

12.
INTERGOVERNMENTAL COORDINATION ELEMENT

Introduction

This Intergovernmental Coordination Element includes Goals, Objectives and Policies that apply to the main campus and Alachua County Satellite Properties. The Intergovernmental Coordination Element establishes a development review process, to be implemented in conjunction with host and affected local governments, to assess the impacts of proposed development on significant local, regional, and state resources and facilities. This is to be a reciprocal process whereby local officials are given an opportunity to review proposed campus development in order to assess its potential impacts on local, regional, and state resources and facilities, and university officials are given an opportunity to review proposed development within the context area in order to assess its potential impacts on university resources and facilities.

The Intergovernmental Coordination Element also establishes a process for mitigating impacts, if any, identified during the development review process. This mitigation process includes provisions for university officials to participate and cooperate with local officials in the identification of appropriate strategies to mitigate the impacts of campus development on local, regional, and state resources and facilities, and to mitigate the impacts on university resources and facilities of proposed development within the Context Area.

The University, City of Gainesville and Alachua County have been parties to a campus development agreement since 1998 that addresses the impacts of university development on local government support infrastructure. Negotiation of the development agreement includes the identification of a process whereby the impacts of development can be assessed. Criteria and strategies for mitigating university development impacts are presented in the development agreement. Considerations for impact mitigation include modification of development plans, improvement of level of service deficiencies, and/or proportionate share payments to local governments to correct deficiencies. The mitigation strategies and development agreements are developed consistent with state and local comprehensive plans.

The Intergovernmental Coordination Element also establishes mechanisms and procedures to ensure the coordination of planning activities with host and affected local governments and other units of government providing services to the University. The mechanisms and procedures currently in place include City of Gainesville and Alachua County representation on the University's Land Use and Facilities Planning Committee, University representation on the Metropolitan Transportation Planning Organization and its various committees and the exchange of development and plan amendment information. The University also meets with various neighborhood associations within the University Context Area as needed and participates in other community committees, boards and task forces in order to address issues of mutual concern.

Goal 1: To Coordinate University and Community Planning Through the Use of Joint Processes for Collaborative Planning, Decision Making, and Development Review by Governmental Agencies.

Objective 1.1: Maintain a process for the reciprocal review by University and local government officials, of growth management plans, campus master plans and plan amendments.

Policy 1.1.1: City of Gainesville and Alachua County planning officials are afforded the opportunity to review land use and development proposals on the University main campus and Alachua County satellite properties through their membership on the University's Land Use and Facilities Planning Committee. The University shall continue to maintain one non-voting member position on the committee for the Alachua County Growth Management Department and one non-voting member position for the City of Gainesville Department of Sustainable Development, and shall explore the feasibility of changing these local government representative positions to become voting members of the committee.

Policy 1.1.2: The University shall review proposed amendments to local government comprehensive plans that have the effect of changing land uses or policies which guide the development of land within the designated context area surrounding the University, affect the provision of local services, or otherwise impact university facilities and resources.

Policy 1.1.3: Proposed amendments to the Campus Master Plan shall be processed in accordance with Chapter 1013.30, F.S, and policies listed under Objective 1.2 of the Implementation Element.

Policy 1.1.4: The Vice President for Business Affairs and the Chief Operating Officer shall respond to City and County development activity and other issues related to the Campus Master Plan and its context area with assistance from the Planning, Design and Construction Division. The University shall stay informed of land use and development activity in the City of Gainesville and Alachua County by continuing to review the committee and Commission agendas of each entity along with notices of local government comprehensive plan amendments and changes to local development codes and zoning. Exchange of information related to local development activity will also be facilitated by the University's continued membership on the Metropolitan Transportation Planning Organization.

Policy 1.1.5: The University shall meet with officials from the City of Gainesville, Alachua County and other local, regional, state and federal agencies as needed for the purpose of coordinating development and campus master plan implementation.

Objective 1.2: Implement procedures and programs for effective intergovernmental coordination to ensure provision of infrastructure, utilities and other services necessary to support the University's Mission and the community development goals of the City of Gainesville and Alachua County.

