



June 2, 2016

Mr. Joseph B. Harrell
Assistant Superintendent for Administrative Services
Santa Rosa County School District
6544 Firehouse Road
Milton, Florida 32570

RE: 6032 Highway 90, Milton, Florida, 32570
Summary of Findings - Preliminary Storm Water Investigation

Joey –

Our office was tasked with an investigation of the existing site conditions at the address referenced above. Our understanding is that the Santa Rosa County School District ("District") is considering the purchase of the subject property and the intent of our investigation was to examine the status and integrity of the existing storm water management system, the FDOT driveway access and other general site improvements which may need to be repaired or improved to bring them into compliance with existing codes. A cost analysis of those items which are identified will be included so the District can be aware of the potential cost implications associated with addressing these conditions.

Our investigation consisted primarily of two parts. First, research of the archived permitting records of the subject site. Second, a field investigation to verify present-day conditions of all the appropriate site facilities. This correspondence is intended to serve as a presentation of our findings and does not represent a recommendation to the District on whether or not to proceed with the purchase of the subject property.

Background of Subject Property Storm Water System

Prior to approximately 1993 the subject property was an undeveloped parcel of land with heavy vegetative cover. In 1993 the property was developed substantially into the conditions in which it exists today, as a split large-format commercial retail center. The original development consisted of both a Food World grocery store and a Kmart discount department store, sharing a split building structure and parking area, with both facilities being on separate property parcels. The boundaries of each parcel are reflected in Exhibit A and an aerial of the existing conditions is presented in Exhibit B on the following pages. Presently, the Kmart remains in business and the Food World portion of the building is vacant. Both facilities remain on separate parcels, although two separate entities own each parcel according to public records. Research of available storm water records at the Florida Department of Environmental Regulation indicate that the original project was properly permitted and certified as complete in accordance with the approved permit. (Copies of the approved permit plans and documents are contained in Attachment A.) All indications are that the existing storm water system is functioning under an approved operational permit that requires the Owners to maintain the integrity of the system so that it provides the intended degree of treatment and attenuation storm water.

Present-day Conditions of the Storm Water System

A field inspection was performed to observe and document the existing site conditions and pictures reflecting the observed conditions are included in Exhibit C. For the most part it appears as though the on-site collection system is in fair condition. The actual piping was not televised or visually inspected but there are no signs the system is blocked or has suffered any failures in its integrity. There is some debris that has collected around the open inlet tops system but this would only requires minor, routine maintenance to resolve. The storm water ponds do not appear to have been routinely maintained in the way of removing debris and controlling vegetation and there are a substantial number of smaller trees within the limits of the ponds that need to be removed. Historical permitting records indicate the Food World storm water pond was designed with a sand filter-drain system. It was not possible to confirm determine the integrity of this underground system, and based upon visual observation of the pond holding a small amount of water the system appears to not be functioning completely as designed. Correction of this issue could be additional basic maintenance or in the worst case scenario the filter-rain system may need to be replaced.

As a condition of the storm water permit issued for the original development of the Food World and Kmart parcels, the recorded maintenance agreement requires each individual property owner to be wholly responsible for the portion of the storm water system that lies within the limits of their parcel. This means that the owner of the Food World parcel has full responsibility for the large pond behind Food World.

Site Access

Site access is provided via a signalized shared use driveway serving the Kmart parcel and an unsignalized driveway serving the Food World parcel. Per FDOT regulations, if a permit is approved for a certain property and that permit stays in useful existence without any termination of the permitted use for a period of more than one year, then the permit stays in effect unless there is a change of use on the property that would result in a traffic increase or operation that may require changes to the connection. In that the Food World portion of the site has been closed for longer than the 12-month period, there may be some need to affirm with the FDOT that no re-permitting is required. If new access permitting is required, the proposed change of use would be from a high intensity commercial grocery store use to a lower intensity public office building use. It is anticipated that this change in use would result in a reduction in the expected traffic and that FDOT would not require any modifications to the existing access connections.

