

Depot Avenue Conceptual Stormwater Management Summary

The Depot Avenue Stormwater Management Facility will be designed to receive off-site stormwater drainage from the downtown area shown in figure 1. The facility will be designed to comply with the City of Gainesville's and the St. Johns River Water Management District's (SJRWMD) stormwater criteria. The SJRWMD criteria for treatment volume is more stringent than the city's therefore the stormwater management facility will be designed to meet the SJRWMD criteria as shown on the attached design worksheet.

The off-site drainage area is approximately 50 acres, stormwater will be conveyed to the pond via the existing storm sewer. It was assumed that the drainage area is 100% impervious to take into account any possible future development. A conceptual wet detention pond has been designed for these conditions and is shown in figures ~~2~~₂ and ~~4~~₃.

A control groundwater elevation of 131' was assumed based on limited historical data. Further geotechnical analysis will have to be performed to determine a final control elevation. Setting the control elevation at 131' allows two feet of storage for the treatment volume.

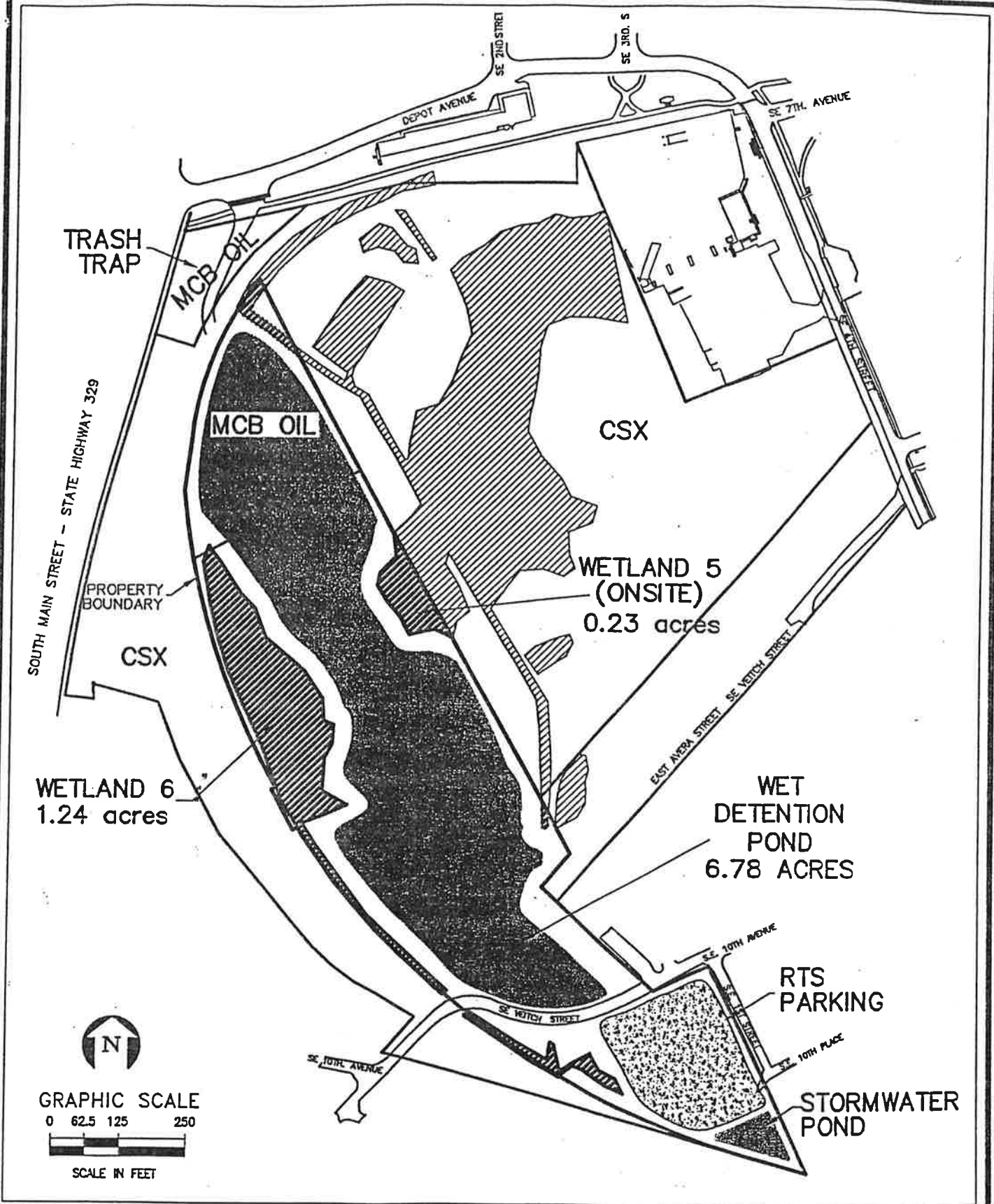
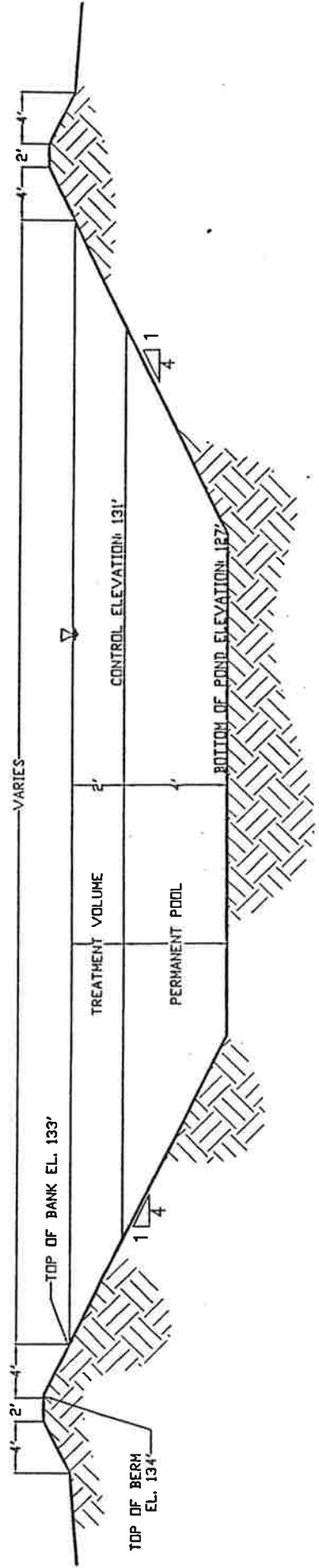


