



2020 - 2030

USF Master Plan Updates

Appendix A: General Requirements & Definitions

UNIVERSITY OF SOUTH FLORIDA

TAMPA | ST. PETERSBURG | SARASOTA - MANATEE

Appendix A General Requirements and Definitions

University Campus Master Plans must be updated every five years. The minimum requirements of the Master Plans for Florida universities are contained in two documents: The Florida Statute (FS) 1013.30 and Chapter 21. In addition to these requirements, each university may add additional information and sections.

Both documents are available on the web at the following addresses:

FS 1013.30:

<https://m.flsenate.gov/Statutes/1013.30>

Florida Board of Governors Regulations Chapter 21:

<https://www.flbog.edu/regulations/active-regulations/>

University Campus Master Plan are composed of three parts containing, at a minimum:

1. The Evaluation and Appraisal Report (EAR) is a self-assessment by the University of the previously adopted Goals, Objectives, and Policies and how well it succeeded in implementing them.
2. The Data Collection and Analysis Report (DCA) is an update to the required and discretionary information upon which the Campus Master Plan Update is based. The minimum requirements are specified to be based on best existing available information and do not require the university to conduct original data collection.
3. The Campus Master Plan Update Goals, Objectives and Policies (GOP), this document describes, in narrative, table, and graphic form, the intended development criteria and parameters for the next 10 years and beyond.

In addition, the 2020 Campus Master Plan Update includes an Appendix volume containing additional information.

These documents are presented to the Campus Development Committee (CDC) for review and recommendation to the Academics & Campus Environment (ACE) Committee. The ACE reviews and recommends adoption to the University Board of Trustees.

This is the five-year update to the 2015-2025 USF Campus Master Plan for all three campuses.

Tampa Campus, the Campus Development Agreement with the City of Tampa, dated April 2, 2007, remains in effect until December 31, 2025. St. Petersburg Campus, the Campus Development Agreement with the City of St. Petersburg was based on the 2010-2020 Campus Master Plan Update. The Agreement was signed in 2016 and expired in December 2021. Given unused development capacity to date, discussions are underway to extend the agreement for another 5 years.

Sarasota-Manatee Campus, the most recent Campus Development Agreement the agreement with Manatee County was based on the 2000-2010 Campus Master Plan. The Agreement expired in July 2013. SM campus is in negotiation with the County.

The Current Campus Development Agreements are available up on request through USF Facilities Management:

Florida Statute (FS) 1013.30:

The 2019 Florida Statutes

Title XLVIIIK-20 EDUCATION CODE

Chapter 1013 EDUCATIONAL FACILITIES

SECTION 30University campus master plans and campus development agreements

1013.30 University campus master plans and campus development agreements

(1) 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 and 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.

(2) As used in this section:

(a) "Affected local government" means a unit of local government that provides public services to or is responsible for maintaining facilities within a campus of an institution or is directly affected by development that is proposed for a campus.

(b) "Affected person" means a host local government; an affected local government; any state, regional, or federal agency; or a person who resides, owns property, or owns or operates a business within the boundaries of a host local government or affected local government. In order to qualify under this definition, each person, other than a host or affected local government, must have submitted oral or written comments, recommendations, or objections to the university during the period of time beginning with the advertisement of the first public hearing under subsection (6) and ending with the adoption of the campus master plan or plan amendment. If the plan or plan amendment is amended at the adoption hearing, the time period shall be extended by 7 calendar days. However, any comments, recommendations, or objections filed during the extension must be limited to those amendments adopted at the adoption hearing.

(c) "Host local government" means a local government within the jurisdiction of which all or part of a campus of an institution is located, but does not include a county if no part of an institution is located within its unincorporated area.

(d) "Institution" means a university.

(e) "Division" means the Division of Administrative Hearings.

(3) Each university board of trustees shall prepare and adopt a campus master plan for the university and maintain a copy of the plan on the university's website. The master plan must identify general land uses and address the need for and plans for provision of roads, parking, public transportation, solid waste, drainage, sewer, potable water, and recreation and open space during the coming 10 to 20 years. The plans must contain elements relating to future land use, intergovernmental coordination, capital improvements, recreation and open space, general infrastructure, housing, and conservation. Each element must address compatibility with the surrounding community. The master plan must identify specific land uses, general location of structures, densities and intensities of use, and contain standards for onsite development, site design, environmental management, and the preservation of historic and archaeological resources. The transportation element must address reasonable transportation demand management techniques to minimize offsite impacts where possible. Data and analyses on which the elements are based must include, at a minimum: the characteristics of vacant lands; projected impacts of development on onsite and offsite infrastructure, public services, and natural resources; student enrollment projections; student housing needs; and the need for academic and support facilities. Master plans must be updated at least every 5 years.

