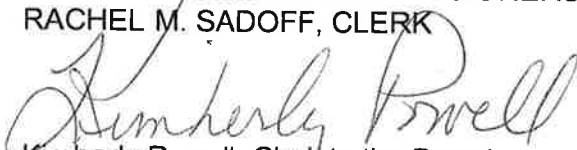
RE: Item G.2., Public Interest Determination for Wetland Impacts for Florida Power and Light (FPL) Service Center, Port St. John Parkway and Grissom Road

The Board of County Commissioners, in regular session on August 8, 2023, in accordance with Chapter 62, Article X, Division 4, Section 62-3694(c)(3)b, granted a Public Interest Determination (PID) for wetland impacts proposed for the construction of a Service Center on the referenced parcels located at the intersection of Port St. John Parkway and Grissom Road, as requested by Kimley Horn and Associates, Inc., on behalf of FPL. Enclosed is the Agenda Report.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK


Kimberly Powell, Clerk to the Board

Encl. (1)

cc: County Attorney
Finance
Budget



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
Kimley-Horn & Associates, Inc.

Date: June 16, 2023

RE: Wetland Assessment Memorandum
FPL PSJ Service Center
Brevard County, FL

Kimley-Horn and Associates, Inc. has completed a Brevard County Wetland Assessment Method on the above-referenced project. The project is seeking to impact three wetlands which total 0.237 acres. Community interest, proposed wetland impacts, and assessment matrix calculations will be discussed further below. Additionally, Wetland Assessment Matrix Maps are attached in ***Appendix A***.

Public Interest

The proposed project will result in the development of the Port St. John Service Center, which will be owned and operated by Florida Power & Light Company (FPL). This facility will support FPL in its day-to-day operations; which entails housing engineers, line crews, and other personnel charged with maintaining and expanding the electrical facilities in the area. The creation of this service center will result in an increase in electrical grid reliability for the growing Port St. Johns community as well as offer faster electrical repairs and maintenance when needed, such as during significant storm events. As such, the creation of the facility is within public interest.

Proposed Wetland Impacts

The currently undeveloped project site contains three wetlands which total 0.237 acres. Out of the three wetlands proposed to be impacted, two wetlands (A and C) are isolated. Wetland B directly connects off-site to an isolated wetland system totaling approximately 1.8 acres in size. Wetland A (0.018 acres) and Wetland B (0.163 acres) are situated within the southwestern portion of the project site, just north of Port St. Johns Parkway. Wetland C (0.056 acres) is located north of Wetlands A and B near the northwestern corner of the project site. These wetlands consist of hydric pine communities with a sparse canopy and subcanopy of pond pine (*Pinus serotina*), slash pine (*Pinus elliottii*), dahoon holly (*Gordonia lasianthus*), wax myrtle (*Myrica cerifera*), cabbage palm (*Sabal palmetto*), and Brazilian pepper (*Schinus terebinthifolia*) and a groundcover of saw palmetto (*Serenoa repens*), cinnamon fern

(*Osmundastrum cinnamomeum*), marsh pennywort (*Hydrocotyle vulgaris*), smartweed (*Hydrocotyle bonariensis*), red root (*Lachnanthes caroliniana*), and sphagnum moss (*Sphagnum spp*). Future site development will require all three wetlands to be impacted. The impacted wetlands, while small, are calculated to be high-functioning wetland environments (see *Appendix B - Assessment Matrix Calculations*). All necessary permits will be obtained from the St. Johns River Water Management District (SJRWMD). As Wetlands A and C are small and isolated, compensatory mitigation will not be required from SJRWMD. Though Wetlands A and B are not required to be mitigated by SJRWMD, mitigation will be purchased to satisfy additional mitigation requirements for Brevard County. Additionally, SJRWMD is requiring mitigation for Wetland B as it directly connects to a larger off-site isolated wetland system. The applicant will be purchasing credits from Farnton Mitigation Bank.