Policy 1.2.1: The University shall meet with state, regional and local entities annually, or as needed to

determine level of service standards, or to review potential or proposed changes to such standards that may have an impact on the University, its operation and/or growth potential. Level of service standards for roads, sanitary sewer, stormwater management (quantity and quality), potable water, solid waste, parks and recreation and public transportation shall not be in conflict with those established by the City or County.

Policy 1.2.2: Recognizing that the 10-year Capital Projects list in the Capital Improvements Element must include all projects for which the University may seek construction funding and that this list may exceed the amount of development for which mitigation has previously been provided, the University will cooperate with City and County officials to review the impacts of any additional gross square foot of development included in the campus master plan Capital Improvements Element beyond those for which mitigation has been provided through the Campus Development Agreement to determine strategies to mitigate impacts through amendment of the Campus Development Agreement when those projects are funded.

Policy 1.2.3: The University shall assess the impacts of proposed campus development on significant local, regional and state resources, facilities and services. When it has been determined that proposed development on campus would have an adverse impact on local services, facilities or natural resources, the University will participate and cooperate with City and County officials in the identification of appropriate strategies to mitigate the impacts consistent with the terms and conditions of the campus development agreement.

Policy 1.2.4: The University shall monitor off-campus development and assess impacts on university resources, facilities and services. When it has been determined that proposed development within the designated context area would have an adverse impact on university facilities and resources, the University will participate and cooperate with City and County officials in the identification of appropriate strategies to mitigate the impacts on university facilities and resources.

Policy 1.2.5: Any dispute between the University and the City and County regarding the assessment or mitigation of impacts in the University Context Area shall be resolved in accordance with the process established in Chapter 1013.30, F.S.

Policy 1.2.6: The University Context Area identified on the Context Area map shall serve as the target planning area for the campus development agreement required pursuant to Chapter 1013.30, F.S. The University, in conjunction with the City of Gainesville and Alachua County, shall review Context Area boundaries prior to future updates of the Campus Master Plan.

Policy 1.2.7: Within 270 days after the University of Florida Board of Trustees adopts the Campus Master Plan for 2005-2015, a draft campus development agreement shall be transmitted to the City of Gainesville and Alachua County. This agreement must:

- identify geographic area covered by the agreement;
- establish duration of the agreement (5 - 10 years);
- identify LOS standards for public services and facilities, the entity to provide these services and facilities, and any financial arrangements between the Board of Trustees and the service provider;

- assess the impact of proposed campus development on level of service conditions for identified public services and facilities, and any deficiencies likely to occur as a result;
- identify facility improvements to correct deficiencies;
- identify the University of Florida Board of Trustees 'fair share' of the costs of needed improvements; and
- be consistent with adopted Campus Master Plan and host local government comprehensive plans.

Policy 1.2.8: The University of Florida Board of Trustees and host local government shall execute the campus development agreement within 180 days after receipt of the draft agreement.

Policy 1.2.9: Once the University of Florida Board of Trustees pays its 'fair share' for capital improvements, as identified in the campus development agreement, or as identified in an amended campus development agreement, all concurrency management responsibilities of the University and its Board of Trustees are deemed to be fulfilled.

Policy 1.2.10: Any dispute between the University, the City of Gainesville and Alachua County which arises from the implementation of the campus development agreement shall be resolved in accordance with the process established in Chapter 1013.30, F.S.

Objective 1.3: Facilitate the orderly and efficient inclusion of University and certain affiliated sites and properties within Alachua County into the adopted Campus Master Plan.

Policy 1.3.1: The University shall update the adopted Campus Master Plan as necessary to reflect the expansion of campus boundaries and the inclusion of University and certain affiliated sites and properties within Alachua County that are used for conservation, student housing, support/clinical/cultural, recreation/athletics, teaching/research, or the administration of the University or for the administration of University Direct Support Organizations (as defined in Chapter 1004.28, F.S.) in the Campus Master Plan. This shall be accomplished through one or more amendments to the adopted Campus Master Plan. Properties and land holdings of the University or Direct Support Organizations that fail to meet the criteria established in this policy, shall not be included in the adopted Campus Master Plan.

