



Legislation Text

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Sorority Woods Feasibility Study (B)

The CRA discussed this item on December 18, 2006 and recommended it be forwarded to the City Commission to direct staff to review the request and make recommendations to the City Commission.

At the July 6, 2006 College Park/ University Heights Advisory meeting, the Advisory Board recommended that the CRA recommend to the University of Florida Alternative B of the Sorority Woods Feasibility Study. The City would seek an easement with the University of Florida to allow construction of the improvements. Funding will be determined following approval of the concept from the University of Florida, and any subsequent required review committees. On July 17, 2006, the CRA approved the recommendations from the College Park/University Heights Advisory Board. Staff has received a response from the University of Florida.

The response from University of Florida has been provided as backup for review.

The December College Park/University Heights Redevelopment Advisory Board and the Tumblin Creek Watershed Management Subcommittee met on November 16, 2006 to discuss conditions that were outlined in the letter from the University of Florida. The following conditions were proposed by the University of Florida, almost all of which can be addressed by the City Commission. These are not issues within the purview and responsibility of the CRA, but can best be negotiated by City departments.

1. Including assurances that this facility will not create negative impacts on the University stormwater permit from St. Johns Water Management District.
2. The City of Gainesville forgives the outstanding stormwater management utility fees that have been disputed.
3. The City of Gainesville amends 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.
4. The stormwater management utility fee forgiveness shall be made at the time that the easement is granted and remain in effect until the ordinance is amended to provide for credits.
5. Future credits shall account for non-university stormwater that enters Lake Alice watershed via this proposed stormwater facility and any other identified non-university sources. Stormwater facility and any other identified non-university sources.
6. The University requests that the City of Gainesville or CRA make a payment for \$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
7. The University requests the right to review and comment on the CRA stormwater facility design.

The following conditions of the response from the University of Florida were approved by the College Park/ Advisory Board:

1. Gainesville CRA is responsible for boundary surveys and working with the UF Office of the General Counsel on preparation of the easement documents.
2. The City of Gainesville or CRA will be responsible for maintenance, liability, and security within the easement.

3. The City of Gainesville or CRA be responsible for reviews and permitting from the St John's Water Management District
4. The University requests the right to review and comment on the CRA stormwater facility design.
5. 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.

..Fiscal Note

The University of Florida is requesting \$490,000 for the Sorority Woods Easement. The estimated cost for the proposed stormwater pond is \$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. The CRA has budgeted \$195,000 for FY 06-07 and \$200,000 for FY 07-08 for stormwater management.

CRA to the City Commission: 1) Refer the matter to the City Commission since all the conditions and issues are within the purview of the City Commission and not the CRA; and 2) request the City Commission direct staff to review the request of the University and provide recommendations to the City Commission.