



# University Of Florida Campus Development Agreement

Board of County Commissioners  
First Public Hearing  
October 12, 2021

# Purpose of Public Hearing

- Hold first of two required Public Hearings and announce the date of the second public hearing for November 9, 2021 to adopt the updated UF Campus Development Agreement

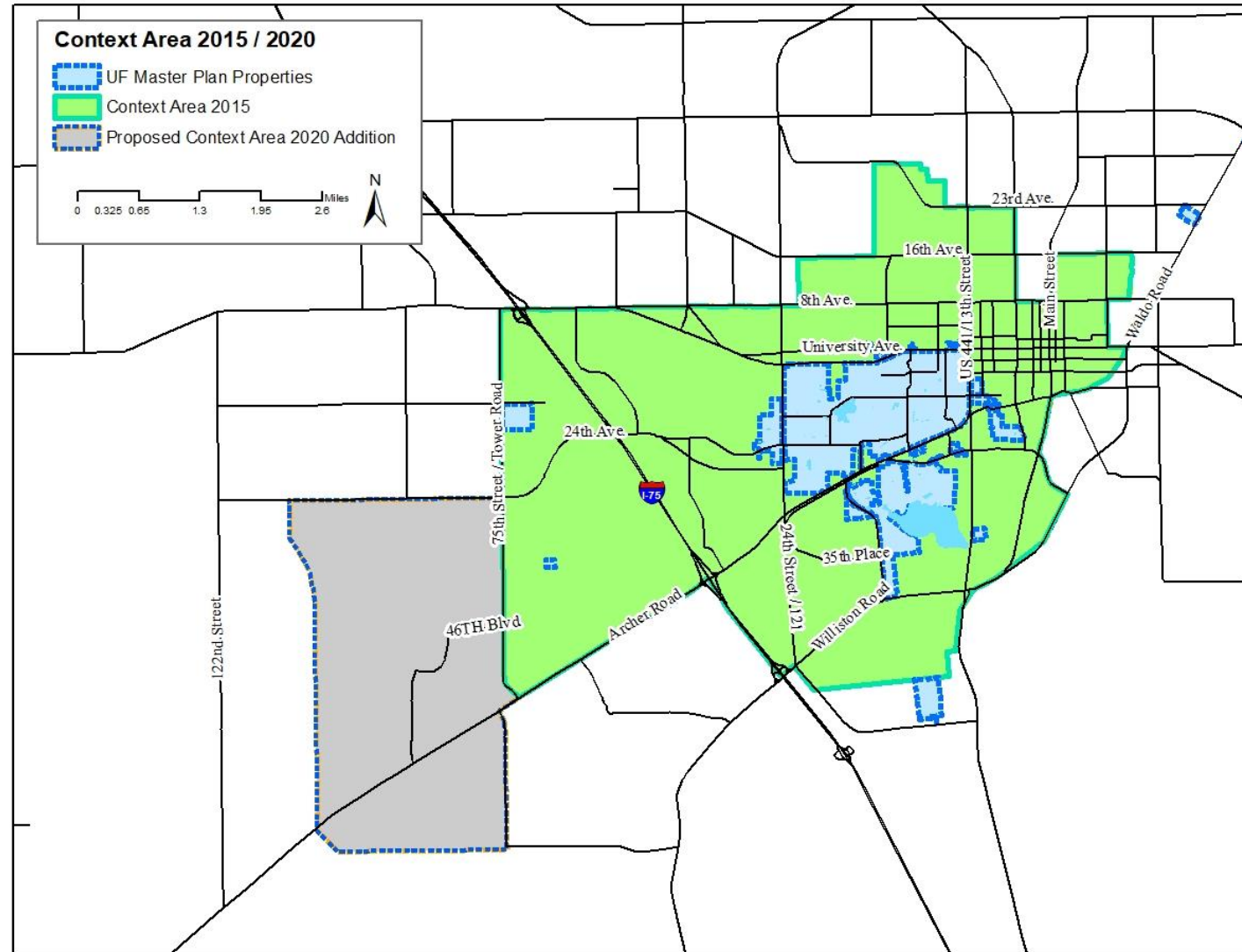
# Campus Development Agreement

- Campus Development Agreement (CDA) is the tool that implements Campus Master Plan (CMP)
- CDA must address issues related to provision of public facilities and services (such as roads, utilities, recreation, etc.)
- CDA must not be in conflict with CMP and Comprehensive Plan of host local government(s)
- CDA must identify level of service standards and funding any capital improvements
- No further review of campus development projects if consistent with adopted CMP and CDA

