ATLANTIC ENVIRONMENTAL
ENVIRONMENTAL PERMITTING & MITIGATION

657 Montreal Avenue • Melbourne, FL 32935
ph 321.676.1505 • fax 321.676.1730

July 2, 2021

Ms. Vanessa Arnal
Brevard County Natural Resources Management Department
2725 Judge Fran Jamieson Way, Building A
Viera, Florida 32940

Re: Wetland Toolbox Submittal
Tractor Supply Co. - Pineda Commercial Site
N. Wickham Road, Brevard County, Florida
Atlantic Environmental File No. 20669

Dear Ms. Arnal:

Atlantic Environmental of Florida, LLC (Atlantic Environmental) has completed a Brevard County Wetland Assessment Method on the above-referenced project, which is seeking to impact two small, isolated wetlands which total 0.048 acres. Below you will find information regarding the wetland proposed for impact, assessment matrix calculations, and a discussion on the project's benefits to the public.

Public Interest

This project includes the development of a ±22,000 square foot commercial building and associated parking lot, display areas, and stormwater ponds to house a Tractor Supply Company retail center on the property located on the northwest corner of N. Wickham Road and Pineda Causeway. This commercial project will have a positive impact on the local economy as listed below.

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

Proposed Wetland Impacts

The project area is currently undeveloped. There are three wetlands located on the property (Figure 1) that encompasses approximately 0.056 acres. Wetland 1 (0.045 acres) is a small, isolated wetland located along the southern property line. Wetland 2 (0.008 acres) is located within the northwest corner of the property and extends off-site to the north and west connecting to a larger isolated wetland system. Wetland 3 (0.003 acres) is a small, isolated wetland located within the southeastern corner of the property. Vegetation within these wetlands is dominated by dahoon holly, wax myrtle, saw palmetto, Virginia chain fern, goldenrod, redroot, marsh fleabane, and muscadine grape.

Impacts are proposed within Wetlands 1 and 3. Wetland 2 will not be impacted a vegetative buffer will be provided from this wetland. Wetlands 1 and 3 are small and can be considered

moderate in quality. In order to develop the site (see attached plan), Wetlands 1 and 3 will need to be impacted. All required permits will be obtained from the St. Johns River Water Management District (SJRWMD). Due to their small size and isolation, compensatory mitigation is not required from SJRWMD. The applicant will, however, be purchasing mitigation credits at Lake Washington Mitigation Bank to off-set wetland impacts for Brevard County.

Brevard County Wetland Assessment Method Results

The subject site is adjacent to Wickham Road, a roadway that is listed as a Brevard County Mitigation Qualified Roadway (MQR). Additionally, a portion of Wetland 1 falls within a Brevard County Landscape Level Wetland (Figure 1). The Brevard County Wetland Assessment Method calculated the assessment score of Wetland 1 at a **0.787**. Thus, Wetland 1 is considered a high functioning wetland as defined by Brevard County. Wetland 2 does not fall within a Landscape Level Wetland, and the assessment score was calculated to be **0.766**. Thus, Wetland 3 is considered a high functioning wetland as defined by Brevard County. These wetlands were both calculated to be high functioning even though they are located close to Wickham Road and Pineda Causeway and do not provide any significant benefit due to their small size.

