2.4 Future Land Use Element
Goals, Objectives and Policies
2010-2020 Campus Master Plan Update

GOAL 1: Create development patterns that direct future growth to appropriate areas on campus in a manner that promotes the educational mission of the University, the protection of environmentally sensitive areas, and compatibility with the surrounding community.

OBJECTIVE 1.0: To promote future land use development on the campus that provides for a full range of land uses and intensities of use, consistent with the goals, objectives and policies of the campus master plan, the host local government's master plan, and the affected local governments' master plans, and in accordance with the following policies.

POLICY 1.0.1: Land use categories and related intensity of use shown in the Campus Master Plan on the Future Land Use Maps (Figures 4-1 and 4-2) shall be defined as follows:

Academic/Research Use: This land use category shall allow academic/research uses at intensities ranging up to a floor area ratio of 3.0 for new construction or renovation. The academic/research use classification identifies those areas on the campus that, due to topography, soil conditions, adjacent land uses, existing space utilization and utility locations, proximity to existing and planned multimodal transportation systems, and existing development patterns are appropriate for Academic/Research development. This promotes an increase in Floor Area Ratios (FAR) within the academic core areas, supports the cohesive functioning of academic units through space allocation and facilitates the clustering and concentration of existing and emerging academic/research areas on the campus in pedestrian zones within reasonable walking distance of classes.

Support Use: This land use category shall allow support facilities at intensities averaging 1.0 FAR. The Support classification includes administrative and similar nonacademic uses, and identifies those areas on the campus that, due to topography, soil conditions, adjacent land uses, existing space utilization and existing development patterns are appropriate for support facilities. This promotes providing support facilities on the campus within or immediately adjacent to academic/research and housing areas.

Residential Use: This land use category shall allow housing uses at densities ranging from 57.2 to 125 beds/acre. The housing classification identifies those areas on the campus that, due to topography, soil conditions, adjacent land uses, existing space utilization and existing

development patterns are appropriate for housing development. Generally, the housing land use will be promoted outside of the academic core to encourage students to walk to the academic core.

Utility Use: This land use category shall allow utility uses at intensities averaging 1.0 FAR. The utility classification identifies those areas on the campus that, due to topography, soil conditions, adjacent land uses, and existing and proposed development patterns, are appropriate for utility development and telecommunications facilities and can best serve the existing and projected demands for facilities on the campus.

Parking Use: This land use category shall allow parking uses at intensities ranging up to 800 spaces per acre for structured parking. The parking classification identifies those areas on the campus where:

- the location of parking structures should help to direct trips to the campus in a manner that promotes and encourages a pedestrian-friendly academic oriented campus ;
- roadways with adequate capacity and on which heavy traffic will help to minimize impacts on adjacent land uses;
- due to topography, soil conditions, archaeological and historic sites, adjacent land uses, and existing and proposed needs, are appropriate for parking development;
- structured parking facilities can be used to conserve available land; and
- promote the development of the 'intercept' parking concept.

Recreation/Open Space Use: This land use category shall allow active (activity-based) and passive (resource-based) recreation uses as well as general open space areas. A maximum FAR of 2.0 is allowed under this land use designation. The classification includes areas designated for organized sporting events (football, soccer, softball, etc.), gymnasiums such as the Recreation Services Center, workout facilities for University teams such as the Wayne Densch Sports Center, and recreation areas for the passive enjoyment of nature (picnic areas, etc.). These areas are appropriate for recreation and open space uses due to topography, soil conditions, and adjacent land uses.

Conservation Use: This land use category shall allow conservation uses in conformance with the Conservation Element of the Master Plan. Conservation areas are identified in Figures 4-1 and 13-1 of this Plan and include designated preservation areas pursuant to applicable existing water management district permits. This land use category shall allow Conservation uses at an intensity of a 0.05 FAR. There shall be no construction in these areas except for minimal structures and improvements required to provide safe access and essential support functions except pursuant to an amendment to this Plan adopted in

accordance with the requirements set forth in Florida Law and this Plan. The conservation classification identifies those areas on the campus that, due to topography, soil conditions, archaeological and historic sites, plant species and wildlife habitats, wetlands and their required setback buffer areas and instructional uses, are appropriate for conservation use.

Mixed Use: This land use category will allow for a mixture of land uses in a specific area(s) as shown in Figure 4-1. Uses allowable under this designation include academic/research, support, residential, parking, recreation/open space, retail/commercial and utilities at a maximum FAR of 3.0. The purpose of the category is to call out specific areas on campus that shall develop one or more uses that shall be defined through the planning and development process.

OBJECTIVE 1.1: To protect natural resources including surface waters and wetlands.

POLICY 1.1.1: UCF shall allow for Conservation areas as identified on the Future Land Use Map (Figures 4-1 and 4-2) and on the Conservation Element Map (Figure 13-1). No construction is anticipated in these areas except for minimal structures and improvements necessary to ensure safe access and essential support functions. Prior to conducting construction activities within a Conversation area (including without limitation Conservation Easements or on-site mitigation preservation areas), the University will obtain a permit determination from the district.