# 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

# Expansion of Context Area with 2020 update



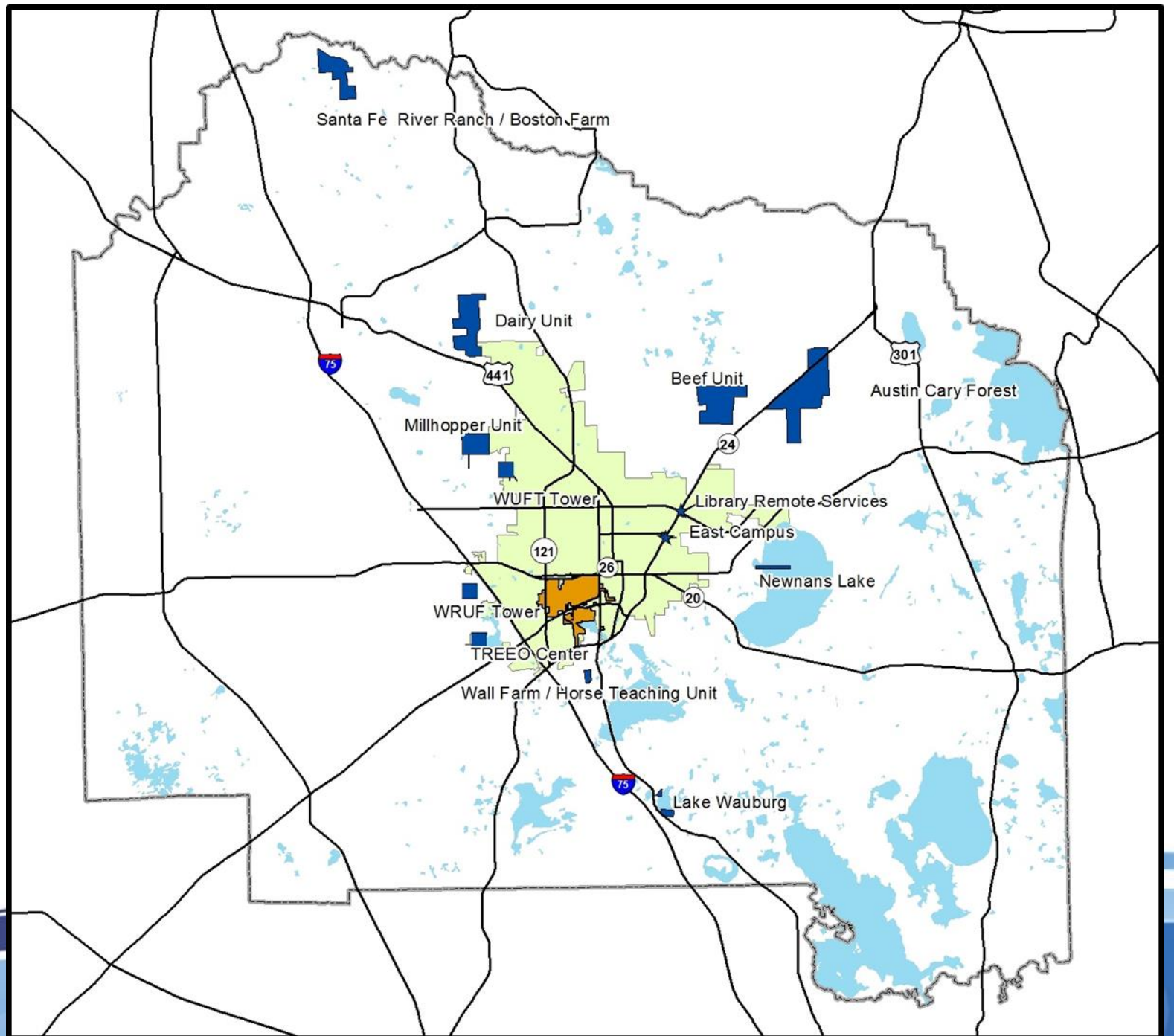
# Campus Master Plan Jurisdiction

- 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, stand-alone Emergency Rooms, etc.
  - Innovation Square (Innovation HUB, 720 Building)
  - Human Resources Building
  - Progress Park (Alachua)



# Campus Master Plan and Satellite Facilities

- Main Campus
- 13 Satellite Facilities
- All other development subject to City or County development review process



# 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
- 2015 CDA extended authorizations from 2006 CDA
- 2011 Concurrency Trust Fund eliminated (Sec. 1013.63, F.S. repealed); any mitigation strategies provided by CDAs are responsibility of University



# Campus Development Agreement update

- 2015-2025 CDA authorized:
  - 2,021,975 net new GSF building area on main campus
  - 2,000 new parking spaces
  - Development on 13 Satellite Facilities
- 2020-2030 CDA authorizes:
  - 2,298,578 net new GSF building area (including 1,060,957 GSF remaining authorized by 2015 CDA)
  - 1,000 net new parking spaces
  - Development on 13 Satellite Facilities (includes remaining balance authorized in 2015)
  - No impacts requiring mitigation with this update

# 2020-2030 CDA Authorization-Main Campus

UF Main Campus Space Type	2020-2030 Planned Net New GSF
Active Recreation / Active Recreation-Outdoor	227,841
Academic / Academic-Outdoor	1,254,950
