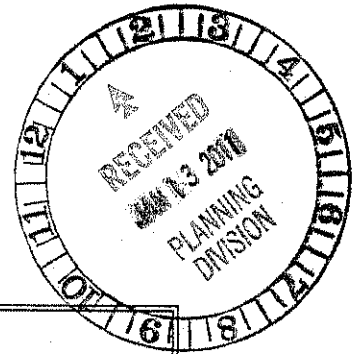


100777C



APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PB-11-1011AC</u>	Fee: \$ <u>1575.00</u>
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. <u>660 668</u>	Receipt No. _____
Account No. 001-670-6710-3401 <input checked="" type="checkbox"/>	
Account No. 001-670-6710-1124 (Enterprise Zone) []	
Account No. 001-670-6710-1125 (Enterprise Zone Credit []	

Owner(s) of Record (please print)
Name: University of Florida Foundation
Address: PO Box 14425
Gainesville Fl. 32604
Phone: 392-1621 Fax: 392-9833
(Additional owners may be listed at end of applic.)

Applicant(s)/Agent(s), if different
Name: Erik Lewis /FPC /UF
Address: PO Box 115050
Gainesville Fl. 32611
Phone: 273-4011 Fax: _____

Note: It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map atlas, meet with the Department of Community Development prior to filing the petition in order to discuss the proposed amendment and petition process. Failure to answer all questions will result in the application being returned to the applicant.

REQUEST

Check applicable request(s) below:

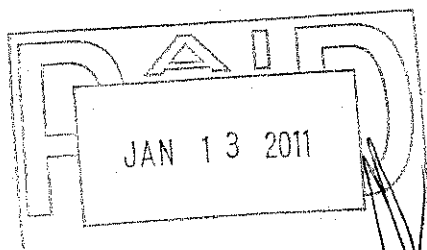
Future Land Use Map <input checked="" type="checkbox"/>	Zoning Map []	Master Flood Control Map []
Present designation: RL	Present designation: MH	Other [] Specify:
Requested designation: ED	Requested designation: ED	

INFORMATION ON PROPERTY

- Street address: 2200 NE Waldo Road
- Map no(s):
- Tax parcel no(s): 10807-001-000
- Size of property: 2.6 acre(s)

All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.

Certified Cashier's Receipt:



5. Legal description (attach as separate document, using the following guidelines):
- a. Submit on 8 1/2 x 11 in. sheet of paper, separate from any other information.
 - b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser's Office, etc.
 - c. Must correctly describe the property being submitted for the petition.
 - d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340'); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

6. **INFORMATION CONCERNING ALL REQUESTS FOR LAND USE AND/OR ZONING CHANGES** (NOTE: *All development associated with rezonings and/or land use changes must meet adopted level of service standards and is subject to applicable concurrency requirements.*)

A. What are the existing surrounding land uses?

North - RL

South - PF

East - PF

West - PF

B. Are there other properties or vacant buildings within 1/2 mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO

YES If yes, please explain why the other properties cannot accommodate the proposed use?

C. If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:

Residential streets - This parcel borders two major thoroughfares, NE 23rd Ave. and Waldo Rd.. However, it does not border any residential street, so there should be no foreseeable impacts. The preliminary use of this property will be to combine it with the adjacent Eastside Campus and use the area as a parking lot. The University plans to bring this parcel into the Campus Master Plan.

Noise and lighting - The noise and lighting will be in accordance with City code. The preliminary use of this property is as a parking lot for the adjacent Eastside Campus, thus the noise will be associated with cars coming and going during normal business hours and the lighting will be similar to the lighting used on the adjacent campus for parking areas.

D. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

NO YES _____ (If yes, please explain below)

E. Does this request involve either or both of the following?

a. Property in a historic district or property containing historic structures?

NO YES _____

b. Property with archaeological resources deemed significant by the State?

NO YES _____

F. Which of the following best describes the type of development pattern your development will promote? (please explain the impact of the proposed change on the community):

Redevelopment Urban Infill _____
Activity Center _____ Urban Fringe _____
Strip Commercial _____ Traditional Neighborhood _____

Explanation of how the proposed development will contribute to the community.

G. What are the potential long-term economic benefits (wages, jobs & tax base)?

This Zoning and Land Use change is associated with the redevelopment and expansion of the University of Florida's Eastside Campus and as such should be looked at in the greater context of the entire Eastside Campus. This campus is envisioned as a place for campus uses that do not require main campus footprints, ranging from administrative functions to academic research. Currently, the University has its administrative Bridges functions (IT and finance) in two of the recently renovated buildings along Waldo Road and is moving other administrative units into the recently completed \$12,000,000/80,000 square foot office building. The rear/western portion of the site is being used for research by the College of Engineering. The 450 people that occupy this campus during business hours contribute directly to local business such as restaurants and retail. Additionally, since most of the functions performed at the campus are technical and professional in nature, the salaries are above average for the surrounding area.

The University believes that the Eastside Campus is and will continue to be a major catalyst for other redevelopment efforts in the area. This Campus is included within the Plan East Gainesville boundary as presented in the Plan East Gainesville report of 2003.

The addition of this parcel as an overflow parking area to the campus, if accepted, will help alleviate the current shortage of parking. As the total Eastside Campus continues to evolve and redevelop over time, alternate uses will be contemplated that complement the remainder of the site.

H. What impact will the proposed change have on level of service standards?

Roadways – There will be no additional impacts to the roadways as a result of the land use change of this parcel. This parcel will be used for the foreseeable future as an overflow parking area for the Eastside Campus, which is included in the 2005-2015 Campus Development Agreement. This 2005 agreement established the amount and type of square footage that could be built, before needing to be re-addressed with the City. The amount of square footage was 124,162 sq. ft. of which 102,200sq. ft. has been built leaving 21,962 sq. ft. remaining, before future impacts will be re-addressed.

Recreation – N/A

Water and Wastewater – N/A

Solid Waste – N/A

Mass Transit – Routes 24 & 25 go directly by the Eastside Campus. Route 25 buses originate on the UF main campus at McCarty Hall and go along Waldo Road to the airport, thereby serving the Eastside Campus on its way.

I. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

NO ___ YES X (please explain)

The East Campus is easily assessable by bicycle and by walking on adjacent roadways and sidewalks. In addition, the Waldo Road trail is across the street, which helps facilitate these movement choices.