Other Site Issues

The Food World parcel lies within the limits of the City of Milton and as such could be subject to the City's Land Development Code with respect to parking, landscaping and lighting. It is our understanding that the School District' intends to remodel the existing building and not demolish and reconstruct the entire site. In discussions with Mr. Randy Jorgenson, City Planner, we understand there to be provisions in the City's code that would allow such an modification within the building itself without requiring the existing site features to be brought up to present-day City standards. The extent of upgrades, if any, the City would require would be dependent in part on scope of the remodeling. Since this scope is not fully defined at this point in time we cannot currently define exactly what site improvements will be required.

In our opinion, since the proposed usage of the building would be less intense as far as parking is concerned there will be no requirement to modify the parking lot, its landscaping or its lighting. In consideration of this opinion, we examined the conditions of the existing pavement only to assess whether or not it might need to be reconstructed in whole or in part to eliminate areas of failure. We found some small relatively small areas that may need to be replaced, including approximately 250 square yards in front of the Food World building where handicap parking is located.

Summary

It is our general opinion that the storm water system serving the Food World property is in fair condition and in substantial compliance with its original permit. The only area of significant concern is the sand filter-drain in the bottom of the pond that we feel requires at a minimum restorative maintenance and at worst complete replacement.

With respect to other aspects of the site we do not have significant concerns, although it may be necessary to replace relatively small portions of the existing asphalt parking that are deteriorated.

Typical clean-up and maintenance is required across the site, including removal of overgrown vegetation from the storm water pond and removal of accumulated sediment from the parking area and storm water structure.

Based upon quantity take-offs from the original construction plans, we estimate the costs of the noted maintenance and corrections to be as follows:

- | | |
|--|---------------------------------|
| 1. Clearing of pond vegetation/stabilizing - | 8,500 SY @ \$6.00/SY = \$51,000 |
| 2. Replacement of pond filter system - | 210 LF @\$25/LF = \$5,250 |
| 3. Repair of asphalt paving - | 250 SY @ \$25/SY = \$6,250 |

EXHIBIT B

ENTRANCE TO
PENSACOLA
JUNIOR COLLEGE

AVALON
BLVD.

BRUNO'S
Parcel

FOOD WORLD

K-MART

K-MART PARCEL
9.22 ACRES

PARKING SEATE TOTALS
K-MART - 480
FOOD WORLD - 240
TOTAL - 720

RATIO TABLE
K-MART - 5.17 RATIO
FOOD WORLD - 3.25 RATIO
TOTAL - 5.18 RATIO

U.S. HWY. 90 (150' R/W)
FLORIDA COUNTY 27-413

APRIL 27/77 10 30 AM

Exhibit A: Survey of Subject Property (from Public Records Book 1449 Page 950)