Brevard Wetland Assessment Method Results

The project site is located adjacent to Port St. Johns Parkway, which is listed by Brevard County as a Mitigation Qualified Roadway (MQR). Additionally, all three wetlands fall within the areas of Brevard County Landscape Level Wetlands. The Brevard County Wetland Assessment Method calculated an assessment score of **0.840** for Wetland A, **0.803** for Wetland B, and **0.947** for Wetland C. As a result, all wetlands on-site are high-functioning wetlands as defined by Brevard County.

In conclusion, all three wetlands within the project site are calculated to be high-functioning wetlands, which are located within a property that runs along an MQR. Wetlands A and C will not be required by SJRWMD to be mitigated, while Wetland B will require mitigation from SJRWMD. All wetlands on-site will require mitigation through Brevard County, and mitigation credits will be purchased by the applicant through Farnton Mitigation Bank. Impacts on the three on-site wetlands are justified because of the public interests that will result from site development. Additionally, impacts to these wetlands will be authorized through the permitting and provision of adequate compensatory mitigation.

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

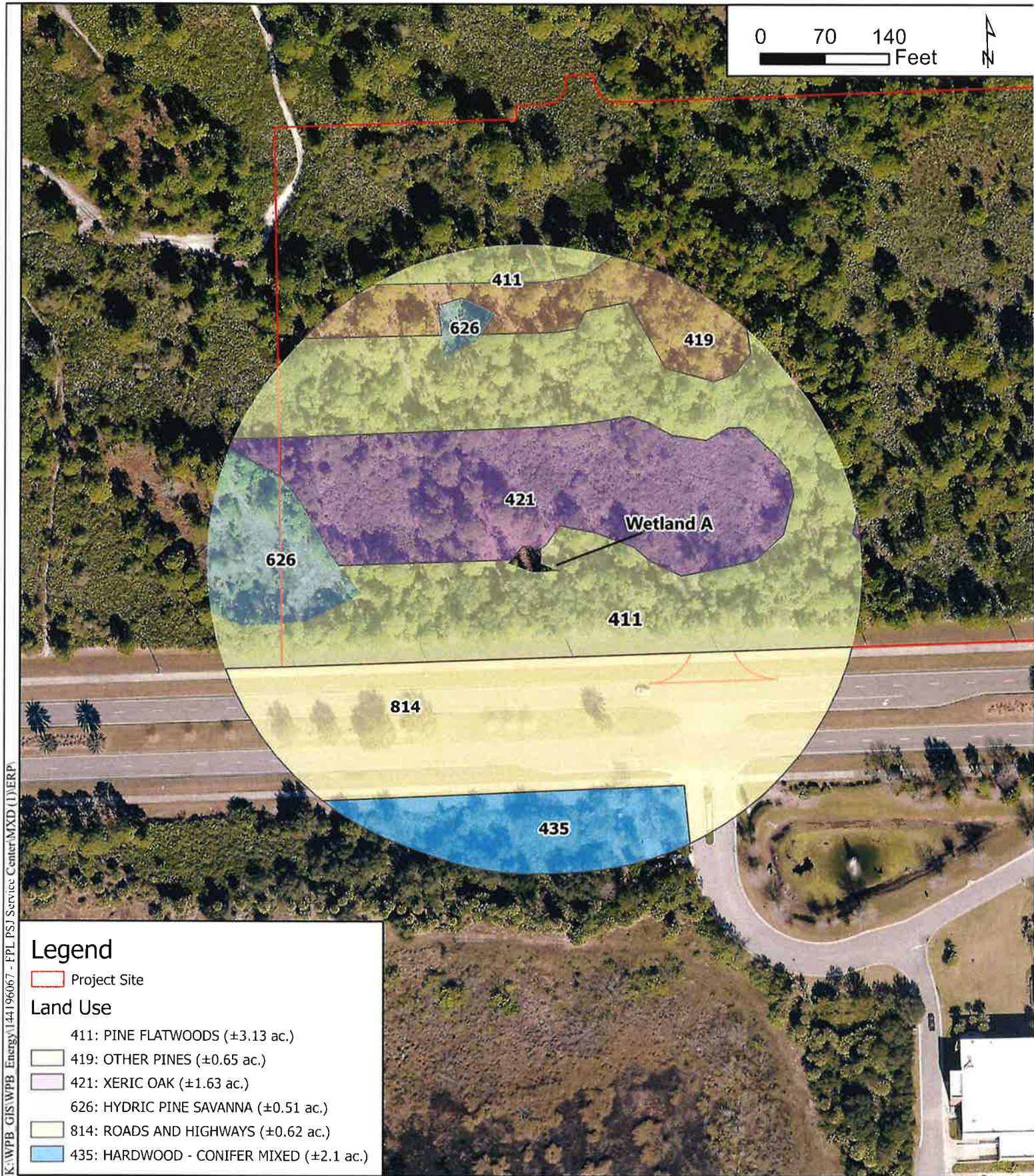
Sincerely,

KIMLEY-HORN & ASSOCIATES, INC.



Shelby Oenbrink

APPENDIX A
FIGURE 1A – 1C
WETLAND ASSESSMENT MATRIX MAP



Wetland A - Assessment Matrix Map

Kimley»Horn

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West Palm Beach, FL 33411
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www.kimley-horn.com

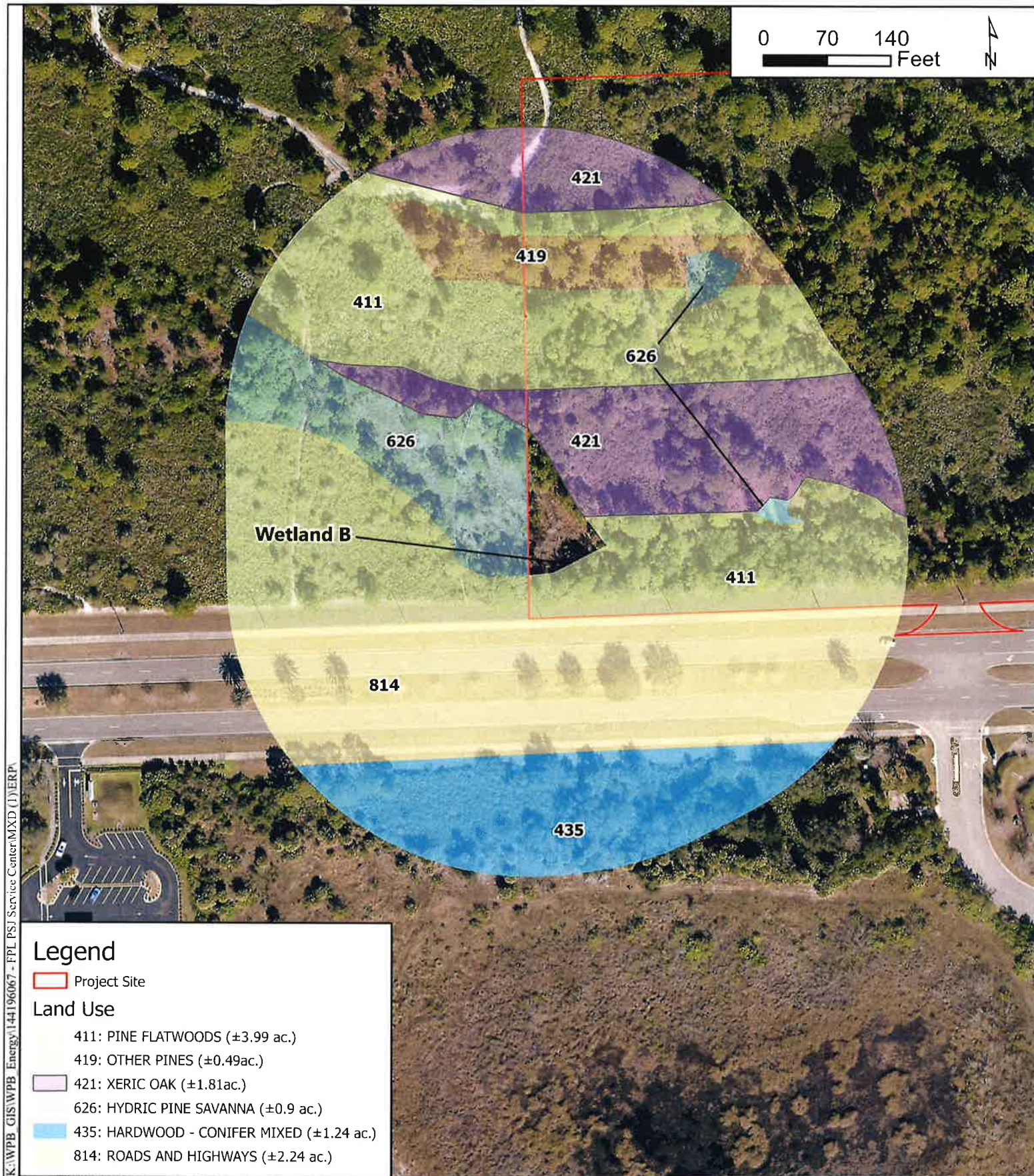
**FPL PSJ Service Center
Brevard County, Florida**

