



Alachua County Department of Growth Management

Office of Planning and Development

Mari K. Daniels, Director

November 30, 2020

Ms. Linda B. Dixon, AICP
Director of Planning
Planning, Design & Construction Division
University of Florida
245 Gale Lemerand Drive
P.O. Box 115050
Gainesville, FL 32611-5050

Re: Alachua County comments on proposed update to UF Campus Master Plan 2020-2030

Linda

Dear Ms. Dixon,

This letter is provided to convey comments by Alachua County regarding the proposed updates to the UF Campus Master Plan 2020-2030 (UF CMP). Staff has reviewed the updated draft UF CMP and found that it is not in conflict with the Alachua County Comprehensive Plan. Alachua County's comments on the UF CMP are provided in Attachment A.

Thank you for the productive collaboration with Alachua County and the City of Gainesville on this update, including updating the Context Area map and bringing relevant parts of the UF Strategic Master Plan Framework, Landscape Master Plan and Transportation and Parking Strategic Plan into the Campus Master Plan. Alachua County appreciates the opportunity to serve as a member of the Steering Committee for the Campus Master Plan update process and we look forward to continuing to participate in the update process. Looking beyond the collaboration with UF on the CMP and the Campus Development Agreement (CDA), the County looks forward to additional collaborative opportunities between UF and the community to further our common goals, particularly regarding economic development and multi-modal transportation.

We look forward to continuing this partnership with UF on the upcoming parts of this process, including the opportunity for input on the draft updated CDA which we understand you will be providing to City and County staff following adoption of the UF CMP in December 2020 by the UF Board of Trustees.

Should you need further information, please contact me.

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Sincerely,



Mari K. Daniels, AICP
Growth Management Director

/attachment

cc: Board of County Commissioners
Michele L. Lieberman, County Manager
James K. Harriott, P.E., Deputy County Manager
Sylvia Torres, County Attorney
Stephen Hofstetter, Interim Director of Environmental Protection
Ramon Gavarrete, P.E., Director of Public Works
Ken Zeichner, AICP, Principal Planner, Growth Management
Mike Castine, AICP, Planner II, Growth Management
Lee Feldman, City Manager, City of Gainesville
Andrew Persons, AICP, Interim Community Development Director, City of Gainesville

Attachment A

Alachua County Comments on Proposed Updates to the UF Campus Master Plan 2020-2030

Environmental Comments

Alachua County strongly supports the updated wetland protection and water quality policies in the Conservation Element (Policy 1.2.7 – 1.2.11) of the UF CMP 2020-2030 requiring similar buffer protection requirements for UF satellite properties to those required in the County, and improved lake edge habitat for improved water quality.

Consider revising Objective 3.2 in the General Infrastructure Element to include language or policies to actively maintain and manage reclaimed irrigation systems with a goal of minimizing runoff, as runoff of reclaimed water can contribute to increased nutrient concentrations which degrade surface waters.

Consider the inclusion of Objectives or policies in the General Infrastructure Element which address minimizing or reducing fertilizer use on all facilities, especially when reclaimed water is the irrigation source, in order to contribute to the goal of protecting the quality of surface waters and groundwater.

The UF Campus has some sensitive karst areas that are potential development areas. Alachua County recommends the use of Low Impact Design (LID) criteria similar to the County's requirements for sensitive karst areas which would provide a measurable requirement or volumetric requirement/criteria with a goal of net improvement/reduction for nutrients. These techniques include the following:

- a. Clustering of development on non-environmentally-sensitive portions of a development parcel;
- b. Use of bioretention areas or 'rain gardens';
- c. Use of permeable pavements;
- d. Redirecting rooftop runoff to functional landscape areas, rain barrels or cisterns;
- e. Minimization of impervious surfaces through use of shared driveways and parking lots;
- f. Minimization of rooftop area by building vertically instead of horizontally, in order to reduce the total footprint area of buildings;
- g. Reduction in impervious driveways through minimized building setbacks;
- h. Use of "Florida Friendly" plant species and preferably native species for landscaping; and
- i. Enhanced stormwater treatment areas, similar to the requirements as provided in Chapter 407.56 Alachua County Unified Land Development Code

Minor correction in the Conservation Data & Analysis on Page 7-23:

4. Outstanding Florida Waters (OFWs): ~~150~~ 200 ft. average, 100 minimum setback.

The average buffer for OFWs was recently increased to 200 feet with the adoption of the County's Comprehensive Plan 2019-2040 in 2019.

Transportation and Intergovernmental Coordination comment

Alachua County's Transportation Mobility Element promotes a multi-modal transportation system for our community, particularly in the urban area (including the updated Context Area) through Goals, Objectives, Policies and a long range transportation plan including projects linking land use and transportation to "emphasize mixed-use, interconnected developments, promote walking and biking, reduce vehicle miles of travel and per capita greenhouse gas emissions, and provide the densities and intensities needed to support transit." We understand that the goals of the university to expand transportation choices for students and employees on and off-campus are similar. We believe that refinement of policies and strategies (including but not limited to TDM strategies) in the CMP (and the implementing CDA) to further and achieve our mutual goals in support of a multi-modal transportation system for our community would be beneficial; the County is interested in collaborating with the University to further develop strategies and implementation opportunities including identifying projects and potential funding sources.