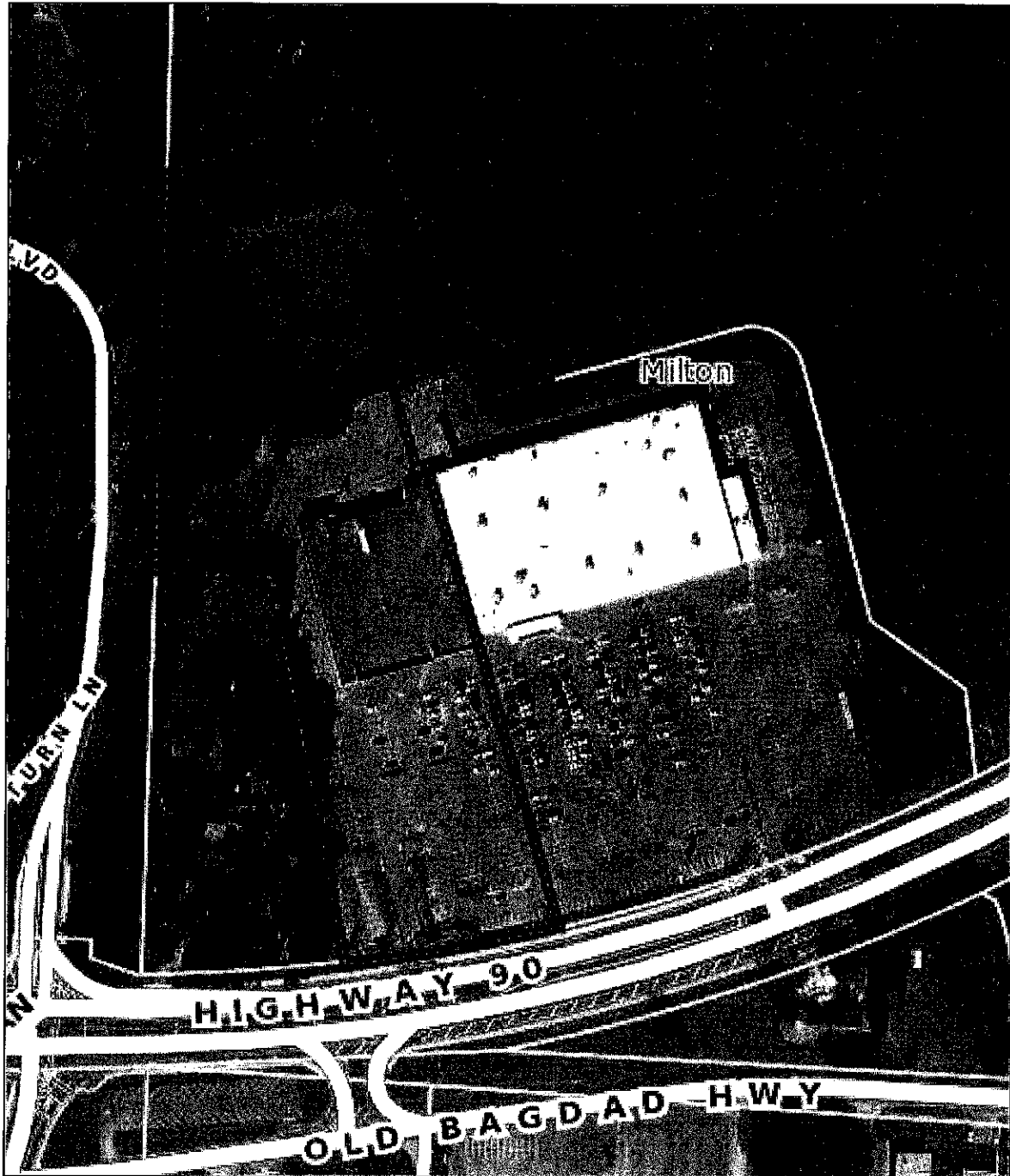


Exhibit B: Aerial of Subject Property (from Santa Rosa County Property Appraiser)

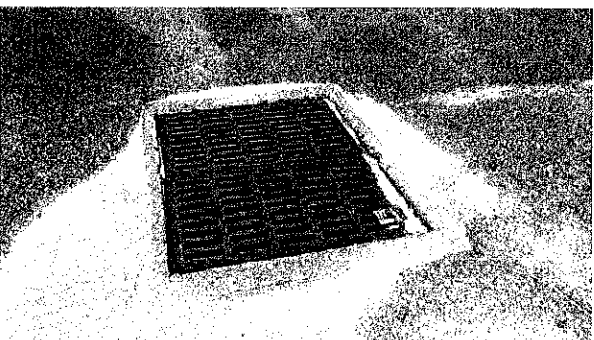


Exhibit C: Photos of Observed Site Conditions

ATTACHMENT A: HISTORICAL FDEP PERMITTING RECORDS

CONSTRUCTION PLANS OF K MART SHOPPING CENTER

STORE NO. 3975

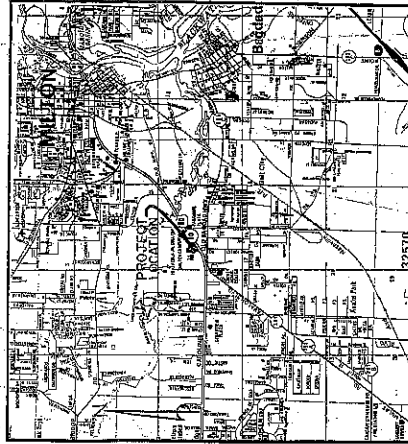
PREPARED FOR

Shannon,
Strobel &
Weaver
Constructors &
Engineers, Inc.

