



Santa Rosa County Judicial Center

Presented to

Board of County Commissioners of Santa Rosa County, FL

February 1, 2016

Prepared By:



OUTLINE

***Wetland Boundary Survey
Concept Site Options
Meeting with NWFL WMD
Meeting with U.S. Army Corps***



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Wetland Boundary Survey



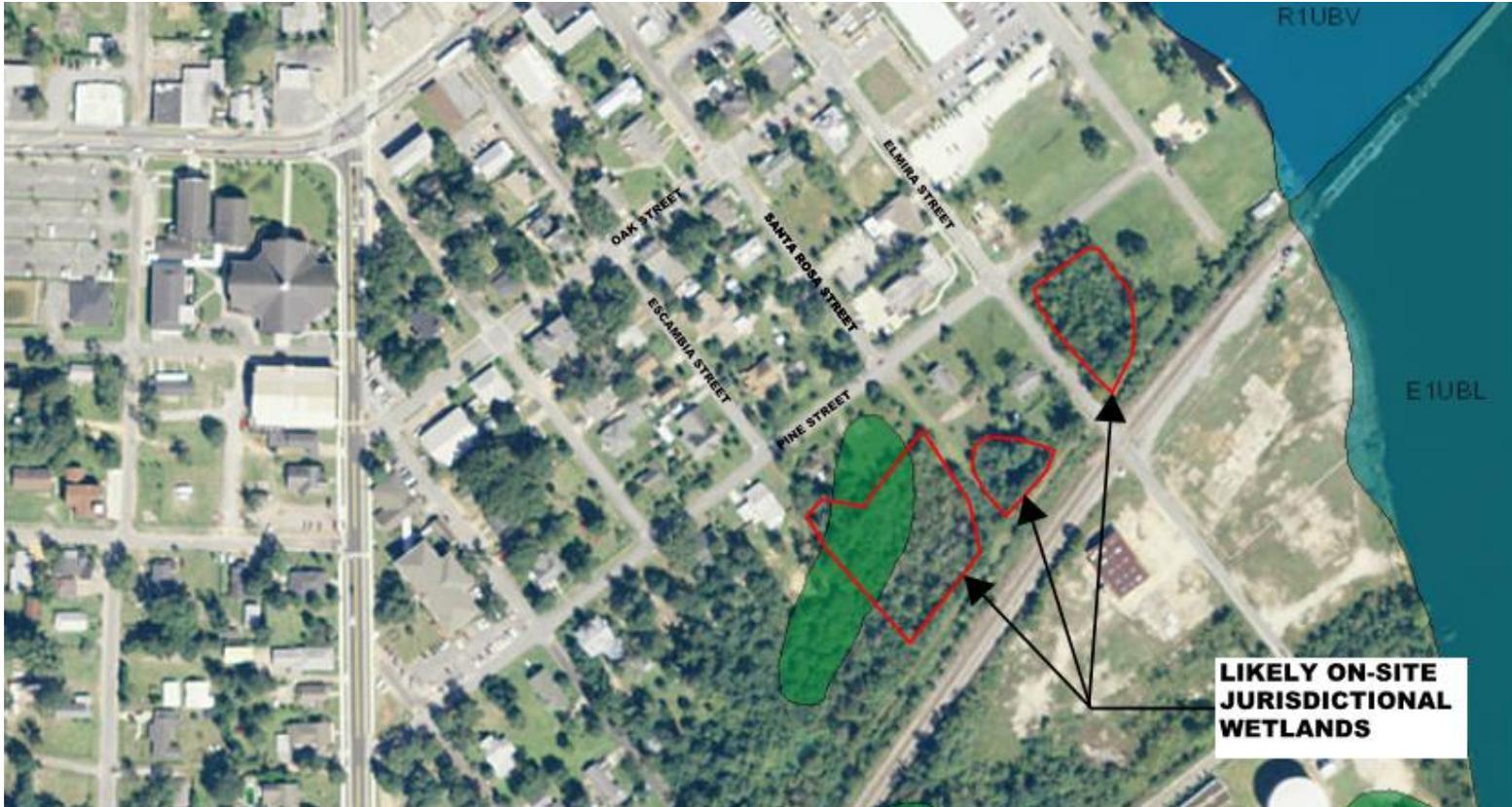
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WETLANDS ON PINE STREET