Support / Clinical and Cultural	577,157
Housing*	178,570
Urban Park	2,160
Utilities	57,900
<b>TOTAL**</b>	<b>2,298,578</b>
<b>Parking Spaces</b>	<b>1,000</b>

# Satellite Properties

Satellite Properties	2015-2025 CDA Authorized Balance Remaining (Net New GSF)	Additional Planned Growth 2020-2030 (Net New GSF)	Total CDA Authorized 2020-2030 (Net New GSF)
Austin Cary	11,570	-	11,000
Beef Research	7,000	-	7,000
Dairy Research	14,388	8,612	23,000
Millhopper Horticultural Unit	6,542	7,458	14,000
Wall Farm Horse Teaching Unit	10,000	-	10,000
Santa Fe Ranch Beef Research	19,848	-	18,000
Lake Wauburg	38,200	-	35,000
Eastside Campus	110,000	-	110,000
Library Remote Services	140,000	-	140,000
WRUF Tower	NA	4,000	4,000
Newnans Lake	NA	2,000	2,000

# Process and Schedule

- February & November 2020 – Presentations on updates of Campus Master Plan and Campus Development Agreement
- November 2020
  - City/County/UF discussions of Context Area & traffic analysis
  - UF Public Workshop on CMP update
- December 2020 – UF Board of Trustees meeting and CMP Adoption
- August 2021 – CDA transmitted to City & County
- October-November 2021– Local Government Public Hearings on CDA  
(two public hearings required for Alachua County & City of Gainesville)
- Current CDA expires Dec. 31, 2025

# Recommendation

Hold the first public hearing and announce the date of the second public hearing for November 9, 2021 to adopt the updated UF Campus Development Agreement (CDA) 2020-2030.



# QUESTIONS?