



Natural Resources Management Department
2725 Judge Fran Jamieson Way
Building A, Room 219
Viera, Florida 32940

BOARD OF COUNTY COMMISSIONERS

July 24, 2020

Mr. Victor Hooper
11650 Dragon Point Dr.
Merritt Island, FL 32952

**RE: 11650 Dragon Point Drive, Merritt Island
27-37-11-00-00-514, Tax Account No. 2712677**

Dear Mr. Hooper:

This letter serves to provide Brevard County Natural Resource Management Department (NRM) comments regarding parcel located at 11650 Dragon Point Drive in Merritt Island, Brevard County with a tax ID of 2712677. You requested a letter of consistency related to NRM regulations. Comments are based on survey provided, plot plan provided, property appraiser information, historical aerials, and current GIS layers. Any specific impacts to the referenced parcel discussed herein are based on the best available data at this time.

The plot plan proposes a new pool. This new pool is within the Brevard County Surface Water Protection (SWP) buffer Class II that has a 50 foot buffer. The Brevard County (NRM) Environmental Regulations Affecting Subject Site are as follows:

Brevard County Code Section 62-3668(3) Alteration or construction of accessory structures is allowable within the surface water protection buffer provided that:

- a. *Stormwater management is provided in accordance with Section 62-3666(3); and*
- b. *Impervious areas do not exceed 30 percent of the required buffer area, except for properties on existing residential canals; and*
- c. *The alteration occurs in accordance with all other applicable federal, state, and local regulations.*

Brevard County Code Section 62-3666(3) Any alteration as allowed under this Division, including redevelopment, within the surface water protection buffer shall require stormwater management so as not to degrade the receiving water body water quality. Properties shall, through the use of swales, berms, perforated pipe, native vegetation, or other appropriate methods; convey and detain stormwater runoff prior to discharge to the surface water.

Brevard County Code Section 62-3666(17) For structures and impervious areas that existed prior to September 8, 1988, and exceed the allowable impervious impact criteria established herein, remodeling and other types of development which do not increase the amount of impervious surfaces within or threaten the integrity of the surface water protection buffer will be allowed. Proposed redevelopment may occur in the existing vertical envelope or may be relocated within the surface water protection buffer to achieve a net impact reduction. At a minimum, staff will assess the following mitigating factors:

- a. The applicant shall not increase the amount of impervious surfaces within the surface water protection buffer, regardless of location within the buffer.
- b. New impervious areas shall be located parallel with, or landward of, the waterward-most pre-existing impervious areas.
- c. Stormwater management in accordance with subsection 62-3666(3).

A review of the 1986 historical aerial show the impervious of the survey within the current Surface Water Protection (SWP) buffer. The submitted plot plan shows the SWP buffer has a total of 5,008 square feet. The current impervious area has a total of 3,210 square feet and is 64.1% of the SWP buffer. The proposed project demonstrates that the new pool will be installed parallel to current impervious surfaces and the current paved area in back yard will be removed. This removal of 463 square feet of concrete will produce 2,747 square feet of impervious total once the project is complete. This will reduce the impervious in the SWP buffer to 54.8%. The project does Not show the retention area within this new pervious area. The storm water required has not been addressed under this proposal and will have to provided at the time of the building permit. This proposed project can be approved under Natural Resources provided there is compliance with all the Brevard County Code sections provided above.

This letter does not constitute final county approval on proposed development. The applicant shall be required to comply with all applicable land development regulations at the time of Brevard County permitting. In addition, the applicant is responsible for obtaining all necessary federal, state and local approvals or permits. Please contact me at (321)633-2016 if you should have any further questions.

Sincerely,



Lee Ann McCullough-Wham
Program Manager Environmental Resource Management

Attached: Plot Plan