

21.204 Future Land Use Element.

This element designates existing and future development as reflected in the goals, objectives and policies of the campus master plan, and describes how future development will be coordinated with land uses planned by the host and/or affected local governments in the planning study area.

- (1) FUTURE LAND USE DATA AND ANALYSIS REQUIREMENTS. This element shall be based on the following data and analysis requirements, pursuant to Subparagraph 21. 202(2).
 - (a) Inventory and assess existing and projected space and building needs, both within the planning study area and throughout the state, for academic, support, housing and parking facilities. Such assessment shall be based on student FTE and headcount enrollment projections for the planning time frame, and shall include a graphical and narrative section. Existing land uses and development on university controlled property shall be shown on the land use map or map series, using either the land uses established in the host local government's comprehensive plan or using its own land use categories which shall be clearly labeled in the legend. The narrative section shall include the approximate acreage and general range of uses of structures.
 - (b) Inventory and assess existing and projected vacant, open or underdeveloped university-controlled lands to determine the potential opportunities for meeting the needs shown above in subsection (1)(a). This assessment shall include plans for the redevelopment of university-controlled land that is underutilized or inconsistent with the university's character, density and future land uses, as well as plans for the release of surplus lands to the state for use or disposal.
 - (c) Inventory and assess properties within the planning study area where title interest is held by the Board of Trustees of the Internal Improvement Trust Fund (including reservations and encumbrances such as leases, subleases, or easements, and any other land held by the university within the planning study area or included in the Master Plan). A map of all existing encumbrances to university-controlled property, other than utility easements, shall also be included.
 - (d) Inventory and assess properties within the planning study area which may serve to meet existing or future needs shown above in subsection (1)(a). This assessment shall include opportunities for expansion that do not include additional land acquisition.
 - (e) Inventory and assess existing natural, archeological or historic resources within the planning study area to determine their impact on meeting the needs shown above in subsection (1)(a). As utilized above, the phrase "natural resources" shall be read to include aquatic preserves and areas

designated (or under study for designation) as an Area of Critical State Concern.

- (f) Inventory and assess all facilities on university-controlled lands that are not under the jurisdiction or operation of the State University System to determine their impact on meeting the needs shown above in subsection (1)(a).
- (g) Inventory and assess existing and projected land uses, goals, objectives, policies and zoning within the planning study area as defined in the local government's comprehensive plan to determine their impact on meeting the needs shown above in subsection (1)(a).

(2) REQUIREMENTS FOR FUTURE LAND USE GOALS, OBJECTIVES AND POLICIES.

- (a) The element shall contain one or more goals which address the long-range development on the campus and the coordination of future land use development on the campus with future land use development in the host and/or affected local governments.
- (b) The element shall contain one or more objectives for each goal which address, at a minimum:
 1. Protection of natural resources (including existing surface waters and wetlands) and historic and archaeological resources;
 2. Eliminating or minimizing land use compatibility problems between the university and host and/or affected local governments;
 3. Correcting land use underutilization and compatibility problems on the university campus;
 4. Coordinating future development with the appropriate topography and soil conditions;
 5. Coordinating future development with the availability of facilities and services;
 6. Ensuring the availability of suitable land on campus for utility facilities required to support proposed on-campus development; and
 7. Minimizing off campus constraints to limit future development on campus (i.e., traffic, utilities) and minimizing on campus conflicts with land uses within the planning study area.
 8. Promote compact, efficient, and environmentally sensitive land use planning.
- (c) The element shall contain one or more policy statements for each objective which address at a minimum:
 1. Establishment of standards of use for each land use category;
 2. Provisions for stormwater management, open space, safe and convenient on-campus traffic flow and parking facilities;
 3. Provisions for the identification, designation, and protection of historically and archaeologically significant properties;

4. Provisions for the compatibility with adjacent land uses;
 5. Coordination of land use and development decisions with a schedule of capital improvements in the Capital Improvements Element;
 6. Establishment or description of land use management procedures within the university's administrative structure which will encourage careful use of the university's existing land resources and minimize deviations from the land use plan; and
 7. Establishment of a process, timetable and funding sources for future land acquisition (if applicable).
 8. Provisions for encouraging sustainable development practices such as compact mixed use development.
- (d) The Future Land Use Element shall be described, at a minimum, in the Future Land Use Map and explanatory text. A map of all existing and projected encumbrances shall be included.

Authority: Section 7(d), Art. IX, Fla. Const., History – Formerly 6C-21.204, 2-15-94, Amended and Renumbered 6-18-09.