Policy 1.3.2: In the event the use of any property changes so that it no longer meets the criteria established in Policy 1.3.1 above, the property shall be removed from the adopted Campus Master Plan and added to the corresponding local government comprehensive plan upon notification from the university to the local government.

Policy 1.3.3: The following properties meet the criteria of Policy 1.3.1 above and shall be included in the Campus Master Plan. These properties are considered part of the University of Florida main campus with the exception of the Alachua County Satellite Properties presented in Figure 12-2.

- Coastal Engineering Laboratory - 1300 SW 6th Street
- Delta Phi Epsilon sorority (UF building 657)- 1115 SW 9th Avenue

- Development and Alumni Affairs buildings and parking lots - 100 NW 20th Street
- Emerson Alumni Hall, 1938 W. University Avenue (UF bldg. 261)
- Health Sciences Center Administrative Services building and parking facilities - 1329 SW 16th Street
- Hope Lodge - 2121 SW 16th Street
- Institute of Black Culture - 1510 W. University Avenue (UF building 874) and Hispanic/Latino Cultures Institute - 1504 W. University Ave. (UF building 880)
- P. K. Yonge Developmental Research School - 1080 SW 11th Street
- Ronald McDonald House - 1600 SW 14th Street
- Sorority Park and Parking Lot – 839 SW 11th Street
- Sorority Row – bounded by SW 8th Ave, SW 9th Ave, SW 13th St. and SW 11th St.
- State University System Press - 15 NW 15th Street
- Tanglewood Apartments - 2901 SW 13th Street (UF buildings 527-540)
- University Arboretum - located at the northwest corner of University Avenue and NW 23rd Street
- University of Florida Foundation Bates House - 113 NW 20th Terrace
- University Golf Course – 2801 SW 2nd Avenue
- 105 Classroom Building - 105 NW 16th Street
- Austin Cary Forest - 10625 Waldo Road/SR24
- Beef Unit - 9800 CR 225
- Dairy Unit – located in Hague on NW CR 237
- East Campus - 2100 NE Waldo Road
- Lake Wauburg Recreation Area - US 441 South
- Libraries Remote Services - 2715 NE 39th Avenue
- Millhopper Unit - 7922 NW 71st Street
- Newnans Lake - 7400 E. University Avenue
- Boston Farm / Santa Fe River Ranch - 1402 NW 294th Avenue
- TREEO Training Center - 3900 SW 63rd Boulevard
- Wall Farm / Horse Teaching Unit - 1934 SW 63rd Ave / Rocky Point Road / CR 23
- WRUF Tower –SW 75th Street / Tower Road at SW 8th Avenue
- WUFT Tower - 4732 NW 53rd Avenue / Millhopper Road

Policy 1.3.4: The University shall coordinate with the City of Gainesville and Alachua County, as appropriate, on any required amendment to the City or County’s adopted comprehensive plans to: (1) reflect the inclusion of university-affiliated properties (such as those identified in Policy above) into the adopted Campus Master Plan; and (2) to reflect a change in land use in the appropriate local government comprehensive plan from the current use to “Education (schools and colleges)” use. Every effort shall be made to process these plan amendments concurrently.

Policy 1.3.5: The University shall provide to the appropriate local government reasonable advance notice of any plans to include or exclude additional university or university-affiliated sites or

properties in the adopted Campus Master Plan.

Policy 1.3.6: Proposed amendments which have the effect of including additional properties as part of the Campus Master Plan shall be transmitted to the appropriate local government for review and comment and shall be accompanied by the following minimum information:

- A proposed Future Land Use Map which clearly shows the proposed land use designation and density/intensity of use for the subject property(ies), the boundaries of the subject property(ies) and the relationship of the subject property to public facilities and services within the context area;
- The size of the subject property(ies) in acres or fractions thereof;
- A legal description of the subject property(ies);
- An assessment of the impact of proposed university development on level of service conditions for identified public services and facilities, including public stormwater management, potable water, sanitary sewer, solid waste, parks and recreation and traffic circulation (as applicable);
- Information regarding the compatibility of the proposed land use amendments with adjacent land uses (both on campus and within the context area); and
- Information regarding the consistency of the proposed land use amendments with the goals, objectives and policies contained in the Future Land Use Element and in other elements of the adopted Campus Master Plan.

