

15.
INTERGOVERNMENTAL
DATA & ANALYSIS

I. Host and Affected Local Governments

A. Agencies

Florida Statutes 1013.30 (6) requires that “before a campus master plan is adopted, a copy of the draft master plan must be sent for review or made available electronically to the host and any affected local governments, the state land planning agency, the Department of Environmental Protection, the Department of Transportation, the Department of State, the Fish and Wildlife Conservation Commission, and the applicable water management district and regional planning council”. The University of Florida Campus Master Plan encompasses multiple properties in Alachua County and the Ft. Lauderdale Research and Education Center located in Davie, Broward County, Florida. In addition to the state agencies named above, the following local and regional agencies shall be notified of the campus master plan development:

1. City of Gainesville
2. Alachua County
3. St. Johns River Water Management District
4. Suwannee River Water Management District
5. North Central Florida Regional Planning Council
6. Town of Davie
7. Broward County
8. South Florida Water Management District
9. South Florida Regional Planning Council

B. Current Coordination

Within Alachua County, the University of Florida participates and communicates with the host local governments in a variety of forums to address community development. A representative of the University President’s Office serves as ex-officio member of the Metropolitan Transportation Planning Organization (MTPO) and the City of Gainesville’s Economic Development and University Community Committee. University staff participate in technical advisory committees to the MTPO; liaison to the Community Redevelopment Agency (CRA) College Park University Heights Redevelopment District Advisory Board; and the Local Mitigation Strategy task force. The University also participates in a very dynamic and interactive way with City and Community Redevelopment Agency staff in efforts to revitalize the Innovation Square area including monthly meetings of a staff-level work group.

The City of Gainesville and Alachua County participate in university planning activities through their ex-officio membership on the University Land Use and Facilities Planning Committee. Gainesville’s city arborist also serves as an ex-officio member on the University Lakes Vegetation and Landscaping Committee. These committees meet monthly to review university development projects and campus master plan implementation.

II. Campus Development Agreement

A. Current Status - UF

Gainesville/Alachua County. The University entered in to a Campus Development Agreement with the City of Gainesville and Alachua County in 2006 that authorized specific development and parking thresholds for the main campus and thirteen Alachua County Satellite Properties.

The following tables identify the current status of the university's development under that Agreement.

UF Main Campus Space Type	CDA Authorized 2005-2015 (GSF)	Constructed 1/1/05-6/30/10 (Net New GSF)	Constructed 7/1/10-6/30/15 (Net New GSF)	Remaining Authorized (GSF)
Housing	284,502	12,732	107,584	164,186
Utilities *	19,500	38,113	7,760	(26,373)
Green Space Buffer and Urban Park	-	-	-	-
Active Recreation/ Active Recreation-Outdoor	342,760	65,520	65,047	212,193
Academic/ Academic- Outdoor	2,104,856	854,511	358,507	891,838
Support / Clinical and Cultural	1,002,718	166,066	82,894	753,758
TOTAL	3,754,336	1,136,942	621,792	1,995,602
Parking	2,000	-	285	1,715

* Projects were unoccupied Chilled Water Plant, Reclaimed Water Storage Tank, and Data Equipment Building. Utilities are an allowed use in all Future Land Use categories.

Alachua County Satellite Properties Space Type	CDA Authorized 2005-2015 (GSF)	Constructed 1/1/05-6/30/10 (GSF)	Constructed 7/1/10-6/30/15 (GSF)	Remaining Authorized (GSF)
Austin Cary - Academic/Research	15,000	(2,445)	5,390	12,055
Beef Research - Academic/Research	5,000	570	(2,960)	7,390
Dairy Research - Academic/Research **	12,000	23,428	(60)	(11,368)
Millhopper Horticultural Unit - Academic/Research	21,000	9,027	1,800	10,173
Wall Farm/HTU - Academic/Research	10,400	1,312	-	9,088
Santa Fe Ranch - Academic/Research	18,000	-	-	18,000
Eastside Campus - Academic/Research & Support	124,162	51,987	17,254	54,921
Lake Wauburg - Active Recreation	21,200	-	-	21,200

** Projects at Dairy Research Unit included two large feed barns that are agricultural use.

The Campus Development Agreement delineates a University Context Area that is defined in Florida Board of Governors Regulations 21.201(4) as follows:

- “Context area for Campus Development Agreements” means 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. The size of the context area may be defined by natural or man-made functional or visual boundaries, such as areas of concentration of off-campus student-oriented housing and commercial establishments, stormwater basins, habitat range, or other natural features. To facilitate planning analysis and intergovernmental coordination the context area may differ in configuration in the various elements of the campus master plan.