100777C

(CURRENT TRANSACTION PARCEL)

A PARCEL OF LAND SITUATED WITHIN THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1690, PAGE 2233, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND NAIL MARKING THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE; THENCE RUN S89°49'21"E, ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 1710.36 FEET; THENCE RUN S00°10'39"W, A DISTANCE OF 33.00 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021) LYING ON THE SOUTH RIGHT OF WAY LINE OF NORTHEAST 23RD AVENUE AND THE POINT OF BEGINNING; THENCE RUN S00°11'37"W, A DISTANCE OF 49.22 FEET TO A 5/8" STEEL ROD AND CAP (PLS 3224) MARKING THE INTERSECTION WITH THE NORTHEASTERLY LINE OF THE FORMER FLORIDA DEPARTMENT OF TRANSPORTATION PROPERTY; THENCE RUN S57°07'54"E, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 907.82 FEET TO A 1/2" STEEL ROD AND CAP (PLS 3224) LYING ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 24 (aka WALDO ROAD); THENCE RUN N30°41'38"E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 114.45 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021); THENCE RUN N59°18'22"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 17.00 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021); THENCE RUN N30°41'38"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 18.00 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021); THENCE RUN N61°04'41"W, LEAVING SAID RIGHT OF WAY LINE, A DISTANCE OF 538.87 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021); THENCE RUN N00°10'39"E, A DISTANCE OF 157.69 FEET TO A 1/2" STEEL ROD AND CAP (GFY LB021) LYING ON THE SOUTH RIGHT OF WAY LINE OF NORTHEAST 23RD AVENUE; THENCE RUN N88°49'21"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 344.15 FEET TO THE POINT OF BEGINNING.

100777C

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name: University of Florida Foundation	
Address: PO Box 14425	
Gainesville Florida 32604	
Phone: 392-1621	Fax: 392-9833
Signature: <i>[Signature]</i>	
Bruce DeLaney, ASST. VP Real Estate	
Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	
Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.

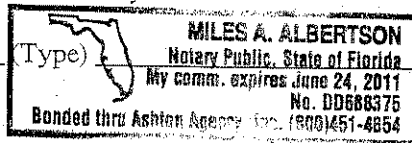
[Signature]
 Owner/Agent Signature
 1/13/2011
 Date

STATE OF FLORIDA
 COUNTY OF ALACHUA

Sworn to and subscribed before me this 13 day of January, 2011, by (Name)
Erik Lewis

[Signature]
 Signature — Notary Public

Personally Known OR Produced Identification (Type)



12/31/2010

WORLD: Paul Jenkins

gainesville.com

gainesville.com

gainesville.com

SUM

Our source
on your community

PUBLIC NOTICE

A neighborhood work map with the need to discuss proposed Small State Land Use Amendment and Rezoning applications of 22 acres located at approximately 2700 Newardo Road. The proposed changes are from the Florida State University Residential Land Density Ordinance and the University of Florida 2-Zoning Classification of Mobile Homes for Education Services district.

This is a public hearing. The purpose of the meeting is to inform the Board, property owners of the subject site, the proponent and to seek their comments. The meeting will be held Wednesday, January 12, 2011 at 6:00pm, Board Building 4602 Gainesville, FL. Central Postnet Link box is 252-5101.

BRUCE K. BRANIN, DO
&
KATHLEEN McNAMARA, MD

Are Now
Accepting
New Patients

Alliance Family Physicians, PA
352-371-0301
4611 NW 53rd Ave
Gainesville, FL 32653
Hours: Mon-Thur: 8:00AM-6PM
Fri: 8:00AM-12PM

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Fingertips

gainesville.com

BIG

WINTER SALE

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Beautiful shoes
in sizes that fit!

EMMER'S

3411 W University Ave
On the corner of University Avenue
and SW 34th Street
Hours: Mon-Fri: 10-5
Sat: 10-5



Watercolor artist, Kana Hana, depicts
at once in bold, expressive brushstrokes
Japanese art form.

Always Unique

GAINESVILLE

M A C A Z I N E
THE BOSTON HERALD GAINESVILLE

Subscription: Gainesville Community Group
Subscription: 352-387-0957 • Web: www.gainesville.com

Business Affairs
Facilities Planning & Construction

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

December 20, 2010

MEMORANDUM

TO: TO THE NEIGHBORS OF 2200 NE WALDO ROAD AND EASTSIDE CAMPUS
FROM: Erik Lewis, Senior Planner
SUBJECT: NEIGHBORHOOD MEETING PUBLIC NOTICE

The University of Florida will be holding a neighborhood meeting to discuss a proposed Small- scale Land Use Amendment and Rezoning application on 2.6 acres located at approximately 2200 NE Waldo Road. The proposed changes are from a Land Use classification of Residential Low Density (12 units per acres) to Education and from a Zoning classification of Mobile Home to Education services district.

This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments.

Date: Wednesday, January 12th, 2011

Time: 6:00

Place: Eastside Campus Community Room, 2006 NE Waldo Road, Building 1602 Gainesville, FL.

Contact: Erik Lewis - (352) 273-4011

Gainesville, Florida, Code of Ordinances >> PART II - CODE OF ORDINANCES >>
Chapter 30 - LAND DEVELOPMENT CODE >> ARTICLE IV. - USE REGULATIONS >>
DIVISION 6. - SPECIAL USE DISTRICTS

Sec. 30-77. - Educational services district (ED).

- (a) *Purpose.* The ED district is established to identify and locate public educational facilities at appropriate locations throughout the community.
- (b) *Objectives.* The provisions of this district are intended to locate such uses so as to provide easy accessibility and convenience to the users.
- (c) *Permitted uses. Uses by right:*
- (1) Any public elementary, middle school, high school, vocational school, college or university.
 - (2) Public service vehicles, in accordance with article VI.
 - (3) Any use customarily incidental to a permitted principal use.
 - (4) Private schools, in accordance with article VI.
 - (5) Places of religious assembly, in accordance with article VI.
- (d) *Dimensional requirements.* All principal and accessory structures shall be located and constructed in accordance with the following requirements:
- (1) Minimum lot area: Shall be the minimum lot area required for the specific zoning district where allowed plus one acre for every 100 persons (or fraction thereof), based on building code capacity.
 - (2) Minimum yard setbacks:
 - a. Front: 25 feet.
 - b. Side, interior: 50 feet.
Except where the side yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: 50 feet or 45-degree angle of light obstruction, whichever is greater.
 - c. Side, street: 25 feet.
 - d. Rear: 50 feet.
Except where the rear yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: 50 feet or 45-degree angle of light obstruction, whichever is greater.
- (e) *Additional requirements.*
- (1)

General conditions. All structures and uses within this district shall also comply with the applicable requirements and conditions of article IX.