SHEET INDEX

1. COVER SHEET
2. OVERALL SITE PLAN
3. GRADING, DRAINAGE & ENVIRONMENTAL PLAN
4. GRADING, DRAINAGE & ENVIRONMENTAL PLAN
5. UTILITY PLAN
6. POND DETAIL
7. D.O.T. R/W INFORMATION
8. D.O.T. R/W INFORMATION
9. D.O.T. DEMOLITION PLAN
10. D.O.T. DEMOLITION PLAN
11. MISC. DETAILS
12. STORM WATER DETAIL
13. WATER DETAIL
14. SEWER DETAIL
15. LIFT STATION DETAIL

RECEIVED
Map - 3 inch
Northwest Florida
DSC



VICINITY MAP
NOT TO SCALE

PREPARED BY



NORTHWEST FLORIDA ENGINEERING & SURVEYING, INC.
A PROFESSIONAL SERVICE ORGANIZATION
1500 N. Palafox St.
Pensacola, FL 32501
(904) 432-1052

105 Willing St.
Milton, FL 32570
(904) 628-9270

EAST LINE OF PARCEL
DESCRIBED IN O.R. BOOK 906
AT PAGE 604 OF THE PUBLIC
RECORDS OF SANTA ROSA COUNTY, FLORIDA

(RIGHT-OF-WAY)
R=2764.95'
A=1255.42°
C=820.98'
CB=N 79°12'24" E

SOUTHWEST CORNER
OF THE SOUTHEAST
QUARTER OF SECTION
8, T-1-N, R-28-W

S 88°58'14" W 2651.03

U.S. HWY. 90 (150' R/W)
TRAFFIC COUNT 27,413

P.O.C.
SOUTHEAST COR. SEC. 8, T-1-N,
R-28-W, SANTA ROSA CO., FLORIDA
PASTED UNITS CONSTRUCTED
BY PASTOR REINFORCEMENT

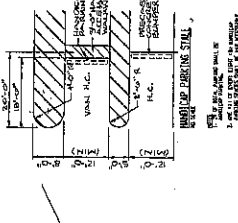
VERTICAL CURVE DATA
(FROM SOUTHERN COMPANY)

FOR UTILITY INFORMATION SEE THE FOLLOWING SHEETS
SHEET 3-GRADING (CONFORMANCE) (SOUTHERN)
SHEET 5-WATER AND SANITARY (SOUTHERN)



SCALE: 1" = 60'

NOTE: No construction shall commence until the respective
permits have been approved and until the
work is done as shown on these construction plans
shall be done within the stipulated time
period. The contractor shall be responsible for
securing and maintaining the necessary permits
and for all other matters pertaining to the
work. The contractor shall be responsible for
the cost of all materials and labor.

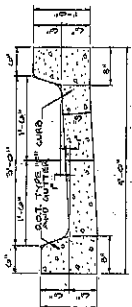


CONSTRUCTION NOTES

1. All materials and workmanship shall conform to the specifications of the Florida Department of Transportation, Division of Highway Engineering, and the American Road & Builders Builders Association.
2. The contractor shall be responsible for the cost of all materials and labor.
3. The contractor shall be responsible for the cost of all materials and labor.
4. The contractor shall be responsible for the cost of all materials and labor.
5. The contractor shall be responsible for the cost of all materials and labor.
6. The contractor shall be responsible for the cost of all materials and labor.
7. The contractor shall be responsible for the cost of all materials and labor.
8. The contractor shall be responsible for the cost of all materials and labor.
9. The contractor shall be responsible for the cost of all materials and labor.
10. The contractor shall be responsible for the cost of all materials and labor.