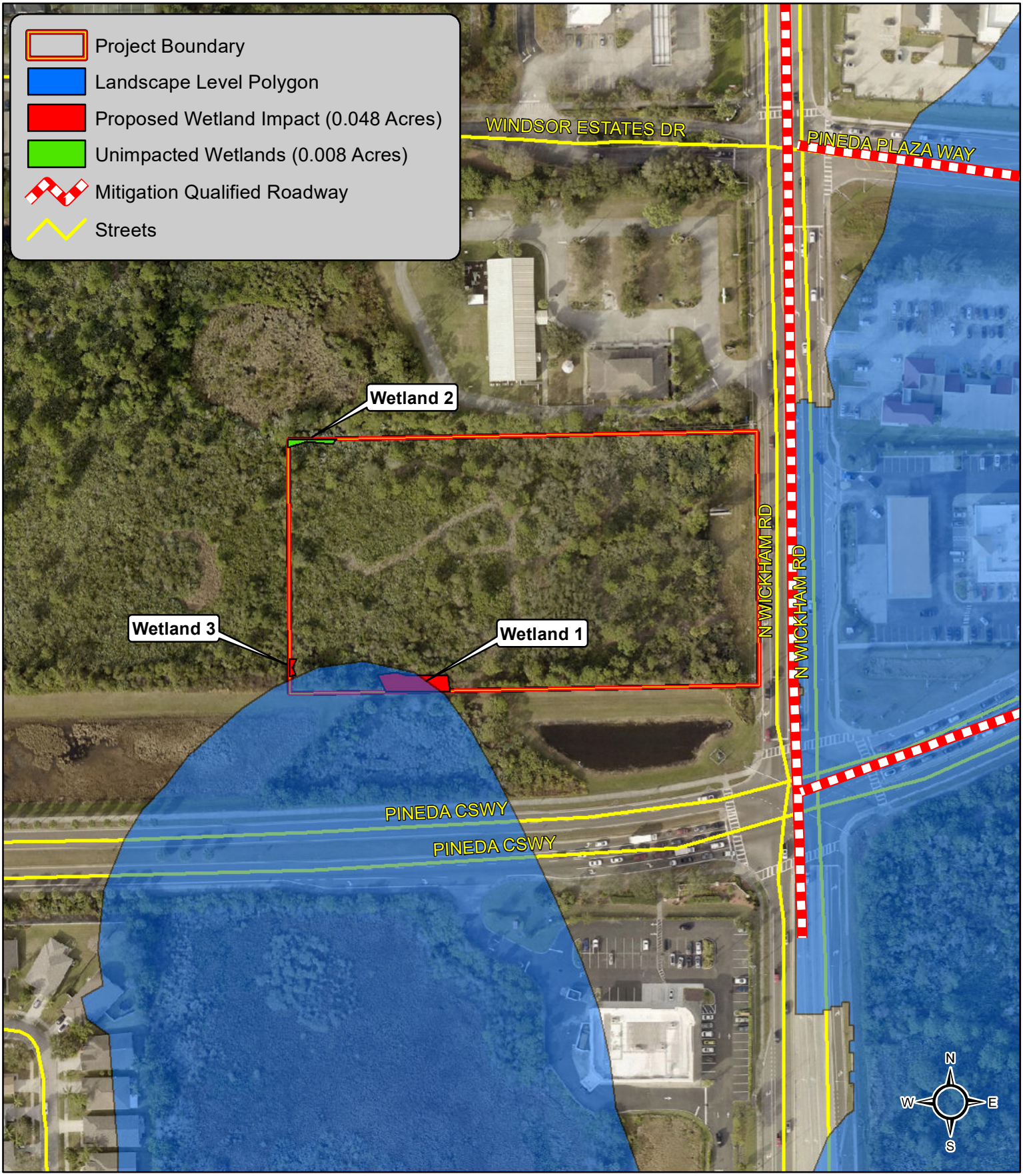
In summary, the two wetlands proposed for impact are on a property located along an MQR, only a portion of Wetland 1 falls within a Landscape Level Wetland, and Wetlands 1 and 3 were calculated to be high functioning even though they are small and located close to existing development. The public benefit resulting from this project is sound justification for allowing the impact of the two small, isolated on-site wetlands which will be authorized through permitting and the provision of adequate compensatory mitigation.