(2)

Development plan approval. Development plan approval in accord with article VII shall be required for all development unless specifically exempted by the city commission or by applicable provisions of F.S. Ch. 235.

(3)

Parking. Any development within any ED district shall comply with the parking requirements as set forth in article IX, except that off-street parking facilities for relocatable structures are not required to be constructed for three years from the date of placement of the relocatable structure on a lot. However, the construction of off-street parking facilities in accordance with the provisions of article IX shall be commenced within 90 days whenever any relocatable structure has been on a lot for a period of more than three years. The movement of a relocatable structure from one portion of a school lot to another location, or the replacement of one relocatable structure with another relocatable structure shall not extend the aforesaid time limits prescribed herein.

(4)

Landscaping. Any development within any ED district shall comply with the landscaping requirements as set forth in Article VIII, except that the landscape requirements for off-street parking facilities for relocatable structures are not required to be planted for three years from the date of placement of the relocatable structure. However, such landscaping requirements shall be installed within 90 days whenever any relocatable structure has been on a lot for a period of more than three years. The movement of a relocatable structure from one portion of a school lot to another location, or the replacement of one relocatable structure with another relocatable structure shall not extend the aforesaid time limits prescribed herein.

(5)

Signs. In order to receive and maintain a valid certificate of occupancy within all ED districts, the sign requirements shall be complied with as set forth in Article IX.

(6)

Flood control. Prior to the construction of any building in any ED district, the provisions of the flood control ordinance, Article VIII, shall be complied with where applicable

Land Use
Categories
(cont.)**Industrial**

The Industrial land use category identifies those areas appropriate for manufacturing, fabricating, distribution, extraction, wholesaling, warehousing, recycling and other ancillary uses, and, when designed sensitively, retail, office, service, and residential uses, when such non-industrial uses are no more than 25 percent of industrial area, or when part of a Brownfield redevelopment effort. Land development regulations shall determine the appropriate scale of uses and consider the externalities of such uses. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less and requiring buildings to face the street.

Education

This category identifies appropriate areas for public and private schools and institutions of higher learning when located outside of neighborhood centers (activity centers). Land development regulations shall address compatibility with surrounding uses and infrastructure needs, except in a special area plan, where there shall be no floor area ratio maximum. The intensity of development on property covered by a special area plan shall be regulated by the Urban Design Standards that include building height, build-to lines, setback requirements and building coverage to determine intensity of use instead of a maximum floor area ratio.

Recreation



This category identifies appropriate areas for public and private leisure activities. Land development regulations shall address the scale, intensity and buffering of structures and outdoor improvements. This category shall meet the appropriate intensities of use as established by the Recreation Element.

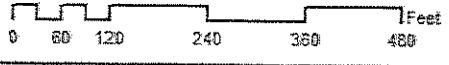
Conservation

This category identifies areas environmentally unsuited to urban development, permanent buffers between land uses, areas used for passive recreation and nature parks. Privately held properties within this category shall be allowed to develop at single-family densities of 1 unit per 5 acres. Land development regulations shall determine the appropriate scale of activities, structures and infrastructure that will be allowed.

100777C

UF UNIVERSITY of FLORIDA

-  Eastside Campus
-  Subject parcel



Community Meeting Room
Bld. 1802
Jan. 12, 2011 - 6 PM

NE-23 AVE

NE-19 DR

NE-17 DR

NE-21 PL

NE-21 WAY

NE-21 PL

NE-20 PL

NE-16 WAY

NE-17 WAY

NE-19 PL

WALDO RD

SUNLAND CIR

100777C

Sign – in Sheet

Neighborhood Workshop

Proposed Future Land Use Map Amendment & associated Rezoning for 2.6 acres

at 2200 NE Waldo Road

Date: January 12, 2011

Time: 6:00 PM to 7:00 PM

Place: East Campus Community Room, 2006 NE Waldo Road, Building 1602 - Gainesville, FL.

Contact: Erik Lewis, Senior Planner, University of Florida – (352)-273-4011

#	Print Name	Street Address	Signature
1	DEAN L. MIMMS	CITY P Gainesville Planning ...	Dean L. Mimms
2	SUSAN CROWLEY	UF	Susan Crowley
3	DON MALLARD	1920 NE 23 RD AVE	Don Mallard
4	DWIGHT HOBBS	1780 NE 21 ST PL	Dwight Hobbs
5	Perren Tramm	1784 NE 21 ST PL	Perren Tramm
6	Fred Rowe	UF	fr
7	Erik Lewis	UF	erik
8	Linda Dixon	UF	
9			
10			

100777C

Meeting Notes for Neighborhood Workshop

Proposed Future land Use Amendment & Associated Rezoning for 2.6 acres on 2200 NE Waldo Road.

