2.0 Future Land Use

Goal 1: To Encourage the Orderly, Harmonious and Judicious Use of University Resources in the Development of University Land.

Objective 1.1: ***Make available future building sites that provide a range of future land use activities to support the academic mission of the University meeting the needs of the present and allowing for rational, sustainable growth that does not compromise the potential for future development and protection of valuable natural and cultural resources.***

Policies	Status	Benchmarks	Recommendations
Policy 1.1.1: The University's adopted Campus Master Plan shall be used to make decisions regarding future land use, development and land management on the main campus and satellite properties under the jurisdiction of the plan. Administrative interpretation of the plan maps, goals, objectives and policies shall be done consistent with the provisions of Chapter 1013.30, Florida Statutes and the review procedures outlined in the Implementation Element.	Ongoing	The Campus Master Plan is implemented consistent with this policy.	No change
Policy 1.1.2: Land use classifications shall be defined as follows: • **Academic/Research:** The Academic/Research land use classification identifies those areas on the campus that are appropriate for academic and research building development. Adjacent land use and proximity to other Academic/Research uses are primary location criteria for Academic/Research in order to consolidate these functions into convenient, walkable clusters of development. Extension, distance and continuing education functions are included in the Academic/Research land use classification and are encouraged to be located on the campus perimeter or satellite properties if they require frequent visitor access. Ancillary uses associated with an academic/research facility, such as integrated food and vending services, utilities,	Ongoing	New buildings are sited consistent with these Future Land Use definitions. The Lakes, Vegetation and Landscaping Committee requested modification to clarify the Conservation Future Land Use definition. The Academic/Research – Outdoor FLU definition needs clarification to accept non-agricultural outdoor teaching/research such as the Band Practice Field.	Modify – • **Academic/Research Outdoor:** The Academic/Research Outdoor land use classification identifies those areas on the campus that are appropriate for agriculture and livestock <u>or other outdoor</u> activities providing teaching, research and extension that

Policies	Status	Benchmarks	Recommendations
service drives, user and disabled parking, and functional open space are allowed within the Academic/Research land use classification. Development densities, heights and patterns in the Academic/Research land use shall respect pedestrian connections, historic context (where applicable), adjacencies to other land uses and creation of functional open space while maximizing the efficient use of building footprints to the extent feasible within construction budgets and program requirements. • **Academic/Research Outdoor:** The Academic/Research Outdoor land use classification identifies those areas on the campus that are appropriate for agriculture and livestock activities providing teaching, research and extension that require close proximity to other main campus resources or are located on satellite properties away from the main campus. Allowable structure development shall typically include greenhouses, pole barns, equipment storage sheds, and other field support buildings associated with an agricultural, silviculture, aquaculture or livestock use or other teaching and research use. Office, academic/research support, and laboratory structures shall be allowable on conditions that their size, scope and function are related to and compatible with agriculture and livestock activities. Ancillary uses associated with an academic/research outdoor activity, such as utilities, service drives, user and disabled parking, and functional open space are allowed within the Academic/Research Outdoor land use classification. • **Active Recreation:** The Active Recreation land use classification identifies those areas on the campus that are appropriate for recreation sports and athletics building development. Accessibility of the site to its customers			require close proximity to other main campus resources or are located on satellite properties away from the main campus. Allowable structure development shall typically include greenhouses, pole barns, equipment storage sheds, and other field support buildings associated with an agricultural, silviculture, aquaculture or livestock use or other teaching and research use. Office, academic/research support, and laboratory structures shall be allowable on conditions that their size, scope and function are related to and compatible <u>with outdoor teaching and research</u> ~~agriculture~~

Policies	Status	Benchmarks	Recommendations
(general public, students, etc.) is a primary location criterion for Active Recreation land use. Proximity to other recreational uses, housing and parking are also important location criteria aimed at integrating recreation areas into the campus development pattern. Ancillary uses associated with an active recreation facility, such as utilities, service drives, user and disabled parking, and functional open space are allowed within the Active Recreation land use classification. Development densities, heights and patterns in the Active Recreation land use shall respect pedestrian connections, historic context (where applicable), adjacencies to other land uses and creation of functional open space while maximizing the efficient use of building footprints to the extent feasible within construction budgets and program requirements. • **Active Recreation Outdoor:** The Active Recreation Outdoor land use classification identifies those areas on the campus that are appropriate for recreation sports and athletics facility development such as sports fields, courts and swimming pools. Accessibility of the site to its customers (general public, students, etc.) is a primary location criterion for Active Recreation Outdoor land use. Proximity to other recreational uses, housing, parking and open spaces are also important location criteria aimed at integrating recreation areas into the campus development pattern. Allowable structure development shall be limited to locker rooms, ticket booths, rest rooms, equipment storage sheds, outdoor seating and other support structures associated with an active recreation use on conditions that their size, scope and function are related to and compatible with outdoor active recreation activities. Ancillary uses associated with an active recreation facility, such as utilities, service drives, user and disabled parking, and functional			~~and livestock activities.~~ Ancillary uses associated with an academic/research outdoor activity, such as utilities, service drives, user and disabled parking, and functional open space are allowed within the Academic/Research Outdoor land use classification. • **Conservation:** The Conservation land use classification identifies areas on campus that shall be preserved and managed to protect natural features including topography, soil conditions, archaeological sites, plant and animal species, wildlife habitats, heritage trees and wetlands.