FIGURE 2.
CONCEPTUAL STORMWATER DETENTION POND DESIGN
PHASE 1 DEPOT AVE STORMWATER MANAGEMENT PLAN
 Source: John Myers & Associates, P.A., 2001; ECT, 2001.





SECTION A-A

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FIGURE 3. TYPICAL DETENTION POND CROSS-SECTION PHASE 1 DEPOT AVE STORMWATER MANAGEMENT PLAN

Source: ECT, 2000.



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Resolutions

submitted by

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9/24/01

1. There is so much confusion concerning this matter. On June 25, 2001, City Staff requested the City Commission approve a Resolution to proceed with eminent domain proceedings and the condemnation of the MCB Oil Property **immediately** for: 1) the proposed County Courthouse stormwater runoff; 2) RTS purposes as 12 new buses were being delivered and the City had no where to park them; 3) rail to trail type of park usage; and 4) future urban redevelopment uses. At that meeting, I requested that the urban redevelopment uses be removed. It was not.
2. The Resolution was finally approved by the City Commission on July 23, 2001, in which a map depicting the use of the property was attached. The City Attorney's Staff reported that a "**condemnation appraisal**" was required for a "**final offer**" to be given to the property owner as well as a **condemnation notice packet** explaining to the property owner his rights in these proceedings.
3. As of this date, the property owner has received no communication from the City, the appraiser has not showed up, no final offer or packet has been received. City Staff and officials were advised to not speak to the property owner concerning this matter and that **pre-suit elements** of these proceedings would not commence until after the "**condemnation notice packet**" was delivered by the City.
4. After the Resolution was passed, City discussions were immediately held to put a skateboard park on the property where part of the stormwater usage was proposed. County Staff submitted plans to the City Plan Board showing the proposed Courthouse with an on-site stormwater retention basin draining to Tumblin Creek, saying they don't need the City's land for stormwater. Last Tuesday, 9/18/01 at the East Gainesville Sprout Task Force meeting, City Staff publicly presented a **new drawing** of the proposed usage of the MCB Oil property, and reported that the property would be taken by the City on January 1, 2002. City Staff also reported that the RTS buses would now be parked on CSX's property and that drainage would be routed to Tumblin Creek. This report negates the City's "**need to take all of his property.**" The Task Force Chairman informed Mr. McBride that the City Attorney would contact him the next day. He still has not been contacted.

What happened to the immediacy of this matter? Three months have transpired.

Why hasn't the property owner received any official notification and a copy of the new condemnation appraisal?

Why doesn't the City communicate with the property owner regarding changes to the taking of his property rather than having to learn from extraneous Committee meetings?

The property owner has business arrangements to make before a taking can be made, such as notice to employees, lessees, customers, suppliers, etc. This is so very disrespectful and discourteous. Is this the way government imparts honor and trustworthiness to its citizens?