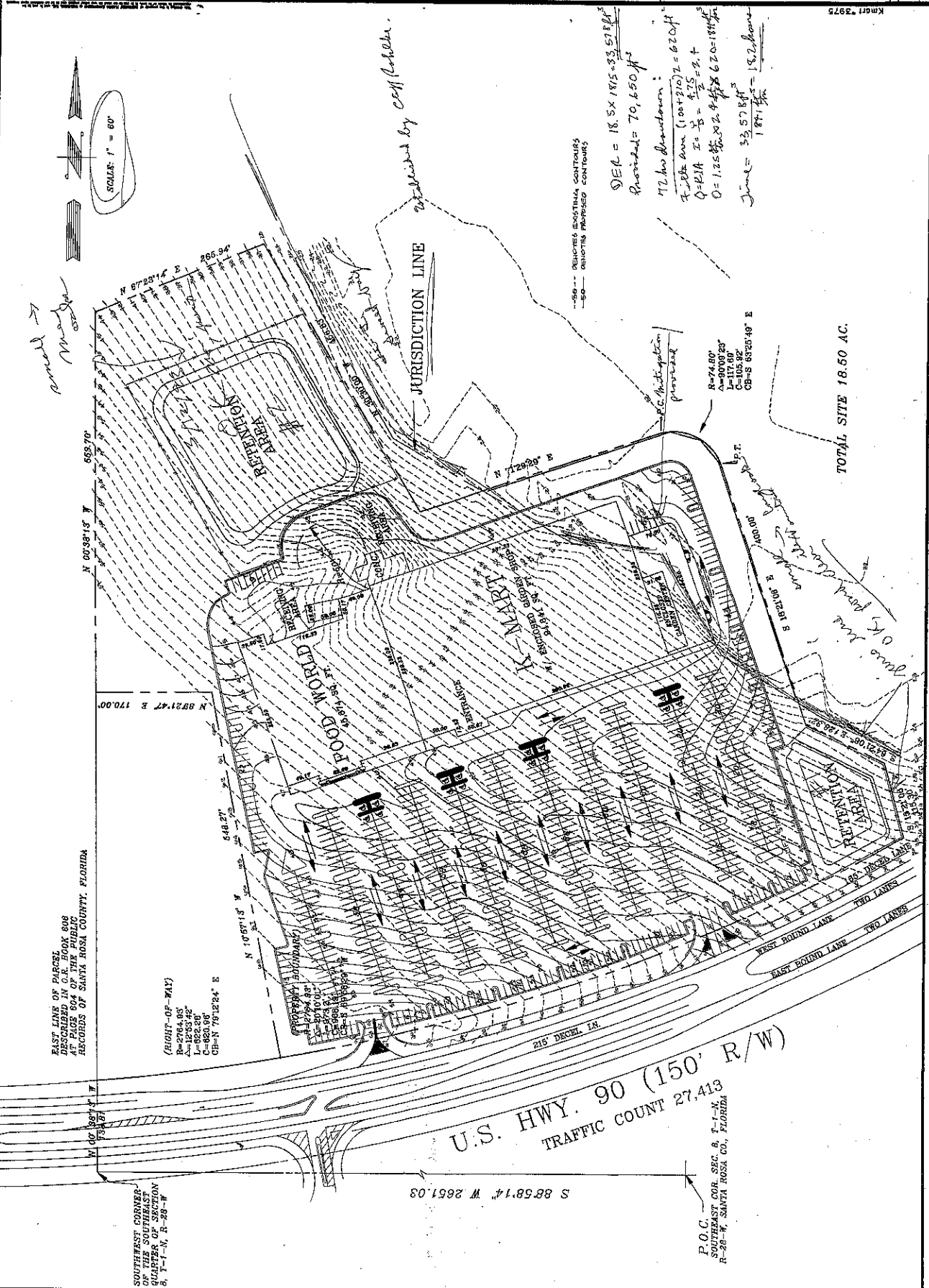
TOTAL SITE 18.50 ACRES

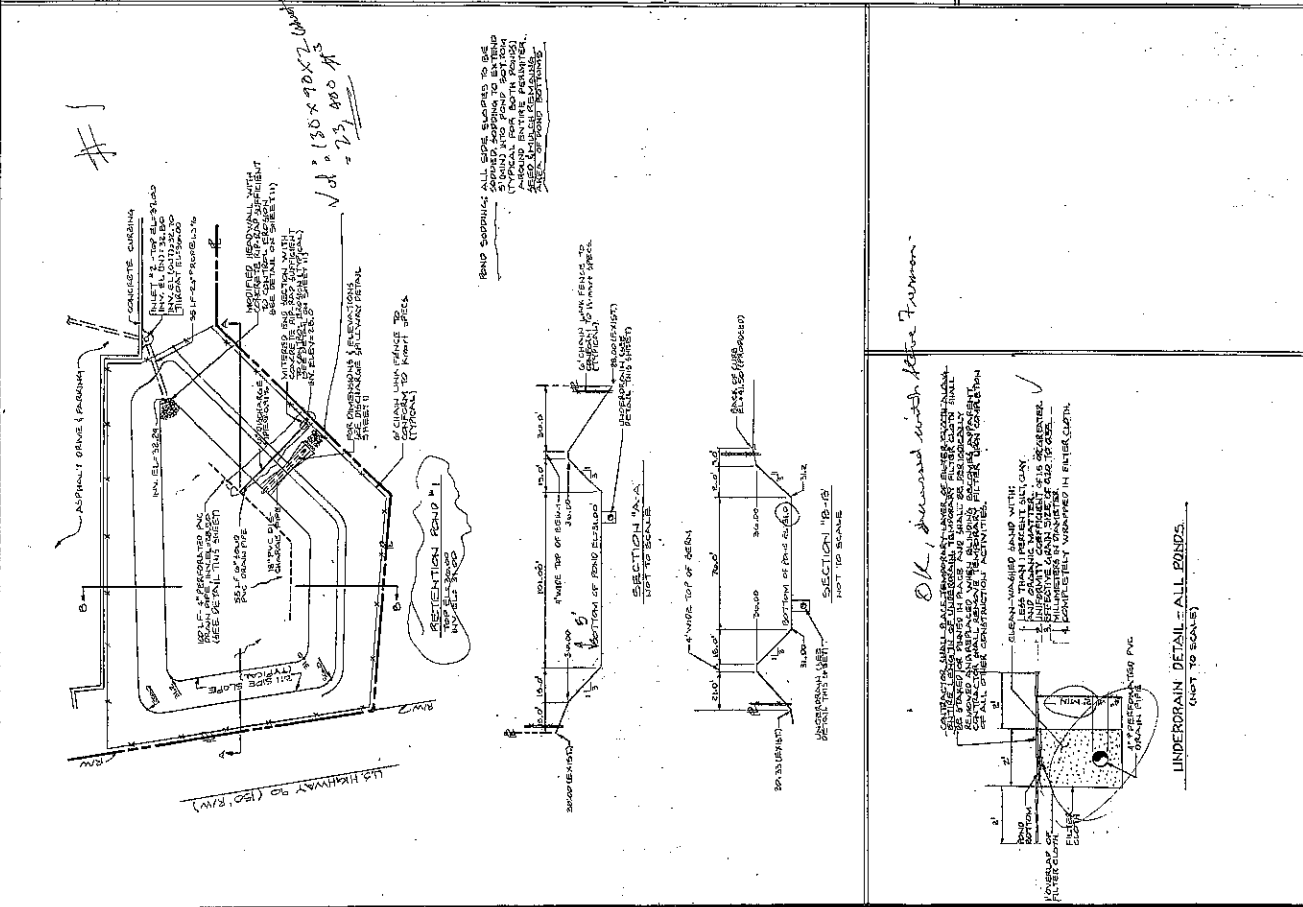
R=74.80'
A=900.93'
I=117.08'
C=105.02'
CB=S 85°25'48" E



CUTTER GRASS DETAIL "A-A"
(FOR DRAINAGE BASIN AND PLANTING (HARDY))
NOT TO SCALE

NORTHWEST FLORIDA ENGINEERING & SURVEYING, INC. A PROFESSIONAL SERVICE ORGANIZATION 1500 N. PARKWAY SUITE 200 TAMPA, FL 33601 (813) 281-1000 FAX (813) 281-1001		NOT RELEASED FOR CONSTRUCTION DATE: 08-28-88 BY: [Signature] CHECKED: [Signature]	
SUPPLEMENTAL SHEET FOR GRADING & DRAINAGE		SCALE: 1" = 60' NORTH: [Arrow pointing up]	