Policy 1.3.7: If the information required in Policy 1.3.6 above indicates that the proposed amendment will cause or contribute to a degradation of the level of service for public stormwater management, potable water, sanitary sewer, solid waste, parks and recreation, or traffic circulation below adopted standards, the University shall work in cooperation with local governments responsible for the maintenance of adopted level of service standards and shall amend the Campus Development Agreement as needed to maintain the adopted level of service standards.

Policy 1.3.8: The University shall use the following land use compatibility matrix in Table 12-1 to guide the development of university-affiliated properties (such as those identified in Policy 1.3.3 above) not located on the main campus, but included in the Campus Master Plan and to determine whether the use of such properties is compatible with the main campus and the surrounding community:

Table 12-1: Land Use Compatibility Matrix

UF Campus Master Plan Land Use Category of Proposed Use	City of Gainesville Comprehensive Plan Future Land Use Designation *	Alachua County Comprehensive Plan Future Land Use Designation
Academic/Research	Education, Public and Institutional Facilities, Urban Mixed-Use High Intensity (UMUH)	Urban Activity Centers & Institutional or Industrial
Academic/Research – Outdoor	Education, Public and Institutional Facilities	Rural-Agricultural and Institutional
Housing	Residential Medium (8-30 du/ac), Residential High (8-100 du/ac), Education	Medium (4-8 du/acre) Medium-High (8-14 du/acre) and High (14-24 du/acre) Density future land uses, with student housing development densities corresponding to the density of the residential land use designation. Generally allowed in Urban Activity Centers consistent with Activity Center policies.
Support / Clinical	Office, Commercial, Mixed-Use Residential (up to 75 units per acre), Mixed-Use Low Intensity (8-30 units per acre), Mixed-Use Medium Intensity (12-30 units per acre), and Mixed-Use High Intensity (up to 150 units per acre), Education, Public and Institutional Facilities, Urban Mixed Use High Intensity	Activity Centers & Institutional or Commercial Uses
Cultural	Commercial, Mixed-Use Residential (up to 75 units per acre), Mixed-Use Low Intensity (8-30 units per acre), Mixed-Use Medium Intensity (12-30 units per acre), and Mixed-Use High Intensity (up to 150 units per acre), Education, Urban Mixed Use	Activity Centers & Institutional or Commercial Uses
Utility	Industrial, Office, Education, Commercial, Public and Institutional Facilities	Activity Centers & Industrial or Commercial Uses
Parking	Industrial, Office, Education, Commercial, Public and Institutional Facilities	Activity Centers & Industrial or Commercial Uses

UF Campus Master Plan Land Use Category of Proposed Use	City of Gainesville Comprehensive Plan Future Land Use Designation *	Alachua County Comprehensive Plan Future Land Use Designation
Active Recreation and Active Recreation - Outdoor	Recreation, Education, Public and Institutional Facilities	All land use categories except Estate Residential, Low Density Residential, Open Space (in Activity Centers), Rural/Agricultural, Conservation and Preservation. (Small recreational courts not accessed for team events may be allowed in Low Density Residential)
Green Space Buffer	All land use categories	All land use categories
Urban Park	All land use categories	All land use categories
Conservation	All land use categories	All land use categories

* Planned Use District may also be an acceptable land use in all categories

Policy 1.3.9: It shall be the policy of the University that the proposed use of off-campus lands by the University that are consistent with the matrix presented in Policy 1.3.8 above shall not require an amendment to the adopted City of Gainesville or Alachua County Comprehensive Plan.