January 12, 2011

6:00 -7:00 PM

East Campus Community Room 2006, NE Waldo Road

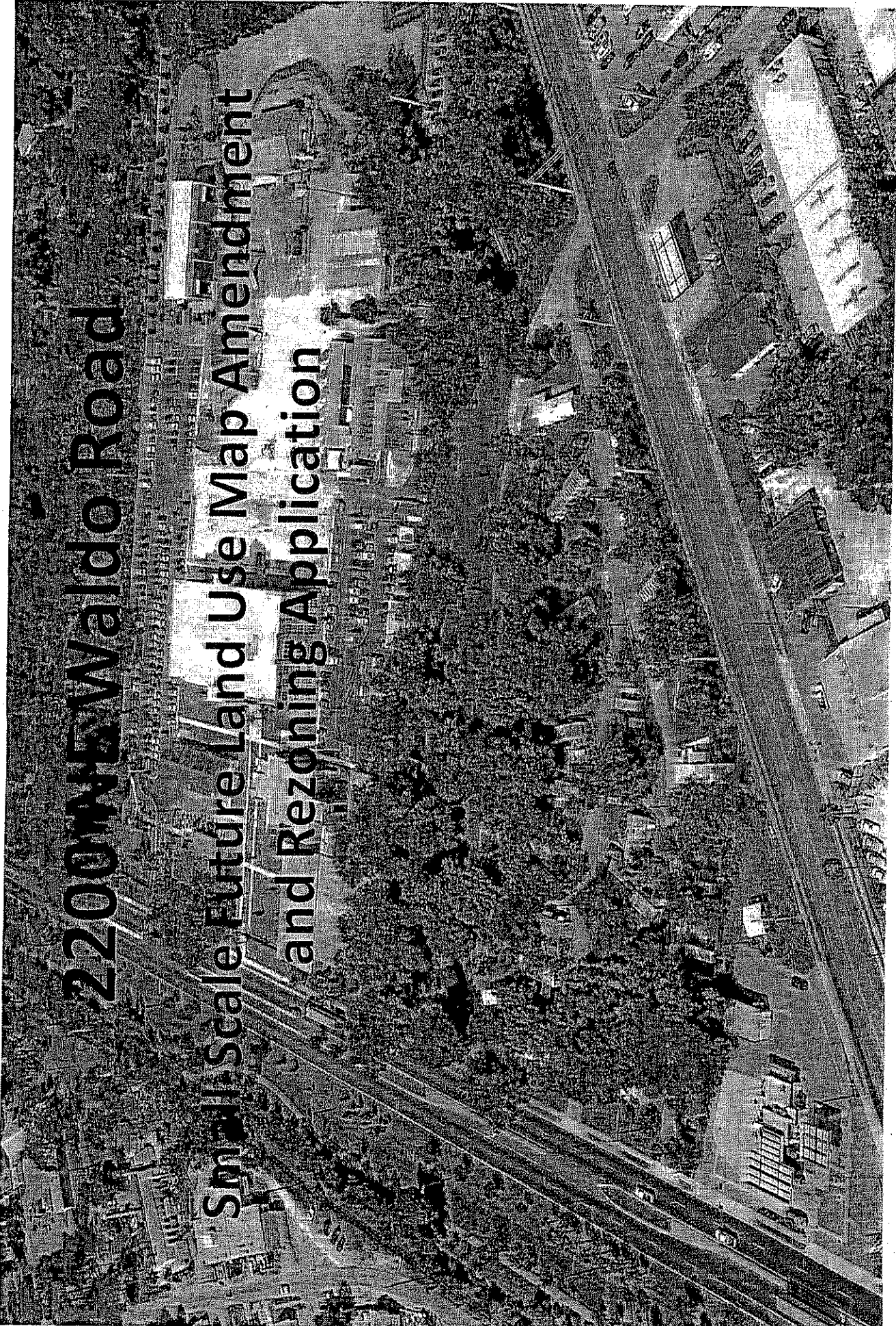
Notes:

Linda Dixon gave a PowerPoint presentation describing the current and future land use /zoning of the subject parcel. She said that the University plans to bring the property into the Campus Master Plan and that the property is planned as a parking area for the Eastside Campus for the foreseeable future.

One resident who lives to the south of the eastside campus asked if the University would buy the remainder of the trailer park. Linda said "probably". That was the only question.

2200W & Waldo Road

Small Scale Future Land Use Map Amendment and Rezoning Application



**BRASFIELD
&
GORRIE**



Purchased by UFF - August 2010
Completed City Lot Split - November 2010

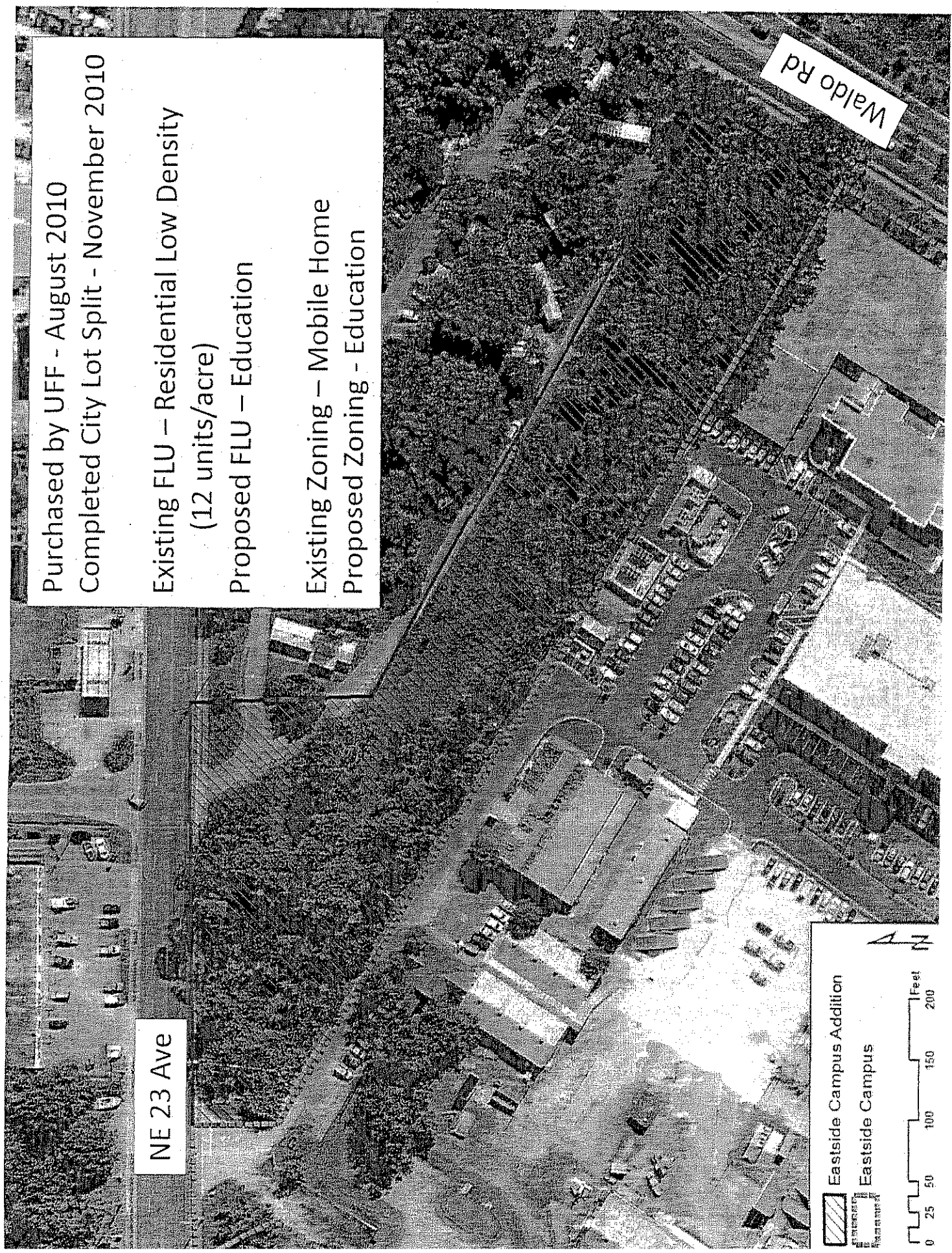
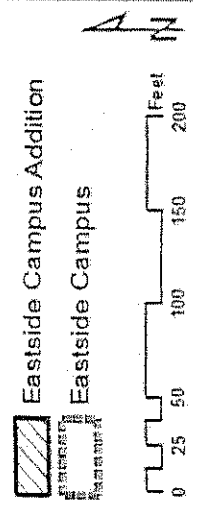
Existing FLU - Residential Low Density
(12 units/acre)