(4) Campus master plans may contain additional elements at the discretion of the Board of Governors; however, such elements are not subject to review under this section. These additional elements may include the academic mission of the institution, academic program, utilities, public safety, architectural design, landscape architectural design, and facilities maintenance.

(5) Subject to the right of the university board of trustees to initiate the dispute resolution provisions of subsection (8), a campus master plan must not be in conflict with the comprehensive plan of the host local government and the comprehensive plan of any affected local governments. A campus master plan must be consistent with the state comprehensive plan.

(6) Before a campus master plan is adopted, a copy of the draft master plan must be sent for review or made available electronically to the host and any affected local governments, the state land planning agency, the Department of Environmental Protection, the Department of Transportation, the Department of State, the Fish and Wildlife Conservation Commission, and the applicable water management district and regional planning council. At the request of a governmental entity, a hard copy of the draft master plan shall be submitted within 7 business days of an electronic copy being made available. These agencies must be given 90 days after receipt of the campus master plans in which to conduct their review and provide comments to the university board of trustees. The commencement of this review period must be advertised in newspapers of general circulation within the host local government and any affected local government to allow for public comment. Following receipt and consideration of all comments and the holding of an informal information session and at least two public hearings within the host jurisdiction, the university board of trustees shall adopt the campus master plan. It is the intent of the Legislature that the university board of trustees comply with the notice requirements set forth in s. [163.3184](#)(11) to ensure full public participation in this planning process. The informal public information session must be held before the first public hearing. The first public hearing shall be held before the draft master plan is sent to the agencies specified in this subsection. The second public hearing shall be held in conjunction with the adoption of the draft master plan by the university board of trustees. Campus master plans developed under this section are not rules and are not subject to chapter 120 except as otherwise provided in this section.

(7) Notice that the campus master plan has been adopted must be forwarded within 45 days after its adoption to any affected person that submitted comments on the draft campus master plan. The notice must state how and where a copy of the master plan may be obtained or inspected. Within 30 days after receipt of the notice of adoption of the campus master plan, or 30 days after the date the adopted plan is available for review, whichever is later, an affected person who submitted comments on the draft master plan may petition the university board of trustees, challenging the campus master plan as not being in compliance with this section or any rule adopted under this section. The petition must state each objection, identify its source, and provide a recommended action. A petition filed by an affected local government may raise only those issues directly pertaining to the public facilities or services that the affected local government provides to or maintains within the campus or to the direct impact that campus development would have on the affected local government. A petition filed by an affected person must include those items required by the uniform rules adopted under s. [120.54](#)(5). Any affected person who files a petition under this subsection may challenge only those provisions in the plan that were raised by that person's oral or written comments, recommendations, or objections presented to the university board of trustees, as required by paragraph (2)(b). The university may, during the pendency of a challenge, negotiate a campus development agreement as provided in subsection (11).

(8) Following receipt of a petition challenging a campus master plan or plan amendment, the university board of trustees must submit the petition to the Division of Administrative Hearings of the Department of Management Services for assignment to an administrative law judge under ss. [120.569](#) and [120.57](#).

(a) If a party to the proceeding requests mediation, the parties have no more than 30 days to resolve any issue in dispute. The costs of the mediation must be borne equally by all of the parties to the proceeding.

(b) If the matter is not resolved within 30 days, the administrative law judge shall proceed with a hearing under ss. [120.569](#) and [120.57](#). The hearing shall be held in the county where the campus of the university subject to the amendment is located. Within 60 days after receiving the petition, the administrative law judge must, consistent with the applicable requirements and procedures of the Administrative Procedure Act, hold a hearing, identify the issues remaining in dispute, prepare a record of the proceedings, and submit a recommended order to the state land planning agency for final action. Parties to the proceeding may submit written exceptions to the recommended order within 10 days after the recommended order is issued. The state land planning agency must issue its final order no later than 60 days after receiving the recommended order.

(c) The final order of the state land planning agency is subject to judicial review as provided in s. [120.68](#).