1 inch = 140 feet

PROJECT NUMBER: 140796067

JUNE 2023

FIGURE 212



Wetland B Assessment Matrix Map

Kimley»Horn

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**FPL PSJ Service Center
 Brevard County, Florida**

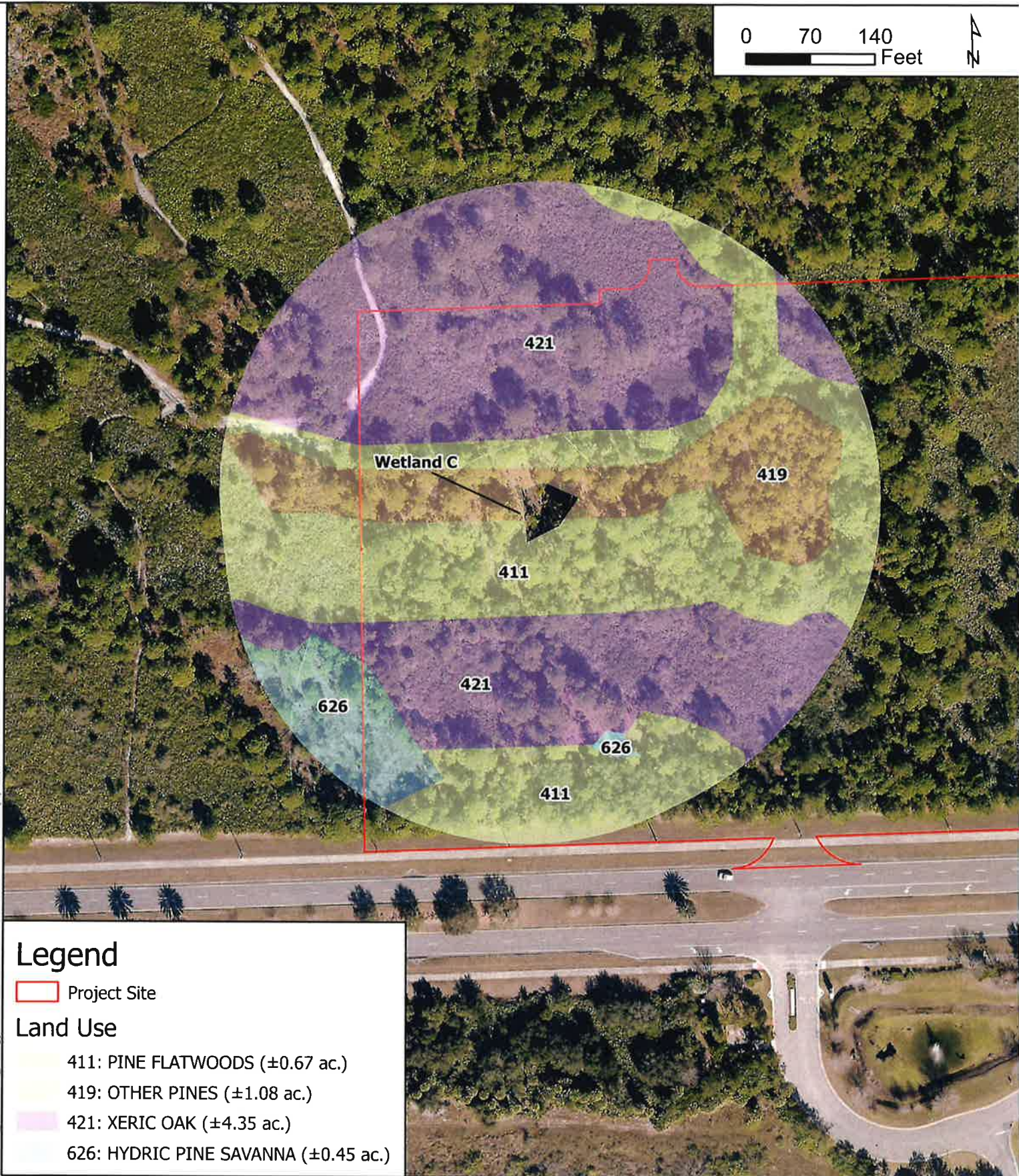
1 inch = 140 feet

PROJECT NUMBER: 140796067

JUNE 2023

FIGURE 213

K:\WPB GIS\WPB Energy\144196067 - FPL PSJ Service Center\MXD (1)\ERP\



Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Wetland C Assessment Matrix Map

Kimley»Horn

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www.kimley-horn.com

**FPL PSJ Service Center
Brevard County, Florida**

1 inch = 140 feet

PROJECT NUMBER: 140796067

JUNE 2023

FIGURE 214

APPENDIX B
ASSESSMENT MATRIX CALCULATIONS

WETLAND A ASSESSMENT MATRIX CALCULATION

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		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		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		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		10	0.000	0.000
4110-Pine Flatwoods	3.13	10	0.362	3.623
4120-Longleaf Pine - Xeric Oak	1.63	10	0.189	1.887
4200-Upland Hardwood Forest	0.65	10	0.075	0.752
4280-Cabbage Palm		10	0.000	0.000
4320-Sand Live Oak		10	0.000	0.000
4340-Hardwood - Coniferous Mixed	2.1	10	0.243	2.431
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	0.51	10	0.059	0.590
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		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	0.62	1.91	0.072	0.137
8300-Utilities		2.43	0.000	0.000
TOTAL	8.64	0.91	1.000	9.419

Water Quality Treatment

Enter Percentage of surrounding landcover that contributes to the Water Quality Treatment	Category	Coefficient	Water Quality Treatment Score
70	Natural	5	3.5
	Only rainfall - no contributing basin	4.6	0
	Wet detention with swales	4.2	0
	Wet detention with dry detention	4.2	0
30	Combination grass swales with dry detention	3.3	0.99
