



Legislation Details (With Text)

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File created: 9/24/2015 **In control:** City Manager
On agenda: 11/5/2015 **Final action:**
Title: Public Hearing to Approve the Campus Development Agreement for the University of Florida Campus Master Plan, 2015 - 2025 (B)

In accordance with Subsection 1013.30, Florida Statutes, the University of Florida must enter into an Agreement with their host local government(s) that addresses level-of-service requirements, deficiencies and campus impacts on public services and facilities. The host local government must adopt the Agreement in a manner consistent with the requirements of Chapter 163.3225. *Estimated Staff Presentation 5 Minutes*

Sponsors:

Indexes:

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Attachments: 1. 150379A_Campus Development Agreement 2015-2015 Final_20151015.pdf, 2. 150379_UF Campus Development Agreement.pdf

| Date | Ver. | Action By | Action | Result |
|------------|------|-----------------|-------------------------|--------|
| 11/5/2015 | 2 | City Commission | Approved as Recommended | Pass |
| 10/15/2015 | 1 | City Commission | Heard | |

Public Hearing to Approve the Campus Development Agreement for the University of Florida Campus Master Plan, 2015 - 2025 (B)

In accordance with Subsection 1013.30, Florida Statutes, the University of Florida must enter into an Agreement with their host local government(s) that addresses level-of-service requirements, deficiencies and campus impacts on public services and facilities. The host local government must adopt the Agreement in a manner consistent with the requirements of Chapter 163.3225. *Estimated Staff Presentation 5 Minutes*

The University Comprehensive Master Plan process established in Subsection 1013.30 of the Florida Statutes is intended to facilitate coordination between universities and their host local governments. Subsection (1) states "This section contains provisions for campus planning and concurrency management that supersede the requirements of part II of chapter 163, except when stated otherwise in this section. These special growth management provisions are adopted in recognition of the unique relationship between university campuses and the local governments in which they are located. While the campuses provide research and educational benefits of statewide and national importance, and further provide substantial educational, economic, and cultural benefits to their host local governments, they may also have an adverse impact on the public facilities, services and natural resources of host governments. On balance, however, universities should be considered as vital public facilities of the state and local governments. The intent of this section is to address this unique relationship by providing for the preparation of campus master plans and associated campus development agreements." The University of Florida Board of Trustees (UFBOT) adopted the final campus master plan on June 4, 2015 and the Plan became effective on July 19, 2015. At the same June meeting, the UFBOT approved

the draft Campus Development Agreement (CDA) for final negotiations and execution with the City of Gainesville and Alachua County.

At this time, formal adoption of the CDA by the City must be executed in a manner consistent with Chapter 163.3225 Florida Statutes, which requires two public hearings. The current DCA expires in December 2015 and established development thresholds and provided funding to the City and the County to mitigate the impacts of development authorized by the CDA. The University of Florida has not exceeded this gross square footage(GSF), and Exhibit "A" of the proposed 2015-2025 CDA lists 2,021,975 GSF as the remaining amount of net new building area, and 1,715 net new parking spaces as the new maximum thresholds for net new development. Given that UF has development which has provided mitigation, no additional funds for mitigation are proposed.

None

Recommended Motion: The City Commission: continue second public hearing to November 19, 2015 at 6:00 pm or as soon thereafter as the matter may be heard, at City Commission Auditorium, 200 E. University Avenue.

Alternative Recommendation: The City Commission approve the Campus Development Agreement and authorize the City Manager and Clerk of the Commission to execute the agreement.