Proposed FLU - Education

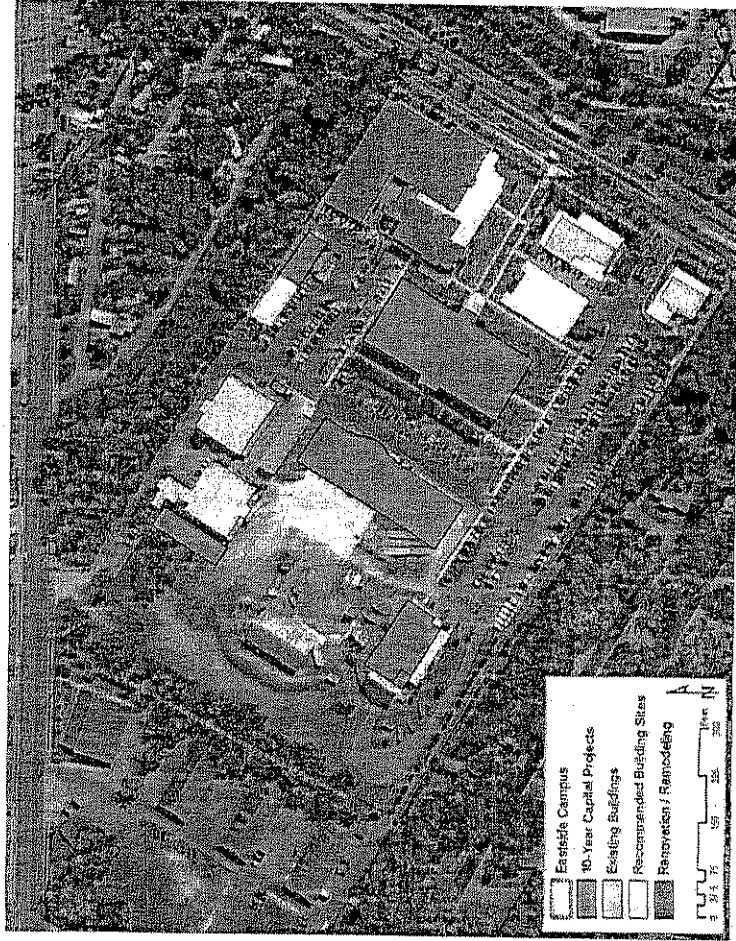
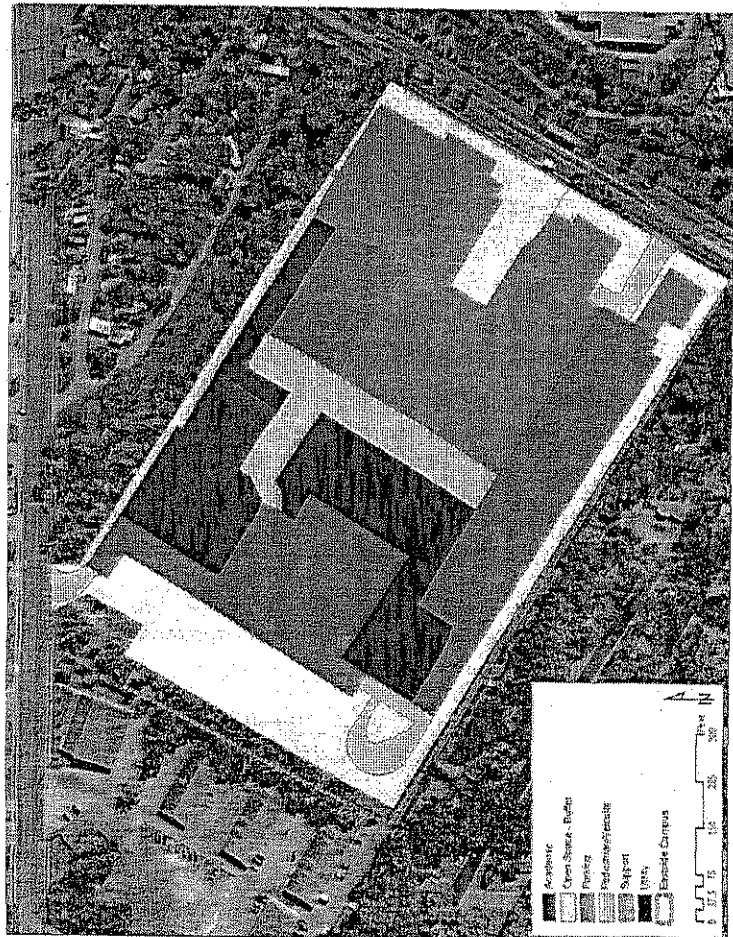
Existing Zoning - Mobile Home
Proposed Zoning - Education

