



**Business Affairs**  
Planning, Design & Construction

232 Stadium  
PO Box 115050  
Gainesville, FL 32611-5050  
352-273-4000  
352-273-4034 Fax

Alachua County Growth Management  
10 SW 2<sup>nd</sup> Avenue  
Gainesville, Florida 32601

December 2, 2020

Subject: UF Response to Alachua County Comments on the Campus Master Plan 2020-2030

Dear Ms. Daniels:

I am in receipt of the Alachua County Comments on the Campus Master Plan Amendment for 2020-2030 as transmitted in your letter of November 30, 2020. Thank you and your staff for continued collaboration as we have worked together over the past year in support of the UF plan update. Attached are the responses to your comments. I look forward to continued collaboration with Alachua County on the Campus Development Agreement and progress toward our shared goals.

Sincerely,

A handwritten signature in blue ink, appearing to read "Linda B. Dixon". The signature is fluid and cursive, with a large loop at the end.

Linda B. Dixon, AICP  
Director of Planning

**University of Florida Response to Comments from Alachua County on the  
Campus Master Plan Amendment for 2020-2030  
(December 2, 2020)**

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.

*RESPONSE: Acknowledged.*

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.

*RESPONSE: Policy 2.2.1 of this Element addresses irrigation management while policies under Objective 1.3.2 regarding stormwater runoff would apply to runoff from irrigation systems.*

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.

*RESPONSE: Policy 1.3.2 addresses BMPs for stormwater management including fertilizer management*

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

*RESPONSE: Objective 1.4, and more specifically Policy 1.4.1 addresses LID techniques. Building heights, impervious hardscape, building setbacks, Florida Friendly and native plantings, and enhanced stormwater treatment facilities are addressed elsewhere in the Campus Master Plan and the Landscape Master Plan that is incorporated by reference (see: Urban Design Element, policies 1.2.1, 1.2.5, 1.2.6, 1.3.4, 1.3.7; and Conservation Element, policies 1.4.5 and 1.4.10)*

Minor correction in the Conservation Data & Analysis on Page 7-23: 4. Outstanding Florida Waters (OFWs): 4Mf 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.

*RESPONSE: Correction made in the Data & Analysis Report*

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 TOM 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.

*RESPONSE: Goal 1 of the Transportation Element speaks directly to coordination between the University, Alachua County, City of Gainesville, and MTPO. We look forward to future collaborations to achieve our common objectives.*