



# University of Florida Campus Master Plan Update 2020-2030

Briefing for Alachua County Board of County  
Commissioners

February 11, 2020

# Purpose of Briefing

- Provide information on current University of Florida Campus Master Plan update process
- Staff Recommendation: Receive Report

# Topics

- Purpose of Campus Master Plan
- Elements of Campus Master Plan
- Intergovernmental Coordination
- History
- Context Area
- Master Plan Updates
- Campus Development Agreement
- Process and Schedule

# Purpose of Campus Master Plan

- Strategic Plan to guide growth for UF Campus Master Plan (CMP) properties
- Comprehensive Plan level coordination with host local governments
- Addresses compatibility with surrounding community & Comprehensive Plan of host local government(s), including impacts to public facilities and services
- Contains standards for development, site design, environmental, preservation of historic and cultural resources; Minimum 10 year planning horizon
- Includes all capital projects for planning period
- Framework for Campus Development Agreement (CDA)
- UF campus development projects may proceed with no further review by local government if consistent with adopted CMP and CDA

# Elements of Campus Master Plan

- Introduction
- Urban Design
- Future Land Use
- Academic Facilities
- Support/Clinical/Cultural
- Housing
- Recreation and Open Space
- Conservation
- Transportation
- General Infrastructure
- Utilities
- Public Safety
- Facilities Maintenance
- Capital Improvements
- Intergovernmental Coordination
- Implementation

# Intergovernmental Coordination

- Campus Master Plans required per Sec. 1013.30, F.S., *“in recognition of the unique relationship between university campuses and the local governments in which they are located”*
- CMP update process initiated August 2019; concludes December 2020
- UF Land Use and Facilities Planning Committee includes both City and County representation
- Intergovernmental Coordination policies in County Comprehensive Plan
- Staff will submit comments on CMP when transmitted June 2020
- CMP scheduled to be adopted by UF Board of Trustees December 2020
- Amended CDA between UF, City, County expected to be signed early 2021, following public hearings