Should you require additional information or have any questions, please do not hesitate to contact our office.

Sincerely,

David G. Purkerson, MS, PWS
Vice President/Biologist

Jon H. Shepherd, MS, PWS
President/Ecologist



Project: Tractor Supply Co. - Wickham/Pineda

Figure 1: Aerial Map

0 100 200 400 Feet

2021 Aerial, Brevard County, Florida

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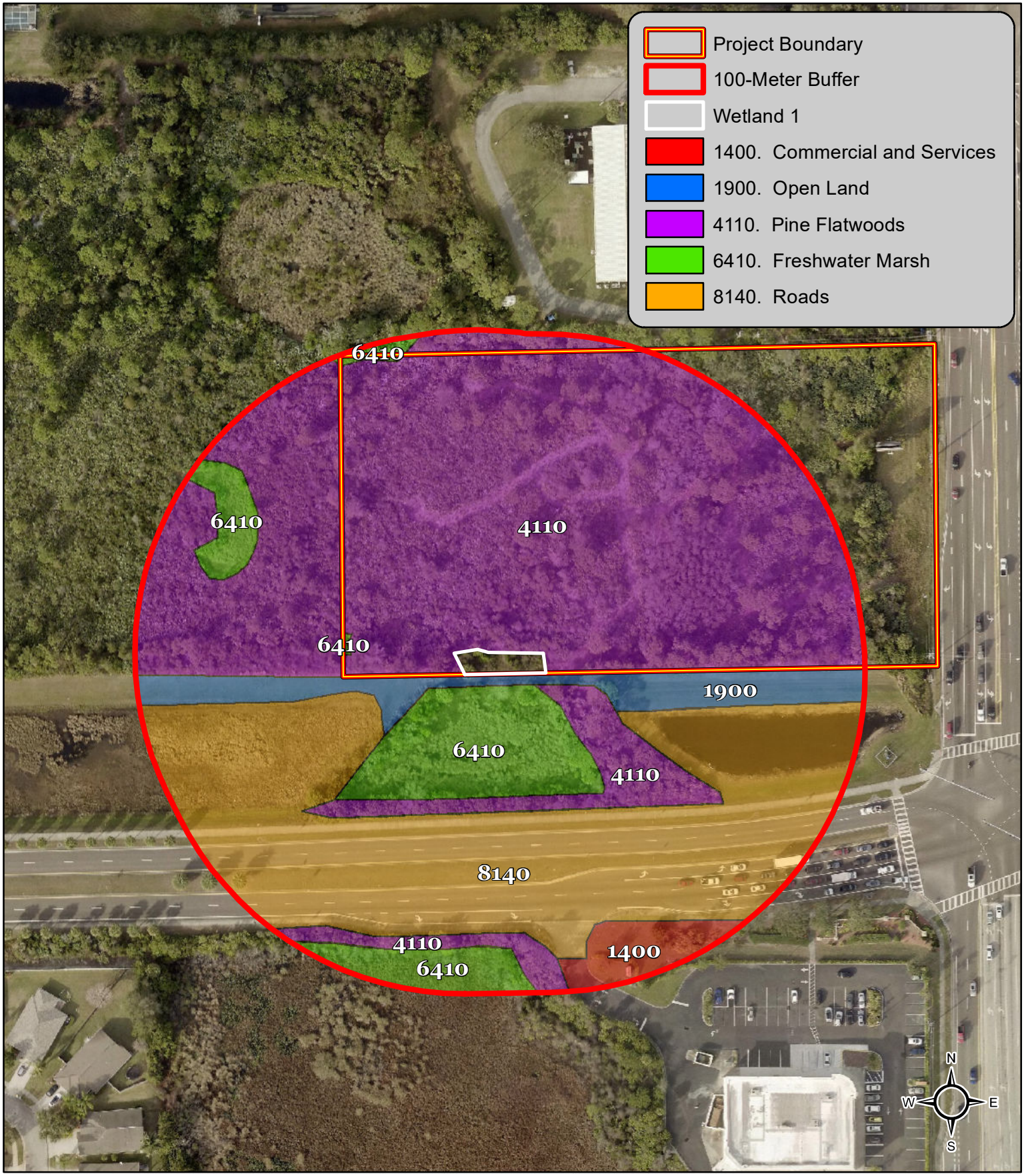
AE Proj #: 20669