	Grass swales only / vegetative buffer strip	1.7	0
	Dry Detention only	1.7	0
	No treatment	0	0
100	Correct		4.49

Enter Hydrologic Indicator Score
3.3

Water Environment	Score		Thresholds
Water Quality Treatment	4.49		a perfect water environment would have a maximum score of 10
Hydrologic Indicator	3.3		
Sum	7.79	Water Environment Score	

	Enter Percentage of Wetland Vegetation	Score
Wetland Vegetation	70	9

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

	Enter Percentage of Exotic Vegetation	Score
Exotic Vegetation	15	7

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	70	9		a perfect wetland would have a maximum score of 10
Exotic Vegetation	15	7		
Total Percentage	85	8.0	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.

8.0 Average

<i>Wetland Criteria</i>	<i>Score</i>		<i>Thresholds</i>
Landscape	9.42		a perfect landscape would have a maximum score of 10
Water Environment	7.79		a perfect water environment would have a maximum score of 10
Vegetative Community	8		a perfect vegetative community would have a maximum score of 10
Assessment Score	0.840		a perfect wetland would have a score of 1.0

WETLAND B ASSESSMENT MATRIX CALCULATION

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		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		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		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		10	0.000	0.000
4110-Pine Flatwoods	3.99	10	0.374	3.739
4120-Longleaf Pine - Xeric Oak	1.81	10	0.170	1.696
4200-Upland Hardwood Forest	0.49	10	0.046	0.459
4280-Cabbage Palm		10	0.000	0.000
4320-Sand Live Oak		10	0.000	0.000
4340-Hardwood - Coniferous Mixed	1.24	10	0.116	1.162
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	0.9	10	0.084	0.843
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		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	2.24	1.91	0.210	0.401
8300-Utilities		2.43	0.000	0.000
TOTAL	10.67	0.91	1.000	8.302