Policies	Status	Benchmarks	Recommendations
open space are allowed within the Active Recreation Outdoor land use classification. Development densities, heights and patterns in the Active Recreation Outdoor land use shall respect pedestrian connections, historic context (where applicable), adjacencies to other land uses and creation of functional open space while maximizing the efficient use of building footprints to the extent feasible within construction budgets and program requirements. • **Conservation:** The Conservation land use classification identifies areas on campus that shall be preserved and managed to protect natural features including topography, soil conditions, archaeological sites, plant and animal species, wildlife habitats, heritage trees and wetlands. The preservation and management of natural features in Conservation shall be conducted in accordance with a Conservation Land Management Plan and policies of the Campus Master Plan. Allowable uses in Conservation areas include natural habitat preservation, water resource protection, teaching and research activities related to the natural resource, and nature parks with limited resource-based recreation. Stormwater facilities and utility conveyances shall be allowable on conditions of minimizing and mitigating any impacts with due consideration of the conservation intent of the Conservation land use. • **Cultural:** The Cultural land use classification identifies those areas on the campus that are appropriate for cultural uses, including museums, fine art galleries, performing arts and related student organization and faculty support facilities. Accessibility of the site to its customers (general public, students, etc.) is a primary location criterion for Cultural land use. Adjacent land use and proximity to other Cultural uses are also important location criteria aimed at			The preservation and management of natural features in Conservation shall be conducted in accordance with a Conservation Land Management Plan and policies of the Campus Master Plan. Allowable uses in Conservation areas ~~include~~ are natural habitat preservation, water resource protection, teaching and research activities related to the natural resource, and nature parks with limited resource-based recreation. Stormwater facilities and utility conveyances shall be allowable on conditions of minimizing and mitigating any impacts with due consideration of the conservation intent

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consolidating these functions into convenient, walkable clusters. Ancillary uses associated with a cultural facility, such as utilities, service drives, user and disabled parking, food vending, and functional open space are allowed within the Cultural land use classification. Development densities, heights and patterns in the Cultural land use shall respect pedestrian connections, historic context (where applicable), adjacencies to other land uses and creation of functional open space while maximizing the efficient use of building footprints to the extent feasible within construction budgets and program requirements. • **Green Space Buffer:** The Green Space Buffer land use classification identifies areas on campus that shall be maintained in open space as buffers to provide set-back, vegetative screening, fencing, streetscaping, and/or other means of separating adjacent land uses in accordance with policies of the Campus Master Plan. Such buffers may be designated adjacent to non-university properties, designated Conservation Areas, roadways or major utility infrastructure. Stormwater facilities and underground utility conveyances shall be allowable within a Green Space Buffer on conditions of minimizing and mitigating any impacts with due consideration of the buffering intent of the Green Space Buffer land use. • **Housing:** The Housing land use classification identifies those areas on campus that are appropriate for housing development. Proximity to academic, student services and student recreation facilities are primary location criteria for Housing land use. Allowable uses in Housing areas include residence halls, graduate/family village communities and medical resident complexes. Academic support, student service, child care, and student recreation facilities shall be			of the Conservation land use.

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allowed and encouraged within the Housing land use classification on conditions that their size, scope and function are related to and compatible with student housing. Development densities, heights and patterns in the Housing land use shall respect pedestrian connections, historic context (where applicable), adjacencies to other land uses and creation of functional open space while maximizing the efficient use of building footprints to the extent feasible within construction budgets and program requirements. Ancillary uses associated with a housing facility, such as utilities, service drives, user and disabled parking, and functional open space are allowed within the Housing land use classification. • **Parking:** The Parking land use classification identifies those areas on campus that are appropriate for general parking in surface lots or garage structures. Accessibility, proximity and adjacent land uses are primary location criteria for Parking in order to direct traffic to appropriate perimeter intercept locations on roadways capable of accommodating associated traffic and avoiding impacts in areas with high volume pedestrian activity. Stormwater facilities utility conveyance systems, and transit facilities are allowed within the Parking land use. Parking structures are encouraged to incorporate non-parking land uses as liner or vertically mixed-use structures in order to mask the appearance of the parking and create synergies of building use. Where this occurs, the application of land use classification boundaries shall be flexible to promote co-location of uses. Parking facility development in the Parking land use shall respect pedestrian connections, historic context (where applicable) and adjacencies to other land uses to minimize or mitigate any negative impacts of noise, air quality or appearance.			

