



Legislation Details (With Text)

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Attachments: 1. Campus Master Plan update_background_02.11.20.pdf, 2. UF CMP_BoCC update_Feb 2020.pdf

Date	Ver.	Action By	Action	Result
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Agenda Item Name:
UF Campus Master Plan update presentation

Presenter:
Michael Castine, Growth Management

Description:
Presentation on UF Campus Master Plan update process

Recommended Action:
Accept staff presentation

Prior Board Motions:
None

Fiscal Consideration:
None

Background:
The University of Florida (UF) has begun the process of updating the [UF Campus Master Plan](https://facilities.ufl.edu/plan/campusmasterplan.html) [<https://facilities.ufl.edu/plan/campusmasterplan.html>](https://facilities.ufl.edu/plan/campusmasterplan.html) (CMP). This presentation provides an overview of the CMP update process and the Campus Development Agreement (CDA) and describes the County's role. An overview of these processes is provided below and detailed information is provided as an attachment with this item.

Campus planning in the State University System is governed by [Chapter 1013.30, Florida Statutes](http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=1000-1099/1013/Sections/1013.30.html) [<http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=1000-1099/1013/Sections/1013.30.html>](http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=1000-1099/1013/Sections/1013.30.html), which contains provisions for campus planning and concurrency management. The provisions of the statute

supersede the requirements of part II of Chapter 163 (The Community Planning Act), except where noted. 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. 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. 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 public information session will be held by UF (April, 2020) to provide the community the opportunity to review the draft CMP update. 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 (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. <http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=1000-1099/1013/Sections/1013.30.html>](http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=1000-1099/1013/Sections/1013.30.html). 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 this and any other 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.

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. <http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0163/Sections/0163.3225.html>](http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0163/Sections/0163.3225.html) 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 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.