Water Quality Treatment

Enter Percentage of surrounding landcover that contributes to the Water Quality Treatment	Category	Coefficient	Water Quality Treatment Score
70	Natural	5	3.5
	Only rainfall - no contributing basin	4.6	0
	Wet detention with swales	4.2	0
	Wet detention with dry detention	4.2	0
30	Combination grass swales with dry detention	3.3	0.99
	Grass swales only / vegetative buffer strip	1.7	0
	Dry Detention only	1.7	0
	No treatment	0	0
100	Correct		4.49

Enter Hydrologic Indicator Score
3.3

Water Environment	Score		Thresholds
Water Quality Treatment	4.49		a perfect water environment would have a maximum score of 10
Hydrologic Indicator	3.3		
Sum	7.79	Water Environment Score	

	Enter Percentage of Wetland Vegetation	Score
Wetland Vegetation	70	9

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

	Enter Percentage of Exotic Vegetation	Score
Exotic Vegetation	20	7

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	70	9		a perfect wetland would have a maximum score of 10
Exotic Vegetation	20	7		
Total Percentage	90	8.0	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.

8.0 Average

<i>Wetland Criteria</i>	<i>Score</i>		<i>Thresholds</i>
Landscape	8.30		a perfect landscape would have a maximum score of 10
Water Environment	7.79		a perfect water environment would have a maximum score of 10
Vegetative Community	8		a perfect vegetative community would have a maximum score of 10
Assessment Score	0.803		a perfect wetland would have a score of 1.0

WETLAND C ASSESSMENT MATRIX CALCULATION

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		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		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		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		10	0.000	0.000
4110-Pine Flatwoods	0.67	10	0.102	1.023
4120-Longleaf Pine - Xeric Oak	4.35	10	0.664	6.641
4200-Upland Hardwood Forest	1.08	10	0.165	1.649
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	0.45	10	0.069	0.687
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		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		1.91	0.000	0.000
8300-Utilities		2.43	0.000	0.000
TOTAL	6.55	0.91	1.000	10.000

Water Quality Treatment

Enter Percentage of surrounding landcover that contributes to the Water Quality Treatment	Category	Coefficient	Water Quality Treatment Score
95	Natural	5	4.75
	Only rainfall - no contributing basin	4.6	0
	Wet detention with swales	4.2	0
	Wet detention with dry detention	4.2	0
5	Combination grass swales with dry detention	3.3	0.165
	Grass swales only / vegetative buffer strip	1.7	0
	Dry Detention only	1.7	0
	No treatment	0	0
100	Correct		4.915

Enter Hydrologic Indicator Score
5

Water Environment	Score		Thresholds
Water Quality Treatment	4.915		a perfect water environment would have a maximum score of 10
Hydrologic Indicator	5		
Sum	9.915	Water Environment Score	

	<i>Enter Percentage of Wetland Vegetation</i>	<i>Score</i>
Wetland Vegetation	70	9

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>
Exotic Vegetation	10	8

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	70	9		a perfect wetland would have a maximum score of 10
Exotic Vegetation	10	8		
Total Percentage	80	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	10.00		a perfect landscape would have a maximum score of 10
Water Environment	9.915		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	0.947		a perfect wetland would have a score of 1.0

From: [Arnal, Vanessa](#)
To: [Oenbrink, Shelby \(Moran\)](#)
Cc: [Walker, Brady](#)
Subject: RE: Request for confirmation on wetland isolation from the Indian River Lagoon and St Johns River
Date: Tuesday, June 27, 2023 9:05:00 AM

Hi Shelby,

Thank you. I will work with this. I will let you know once the item is in the agenda.
Thank you again,

Vanessa Arnal
Environmental Specialist
Brevard County Board of Commissioners

Natural Resources Management Department
2725 Judge Fran Jamieson Way
Building A, Room 219
Viera, FL 32940
Tel. (321) 633-2016

If you need any documents in this email in an alternate format for accessibility purposes (e.g. Braille, large print, audio, etc.) or in Section 508 compliant format please reply with your request. Note: this may take additional time.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. Pursuant to BCC-32 policy approved and dated August 14, 2018.