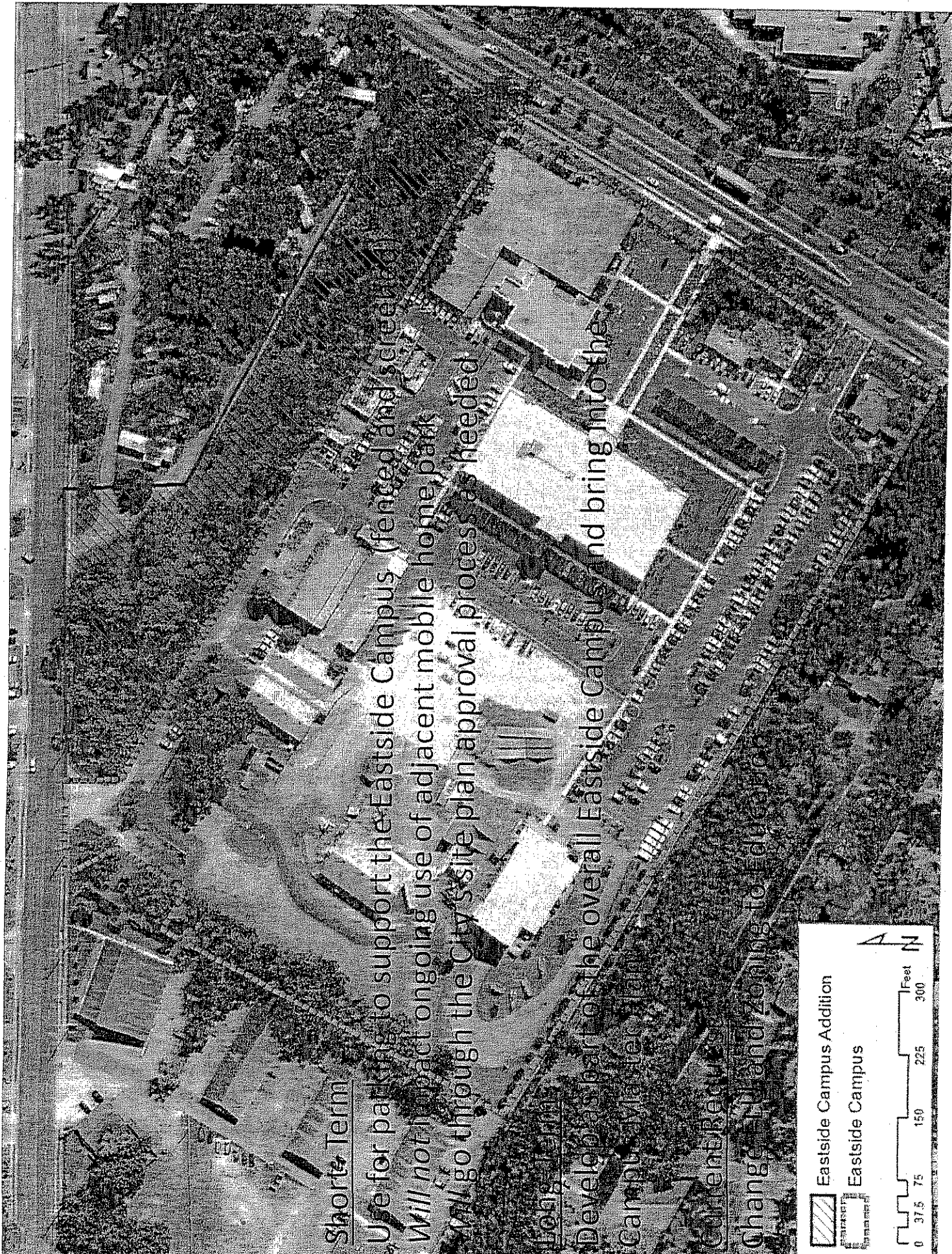
NE 23 Ave

Waldo Rd



Adjacent Eastside Campus is in the Campus Master Plan





Short-Term

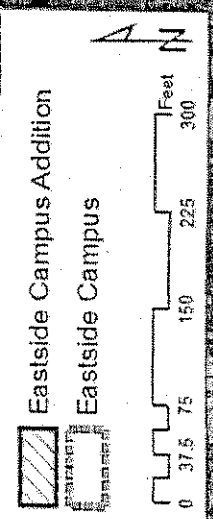
Use for parking to support the Eastside Campus (fenced and screened). Will not impact ongoing use of adjacent mobile home park. Will go through the City's site plan approval process as needed.

Long-Term

Develop as part of the overall Eastside Campus and bring into the Campus Master Plan.

Current

Change MU and zoning to EdC-100.



100777C

Check Date: 1/6/11

Vendor Number: 0000001036

Check No. 0000233694

Invoice Number	Invoice Date	Voucher ID	Gross Amount	Discount Taken	Late Charge	Paid Amount
LAND DEV FEES/EASTSIDE PROP	1/4/11	00654169	4,504.50	0.00	0.00	4,504.50

Check Number	Date	Total Gross Amount	Total Discounts	Total Late Charges	Total Paid Amount
0000233694	1/6/11	4,504.50	0.00	0.00	4,504.50

VERIFY DOCUMENT AUTHENTICITY - COLORED AREA MUST CHANGE IN TONE GRADUALLY AND EVENLY FROM LEFT TO RIGHT

UF UNIVERSITY of FLORIDA

University of Florida Foundation, Inc.
352-392-1241

GAINESVILLE, FL 32603

WACHOVIA BANK, N.A.
Gainesville, FL 32601
63-2/630

Check No.
0000233694

VOID AFTER 6 MONTHS

Date: 1/6/11

Pay Amount: \$4,504.50***

Pay ****FOUR THOUSAND FIVE HUNDRED FOUR AND 50/100 DOLLAR****

To The Order Of
CITY OF GAINESVILLE
Billing & Collection
PO Box 490 Station 47
Gainesville, FL 32602-0490

Thomas J. Mitchell
Peter D. Brown

1210955

SIGNATURE AREA HAS A DISAPPEARING BACKGROUND • BORDER CONTAINS MICROPRINTING

Neighborhood Workshop Notice

08198-002-003 Eastside Campus
1814 PARTNERS (THE)
% FREEMAN REALTY INC
2622 NW 43RD ST STE C1
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

08198-005-000 Eastside Campus
BOONE GAINESVILLE LLC
PO BOX 2759
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

08195-004-000 Eastside Campus
CARL K JR BUSSARD
% SUNTRUST BANK TRUST DEPT
5080 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

08198-002-000 Eastside Campus
ED NEWMANS PROPERTIES LLC
PO BOX 5425
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

08195-001-001 Eastside Campus
BERNARD E HAIM
4211 HIGHWAY AVE
GAINESVILLE, FL 32254

Neighborhood Workshop Notice

08198-004-000 Eastside Campus
MALLARD & MALLARD
% DONALD A MALLARD
PO BOX 30
KEYSTONE HEIGHTS, FL 32656

Neighborhood Workshop Notice

08193-000-000 Eastside Campus
ESFANDIAR SALIMI-TARI
2306 NE WALDO RD
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08199-148-000 Eastside Campus
W J SMITH JR
1944 NE 23RD AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

10812-300-000 Eastside Campus
STATE OF FLORIDA - IIF - DOT
605 SUWANNEE ST
TALLAHASSEE, FL 32399

Neighborhood Workshop Notice

10809-004-000 Eastside Campus
URBAN THREAD GAINESVILLE INC
1117 W UNIVERSITY AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