- GRAPHIC SHOWS PHOTO-INTERPRETATION OF WETLAND AREAS PRIOR TO HAVING WALKED THE SITE



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WETLANDS ON PINE STREET

- GRAPHIC SHOWN ILLUSTRATES BOUNDARY OF WETLANDS USING GPS COORDINATES. SITE WAS WALKED BY WETLAND CONSULTANT.
- APPROX. 1.48 ACRES OF WETLAND



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Concept Site Plan Options



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SITE PLAN CRITERIA

- 3 LEVEL BUILDING
- USE 2012 SPACE PROGRAM - WITHOUT THE BUILT IN DEPARTMENTAL GROWTH
- ALL DEPARTMENT UNDER ONE ROOF INCLUDING SA, PD & GAL
- BUILDING TOTAL IS 135,000 GSF
 - 7 COURTROOMS - 8 JUDGES
 - DEPARTMENTS GET SMALLER
- DO NOT USE PARCEL #1
- DO NOT USE PARCEL #4
- DO NOT USE PARCEL #7



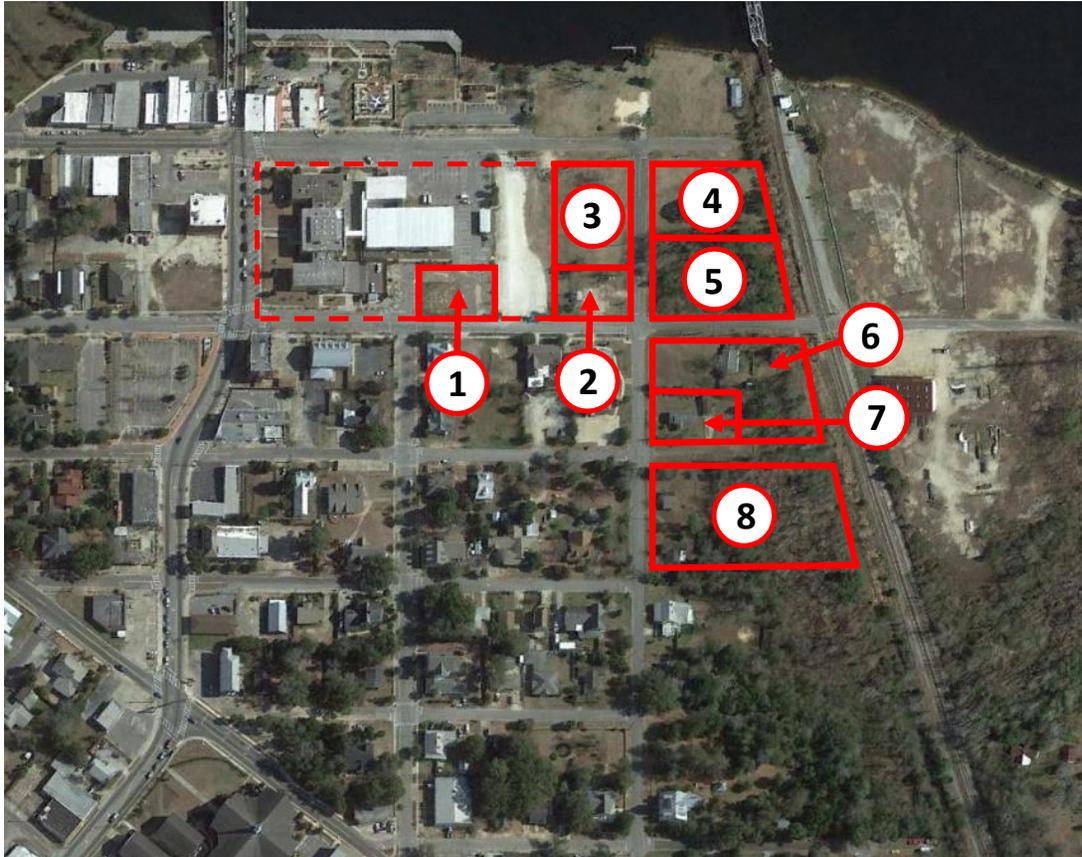
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DOWNTOWN LAND PARCELS



PARCEL 1	NOT USED
PARCEL 2	0.18 ACRES
PARCEL 3	0.54 ACRES
PARCEL 4	NOT USED
PARCEL 5	0.67 ACRES WETLAND
PARCEL 6	WETLAND
PARCEL 7	NOT USED
PARCEL 8	WETLAND