From: Oenbrink, Shelby (Moran) <Shelby.Oenbrink@kimley-horn.com>
Sent: Tuesday, June 27, 2023 8:28 AM
To: Arnal, Vanessa <vanessa.arnal@brevardfl.gov>
Cc: Walker, Brady <Brady.Walker@kimley-horn.com>
Subject: FW: Request for confirmation on wetland isolation from the Indian River Lagoon and St Johns River

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Vanessa,

I have received a formal reply from the USACE, please see below. They are not issuing any determinations as it relates to connectivity at this time due to the recent Supreme Court ruling on WOTUS.

Shelby Moran Oenbrink

Kimley-Horn | 445 24th Street, Suite 200, Vero Beach, FL 32960

Direct: 772.794.4037 | Mobile: 561.427.3279

From: CORPSJAXREG-NC <CORPSJAXREG-NC@usace.army.mil>

Sent: Monday, June 26, 2023 5:20 PM

To: Oenbrink, Shelby (Moran) <Shelby.Oenbrink@kimley-horn.com>; CORPSJAXREG-NC <CORPSJAXREG-NC@usace.army.mil>

Subject: RE: Request for confirmation on wetland isolation from the Indian River Lagoon and St Johns River

Due to the recent Supreme Court decision on Waters of the US (WOTUS) through the Sackett decision, the Corps is on hold at this time, from making any determinations of wetland jurisdiction until new guidance is produced from EPA and USACE HQ. To make an "isolation" call, the Corps would have to use an Approved Jurisdictional Determination (AJD) which as I just stated is on hold. I apologize for the inconvenience, and we hope to have new guidance in the near future, but at this time there has been no timeline set by the respective HQ's. Thanks
JCP

John Palmer, Chief
Cocoa Regulatory Office
U.S. Army Corps of Engineers
400 High Point Drive, Suite 600
Cocoa, FL 32926
321-504-3771 extension 12
321-504-3803 (fax)
john.palmer@usace.army.mil

Leadership

"Never tell people how to do things. Tell them what to do and they will surprise you with their ingenuity." – Gen. George S. Patton

"A leader is best when people barely know he exists, when his work is done, his aim fulfilled, they will say: we did it ourselves." – Lao Tzu

"Leadership is solving problems. The day people stop bringing you their problems is the day you have stopped leading them. They have either lost confidence that you can help or concluded you do not care. Either case is a failure of leadership." – Gen. Colin Powell

From: Oenbrink, Shelby (Moran) <Shelby.Oenbrink@kimley-horn.com>

Sent: Thursday, June 22, 2023 10:37 AM

To: CORPSJAXREG-NC <CORPSJAXREG-NC@usace.army.mil>

Subject: [URL Verdict: Neutral][Non-DoD Source] Request for confirmation on wetland isolation from the Indian River Lagoon and St Johns River

From: Oenbrink, Shelby (Moran) <Shelby.Oenbrink@kimley-horn.com>

Sent: Thursday, June 22, 2023 10:28 AM

To: corpsjaxreg-nc@usace.army.mil <corpsjaxreg-nc@usace.army.mil>

Subject: Request for confirmation on wetland isolation from the Indian River Lagoon and St Johns River

Brevard County is requiring that we provide confirmation to them that our project site wetlands are not hydrologically connected to the Indian River Lagoon or the St Johns River. The project site includes 3 small wetlands, two of which are isolated within the project site and one extends off-site, but is less than 2 acres in size and appears to be surrounded on all sides by uplands.

I have attached two figures of the project site as well as aerials of the site below, would you be able to review this data and either provide me confirmation that there is no hydrological connection to the Indian River Lagoon or St Johns River, or let me know what I need to do to receive that confirmation?

Thank you!

Shelby Moran Oenbrink

Kimley-Horn | 445 24th Street, Suite 200, Vero Beach, FL 32960

Direct: 772.794.4037 | Mobile: 561.427.3279



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