The Context Area for the 2015-2025 Campus Master Plan has been evaluated and is documented in a separate technical report that has been reviewed with City of Gainesville and Alachua County staff.

Davie/Broward County. The University also entered into a Campus Development Agreement with the Town of Davie. This Agreement confirmed that there were no impacts anticipated to public facilities and services resulting from proposed development on the Ft. Lauderdale REC site. The University of Florida Institute of Food and Agricultural Sciences (IFAS), which occupies this site, communicates regularly with the host local governments and participates with other institutions of higher education co-located in the South Florida Educational Center. Cooperation between the Town of Davie and UF is evidenced by the recent land transfer that supported expansion of the Town’s water treatment plant.

B. Current Status – Host Local Governments

Alachua County. The 2006 Campus Development Agreement (CDA) provide Alachua County with \$2,137,880 in funding to be applied toward the acquisition of right-of-way, as needed, and construction of SW 8th Avenue and SW 61st Street from SW 75th Street to SW 20th Avenue including intersection modifications as needed; and for additional bicycle and pedestrian facilities in the Context Area. As of September 2013, the County had spent roughly half of the CDA funds and anticipated spending the remainder in 2015 during the construction phase of the SW 8th Ave/SW 61st St. road connector. The County has expended the CDA allowance for bicycle and pedestrian projects, and will continue to fund those projects from other sources.

Alachua County CDA Funding Status, September 2013

Total CDA Funds Available	\$2,137,880.00
CDA Funds for SW 8 th Ave/SW 61 st St	\$1,622,650.00
CDA Funds for Sidewalks	\$515,230.00
Funds Spent to Date	\$1,202,189.12
Funds Spent on SW 8 th Ave/SW 61 st St	\$1,160,142.63
Funds Spent on Sidewalks	\$42,046.49
Funds Remaining for SW 8 th Ave/SW 61 st St	\$462,507.37
Funds Remaining for Sidewalks	\$473,183.51
Design cost remaining for sidewalks	\$14,015.49
Construction Estimate for sidewalks	
Intersection and North side of 20th	\$196,738.00
Intersection and South side of 20th	\$58,270.00
8th/61st Connector	\$272,004.00
Subtotal	\$527,012.00
Remaining cost for Design and Construction Sidewalks	\$541,027.49

Source: Michael Fay, Alachua County Public Works Department, September 2013

City of Gainesville. The 2006 CDA provided \$18,987,500.00 to the City of Gainesville for several specific projects. As of August 2013, roughly 53.51% of funds were spent. The projects and their current status are as follows (source: Teresa Scott, City of Gainesville Public Works Department):

Archer Road/SW 16th Avenue: Construction underway for the Phase 1, SW 16th Avenue portion of the project. Phase 2, Archer Road, is expected to advance to FDOT permitting in fall 2014.

SW 2nd Avenue from SW 2nd Street to SW 13th Street: complete

Traffic Management System: complete

Bicycle/Pedestrian Facilities, Sixth Street Rail Trail from Depot Park to NW 16th Avenue: final phases under construction

RTS Rolling Stock: complete – purchased 40-foot Gillig Hybrid low-floor buses

Emergency Capital Equipment: complete - purchased an E-One HP-75 foot aerial ladder fire truck, commonly referred to as a quint, for \$683,520.61; remaining funds were applied to approximately 18% of the cost of the air and light truck and additional equipment to support operations of the new quint and truck

III. Changes in Statutory and Regulatory Requirements

In 2007, Florida Board of Governors (FBOG) staff embarked on a process to examine the campus master planning process and recommend improvements. With assistance from the Florida Conflict Resolution Center, an advisory group was formed that issued an initial “Lessons-Learned Assessment” in July 2007. This effort was, in part, a response to 2005 legislative changes to the Campus Master Planning statute that clarified the administrative appeals process by providing procedural safeguards such as definitive timeframes within which appeals are to be conducted and use of the Division of Administrative Hearings Administrative Law Judges. One of several recommendations in the advisory group’s report was to undertake a collaborative FBOG Regulation development process to implement the 1994 statute with its 2005 legislative changes. That effort got underway in 2008 and resulted in new regulations that were adopted by the FBOG in June 2009. In 2010, the Concurrency Trust Fund expired, which had been used to fund payments to host local governments for state universities’ impacts to public facilities and services as enumerated in campus development agreements. The University Concurrency Trust Fund statute 1013.63 was repealed that year. Current campus master plan statutes maintain that “funds provided by universities in accordance with campus development agreements are subject to appropriation by the Legislature”, Ch. 1013.30(13)(f) F.S. In the intervening years from 2010 to 2014, there have been several attempts to further modify the Campus Master Planning statute to restrict or repeal the need for campus development agreements. These efforts have not resulted in any additional changes to the statute.