Project: Tractor Supply Co. - Wickham/Pineda

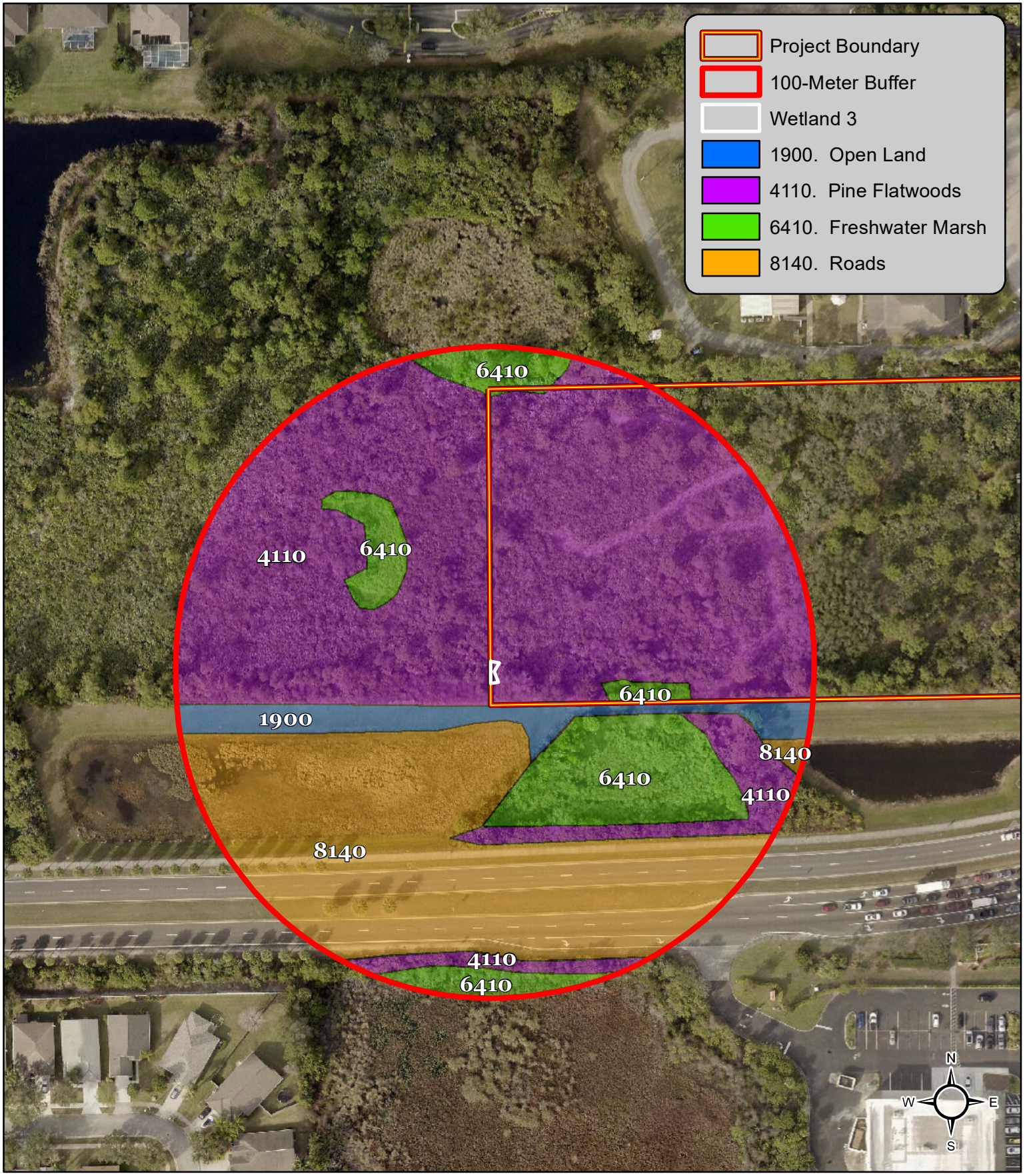
Figure 2: Wetland 1 Assessment Map

0 100 200 400 Feet

2021 Aerial, Brevard County, Florida

ATLANTIC ENVIRONMENTAL
ENVIRONMENTAL PERMITTING & MITIGATION

AE Proj #: 20669



Project: Tractor Supply Co. - Wickham/Pineda

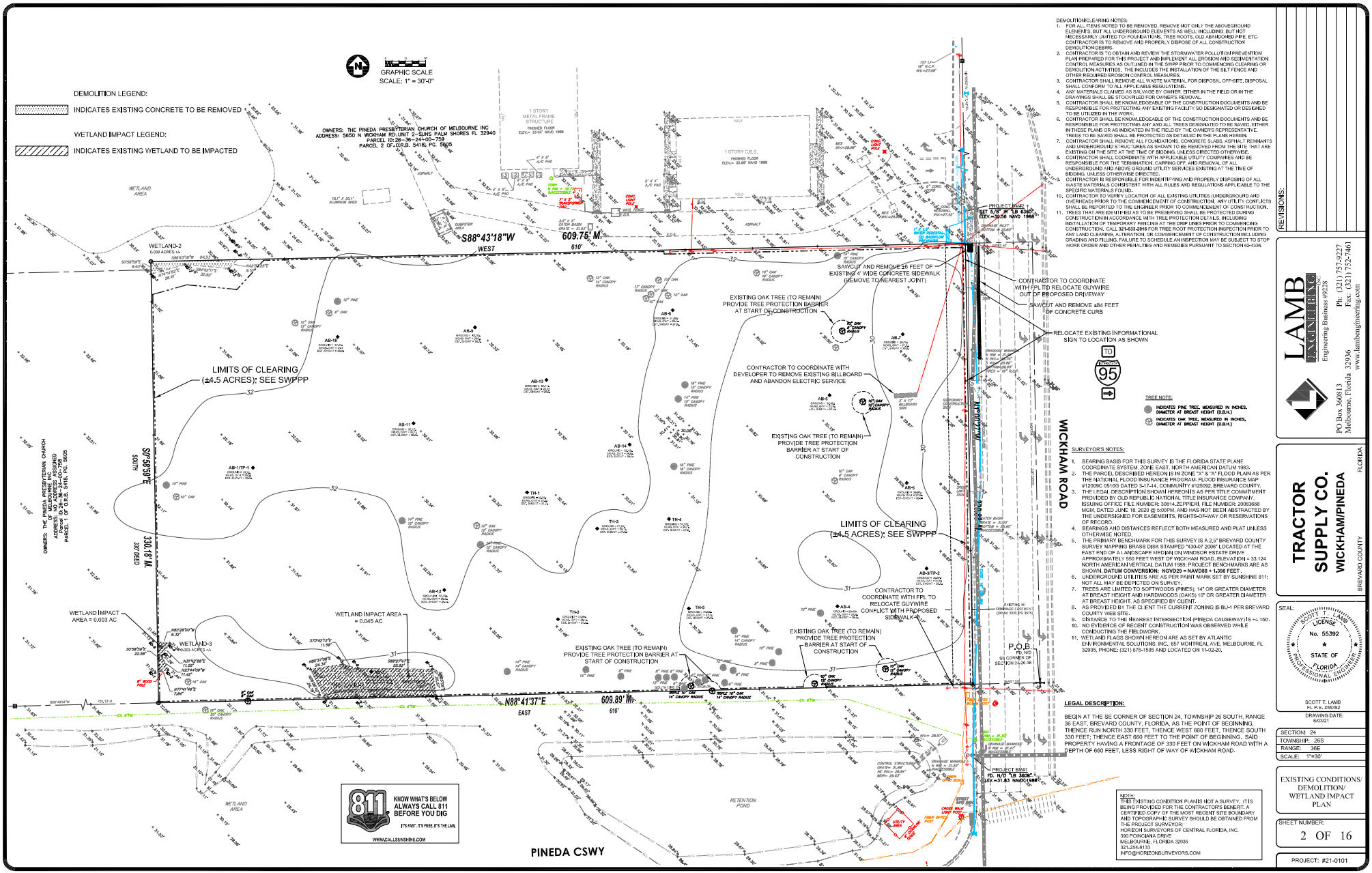
Figure 3: Wetland 3 Assessment Map

0 100 200 400 Feet

2021 Aerial, Brevard County, Florida

ATLANTIC ENVIRONMENTAL
ENVIRONMENTAL PERMITTING & MITIGATION

AE Proj #: 20669



DEMOLITION/CLEARING NOTES:

1. FOR ALL ITEMS NOTED TO BE REMOVED, REMOVE NOT ONLY THE ABOVEGROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL! INCLUDING, BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, TREE ROOTS, OLD ABANDONED PIPE, ETC. CONTRACTOR IS TO REMOVE AND PROPERLY DISPOSE OF ALL CONSTRUCTION DEMOLITION DEBRIS.
2. CONTRACTOR IS TO OBTAIN AND REVIEW THE STORMWATER POLLUTION PREVENTION PLAN PREPARED FOR THIS PROJECT AND IMPLEMENT ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS OUTLINED IN THE SWPP PRIOR TO COMMENCING CLEARING OR DEMOLITION ACTIVITIES. THIS INCLUDES THE INSTALLATION OF THE SILT FENCE AND OTHER REQUIRED EROSION CONTROL MEASURES.
3. CONTRACTOR SHALL REMOVE ALL WASTE MATERIAL FOR DISPOSAL OFF-SITE. DISPOSAL SHALL CONFORM TO ALL APPLICABLE REGULATIONS.
4. ANY MATERIALS CLAIMED AS SALVAGE BY OWNER, EITHER IN THE FIELD OR IN THE DRAWINGS SHALL BE STOCKPILED FOR OWNER'S REMOVAL.
5. CONTRACTOR SHALL BE KNOWLEDGEABLE OF THE CONSTRUCTION DOCUMENTS AND BE RESPONSIBLE FOR PROTECTING ANY EXISTING FACILITY SO DESIGNATED OR DESIGNED TO BE UTILIZED IN THE WORK.
6. CONTRACTOR SHALL BE KNOWLEDGEABLE OF THE CONSTRUCTION DOCUMENTS AND BE RESPONSIBLE FOR PROTECTING ANY AND ALL TREES DESIGNATED TO BE SAVED, EITHER IN THESE PLANS OR AS INDICATED IN THE FIELD BY THE OWNER'S REPRESENTATIVE. TREES TO BE SAVED SHALL BE PROTECTED AS DETAILED IN THE PLANS HEREIN.
7. CONTRACTOR SHALL REMOVE ALL FOUNDATIONS, CONCRETE SLABS, ASPHALT REMNANTS AND UNDERGROUND STRUCTURES AS SHOWN TO BE REMOVED FROM THE SITE THAT ARE EXISTING ON THE SITE AT THE TIME OF BIDDING, UNLESS DIRECTED OTHERWISE.
8. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES AND BE RESPONSIBLE FOR THE TERMINATION, CAPPING OFF, AND REMOVAL OF ALL UNDERGROUND AND ABOVE GROUND UTILITY SERVICES EXISTING AT THE TIME OF BIDDING, UNLESS OTHERWISE DIRECTED.
9. CONTRACTOR IS RESPONSIBLE FOR INDENTIFYING AND PROPERLY DISPOSING OF ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIALS FOUND.
10. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES (UNDERGROUND AND OVERHEAD) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY UTILITY CONFLICTS SHALL BE REPORTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TREES THAT ARE IDENTIFIED AS TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH TREE PROTECTION DETAILS, INCLUDING INSTALLATION OF TEMPORARY FENCING AT THE DRIP LINES PRIOR TO COMMENCING CONSTRUCTION. CALL **321-633-2016** FOR TREE ROOT PROTECTION INSPECTION PRIOR TO ANY LAND CLEARING, ALTERATION, OR COMMENCEMENT OF CONSTRUCTION INCLUDING GRADING AND FILLING. FAILURE TO SCHEDULE AN INSPECTION MAY BE SUBJECT TO STOP WORK ORDER AND OTHER PENALTIES AND REMEDIES PURSUANT TO SECTION 62-4336.

TREE NOTE:
- INDICATES PINE TREE, MEASURED IN INCHES, DIAMETER AT BREAST HEIGHT (D.B.H.)
- INDICATES OAK TREE, MEASURED IN INCHES, DIAMETER AT BREAST HEIGHT (D.B.H.)

SURVEYOR'S NOTES:

1. BEARING BASIS FOR THIS SURVEY IS THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE EAST, NORTH AMERICAN DATUM 1983.
2. THE PARCEL DESCRIBED HEREON IS IN ZONE "X" & "A" FLOOD PLAIN AS PER THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE MAP #12009C 0510G DATED 3-17-14, COMMUNITY #125092, BREVARD COUNTY.
3. THE LEGAL DESCRIPTION SHOWN HEREONIS AS PER TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER: 30814.ZEPPIERI, FILE NUMBER: 20093668 MGM, DATED JUNE 18, 2020 @ 5:00PM, AND HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED FOR EASEMENTS, RIGHTS-OF-WAY OR RESERVATIONS OF RECORD.
4. BEARINGS AND DISTANCES REFLECT BOTH MEASURED AND PLAT UNLESS OTHERWISE NOTED.
5. THE PRIMARY BENCHMARK FOR THIS SURVEY IS A 2.5" BREVARD COUNTY SURVEY MAPPING BRASS DISK STAMPED "439-07 2008" LOCATED AT THE EAST END OF A LANDSCAPE MEDIAN ON WINDSOR ESTATE DRIVE APPROXIMATELY 550 FEET WEST OF WICKHAM ROAD. ELEVATION = 33.124 NORTH AMERICAN VERTICAL DATUM 1988. PROJECT BENCHMARKS ARE AS SHOWN. **DATUM CONVERSION: NGVD29 = NAVD88 + 1.398 FEET.**
6. UNDERGROUND UTILITIES ARE AS PER PAINT MARK SET BY SUNSHINE 811; NOT ALL MAY BE DEPICTED ON SURVEY.
7. TREES ARE LIMITED TO SOFTWOODS (PINES), 14" OR GREATER DIAMETER AT BREAST HEIGHT AND HARDWOODS (OAKS) 10" OR GREATER DIAMETER AT BREAST HEIGHT, AS SPECIFIED BY CLIENT.
8. AS PROVIDED BY THE CLIENT THE CURRENT ZONING IS BU-1 PER BREVARD COUNTY WEB SITE.
9. DISTANCE TO THE NEAREST INTERSECTION (PINEDA CAUSEWAY) IS +- 1.5?.
10. NO EVIDENCE OF RECENT CONSTRUCTION WAS OBSERVED WHILE CONDUCTING THE FIELDWORK.
11. WETLAND FLAGS SHOWN HEREON ARE AS SET BY ATLANTIC ENVIRONMENTAL SOLUTIONS, INC., 657 MONTREAL AVE, MELBOURNE, FL 32935, PHONE: (321) 676-1505 AND LOCATED ON 1-10-20.