Policies	Status	Benchmarks	Recommendations
• **Support/Clinical:** The Support/Clinical land use classification identifies those areas on campus that are appropriate for support building development. Accessibility of the site to its customers (general public, students, etc.) is a primary location criterion for Support/Clinical land use. Allowable uses in Support/Clinical areas include administrative, student services, research support, medical clinics, office and similar non-instructional activities. Clinical, research, research support and office functions that require frequent visitor access are encouraged to locate on the campus perimeter or satellite properties. Ancillary uses associated with a support facility, such as utilities, service drives, user and disabled parking, and functional open space are allowed within the Support/Clinical land use classification. Development densities, heights and patterns in the Support/Clinical land use shall respect pedestrian connections, historic context (where applicable), adjacencies to other land uses and creation of functional open space while maximizing the efficient use of building footprints to the extent feasible within construction budgets and program requirements. • **Urban Park:** The Urban Park land use classification identifies areas on campus that shall be maintained in open space as Urban Park resources to provide vital green spaces within built areas and connections between built areas in accordance with policies of the Campus Master Plan. Urban Park land use shall be designated for significant existing or proposed gardens, greenways, lawns and plazas. Allowable structure development shall typically include pavilions, walking trails and other passive recreation amenities, and may include outdoor stages, parking, and greenhouses that support on-site passive recreation use. Stormwater facilities			

Policies	Status	Benchmarks	Recommendations
and underground utility conveyances shall be allowable within Urban Parks on conditions of minimizing and mitigating any impacts with due consideration of the passive recreational park intent of the Urban Park land use. Additional open space connections shall be protected by identifying Pedestrian Connections that may occur in any land use classification. • **Utility:** The Utility land use classification identifies those areas on campus that are appropriate for utility structure development. Proximity of the site to existing utility structures, distribution systems and end-users is a primary location criterion for Utility land use. Allowable uses in utility areas include all utility infrastructure necessary to support the University's electrical, stormwater, sanitary sewer, potable water, chilled water, steam, natural gas, telecommunication and solid waste systems. User and disabled parking and service drives are also allowed within the Utility land use classification. Infrastructure development in the Utility land use shall respect pedestrian connections, historic context (where applicable) and adjacencies to other land uses to minimize or mitigate any negative impacts of noise, odor or appearance. • **Vacant/Undeveloped:** This land use classification identifies existing vacant or undeveloped sites that are appropriate for future development due to physical site properties, adjacent land use, proximity, accessibility, and development patterns. An amendment to the Campus Master Plan establishing one of the above future land use classifications is necessary before development can occur on any vacant sites not identified in the future land use plan for development.			

<table>
<tr><th>Policies</th><th>Status</th><th>Benchmarks</th><th>Recommendations</th></tr>
<tr>
<td>
Policy 1.1.3: The following densities and intensities of land use are identified for each Future Land Use classification for the purposes of evaluating the criteria set forth in Chapter 1013.30 (9)(a), F.S:
<table>
<tr><th>Future Land Use</th><th>Ground Area Coverage (GAC) (building footprint / land acreage)</th><th>Floor Area Ratio (FAR) (building GSF / land acreage)</th></tr>
<tr><td>Academic/Research</td><td>0.25 - 0.45</td><td>0.65 - 2.50</td></tr>
<tr><td>Academic/Research Outdoor</td><td>0.00 - 0.05</td><td>0.01 - 0.30</td></tr>
<tr><td>Active Recreation</td><td>0.01 - 0.25</td><td>0.01 - 0.70</td></tr>
<tr><td>Active Recreation Outdoor</td><td>0.01 - 0.02</td><td>0.01 - 0.03</td></tr>
<tr><td>Conservation</td><td>0.00 - 0.01</td><td>0.00 - 0.01</td></tr>
<tr><td>Cultural</td><td>0.20 - 0.40</td><td>0.30 - 1.25</td></tr>
<tr><td>Green Space Buffer</td><td>0.00 - 0.01</td><td>0.00 - 0.01</td></tr>
<tr><td>Housing</td><td>0.15 - 0.40</td><td>0.40 - 0.75 (with a recommended average 100 d.u./acre for residence halls and 30 d.u./acre for village communities)</td></tr>
<tr><td>Parking</td><td>0.15 - 1.00 (for surface parking)</td><td>1.50 - 8.00 (for structured parking with intensity/density addressed primarily by evaluation of parking space capacity)</td></tr>
</table>
</td>
<td>Ongoing</td>
<td>New buildings are constructed consistent with these intensities and densities by Future Land Use designation.

