



UNIVERSITY OF FLORIDA

Finance and Administration
Office of the Vice President

204 Tigert Hall
PO Box 113100
Gainesville, FL 32611-3100
(352) 392-1336
Fax (352) 392-6278

October 11, 2006

Kate Parmelee
Interim CRA Manager
Gainesville Community Redevelopment Agency – MS48
P. O. Box 490
Gainesville, Florida 32602-0490

SUBJECT: Sorority Woods Feasibility Study

Dear Ms. Parmelee:

I have reviewed your letter of September 19, 2006 and associated study. Upon meeting certain conditions, the University of Florida is willing to proceed toward requesting an easement from the Florida Department of Environmental Protection/Division of State Lands to the City of Gainesville or Gainesville Community Redevelopment Agency for construction of the "Alternative B" stormwater facility.

The Gainesville CRA will be responsible for conducting boundary surveys and working with the UF Office of the General Counsel on preparation of the easement documents. The easement will need to specify the City of Gainesville or CRA for all facility maintenance, security and liability within the easement area. Maintenance shall include mosquito abatement in accordance with industry best practices. The City of Gainesville or CRA shall also be responsible for reviews and permitting from the St. Johns River Water Management District including assurances that this facility will not create negative impacts on the University's stormwater permit from SJRWMD for Lake Alice. Stormwater from university sources that currently enters this site shall continue to be accommodated in the City's stormwater management facility at no charge to the university.

In exchange for this easement, the University requests that the City of Gainesville forgive the outstanding stormwater management utility fees for the main campus that have been disputed for some time. The University also requests that the City of Gainesville amend its ordinances to allow credits against future stormwater management utility fees for stormwater that the University accepts into Lake Alice from lands within the City of Gainesville. The stormwater management utility fee forgiveness shall be made at the time that the easement is granted and shall remain in effect until the ordinance is amended to provide for credits. Future credits shall account for non-university stormwater that enters the Lake Alice watershed via this proposed stormwater facility and any other identified non-university sources. The concept of university stormwater credits was also discussed during the campus master plan development agreement negotiations, at which time the University was given assurance that this ordinance could be so amended pending action of the City Commission.

In addition, the University requests that the City of Gainesville or CRA make a payment in the amount of \$490,000 to be applied to on-campus stormwater erosion projects as just compensation for this easement and to address impacts created by accepting off-campus stormwater.

Lastly, the University requests the right to review and comment on the CRA stormwater facility design. The University expects that the City and CRA will pursue this design as a stormwater park with appropriate amenities and pleasing appearance rather than a stagnant water body with a chain link fence. Like the City, the University's policies require that stormwater facilities be designed with a naturalistic contour and littoral plantings of native vegetation. The University requests that this stormwater facility be designed accordingly. The CRA is also requested to abide by the University's tree mitigation policy which requires a two-for-one replacement of all removed trees exceeding 3-inch DBH. The species and location of these replacement trees shall be negotiated during the facility design phase. University policy requires that the replacement trees be Florida Nursery Grade Number One or better, and be a minimum of eight feet in height. Additional provisions of the University of Florida Design and Construction Standards shall be adhered to including tree protection during construction, tree pruning, survey marking, excavation and other provisions as may apply. These standards are available online at <http://www.facilities.ufl.edu/dcs/index.htm>.

Granting of this easement from the University is contingent upon these conditions and approval of the Florida Department of Environmental Protection/Division of State Lands. Please contact Kristina Raattama in the UF Office of the General Counsel at 392-1358 if you wish to proceed with this easement request.

Sincerely,



Ed Poppell
Vice President for
Finance and Administration

CC: Mr. Russ Blackburn, Manager, City of Gainesville