(d) The signature of an attorney or party constitutes a certificate that he or she has read the pleading, motion, or other paper and that, to the best of his or her knowledge, information, and belief formed after reasonable inquiry, it is not interposed for any improper purpose, such as to harass or to cause unnecessary delay, or for economic advantage, competitive reasons, frivolous purposes, or needless increase in the cost of litigation. If a pleading, motion, or other paper is signed in violation of these requirements, the division, upon motion or its own initiative, shall impose upon either the person who signed it or a represented party, or both, an appropriate sanction, which may include an order to pay to the other party or parties the amount of reasonable expenses incurred because of the filing of the pleading, motion, or other paper, including reasonable attorney's fees.

(9) An amendment to a campus master plan must be reviewed and adopted under subsections (6)-(8) if such amendment, alone or in conjunction with other amendments, would:

(a) Increase density or intensity of use of land on the campus by more than 10 percent;

(b) Decrease the amount of natural areas, open space, or buffers on the campus by more than 10 percent; or

(c) Rearrange land uses in a manner that will increase the impact of any proposed campus development by more than 10 percent on a road or on another public facility or service provided or maintained by the state, the county, the host local government, or any affected local government.

(10) Upon adoption of a campus master plan, the university board of trustees shall draft a proposed campus development agreement for each local government and send it to the local government within 270 days after the adoption of the relevant campus master plan.

(11) At a minimum, each campus development agreement:

(a) Must identify the geographic area of the campus and local government covered by the campus development agreement.

(b) Must establish its duration, which must be at least 5 years and not more than 10 years.

- (c) Must address public facilities and services including roads, sanitary sewer, solid waste, drainage, potable water, parks and recreation, and public transportation.
 - (d) Must, for each of the facilities and services listed in paragraph (c), identify the level-of-service standard established by the applicable local government, identify the entity that will provide the service to the campus, and describe any financial arrangements between the Board of Governors and other entities relating to the provision of the facility or service.
 - (e) Must, for each of the facilities and services listed in paragraph (c), determine the impact of existing and proposed campus development reasonably expected over the term of the campus development agreement on each service or facility and any deficiencies in such service or facility which the proposed campus development will create or to which it will contribute.
 - (f) May, if proposed by the university board of trustees, address the issues prescribed in paragraphs (d) and (e) with regard to additional facilities and services, including, but not limited to, electricity, non-potable water, law enforcement, fire and emergency rescue, gas, and telephone.
 - (g) Must, to the extent it addresses issues addressed in the campus master plan and host local government comprehensive plan, be consistent with the adopted campus master plan and host local government comprehensive plan.
- (12)(a) Each proposed campus development agreement must clearly identify the lands to which the university board of trustees intends the campus development agreement to apply.
- (b) Such land may include:
1. Land to be purchased by the university board of trustees and if purchased with state appropriated funds titled in the name of the board of trustees of the Internal Improvement Trust Fund for use by an institution over the life of the campus development agreement.
 2. Land not owned by the board of trustees of the Internal Improvement Trust Fund if the university board of trustees intends to undertake development activities on the land during the term of the campus development agreement.
 - (c) Land owned by the Board of Trustees of the Internal Improvement Trust Fund for lease to the Board of Governors acting on behalf of the institution may be excluded, but any development activity undertaken on excluded land is subject to part II of chapter 163.
- (13) With regard to the impact of campus development on the facilities and services listed in paragraph (11)(c), the following applies:
- (a) All improvements to facilities or services which are necessary to eliminate the deficiencies identified in paragraph (11)(e) must be specifically listed in the campus development agreement.
 - (b) The university board of trustees' fair share of the cost of the measures identified in paragraph (a) must be stated in the campus development agreement. In determining the fair share, the effect of any demand management techniques, which may include such techniques as flexible work hours and carpooling that are used by the Board of Governors to minimize the offsite impacts shall be considered.
 - (c) The university board of trustees is responsible for paying the fair share identified in paragraph (b), and it may do so by:
 1. Paying a fair share of each of the improvements identified in paragraph (a); or
 2. Taking on full responsibility for the improvements, selected from the list of improvements identified in paragraph (a), and agreed to between the host local government and the Board of Governors, the total cost of which equals the contribution identified in paragraph (b).
 - (d) All concurrency management responsibilities of the university board of trustees are fulfilled if the university board of trustees expends the total amount of funds identified in paragraph (b) notwithstanding that the university board of trustees may not have undertaken or made contributions to some of the measures identified in paragraph (a).
 - (e) Capital projects included in the campus development agreement may be used by the local government for the concurrency management purposes.