Construction within the Urban Park FLU, particularly support buildings in the Student Gardens area by Lake Alice, necessitate the need to slightly raise the GAC range for Urban Park. These facilities are approved by the Land Use and Facilities Planning Committee. These garden sheds, together with the bat houses, are structures that are consistent with and support the urban park activity. Across campus, picnic pavilions and other such structures may also support Urban Park land uses.

The plan to consolidate major utilities on a smaller piece of property, moving from Mowry Road to the Commuter Lot, necessitates a modification to the Utilities FLU GAC.

The Campus Framework Plan recommends development at higher densities east of Gale Lemerand Drive and in the area adjacent to the Cancer-Genetics Building.</td>
<td>Modify -

Policy 1.1.3: The following densities and intensities of land use are identified for each Future Land Use classification for the purposes of evaluating the criteria set forth in Chapter 1013.30 (9)(a), F.S <u>with the understanding that the higher ranges are preferred in Sectors C and G on Figure 1-1</u>:

Modify Urban Park GAC to be <u>0.00-0.15</u> and FAR to be <u>0.00-0.10</u>

Modify Utilities GAC to be <u>0.25–0.50</u></td>
</tr>
</table>

Policies	Status	Benchmarks	Recommendations
<table><tr><td>Support/Clinical</td><td>0.25 - 0.35</td><td>0.58 - 1.05</td></tr><tr><td>Urban Park</td><td>0.00 - 0.01</td><td>0.00 - 0.01</td></tr><tr><td>Utility</td><td>0.25 - 0.33</td><td>0.05 - 1.50</td></tr></table>			
Policy 1.1.4: The Future Land Use map and Future Building Sites map shall be used to identify available land and redevelopment sites suitable for development on the main campus to accommodate future growth, define future infill opportunities and conserve existing resources. Future Land Use maps shall identify available land for development on campus master plan satellite properties in Alachua County consistent with the list of projects in Table 13-1 and the Capital Improvements Element. This inventory of available sites shall be updated on a periodic basis, no less than once every five years, to reflect changes in status.	Ongoing	The Future Land Use map, Future Building Sites map, and Table 13-1 of the Capital Improvements Element are used to identify development sites on the main campus and Alachua County satellite properties. The inventory of available sites is updated as needed with campus master plan amendments.	No Change
Policy 1.1.5: The selection of building sites, refinement of future building site footprints and design of associated site improvements within designated future land use areas shall: • Conform to the Future Land Use definition in Policy 1.1, Future Land Use Element; • Preserve or satisfactorily realign pedestrian connections and future shared use path alignments that appear on the Urban Design Connections Map in the Urban Design Element; • Create functional compatibility between adjacent facilities within the contiguous future land use area and along the boundaries between different future land use classifications, particularly when a new structure is adjacent to a Conservation land use as addressed in the Conservation Element, Policy 1.3; • Create building groupings that frame functional open space when encouraged by the Future Land Use	Ongoing	Building site selection, footprints and site improvements conform to these parameters. Examples of projects that preserved or satisfactorily realigned pedestrian connections include the Farrior Hall Addition and Hernandez Hall. The Campus Framework Plan recommends concentrating development east of Gale Lemerand Drive and in the area adjacent to the Cancer-Genetics Building with recognition of expansion needs at existing facilities in the Cultural Plaza and clinics area west of SW 34th Street.	Modify the 7th bullet - • Concentrate ~~buildings~~ development in Planning Sectors B, C, D, F and G of Figure 1-1 ~~centers of development~~ to accommodate convenient pedestrian access between buildings, provide a critical mass that facilitates associated support activities (parking, transit, food service, etc.) and retain open spaces