10807-000-000 Eastside Campus
ARNETTE & MALPHURS TRUSTEES
2200 NE WALDO RD
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08199-147-000 Eastside Campus
BUCHHOLZ PAINT & AUTOBODY INC
2305 NE 19TH ST
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08198-004-001 Eastside Campus
CAMP-FILLMER INC
PO BOX 686
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

08199-145-000 Eastside Campus
G L C PROPERTY INC
2003 SW 44TH AVE
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

08198-008-000 Eastside Campus
MAX K HICKS JR
2314 NE 19TH DR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

10809-002-000 Eastside Campus
M G MOORE
5229 SW 65TH CT
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

08198-002-005 Eastside Campus
SATCHEL'S PIZZA INCORPORATED
1800 NE 23RD AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08197-200-000 Eastside Campus
DOT STATE OF FLA IIF
605 SUWANNEE ST
TALLAHASSEE, FL 32399

Neighborhood Workshop Notice

10808-001-000 Eastside Campus
LAN T TRAN TRUSTEE
1701 NW 30TH TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

08198-001-000 Eastside Campus
AUTOMOTIVE RECYCLING OF
GAINESVILLE
2016 NE 23RD AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08195-000-000 Eastside Campus
CARL K BUSSARD
2406 NE 19TH DR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

08199-148-001 Eastside Campus
EAGLE OIL CORP
42 SLEEPY HOLLOW RD
MIDDLEBURG, FL 32068

Neighborhood Workshop Notice

10809-000-000 Eastside Campus
GAINESVILLE COMMERCE/STORAGE
CENTER
1101 CHANNELSIDE DR STE 247
TAMPA, FL 33602

Neighborhood Workshop Notice

08199-146-000 Eastside Campus
LERILAND COMPANY
500 CANAL ST
NEW SMYRNA BCH, FL 32168

Neighborhood Workshop Notice

10806-000-000 Eastside Campus
PETRO USA LLC
402 HIGH POINT DR #201
COCOA, FL 32925

Neighborhood Workshop Notice

08197-001-000 Eastside Campus
SKYWATER-GAINESVILLE LLC
ONE R E MICHAEL DR
GLEN BURNIE, MD 21060

Neighborhood Workshop Notice

10811-001-000 Eastside Campus
STATE OF FLA IIF
TIITF HRS
SUNLAND CENTER
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

Neighborhood Workshop Notice

10807-001-000 Eastside Campus
UNIV OF FLORIDA FOUNDATION
PO BOX 14425
GAINESVILLE, FL 32604

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28
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Neighborhood Workshop Notice

5th Avenue
ROBERTA PARKS
616 NW 8 ST
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

Appletree
PAT BYRNE
3510 NW 54 LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ashton
DAVID L. SMOCK
5858 NW 45 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Azalea Trails
MARIE SMALL
1265 SE 12 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Black Acres
ANNE MURRAY
224 NW 28 TER
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Carol Estates South
BECKY RUNNESTRAND
1816 NE 16 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Cedar Grove II
HELEN HARRIS
1237 NE 21 ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Creekwood
HELEN SCONYERS
2056 NW 55 BLVD.
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Debra Heights
SARAH POLL
PO BOX 14198
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

Duckpond
RANDY WELLS
820 NE 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Duval
GERALDINE NOBLE
2247 NE 13 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Edgewood Hills
BONNIE O'BRIAN
2329 NW 30 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Elizabeth PL/Northwest 23rd ST
GALE FORD
715 NW 23 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Forest Ridge
MELODY MARSHALL
1935 NW 22 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Gateway Park
HAROLD SAJVE
1716 NW 10 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Golfview
DAVID CHALMERS
2740 SW 7 PL
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Greater Northeast Community, The
MIRIAM CINTRON
915 NE 7 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Grove Street
MARIA HUFF-EDWARDS
1102 NW 4 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Hazel Heights
ALLAN MOYNIHAN
PO BOX 357412
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

Hibiscus Park
CAROL BISHOP
2616 NW 2 AVE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Hidden Lake
GEORGE KASNIC
2116 NW 74 PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Highland Court Manor
DAVID SOUTHWORTH
3142 NE 13 ST
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Ironwood
NANCY TESTA
4207 NE 17 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kensington Park
MASINE HINGE
5040 NW 50 TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Kingswood Court
JOHN ORTON
5350 NW 8 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Kirkwood
JANE BURMAN-HOLTON
701 SW 23 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Lamplighter
LARRY NICHOLSON (PROP MGR)
5200 NE 50 DR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Landmark Woods
JACK OSGARD
4332 NW 12 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Las Pampas
PETER JANOSZ
3418 NW 37 AVE
GAINESVILLE, FL 32605

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Neighborhood Workshop Notice

Libby Heights
MARTIN McKELLAR
3442 NW 13 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Lincoln Estates
DORIS EDWARDS
1040 SE 20 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Madison Park
CHARLES FLOYD
1911 N.W. 36 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Mason Manor
JOANNA LEATHERS
2550 NW 13 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Mill Pond
HAROLD HANEL
309 NW 48 BLVD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

North Lincoln Heights
ANDREW LOVETTE SR.
430 SE 14 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwood
SUSAN W. WILLIAMS
PO BOX 357492
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Northeast Neighbors
SHARON BAUER
1011 NE 1 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwest Estates
VERN HOWE
3710 NW 17 LN
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Phoenix
APRIL JONES
3214-B SW 26 TER
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

Pinebreeze
JUDITH MEDER
3460 NW 46 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Fine Park
DELORES BUFFINGTON
721 NW 20 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Pineridge
RICHARD GIAMBRONE
C/O BRISTOL PARK REALTY
4635 NW 53 AVE #201
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pleasant Street
LARRY HAMILTON
212 NW 3 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters Community
JANIE WILLIAMS
811 SW 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Rainbows East
JOE THOMAS
5014 NW 24 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Rainbows End
SYLVIA MAGGIO
4612 NW 21 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Royal Gardens
DOUGLAS BURTON
2720 NW 27 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Shadow Lawn Estates
CONNIE SPITZNAGEL
3521 NW 35 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

South Black Acres
DEANNA MONAHAN
14 SW 32 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Southeast Evergreen Trails
MAUREEN RESCHLY
1208 SE 22 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springhill/Mount Olive
VIVIAN FILER
1636 SE 14 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Stephen Foster Neighborhood Association
BARBARA RUTH
320 NW 36 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Suburban Heights
TAYLOR BROWN
4421 NW 19 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood
JON REISKIND
213 SW 41 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Sutters Landing
PETER REBMAN
3656 NW 68 LN
GAINESVILLE, FL 32653