Policy 1.3.10: In the case of proposed amendments that have the effect of adding properties to the adopted Campus Master Plan and that do not exceed the thresholds established in Chapter 1013.30, F.S., the University shall, in addition to submitting the proposed amendment to the City and County for review, conduct a minimum of one duly-noticed public hearing (that complies with the notice requirements set forth in s.163.3184(15), F.S.) to solicit public input and comments, if any of the following conditions exist:

- The proposed land use for the subject property is different from the land use established for the subject property in the applicable local government comprehensive plan; or
- The proposed land use for the subject property is determined to be incompatible with either the main campus or the surrounding community, based upon the application of the land use compatibility matrix described in Policy 1.3.8 above; or
- The proposed density or intensity of use for the subject property is different than the density or intensity of use established for the subject property in the applicable local government comprehensive plan; or
- The inclusion of the subject property in the adopted Campus Master Plan is likely to cause or contribute to a deficient level of service for public facilities and services, based upon standards adopted in the applicable local government comprehensive plan.

Policy 1.3.11: Disputes regarding those four areas listed in Policy 1.3.10 above that arise from proposed amendments that have the effect of adding properties to the adopted Campus Master Plan and that do not exceed the thresholds established in Chapter 1013.30, F.S., shall

be resolved in accordance with the North Central Florida Regional Planning Council's dispute resolution process. Pursuant to s.186.509, F.S., the resolution of any dispute through the Regional Planning Council's dispute resolution process shall not alter any person's right to a judicial determination of any issue if that person is entitled to such a determination under statutory or common law.

Policy 1.3.12: Properties owned by Shands Teaching Hospital and Clinics, Inc, Shands Jacksonville Healthcare, Inc. or other University Direct Support Organizations that are not included in the adopted Campus Master Plan shall be subject to local government comprehensive plans and land development regulations adopted pursuant to Part II of Chapter 163, Florida Statutes.

Policy 1.3.13: Proposed amendments that have the effect of including additional properties as part of the Campus Master Plan shall be compatible with the City's or County's land use and zoning designations, and shall be presented at a publicly advertised neighborhood workshop to solicit public input and comments. Within City of Gainesville limits, workshop invitation letters shall be sent to all property owners within 400 feet of the property and to registered City neighborhood organizations. In unincorporated Alachua County, workshop invitation letters shall be sent to all property owners within 500 feet of the property, and other properties as may be required by County ordinance. No properties shall be added to the Campus Master Plan if the proposed use is inconsistent with the City's or County's current designation, unless a land use and/or zoning change, as appropriate, are approved by the City or County (the jurisdiction in which the property is located.)

Objective 1.4: Implement procedures and programs for effective community coordination on issues of economic development, emergency services, transportation and other community goals consistent with the University's Mission and the programs of the City of Gainesville and Alachua County.

Policy 1.4.1: The University shall consider potential for locating non-academic services and other programs within appropriate areas of the community, including East Gainesville, that could enhance on-going and/or proposed economic development activities identified in the objectives and policies prepared by Alachua County and the City of Gainesville in their comprehensive plans.

Policy 1.4.2: The University shall participate in and support technology transfer, encourage entrepreneurship and participate in economic development related to university teaching, extension and research.

Policy 1.4.3: The University shall continue to participate in various intergovernmental organizations and mutual aid agreements for the purposes of emergency management consistent with the policies of the Public Safety Element.

Policy 1.4.4: The University shall maintain representation on the Metropolitan Transportation Planning Organization (MTPO) Board as an advisory non-voting member, and on the MTPO committees.

Policy 1.4.5: The University shall continue to seek the cooperation of the Regional Transit System

(RTS) in promoting the use of public transit by students, faculty and staff; enhancing the on-campus and Context Area transit system as a means of increasing ridership; and regularly confer with RTS on university/public transit issues.

Policy 1.4.6: Intergovernmental coordination, with regard to the provision of adequate law enforcement, fire protection and emergency medical service to the campus, shall be improved through existing mutual aid and other service agreements with the providers of these services.

Policy 1.4.7: The University shall implement other programs, policies and procedures as specified in the Campus Master Plan to address interfaces between the University and community in regard to urban design, future land use, housing, recreation, conservation, transportation, infrastructure, utilities and capital improvements.

Policy 1.4.8: The University shall maintain communication and coordination with community groups and neighborhood associations by identifying appropriate liaisons to disseminate information, attend meetings, and serve as points of contact for specific groups. Official liaisons will be identified by the appropriate university vice president depending on the organization's area of interest.