Policies	Status	Benchmarks	Recommendations
definition; • Provide compatibility of size, scale, orientation and materials with existing structures in the Registered Historic District and its impact area as presented on the Historic District Area of Impact Map in the Urban Design Element; • Group similar or associated programs in close proximity to one another in order to facilitate interaction between the facility occupants, particularly in support of interdisciplinary or multidisciplinary teaching and research; • Concentrate buildings in centers of development to accommodate convenient pedestrian access between buildings, provide a critical mass that facilitates associated support activities (parking, transit, food service, etc.) and retain open spaces; and • Avoid locations of undesirable soils or topography by conducting appropriate soil and geotechnical evaluations during site selection and design.			(particularly around Lake Alice); and
Policy 1.1.6: The University shall recognize that some development projects appearing on the Future Building Sites map will displace existing facilities and convert existing land uses to different use classifications as presented on the Future Land Use map. Such development projects will create a financial impact for replacement and/or relocation of existing uses. To address this impact, the University shall seek to strategically vacate those impacted facilities in conjunction with funded projects either prior to or at the time of use conversion.	Ongoing	The Newell Hall renovation converted existing academic use shifting to a student support use with the renovation of the building. Similarly, the new baseball stadium created shifts in land use designations at the old and new stadium sites with associated relocation of existing uses. The ongoing Academic Regeneration Plan, spurred by the Campus Framework Plan, will develop plans for	No change

Policies	Status	Benchmarks	Recommendations
		strategic relocations and reinvestment in existing facilities consistent with this policy.	
Policy 1.1.7: Capital projects, including new construction and major renovations, that are not consistent with the future land use definitions in Policy 1.1.2 of this Element shall not be allowed without an amendment to the Campus Master Plan unless it is demonstrated to the satisfaction of the university's Land Use and Facilities Planning Committee that such investments are short-term in nature and will not impede future develop of the site in conformance with the Future Land Use designation on Figure 2-1. Facilities that exist at the time of Plan adoption, but are inconsistent with the Future Land Use map should continue to be utilized and maintained until such time as replacement facilities are provided or the facilities become obsolete.	Ongoing	Capital projects have only been constructed as consistent with adopted future land use definitions and Policy 1.2.1. Facility Program documents for new buildings include confirmation of Future Land Use compliance.	No change
Policy 1.1.8: The Future Land Use definitions may be interpreted to allow a variety of mixed-use buildings, including parking structures with other uses provided in liner buildings, or buildings that contain ground-floor or below-grade parking levels except in the Pedestrian Enhancement Zone identified in Figure 8.5 of the Transportation Element. Such mixed-use interpretations shall be recommended for approval by the University Land Use and Facilities Planning Committee.	Ongoing	The Reitz Union Expansion and Career Resource Center are examples of mixed-use, with food service, student organization, and various amenities. The Newell Hall renovation includes food service in another Mixed-use example. Correct Figure Reference.	Modify – reference Figure 8-5

Objective 1.2: ***Minimize deviations from the adopted Future Land Use map and classifications.***

Policies	Status	Benchmark Data	Recommendations
Policy 1.2.1: Modification of future land use classifications shown in the most recently adopted Future Land Use Map (Figure 2-1), require an amendment to the Campus Master Plan to be processed consistent with	Ongoing	Amendments to the Future Land Use Map were processed consistent with statute and UF Operating Memorandum to change approximately 26 acres of the	Modify - "….to be processed consistent with Chapter 1013.30, Florida

Chapter 1013.30, Florida Statutes and applicable University of Florida Operating Memorandum.		1,955 acre main campus between 2006 and 2019. Delete reference to the Operating Memorandum that has been sunset by the UFBOT.	Statutes ~~and applicable University of Florida Operating Memorandum~~."
Policy 1.2.2: Future Land Use amendments that modify the boundaries of a designated Conservation Area must analyze and document alternative site evaluations, environmental impact assessments and solutions that minimize the impact to the Conservation Area. When these analyses confirm the necessity of the Future Land Use modification, impacts in the Conservation Area shall be mitigated as required by Policy 4.11 of the Conservation Element.	Ongoing	One amendment between 2006 and 2019 modified a Conservation Future Land Use to allow accommodation of a reclaimed water storage tank. Alternatives were analyzed and impacts were mitigated by designating comparable lands of equal acreage in the Conservation Future Land Use.	No Change
Policy 1.2.3: Future Land Use amendments that modify the boundaries of a designated Academic/Research-Outdoor Area must analyze and document alternative site evaluations, teaching and research impact assessment, and solutions that minimize the impact to the Academic/Research-Outdoor Area. If these analyses confirm the necessity of the Future Land Use modification, steps must be taken to address the replacement and/or relocation of the outdoor teaching and research laboratory resulting from conversion of use.	Ongoing	14 acres of Academic/Research – Outdoor Future Land Use was changed in 2018 to Recreation -Outdoor to make room for the new Baseball Complex. The UAA worked with IFAS to minimize impacts to ongoing research and compensate for the loss of research land consistent with this policy.	No change