

**Background information regarding the UF Campus Master Plan and Campus Development
Agreement review and update**

Prepared by Alachua County Department of Growth Management

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The University of Florida (UF) has begun the process of updating the [UF Campus Master Plan](#) (CMP). This document provides a two-part overview of the CMP update process and the County's role in the Campus Development Agreement (CDA).

Campus planning in the State University System is governed by [Chapter 1013.30, Florida Statutes](#), which contains provisions for campus planning and concurrency management. As stated in the introduction of the statute *"These special growth management provisions are adopted in recognition of the unique relationship between university campuses and the local governments in which they are located. While the campuses provide research and educational benefits of statewide and national importance, and further provide substantial educational, economic, and cultural benefits to their host local governments, they may also have an adverse impact on the public facilities and services and natural resources of host governments. ...The intent of this section is to address this unique relationship by providing for the preparation of campus master plans and associated campus development agreements."* The provisions of the statute supersede the requirements of part II of Chapter 163 (The Community Planning Act), except where noted.

Part 1: Campus Master Plan update

The Statute requires each university board of trustees to prepare and adopt a Campus Master Plan (CMP) which addresses the need for and plans for capital projects and the provision of roads, parking, public transportation, solid waste, drainage, sewer, potable water, recreation, and open space for a 10 to 20-year period, and must be updated every five years. The CMP is required include elements relating to future land use, intergovernmental coordination, capital improvements, recreation and open space, general infrastructure, housing and conservation. The master plan must identify specific land uses, general location of structures, densities and intensities of use, and contain standards for onsite development, site design, environmental management, and the preservation of historic and archaeological resources. The transportation element must address reasonable transportation demand management techniques to minimize offsite impacts where possible.

Each element of the CMP must address compatibility with the surrounding community, and must not be in conflict with the Comprehensive Plan of the host local government, and must be consistent with the state comprehensive plan. Both Alachua County and The City of Gainesville are host local governments for the University of Florida.

Policies and maps included in the CMP will be updated to integrate UF's Strategic Development Plan and UF's Campus Framework Plan with the CMP, incorporate land use changes, and may include new buildings and facilities. The County has been coordinating with UF throughout the CMP update process on an informal basis as well as formally as a member of the UF Land Use and Facilities Planning Committee. A Context Area map is adopted in the CMP and included in the CDA depicting the area within the City of Gainesville and Alachua County surrounding the university, within which on-campus development may impact local public facilities and services and natural resources, and within which off-campus development may impact university resources and facilities. County staff has provided input to UF on updating the context Area map.

The CMP update includes within the Capital Improvements Element a 10-year list of Capital Projects. In order to be eligible for funding, Capital Projects must be included in the 10-Year Capital Facilities project list, however, not all projects on the list will be funded or constructed. Should UF desire to develop additional buildings that exceed the amount of GSF for which mitigation has been provided, UF CMP Intergovernmental Coordination Policy 1.2.2 provides for coordination between UF, the City and the County to identify additional mitigation strategies and amendment of the CDA when those projects are funded. This policy, which is implemented through the CDA, addresses the requirement that all development on the UF Campus or satellite facilities provide the appropriate mitigation for any impacts that occur. The Alachua County Comprehensive Plan also includes policies in the Intergovernmental Coordination Element that provide for consistency between CMP and CDA and address development of any University of Florida properties in unincorporated Alachua County that are not included in the CMP by requiring the development to be consistent with the Alachua County Comprehensive Plan.

A public information session will be held by UF (April, 2020) to provide the community the opportunity to review the draft CMP update, and the UF Board of Trustees must hold a public hearing to formally review and transmit the draft UF CMP to the reviewing agencies and the public, and a statutory 90-day comment period will begin upon receipt (anticipated June, 2020). County staff will review the draft CMP with a focus on whether the updated CMP is in conflict with the County's Comprehensive Plan, which is the standard established by [Chapter 1013.30, F.S.](#). The statute includes provisions for a dispute resolution process. County staff has been engaged with UF to ensure that the updated UF CMP is not in conflict with the Alachua County Comprehensive Plan, and will submit a letter communicating its findings as a formal comment to the University of Florida prior to the close of the comment period (September, 2020). Following

receipt and consideration of all comments, the UF Board of Trustees must hold a second public hearing and adopt the CMP, which is anticipated for December, 2020. This will complete the CMP update process.

Part 2: Campus Development Agreement

Following completion of the CMP update, UF must draft an amendment to the Campus Development Agreement (CDA) and provide it to the City and the County for review. Once UF, the City and the County agree on the amendments to the CDA, the CDA must be adopted by the UF Board of Trustees and the City and the County must each hold two public hearings to consider adoption of the CDA, consistent with the requirements of [s.163.3225, F.S.](#) The CDA must address issues relating to the provision of public facilities and services such as roads, utilities, parks and recreation to: 1) serve the university; and 2) address the impact of the university on the local government(s). The CDA is also required to identify level of service standards for these facilities and services and address how any necessary capital improvements will be funded. The CDA may not address or include any standards for onsite development. The Statute provides that once the CDA is executed, all campus development may proceed without further review by the host local government if it is consistent with the adopted Campus Master Plan and associated Campus Development Agreement.

The current Campus Development Agreement was updated and executed by UF, the City and the County in 2015, and expires December 31, 2025. Mitigation funds provided in 2006* by UF totaled \$21,100,000 (\$2,137,880 to Alachua County and \$18,987,500 to City of Gainesville). As of 2011, the Concurrency Trust Fund no longer exists to fund mitigation for campus development, therefore any required mitigation in the future is the responsibility of the University of Florida. At this time**, approximately 1,359,692 GSF of building area and 1,646 net new parking spaces remain authorized by the CDA and mitigation funding was provided as noted above.

***2006 CDA Impact Mitigation**

\$21.1 million total funds provided

- \$3.8 m Countywide Transportation management System

- \$4.8 m RTS transit rolling stock

- \$1.0 m to City and County for Bicycle/Pedestrian facilities

- \$1.6m to County for SW 8th Avenue

- \$0.9 m to city for SW 2nd Avenue

- \$8.1 m for Archer Rd/SW 16th Avenue

- \$0.8 m to City for Emergency Capital Equipment

**The 2005-2015 CDA provided for development by UF of up to 3,754,336 GSF of building area and up to 2,000 net new parking spaces. The 2015-2025 update of the CDA recognized that up to 2,021,975 GSF of building area and up to 1,715 net new parking spaces remained authorized for development by UF, in addition to the majority of the GSF allowed on the satellite properties. As of the most recent amendment to the CMP (June 2018), a total of 662,289 GSF of building area and 69 net new parking spaces have been constructed.