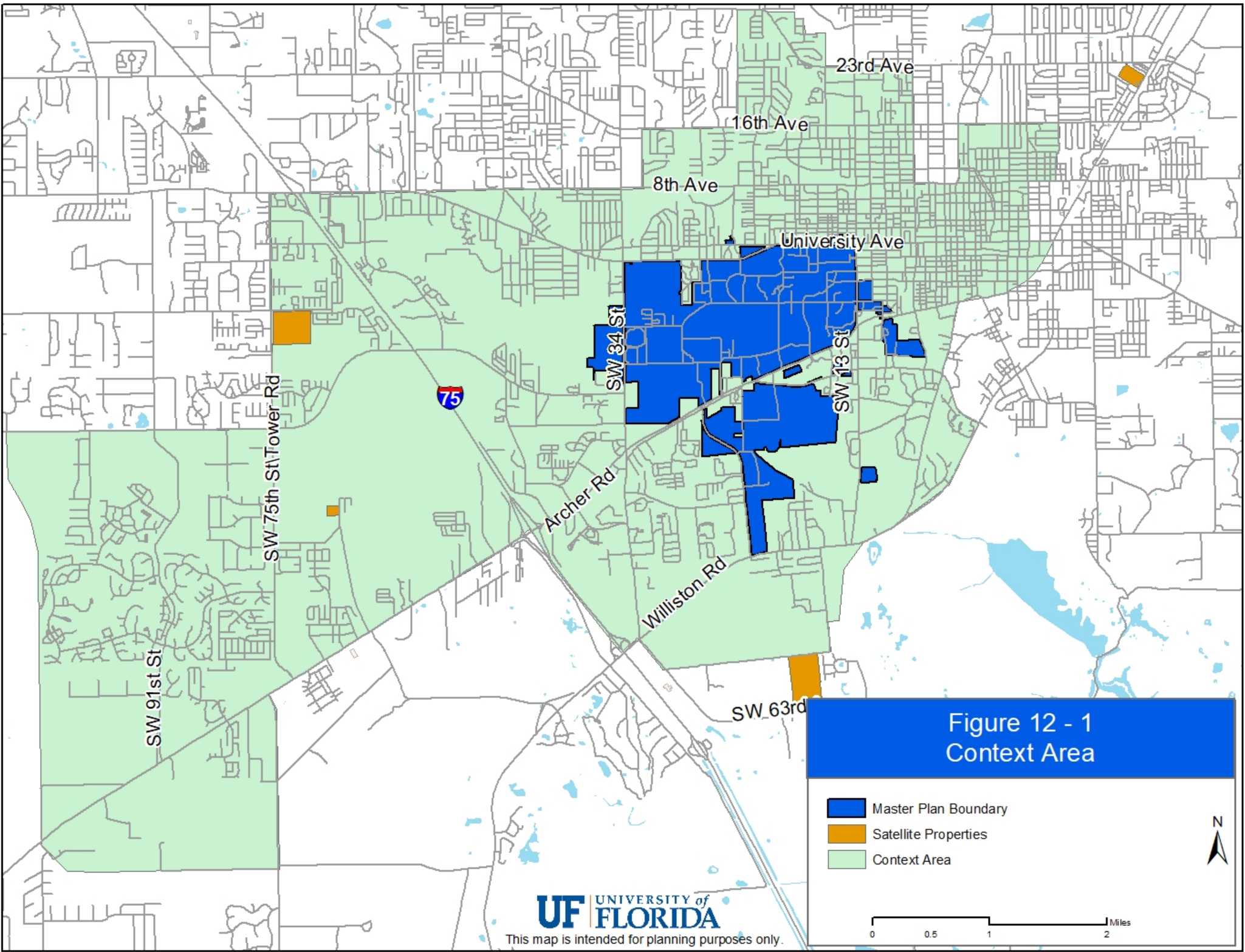


Figure 12 - 1
Context Area

- Master Plan Boundary
- Satellite Properties
- Context Area

0 0.5 1 2 Miles