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DOWNTOWN OPTION

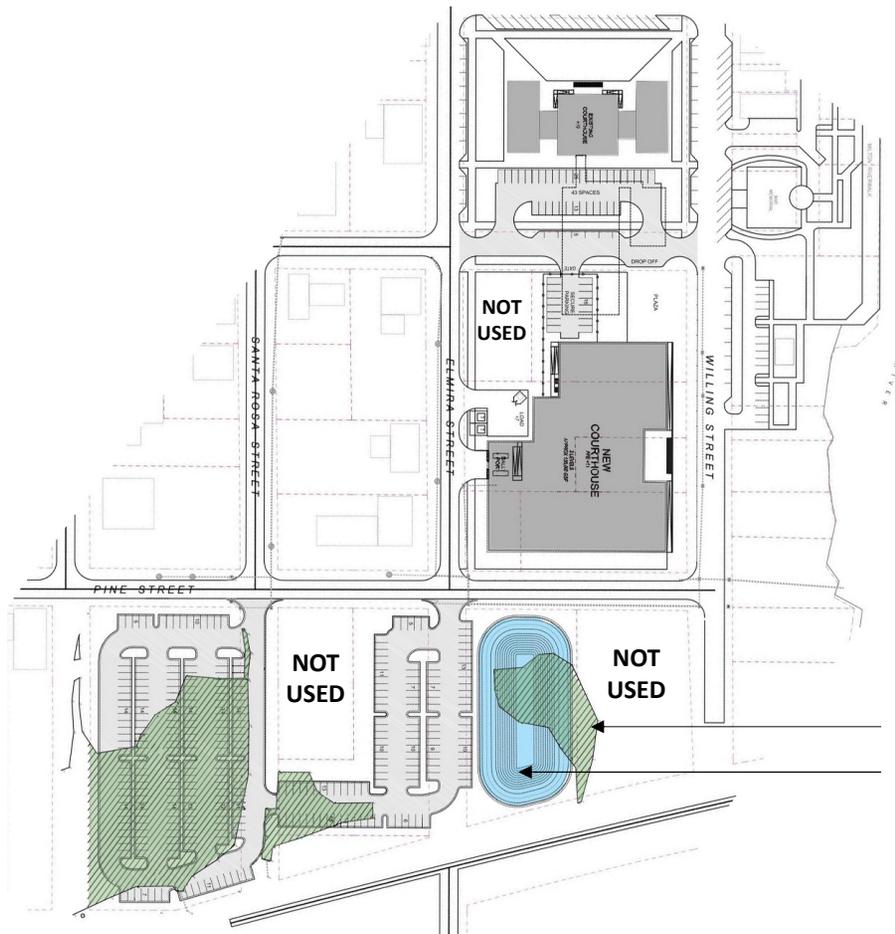


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WETLAND AREAS IN GREEN
 STORM WATER POND IN BLUE

OPTION W/ WET POND

- GRAPHIC SHOWN ILLUSTRATES BOUNDARY OF WETLANDS USING GPS COORDINATES.
- APPROX. 1.48 ACRES OF WETLAND
- NEED 395 PARKING SPACES
- APPROX. 345 PARKING SPACES SHOWN
- CITY SHARED PARKING - 250 SPACES