LEGAL DESCRIPTION:

BEGIN AT THE SE CORNER OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AS THE POINT OF BEGINNING, THENCE RUN NORTH 330 FEET, THENCE WEST 660 FEET, THENCE SOUTH 330 FEET; THENCE EAST 660 FEET TO THE POINT OF BEGINNING. SAID PROPERTY HAVING A FRONTAGE OF 330 FEET ON WICKHAM ROAD WITH A DEPTH OF 660 FEET, LESS RIGHT OF WAY OF WICKHAM ROAD.

NOTE:
THIS EXISTING CONDITION PLANIS NOT A SURVEY. IT IS BEING PROVIDED FOR THE CONTRACTOR'S BENEFIT. A CERTIFIED COPY OF THE MOST RECENT SITE BOUNDARY AND TOPOGRAPHIC SURVEY SHOULD BE OBTAINED FROM THE PROJECT SURVEYOR:
HORIZON SURVEYORS OF CENTRAL FLORIDA, INC.
390 POINCIANA DRIVE
MELBOURNE, FLORIDA 32935
321-254-6133
INFO@HORIZONSURVEYORS.COM

REVISIONS:

LAMB ENGINEERING
Engineering Business #99228
PO Box 360813
Melbourne, Florida 32936
Ph: (321) 757-9227
Fax: (321) 752-7461
www.lambengineering.com

TRACTOR SUPPLY CO.
WICKHAM/PINEDA
BREVARD COUNTY FLORIDA

SEAL:
SCOTT T. LAMB
LICENSE
No. 55392
STATE OF FLORIDA
PROFESSIONAL ENGINEER

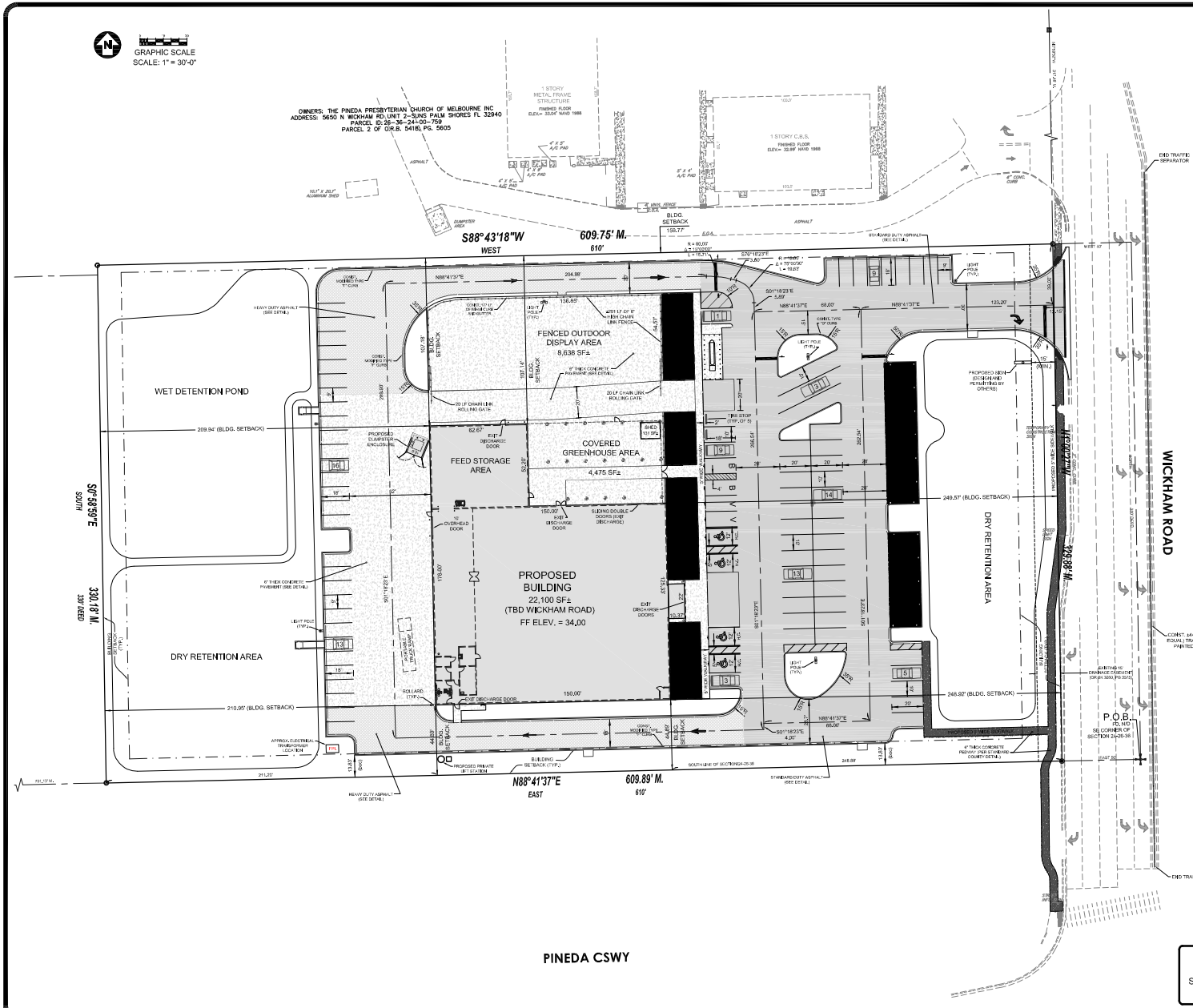
SCOTT T. LAMB
FL P.E. #55392
DRAWING DATE: 6/03/21