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Neighborhood Workshop Notice

Turkey Creek Forest
DEVON DELK
8620 NW 13 ST, #210 CLUBHOUSE OFF
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

University Park
JIMMY HARSBARGER
402 NW 24 ST
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

University Village
BRUCE DELANEY
75 SW 23 Way
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Westmorland
EMILY BROWNE
3820 NW 10 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Woodland Terrace
JERRY D. ROSE
3415 NW 1 CT
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Stephen Foster Neighborhood Assoc, Inc
SANDRA WATTS KENNEDY
514 NW 31 LANE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ashton
ASHTON HOMEOWNERS ASSOC
5200 NW 43 ST STE 102
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Eagle Eyes
BEATRICE ELLIS
316 NE 14 ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Front Porch Florida, Duval
JUANITA MILES HAMILTON
2419 NE 8 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Porters
RUBY WILLIAMS
237 SW 6 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

School Board
VICK McGRATH
3700 NE 53 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

University of Florida
LINDA DIXON
PO BOX 115050
GAINESVILLE, FL 32611

Neighborhood Workshop Notice

University Park
MEL LUCAS
620 E UNIVERSITY AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Gateway Bank
LAUDE ARNALDI
4110 NW 37 PL, STE C
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

LARRY SCHNELL
2048 NW 7 LN
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Stephen Foster Neighborhood Assoc, Inc
MARIA PARSONS
439 NW 37 AVENUE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Bivens North Association
PENNY WHEAT
2530 SW 14 DR
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

STEWART WELLS
6744 NW 36 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

BELLINGTON'S CUSTOM SERVICE
% BRAXTON LINTON
1907 SE HAWTHORNE RD
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

Use Avery® Template 5160®

Feed Paper

Bend along line to
expose Pop-Up Edge™

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Neighborhood Workshop Notice
Forest Ridge/Henderson Heights
JUANITA CASAGRANDE
1911 NW 22 DRIVE
GAINESVILLE, FL 32605-3953

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14.

INTERGOVERNMENTAL COORDINATION ELEMENT

Introduction

This Intergovernmental Coordination Element includes Goals, Objectives and Policies (GOP) 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 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 of proposed development within the Context Area on university resources and facilities.

The University has entered into a campus development agreement with local governments that addresses the impacts of university development on the local government support infrastructure. Negotiation of the development agreement included the identification of a process whereby the impacts of development could 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 were 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 and 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 participates in meetings with various neighborhood associations within the University Context Area and 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 Community Development Department, 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., University Operating Memorandum and policies listed under Objective 2.0 of the Implementation Element.

Policy 1.1.4: The Vice President for Finance and Administration 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 Office in the Facilities Planning 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 receive and 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 and participation on the College Park/University Heights Advisory Board to the Community Redevelopment Agency.

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: 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 1.2.3: 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 1.2.4: 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 1.2.5: 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 1.2.6: 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 1.2.7: 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 1.2.8: 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 1.2.9: 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 cultural activities, recreation/athletics, student housing, 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 3.1 above, the property shall be removed from the adopted Campus Master Plan and added to the corresponding local government comprehensive plan.

Policy 1.3.3: The following properties meet the criteria of Policy 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 14-2.

- Coastal Engineering Laboratory - located at 1300 SW 6th Street
- Collegiate Living Organization - located at 117 NW 15th Street
- Delta Phi Epsilon sorority (UF building 657)
- Development and Alumni Affairs buildings and parking lots - located at 2012 W. University Avenue
- Health Sciences Center Administrative Services building and parking facilities - located at 1329 SW 16th Street
- Hope Lodge - located at 2121 SW 16th Street
- Institutes of Black Culture - located at 1510 W. University Avenue (UF building 874) ,and Hispanic/Latino Cultures - located at 1504 W. University Ave. (UF building 880)
- PK Yonge Lab School - located at Depot Avenue and SW 11th Street
- Ronald McDonald House - located at 1600 SW 14th Street
- Sorority Row – located between SW 8th Ave, SW 9th Ave, SW 13th St. and SW 11th St.
- Sorority Row “Natural Area” - located east of SW 11th St
- State University System Presses - located at 15 NW 15th Street
- Tanglewood Apartments - located at 2701 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 - located at 113 NW 20th Terrace
- University Golf Course – located on SW 2nd Avenue at SW 34th Street / SR 121
- 105 Classroom Building - located at 105 NW 16th Street
- Austin Cary Memorial Forest - located on SR 24 / Waldo Road
- Beef Research Unit - located on CR 225 / NE 38th Street
- Dairy Research Unit – located in Hague on NW CR 237

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- Eastside Campus - located at 2006 NE Waldo Road
- Lake Wauburg Recreation Area - located on US 441 South
- Auxiliary Library Facility - located at 2715 NE 39th Avenue
- Millhopper Horticulture Unit - located on NW 53rd Avenue / Millhopper Road
- Newnan's Lake - located on East University Avenue at Lakeshore Drive
- Santa Fe Beef Ranch / Boston Farm - located on NW CR 241
- TREEO Training Center - located off of SW 75th Street / Tower Road
- Wall Farm / Horse Teaching Unit - located on SW 63rd Ave / Rocky Point Road / CR 23
- WRUF Tower - located on SW 75th Street / Tower Road
- WUFT Tower - located on 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 3.3 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 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 to guide the development of university-affiliated properties (such as those identified in Policy 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 14-1: 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 Facilities, Urban Mixed Use	Urban Activity Centers & Institutional or Industrial
Academic/Research – Outdoor	Education, Public Facilities	Rural-Agricultural and Institutional
Housing	Residential Medium (10-30 du/ac), Residential High (20- 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. May be allowed in Urban Activity Centers within Residential Areas of the Master Plan. (Note Alachua County Comprehensive Plan FLUE Policy 1.3.4)
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 Facilities	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 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
Parking	Industrial, Office, Education, Commercial, Public Facilities	Activity Centers & Industrial or Commercial Uses
Active Recreation and Active Recreation - Outdoor	Recreation, Education, Public 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 which are consistent with the matrix presented in Policy 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 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 3.10 above that arise from proposed amendments which have the effect of adding properties to the adopted Campus Master Plan and which 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. or Shands Jacksonville Healthcare, Inc. 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. Workshop invitation letters shall be sent to all property owners within 400 feet of the property and to registered City neighborhood organizations. 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 goal 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 preparedness and disaster planning 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.