



Legislation Details (With Text)

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**Title:** Sorority Woods Feasibility Study (B)

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Date	Ver.	Action By	Action	Result
7/17/2006	0	Community Redevelopment Agency	Approved as Recommended	Pass

Sorority Woods Feasibility Study (B)

Previously, the CRA has discussed approaching the University of Florida on utilizing the Sorority Woods property for stormwater in the College Park/University Heights Redevelopment Area. The University of Florida has not committed to an easement at this point, but allowed right of entry for a Feasibility Analysis to be completed. The College Park/University Heights Redevelopment Advisory Board requested the analysis to determine the site’s stormwater retention capacity and to develop a design to create an amenity, such as a passive park, in addition to a stormwater retention area. Any improvements to the site would require an easement from the University of Florida. Consultant Jones Edmunds and Associates, Inc. was contracted to provide the feasibility analysis, which has now been drafted.

The Sorority Woods Feasibility Study includes two proposed stormwater pond layouts for the site. The first proposed pond layout, Alternative A, is shown in Figure 6. Alternative A allows for connectivity throughout the site and trees within the project area are maximized. Where practical a buffer was included to allow for a trail or sidewalk to be constructed around the border of the project area. Also, all large trees were retained, as well as many smaller trees. Some of the trees retained were located on islands which could be connected to a walking or jogging path via footbridges. Alternative A allows for the potential of 5 acres to be treated.

The second proposed pond layout, Alternative B, is shown in Figure 7 of the report. In Alternative B only the large trees in the project area were maintained and connectivity was sacrificed to allow for additional storage in the pond. Alternative B allows for the potential of 13 acres to be treated.

Alternative A would reduce the upland from 1.28 to 0.69 acres and increase the water body area from 0.36 to 0.95 acres. Alternative B would reduce the upland area form 1.28 to 0.33 acres and increase the water body from 0.36 to 1.31 acres. Existing water bodies on site would become part of the stormwater treatment system and therefore could be considered permanent impacts to the 0.36 acres of existing water bodies.

At the July 6, 2006 College Park/University Heights Redevelopment Advisory Board meeting the Advisory Board recommended that the CRA recommend Alternative B to the University of Florida and any subsequent required review committees. The College Park/University Heights Redevelopment Advisory Board further recommended that a funding source for the improvements be determined following approval of the concept by the University of Florida. Initial options for funding discussed by the Advisory Board included the Stormwater funds and potential partnerships with area developers and property owners.

Alan Foley, Project Engineer with Jones Edmunds, will present the study. A full copy of the Sorority Woods Feasibility Study has been provided in the backup. If the CRA proceeds with this recommendation, staff recommends that a not to exceed budget of \$ 1,500 be created and JEA's contract extended to attend any required meetings or committee reviews by the University of Florida in order to obtain approval for the project.

Fiscal Note:

The estimated cost for construction of the proposed stormwater pond for Alternative A & B is estimated at \$400,000. An additional cost of \$50,000 is expected for the stormwater line that would need to be cut and diverted to the western side of sorority woods. There is \$51,017 remaining in the Stormwater Management Account MY-618-790-W714-5520. The CRA has budgeted \$195,000 for FY 06-07, and \$200,000 for FY 07-08 for Stormwater Management, totaling \$446,017 in current and future funds for stormwater management. Staff recommends a not to exceed budget of \$1,500 be allocated from Stormwater Management Account MY-618-790-W714-5520 for further professional services from JEA required to obtain University of Florida approval of the concept.

College Park/University Heights Redevelopment Advisory Board to the CRA: 1) Recommend to the University of Florida Option B; 2) seek an easement with the University of Florida to allow construction of the improvements and 3) determine funding options following approval of the concept and easement from the University of Florida.