POLICY 1.1.2: Before any such construction is authorized and a plan of development is approved, UCF shall review all available and economic options (including the costs of mitigation). If this review indicates that development in designated Conservation areas is the only viable option, then UCF shall pursue all reasonable efforts to minimize and mitigate any unavoidable impacts to these areas.

POLICY 1.1.3: Should mitigation be deemed necessary, the Director of Facilities Planning shall be responsible for coordinating any necessary actions with the appropriate UCF departments. The Director shall also coordinate any mitigation requirements through the appropriate cognizant federal, state and regional agencies in accordance with their permitting processes.

POLICY 1.1.4: A definitive campus Arboretum site has been established by the 1996 Hartman survey and shall be maintained for the study and preservation of native plant and animal species. The The Director of Facilities Planning and the Director of Landscape & Natural Resources shall work together to develop the Arboretum into a renowned institution.

Non-native species shall be discouraged within the boundaries of the Arboretum.

POLICY 1.1.5: Prior to clearing the 6.7 acre housing site in the Northwest Corner, the University shall construct a permanent fence along the northern boundary and northern two-thirds of the eastern boundary of the 6.7 acre site in order to separate the residential area from the conservation area.

POLICY 1.1.6: The parking facility to be constructed north of the Arboretum shall not extend significantly beyond the footprint of the existing parking lot as shown in Figure 4-3.

OBJECTIVE 1.2: To minimize land use compatibility problems between the University and the host community.

POLICY 1.2.1: Pursuant to s.1013.30(6) and (9) F.S., any amendment to the adopted Campus Master Plan shall be transmitted to the host and affected local governments and other external review agencies for review if such amendment, alone or in conjunction with other amendments, would:

a. increase density or intensity of use of land on campus by more than 10%;
b. decrease the amount of natural areas, open space, or on campus by more than 10%; or
c. rearrange land uses in a manner that will increase the impact of any future campus development by more than 10% on a road or another public facility or service provided or maintained by the state, the county, the host local government, or any affected local government.

POLICY 1.2.2: Proposed amendments to the adopted campus master plans which do not exceed the thresholds established in s.1013.30(9), F.S., and which have the effect of changing land use designations or classifications, or impacting off-campus facilities, services or natural resources, may be submitted to the host, affected local governments, and external review agencies for a courtesy review. However, if the proposed amendment exceeds 70% of the thresholds established in 1013.30(9), F.S., the host local government shall be notified for a courtesy review.

POLICY 1.2.3: A 200’ natural or landscape buffer shall be maintained around the perimeter of the campus where not superceded by another element of the master plan as shown on Figure 4-1.

POLICY 1.2.4: Prior to adopting any amendments that affect lands designated as conservation, the University shall do the following:

(1) Perform reasonable site specific environmental analyses, including qualitative state and federal listed plant and animal species surveys, water quality impact analyses, and alternative location assessments;

(2) Comply with section 1013.30, Florida Statutes, even for those amendments that fall within the exemptions set forth in Sections 1013.30(9)(a)-(c), Florida Statutes;

(3) Require no less than a two-thirds majority vote of the University's Board of Trustees to approve such amendments;

(4) Notify the Director of Landscape & Natural Resources of any proposed amendments to lands designated as conservation; and

(5) Notify the water management district on proposed impacts to recorded Conservation Easements or previously permitted mitigation preservation areas

OBJECTIVE 1.3: To correct existing land use compatibility problems on the University campus.

POLICY 1.3.1: All permanent academic functions shall be located between the 400' radius (Pegasus Circle) and the 1,200' radius (Apollo Circle) whenever possible. Research functions may be located outside of the main academic area.

POLICY 1.3.2: Academic core areas are important formal open space systems and shall be created by locating academic uses that are linked, similar or adjacent to each other.

POLICY 1.3.3: Surface parking areas shall generally be located outside of the 1,200' radius (Apollo Circle) and inside of Gemini Boulevard, in order to reduce vehicular vs. pedestrian conflicts on campus. Exceptions may be made, based on need.

POLICY 1.3.4: Overflow parking areas may be located outside of Gemini Blvd., but shall never be located within the 1,200' radius (Apollo Circle).

POLICY 1.3.5: Areas identified in the master plan as temporary classrooms, low density areas and parking lots shall remain as such until future projects for those areas are developed.

POLICY 1.3.6: In order to preserve the open space nature of the campus and to minimize impervious surface needs, parking lot areas will continue to be consolidated into structured parking garages, as budgets permit.

POLICY 1.3.7: In order to minimize automobile traffic, and therefore conflicts resulting from high vehicular levels of service, future parking garages shall be placed at strategic points near campus entrances. This will intercept a high volume of vehicles before they penetrate the campus circulation routes.

POLICY 1.3.8: The University Master Planning Committee along with the administration, faculty and the Office of Facilities Planning shall review all development proposals for compliance with the Campus Master Plan's criteria for the Future Land Use Element.

POLICY 1.3.9: All decisions concerning land use and development on campus, especially those specifically mentioned in the Future Land Use Element, must be coordinated with the present Capital Improvements Plan, Urban Design Element, and all other applicable master plan elements.