DOWNTOWN OPTION 1A

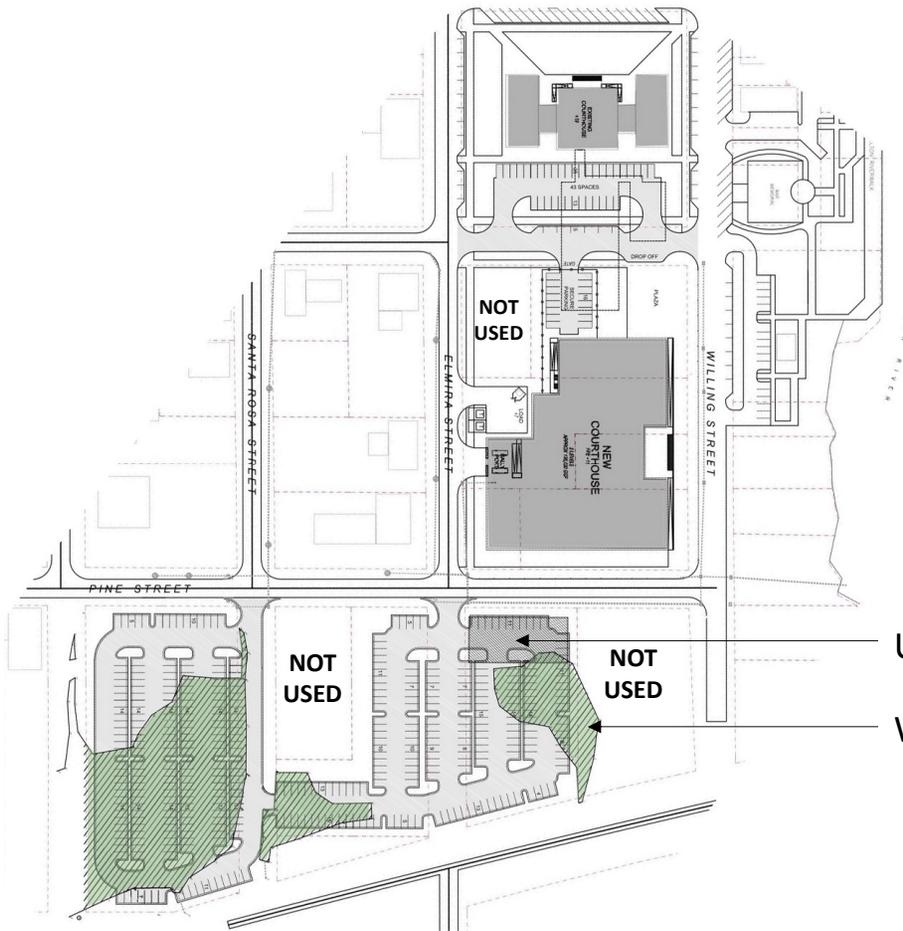
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OPTION W/ UNDERGROUND VAULT

- GRAPHIC SHOWN ILLUSTRATES BOUNDARY OF WETLANDS USING GPS COORDINATES.
- APPROX. 1.48 ACRES OF WETLAND
- NEED 395 PARKING SPACES
- APPROX. 435 PARKING SPACES SHOWN
- CITY SHARED PARKING - 250 SPACES

UNDERGROUND VAULT
 WETLAND AREAS IN GREEN



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MEETING WITH NWFL WMD



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Northwest FL Water Management District (WMD)

Storm Water

- Project with direct discharge to Outstanding FL Water Body
 - Requires additional 50% treatment volume & additional 50% permanent pool volume for wet detention
- Concerns regarding vault system:
 - **Option not favored by the WMD**
 - Tend to fail, additional maintenance, considered an alternative technology, will have additional permitting requirements
 - Requires compelling reason for use of alternative technology in lieu of BMP
- Permeable Pavers - considered an alternative technology
 - Requires justification over other accepted standard solutions
 - Additional cost and long term maintenance vs standard asphalt

Flood Plain

- WMD suggested compensation requirements (cup for cup)
 - Clarification - Project does not meet the parameters to trigger this requirement



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Northwest FL Water Management District (WMD) Meeting

Wetlands

- Avoidance - demonstrate reduction of impacts
- Mitigation - 1 wetland bank (\$110,000/credit)
- Listed Species - summarize impacted species (FL WCC reviews)
- Historic Properties - property within Historic Milton - cultural resource survey needs to be completed

Timing

- 30 day check - 14 day review - 90 days to respond
- Suggested another pre-app meeting when plans are finalized



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MEETING WITH U.S. ARMY CORPS



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U.S. Army Corps of Engineers Meeting

Wetlands

- Indicated current project concepts would be processed as an Individual Permit Process as opposed to abbreviated permit due to proposed wetland impacts being greater than 0.5 acres
- Practical Alternatives Analysis
 - **Permit cannot be issued if practicable alternatives exist**
 - **This detailed analysis is central to the Corps decision to authorize impact**
- 30 day notice - comment period
- Individual Permit Process considers impacts of:
 - wetlands, species, historic properties, and essential fish habitat
- Compensatory Mitigation
 - Explore options in order: banking, in lieu fee, on-site, off-site
- Abbreviated permit process requires wetland impacts to be less than 0.5 acres
 - **Corps may still escalate permit process to an Individual Permit if project is of significant interest**

Timing

- **6 to 12 months**



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QUESTIONS



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