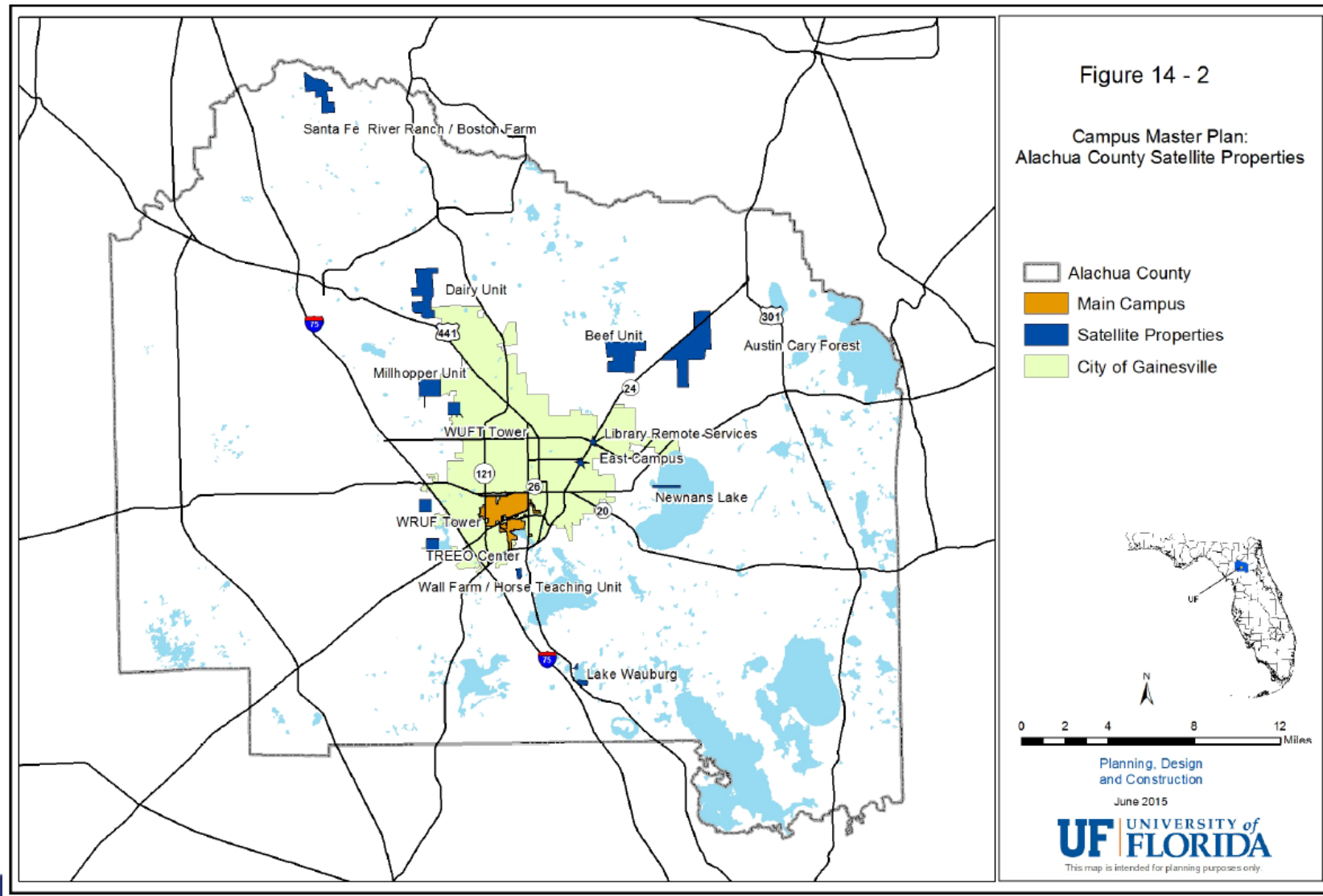
# History

- First CMP adopted in 1995
- Current CMP Adopted June 2015
- Three Minor Amendments since 2015
  - Capital Improvement Element Updates to 10-Yr Building List
  - Main Campus Cumulative Change: Modified FLU on approx. 21.3 acres of 1,955 total acres (1.1%)

# CMP Jurisdiction

- Main Campus
  - Including PKY, south of Archer Rd, west of SW 34<sup>th</sup> St, north of University Ave, west of SW 13<sup>th</sup> St.
- 13 Satellite Properties in Alachua County
- Does not include:
  - Shands Cancer Hospital, Springhill, etc.
  - Innovation Square (Innovation HUB, 720 Building)
  - Human Resources Building
  - Progress Park (Alachua)