OBJECTIVE 1.4: To coordinate future land uses with the availability of facilities and services.

POLICY 1.4.1: Projects that propose increases to campus infrastructure, utilities, facilities or services shall be approved only if such facilities are funded and already on-line to accommodate the need or will be on-line prior to occupancy of any structure to be served by such infrastructure, utilities, facilities or services.

POLICY 1.4.2: The following order of priorities shall be implemented concerning coordination of land uses with appropriate facilities and services:

- **Priority 1**
  Eliminate existing system deficiencies which may prevent future development.
- **Priority 2**
  Maintain the existing system as long as it is deemed capable of maintaining immediate needs.
- **Priority 3**
  Expand systems to accommodate needs.

POLICY 1.4.3: Campus development which might increase demands for solid waste collection and disposal shall be approved under provisions delineated in the General Infrastructure Element (2.9).

POLICY 1.4.4: Campus development which might increase amount of required impervious surface areas shall be approved on the provision of a drainage system that adheres to the conditions set forth in the General Infrastructure Element (2.9) and the campus stormwater permit(s) issued by the St. Johns River Water Management District.

OBJECTIVE 1.5: To ensure the availability of suitable land on campus for utility facilities required to support future on-campus development.

POLICY 1.5.1: Within the academic core, utility easements will be reserved along routes of easy access and where future building development is not planned, such as along the three pedestrian radius sidewalks, along radial pedestrian walks and in dedicated radial open spaces.

OBJECTIVE 1.6: To coordinate future land uses with the appropriate topography and soil conditions.

POLICY 1.6.1: Development shall not occur within the present Federal Emergency Management Assistance 100-year flood line.

POLICY 1.6.2: UCF shall maintain a data base of existing topographic and soil conditions, which shall be updated on a regular basis, and as additional data developed for future construction projects become available.

POLICY 1.6.3: Areas containing severe soil constraints such as those that are found in and around wetland sites and Lakes Lee and Claire shall remain undisturbed. In proposed development areas, soil constraints shall be demonstrated through formal studies, and provided to the district for review, prior to development.

POLICY 1.6.4: Future development shall not alter the topographical features and surface water run-off patterns adopted by this Master Plan and the current adopted Campus Stormwater Master Plan approved by the St. Johns River Water Management District.

POLICY 1.6.5: Consistent with policies listed in this Element above, the University shall review future construction projects for consistency with existing topographic and soil data.

POLICY 1.6.6: UCF shall ensure that appropriate methods of controlling soil erosion and sedimentation to help minimize the destruction of soil resources be used during site development and use. Such methods shall include, but not be limited to:

- Phasing and limiting the removal of vegetation.

- Minimizing the amount of land area that is cleared.
- Limiting the amount of time bare soil is exposed to rainfall.
- Use of temporary ground cover on cleared areas if construction or other stabilization is not imminent.
- Special consideration shall be given to maintaining vegetative cover on areas of high soil erosion potential (i.e., steep or long slopes, banks of streams, stormwater conveyances, etc.).

POLICY 1.6.7: UCF shall require the integration of natural topographic and other physical features in project designs in order to develop the campus in harmony with its natural environment.

OBJECTIVE 1.7: To ensure that future campus development projects are consistent with regulations governing development in areas where historically or archaeologically significant resources may be present.

POLICY 1.7.1: In coordination with state and local historic preservation officials, UCF shall maintain an information file which identifies and locates properties under University ownership which may contain historic or archaeological resources which appear to qualify for inclusion in the National Register of Historic Places.

POLICY 1.7.2: The University shall consider the effect of any undertaking on any historic property that is included, or eligible for inclusion, in the National Register of Historic Places. The University shall afford the Department of State's Division of Historical Resources a reasonable opportunity to comment on such an undertaking.

POLICY 1.7.3: The University shall consult with the Department of State's Division of Historical Resources prior to any land clearing, ground disturbing, or rehabilitation activities which may disturb or otherwise affect any property which is included, or eligible for inclusion, in the National Register of Historic Places.

POLICY 1.7.4: Prior to a historic property being demolished or substantially altered in a manner that adversely affects its character, form, integrity, or archaeological value, the University shall consult with the Department of State's Division of Historical Resources to avoid or mitigate any adverse impacts, or to undertake any appropriate archaeological salvage excavation or recovery action.

GOAL 2: Maintain commitment to the protection of the University's ecosystems and lands of significant environmental importance to ensure that these resources are protected for the benefit of present and future

generations, while accommodating the continued development and expansion of the campus' built environment.

OBJECTIVE 2.1: To designate environmentally sensitive lands for protection based on state and regionally determined criteria.

POLICY 2.1.1: The University hereby creates a new future land use designation of "Conservation Easement Lands" for the purposes of environmental protection of lands that are set aside in perpetuity pursuant to a recorded conservation easement. This new designation will allow very-low impact recreational or educational uses such as hiking, non-motorized boating, bird watching, horseback riding, fishing, primitive camping and nature study, that utilize natural amenities of such sites and such other uses that are not in violation of the recorded conservation easement.