SECTION: 24
TOWNSHIP: 26S
RANGE: 36E
SCALE: 1"=30'

EXISTING CONDITIONS/ DEMOLITION/ WETLAND IMPACT PLAN

SHEET NUMBER: 2 OF 16

PROJECT: #21-0101



SITE DATA:
ADDRESS: TBD WICKHAM ROAD, MELBOURNE, FLORIDA 32940
PARCEL ID: 26-36-24-00-760
TAX ACCOUNT: 2605045
FUTURE LAND USE: CC, COMMUNITY COMMERCIAL
ZONING: BU-1, BUSINESS USE

BUILDING CONSTRUCTION TYPE: CONCRETE BLOCK (TYPE IIB CONSTRUCTION)

OVERALL SITE AREA =	201,253 SF±	=	4.62 AC±
PROPOSED IMPERVIOUS AREA:			
PAVEMENT (ASPHALT) AREA =	45,821 SF±	=	1.05 AC±
PAVEMENT (CONCRETE) AREA =	44,891 SF±	=	1.03 AC±
BUILDING AREA =	22,100 SF±	=	0.51 AC±
SIDEWALK AREA =	1,982 SF±	=	0.05 AC±
TOTAL IMPERVIOUS AREA =	114,794 SF±	=	2.64 AC± (57.0%)
PERVIOUS AREA =	86,459 SF±	=	1.98 AC± (43.0%)

BUILDING COVERAGE CALCULATION:
MAXIMUM ALLOWABLE FLOOR AREA RATIO = 1.00
PROPOSED FLOOR AREA RATIO = 22,100 SF/201,253 SF = 0.11

BUILDING HEIGHT:
MAXIMUM ALLOWABLE HEIGHT = 60 FEET
PROPOSED BUILDING HEIGHT = 20.667 FEET

BUILDING SETBACKS (BU-1 ZONING):

	REQUIRED	PROVIDED
FRONT (EAST)	25 FEET	248.92 FEET
SIDE CORNER (SOUTH)	15 FEET	44.89 FEET
SIDE (NORTH)	5 FEET	107.14 FEET
REAR (WEST)	15 FEET	209.94 FEET

PARKING CALCULATIONS:

REQUIRED (GENERAL RETAIL):
1 SPACE PER 250 SF OF FLOOR AREA
22,231 SF± X (1 SPACE/250 SF) = 89 SPACES REQUIRED

PROVIDED: 85 TOTAL SPACES
(INCLUDING 4 HANDICAP ACCESSIBLE SPACES)
30% PARKING REDUCTION WAIVER FOR LANDSCAPING
(TO BE APPLIED FOR)

ZONING NOTES:

1. SITE PLAN IS IN COMPLIANCE WITH BREVARD COUNTY'S PERFORMANCE STANDARDS DEFINED BY SECTIONS 62-2251 THROUGH 62-2272.
2. SITE LIGHTING MUST CONFORM TO BREVARD COUNTY PERFORMANCE STANDARD 62-2257 AND THE ENGINEER OF RECORD SHALL CERTIFY THAT IT COMPLIES PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OF A BUILDING PERMIT APPROVED BY BREVARD COUNTY. SEE SITE LIGHTING AND PHOTOMETRIC PLAN PREPARED FOR THIS PROJECT BY OTHERS.
3. THE USES PROPOSED AS PART OF THIS SITE PLAN DO NOT REQUIRE A SUBMITTAL OF A RISK MANAGEMENT PLAN (RMP) PURSUANT TO U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS AND SHALL NOT EXCEED EPA'S RMP THRESHOLD QUANTITIES OF LISTED SUBSTANCES.

