



Public Works Department

P.O. Box 490, Station 58

Gainesville, FL 32602

Phone (352) 334-5070

Fax (352) 334-2093

www.cityofgainesville.org

October 10, 2011

TO: Potential users of the Depot Avenue Stormwater Facility

RE: **Acquiring basin credits in the Depot Avenue Stormwater Facility**

The Depot Avenue stormwater facility was constructed as an off-site stormwater facility for redevelopment and infrastructure projects within a portion of the Sweetwater Branch watershed. The facility is permitted under the authority of the St. Johns River Water Management District (SJRWMD) and projects using the facility are 'admitted' to the facility by a permit modification that is endorsed by the City and approved by the District. The stormwater facility and the projects permitted in the stormwater facility fall under the SJRWMD ERP permit series 40-001-111266 and modifications to the permit are done through a letter of modification to the existing permit. **Appendix A** contains the Master Spreadsheet showing the permitted projects and balance of available credits.

In order for a project to be accepted into the stormwater facility, the applicant must follow the steps below:

1. Inform the Public Works staff that the applicant is requesting credits during the development review phase.
2. During the development review phase, submit the information requested in **Appendix B** using the methodology explained in **Appendix C**.
3. Once approval has been granted from the Public Works staff to use credits in the stormwater facility, the applicant shall prepare a permit modification for the Depot Avenue facility to the SJRWMD. The applicant must provide the Public Works Department with a draft ERP permit application prior to submittal to the SJRWMD for review and comments.
4. The applicant shall abide by the conditions listed below in consideration of the City endorsing the permit modification to the SJRWMD:
 - a. The use of the Depot Avenue facility is granted exclusively to the project developer for the project and site upon which the permit modification is based.
 - b. The credit allocation for a project is not transferable and reverts back to the City if the site construction does not proceed within 12 months of the issuance of the modified permit unless extended by the City in writing.

OUR VISION: *The City of Gainesville will set the standard of excellence for a top ten mid-sized American city; recognized nationally as an innovative provider of high-quality, cost-effective services.*

- c. Extensions will be provided on a case by case basis. Written application must be made 30 days in advance of the expiration date of the permit modification with justification as to the necessity of the extension. The City will consider the request and respond prior to the expiration date of the schedule.
 - d. The developer shall also provide the City with a construction schedule for the site development. If the site construction is not completed within the site construction schedule, the schedule must be modified in writing. To extend the schedule for the site construction, written application must be made 30 days in advance of the expiration date of the original completion date (reference date - the date of the temporary certificate of occupancy) with justification as to the necessity of the extension. The City will consider the request and respond prior to the expiration date of the schedule.
 - e. If the developer defaults on the project for the site, the City will, at its sole discretion, determine the amount of the Capital Recovery Fee, less permit modification costs, to be returned to the developer and the credits to be allocated to any completed portion of the project.
5. After approval of the permit modification for the Depot Avenue stormwater ERP application to the SJRWMD by the Public Works Department, the applicant shall pay the Capital Recovery Fee to the Public Works Department for acceptance in the Depot Avenue stormwater facility. At this time the applicant can submit the letter of modification to the ERP permit to the SJRWMD. It is the applicant's responsibility to pay any fees required by the SJRWMD.

The Capital Recovery factor is based on the land cost of \$1,035,809.47. Each users' share of the land cost is prorated according to their projects share of the total basin credit or \$22.47 per pound of Suspended Solids generated the project.

Currently, credits can only be purchase in Phase 1 of the Depot Avenue stormwater facility. Once Phase 2 of the project has been constructed, credits will be available in this phase as well.

Appendix A: Master Credit Balance Spreadsheet

Appendix B: Credit Request Form

Appendix C: Credit calculation methodology