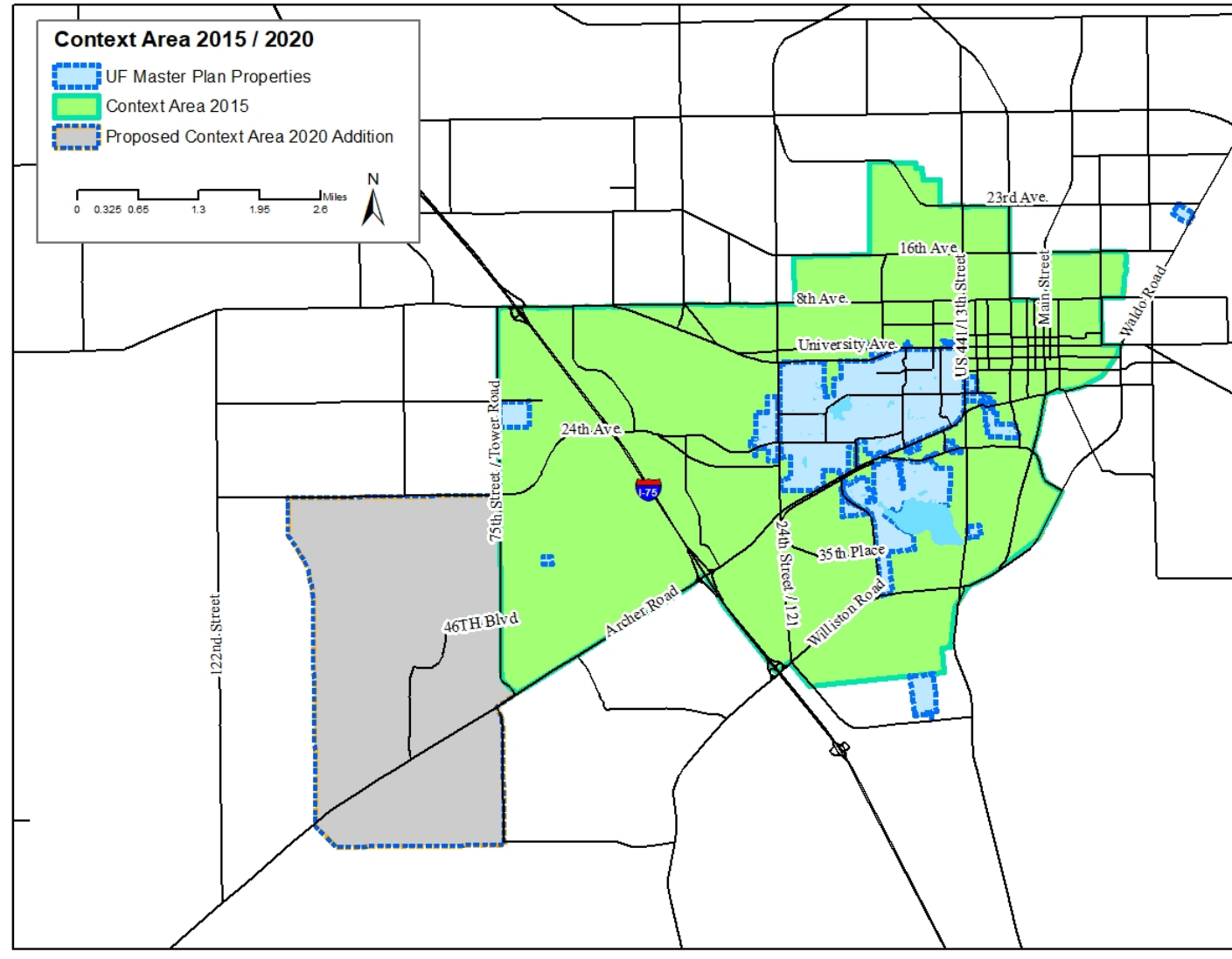
# Satellite Facilities Map



# Context Area

- An area 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
- Purpose is to facilitate planning analysis and intergovernmental coordination
- Determined in part by location of university resources and facilities, employee and student addresses
- Adopted in CMP and as part of the Campus Development Agreement

# Proposed Context Area 2020 update



# Campus Development Agreement

- CDA must address issues related to provision of public facilities and services (such as roads, utilities, recreation)
- CDA must be consistent with Campus Master Plan and Comprehensive Plan of host local government(s)
- CDA must identify levels of service standards and funding for any capital improvements
- Context Area map adopted with CDA to facilitate planning analysis and intergovernmental coordination
- UF campus development projects may proceed with no further review by local government if consistent with adopted CMP and CDA

# Campus Development Agreement

- Current CDA expires December 31, 2025
- \$21.1m mitigation provided in 2006 CDA
  - \$2.1 m to Alachua County
  - \$19 m to City of Gainesville
- 2011 Concurrency Trust Fund eliminated (Sec. 1013.63, F.S. repealed); any mitigation strategies provided by CDAs are responsibility of University

# Campus Development Agreement status

- Mitigation from 2006 CDA addressed the following impacts:
  - 3,754,336 GSF building area on main campus
  - 2,000 new parking spaces
- Current Status (June 2019):
  - 1,359,692 GSF remains unbuilt
  - 1,646 net new parking spaces remain unbuilt
  - Satellite Properties – balance of GSF authorized remains at all sites except Dairy Research Unit

# Process and Schedule

- April 2020 – Public Information Session hosted by UF
- June 2020 – UF Board of Trustees Transmittal Hearing
- September 2020
  - End of 90-day agency/public comment period
  - City/County/UF discussion of Campus Development Agreement
- December 2020 – UF Board of Trustees CMP Adoption and CDA Adoption
- January – March 2021 – Local Government Public Hearings on CDA  
(two public hearings required for Alachua County & City of Gainesville)
- Current CDA expires Dec. 31, 2025

# Recommendation

- Accept presentation on update of UF Campus Master Plan 2020-2030

QUESTIONS?