LEGEND:
- 4 — DENOTES NUMBER OF PARKING SPACES
- PROPOSED ASPHALT PAVING PER BOLD EXHIBIT 20
- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK PER STANDARD DETAIL
- PROPOSED 6" CONCRETE PAVING PER STANDARD DETAIL
- PROPOSED HEAVY DUTY ASPHALT PER STANDARD DETAIL

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WWW.CALLSUNSHINE.COM

NOTE: BUILDING DIMENSIONS AND SETBACK MEASUREMENTS ARE TO THE EXTERIOR OF THE PROPOSED BUILDING. SURVEYOR TO REVIEW ARCHITECTURAL AND FOUNDATION PLAN PRIOR TO BUILDING LAYOUT.

REVISIONS:

LAMB ENGINEERING
Engineering Business #97228
PO Box 360813
Melbourne, Florida 32936
Ph: (321) 757-9227
Fax: (321) 752-7461
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SEAL:
SCOTT T. LAMB LICENSE No. 55392 STATE OF FLORIDA PROFESSIONAL ENGINEER
SCOTT T. LAMB
FL P.E. #55392
DRAWING DATE: 6/03/21

SECTION: 24
TOWNSHIP: 26S
RANGE: 36E
SCALE: 1" = 30'

SITE DIMENSION PLAN

SHEET NUMBER: 3 OF 16

PROJECT: #21-0101

Tractor Supply Co. - Pineda Commercial Site

Brevard County Wetland Assessment Matrix

Wetland 1

Landscape Location Score

Enter FLUCFCS_legend	*Enter Sum of Acres*	*LSI_Value*	*Landcover Percent*	*Landscape Location Score (=LSI_Value* Landcover Percent)*
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	0.19	0.91	0.020	0.018
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	0.55	3.42	0.058	0.198
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	5.18	10	0.545	5.453
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-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		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		10	0.000	0.000
6310-Wetland Shrub		10	0.000	0.000
6410-Freshwater Marshes	0.89	10	0.094	0.937
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	2.69	1.91	0.283	0.541
8300-Utilities		2.43	0.000	0.000
TOTAL	9.5	0.91	1.000	7.147

Water Quality Treatment

Enter Percentage of surrounding landcover that contributes to the Water Quality Treatment	**Category**	**Coefficient**	***Water Quality Treatment Score***
75	Natural	5	3.75
	Only rainfall - no contributing basin	4.6	0
	Wet detention with swales	4.2	0
	Wet detention with dry detention	4.2	0
	Combination grass swales with dry detention	3.3	0
25	Grass swales only / vegetative buffer strip	1.7	0.425
	Dry Detention only	1.7	0
	No treatment	0	0
100	Correct		4.175

Enter Hydrologic Indicator Score
3.3

Water Environment	***Score***		***Thresholds***
Water Quality Treatment	4.175		a perfect water environment would have a maximum score of 10
Hydrologic Indicator	3.3		
Sum	7.475	***Water Environment Score***	

Vegetative Score	***Percentages (from other tabs)***	***Score***		***Thresholds***
Wetland Vegetation	80	10		a perfect wetland would have a maximum score of 10
Exotic Vegetation	10	8		
Total Percentage	90	9.0	***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.

9.0 Average

Wetland Criteria	*Score*		*Thresholds*
Landscape	7.15		a perfect landscape would have a maximum score of 10
Water Environment	7.475		a perfect water environment would have a maximum score of 10
Vegetative Community	9		a perfect vegetative community would have a maximum score of 10
Assessment Score	**0.787**		a perfect wetland would have a score of 1.0

Tractor Supply Co. - Pineda Commercial Site

Brevard County Wetland Assessment Matrix

Wetland 3

Landscape Location Score

Enter FLUCFCS_legend	*Enter Sum of Acres*	*LSI_Value*	*Landcover Percent*	*Landscape Location Score (=LSI_Value* Landcover Percent)*
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	0.37	3.42	0.045	0.154
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	4.64	10	0.566	5.659
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-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		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		10	0.000	0.000
6310-Wetland Shrub		10	0.000	0.000
6410-Freshwater Marshes	0.97	10	0.118	1.183
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	2.22	1.91	0.271	0.517
8300-Utilities		2.43	0.000	0.000
TOTAL	8.2	0.91	1.000	7.513

Water Quality Treatment

Enter Percentage of surrounding landcover that contributes to the Water Quality Treatment	**Category**	**Coefficient**	***Water Quality Treatment Score***
75	Natural	5	3.75
	Only rainfall - no contributing basin	4.6	0
	Wet detention with swales	4.2	0
	Wet detention with dry detention	4.2	0
	Combination grass swales with dry detention	3.3	0
25	Grass swales only / vegetative buffer strip	1.7	0.425
	Dry Detention only	1.7	0
	No treatment	0	0
100	Correct		4.175

Enter Hydrologic Indicator Score
3.3

Water Environment	***Score***		***Thresholds***
Water Quality Treatment	4.175		a perfect water environment would have a maximum score of 10
Hydrologic Indicator	3.3		
Sum	7.475	***Water Environment Score***	

Vegetative Score	***Percentages (from other tabs)***	***Score***		***Thresholds***
Wetland Vegetation	60	8		a perfect wetland would have a maximum score of 10
Exotic Vegetation	0	8		
Total Percentage	60	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

Wetland Criteria	*Score*		*Thresholds*
Landscape	7.51		a perfect landscape would have a maximum score of 10
Water Environment	7.475		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	**0.766**		a perfect wetland would have a score of 1.0