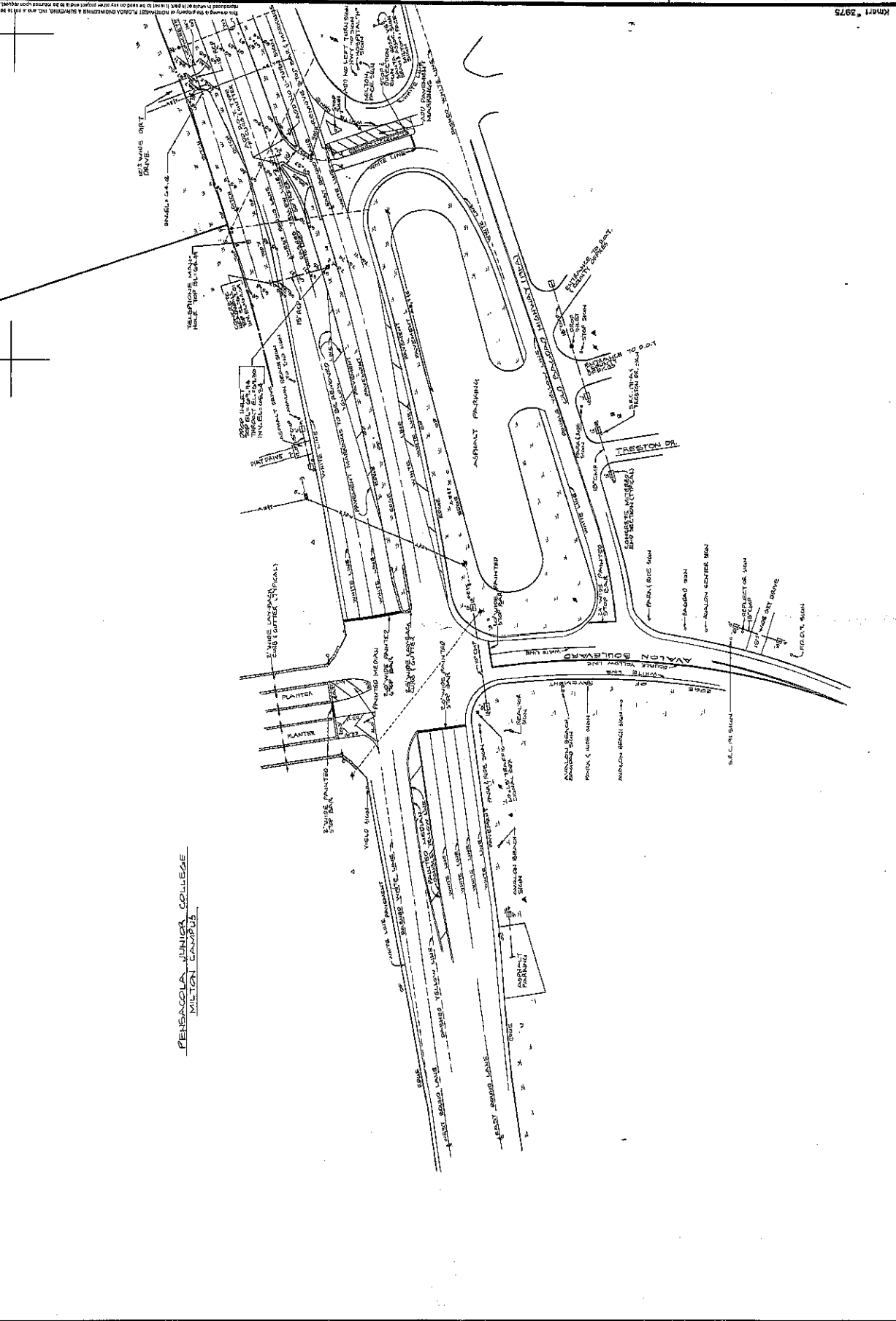


DATE	21-09-73
BY	21-09-73
PROJECT	21-09-73
NO.	21-09-73

EXISTING AND PROPOSED CONDITIONS
Kmart Shopping Center
 FOR
 D.O.T. DRIVEWAY CONNECTION

NW
 NORTHWEST FLORIDA ENGINEERING & SURVEYING, INC.
 A PROFESSIONAL SERVICE ORGANIZATION
 1400 N. PARKWAY
 SUITE 100
 TAMPA, FL 33601
 PHONE 813-281-1111
 FAX 813-281-1112
 NOT RELEASED FOR CONSTRUCTION
 SCALE: 1" = 40'

NO.	DATE	REVISION
1	10-1-73	REVISED
2	10-1-73	REVISED
3	10-1-73	REVISED
4	10-1-73	REVISED
5	10-1-73	REVISED
6	10-1-73	REVISED
7	10-1-73	REVISED
8	10-1-73	REVISED
9	10-1-73	REVISED
10	10-1-73	REVISED



PENSACOLA JUNIOR COLLEGE
 MILTON CAMPUS

