



WETLAND MITIGATION, DESIGN AND PERMITTING

Simply put, mitigation is a way to offset the impact of development on a regulated area or resource. Impacts may include dredging, filling, draining or other substantial changes to wetland habitats. In certain circumstances, mitigation may also be required for upland/wetland wildlife habitat, such as for Gopher Tortoise, Eagle, Sand Hill Crane or Indigo Snake habitat in Florida.

Often, people hear the word mitigation and they don't understand what that means, what it accomplishes or costs.

Wetlands are special habitats that provide unique wildlife and water quality benefits to all of us. As a result, these habitats are protected by local, state, and federal laws. Sometimes wetland impacts are unavoidable (such as for roads). This is where mitigation comes in.

Wetland mitigation usually takes four forms: onsite restoration, wetland enhancement, wetland creation and mitigation banking.

Each form has its benefits and drawbacks, as well as its costs. At Meryman Environmental, Inc., we consider all these factors when trying to satisfy the requirements for an environmental permit for your parcel.

Wetland Mitigation Assessment methods are still somewhat subjective in their approach. The two most used methods in the State of Florida are the Uniform Mitigation Assessment Method (UMAM) and the Environmental Resource Permitting (ERP). Both tools have their strengths and weaknesses. We use UMAM for a variety of projects and have successfully completed numerous ERP permits using these tools.



If you own property that has large wetlands, environmental permits may be the best solution for you. M.E.I. is not always the bearer of bad news about environmental limitations on your property. We often are able to offer some creative solutions to maximize your site.

State and federal regulatory agencies have permitting procedures that sometimes allow utilization of properties with environmental limitations. Each situation is unique, and we have a great deal of experience in guiding our clients through the cumbersome regulatory process.

Wetland permits may be issued by counties, the Department of Environmental Protection (DEP), one of the water-management districts (WMD) or by the U.S. Army Corps of Engineers (ACOE).

Generally, local environmental permits take four to six months to issue, and under certain circumstances may take up to a year or longer for ACOE and EPA. Because no one is guaranteed a permit, we always recommend very careful planning prior to undertaking a land purchase.

Depending on the site conditions and the use of the property, we can often develop creative solutions that will minimize impact to the wetlands and allow utilization of the property. We can assist you with your permitting needs.



Development in Harmony with Nature