- (f) Funds provided by universities in accordance with campus development agreements are subject to appropriation by the Legislature. A development authorized by a campus development agreement may not be built until the funds to be provided pursuant to paragraph (b) are appropriated by the Legislature.
- (14) A campus development agreement may not address or include any standards or requirements for onsite development, including environmental management requirements or requirements for site preparation.
- (15) Once the university board of trustees and host local government agree on the provisions of the campus development agreement, the campus development agreement shall be executed by the university board of trustees and the host local government in a manner consistent with the requirements of s. [163.3225](#). Once the campus development agreement is executed, it is binding upon the university board of trustees and host local government. A copy of the executed campus development agreement must be sent to the state land planning agency within 14 days after the date of execution.
- (16) If, within 180 days following the host local government's receipt of the proposed campus development agreement, the university board of trustees and host local government cannot reach agreement on the provisions of the campus development agreement, the following procedures for resolving the matter must be followed:
- (a) The matter must be submitted to the state land planning agency, which has 60 days to hold informal hearings, if necessary.
- (b) In deciding upon a proper resolution, the state land planning agency shall consider the nature of the issues in dispute, the compliance of the parties with this section, the extent of the conflict between the parties, the comparative hardships, and the public interest involved. In resolving the matter, the state land planning agency may prescribe, by order, the contents of the campus development agreement.
- (17) Disputes that arise in the implementation of an executed campus development agreement must be resolved as follows:
- (a) Each party shall select one mediator and notify the other in writing of the selection. Thereafter, within 15 days after their selection, the two mediators selected by the parties shall select a neutral, third mediator to complete the mediation panel.
- (b) Each party is responsible for all costs and fees payable to the mediator selected by it and shall equally bear responsibility for the costs and fees payable to the third mediator for services rendered and costs expended in connection with resolving disputes pursuant to the campus development agreement.
- (c) Within 10 days after the selection of the mediation panel, proceedings must be convened by the panel to resolve the issues in dispute.
- (d) Within 60 days after the convening of the panel, the panel shall issue a report containing a recommended resolution of the issues in dispute.
- (e) If either the university board of trustees or local government rejects the recommended resolution of the issues in dispute, the disputed issues must be resolved pursuant to the procedures provided by subsection (16).
- (18) Once the campus development agreement is executed, all campus development may proceed without further review by the host local government if it is consistent with the adopted campus master plan and associated campus development agreement.
- (19) A campus development agreement may be amended under subsections (10)-(16):
- (a) In conjunction with any amendment to the campus master plan subject to the requirements in subsection (9).
- (b) If either party delays by more than 12 months the construction of a capital improvement identified in the agreement.
- (20) Any party to a campus development agreement or aggrieved or adversely affected person, as defined in s. [163.3215](#)(2), may file an action for injunctive relief in the circuit court where the host local government is located to enforce the terms of a campus development agreement or to challenge compliance of the agreement with this section. This action shall be the sole and exclusive remedy of an adversely affected person other than a party to the agreement to enforce any rights or obligations arising from a development agreement.
- (21) State and regional environmental program requirements remain applicable, except that this section supersedes all other sections of part II of chapter 163 and s. [380.06](#) except as provided in this section.

(22) In consultation with the state land planning agency, the Board of Governors shall adopt a single, uniform set of regulations to administer subsections (3)-(6). The regulations must set specific schedules and procedures for the development and adoption of campus master plans. Before adopting the regulations, the Board of Governors must obtain written verification from the state land planning agency that the regulations satisfy the minimum statutory criteria required by subsections (3)-(6). The state land planning agency shall provide the verification within 45 days after receiving a copy of the regulations.

(23) Until the campus master plan and campus development agreement for an institution have been finalized, any dispute between the university board of trustees and a local government relating to campus development for that institution shall be resolved by the process established in subsection (8).

Florida Board of Governors Regulations Chapter 21:

21.201 Definitions.

As used in this chapter, the terms defined in Section 1013.30, Florida Statutes, shall have the meanings provided in that Section. In addition, the following definitions are provided to clarify terms used in this chapter and not to establish or limit regulatory authority of other agencies or programs; however, institutions may choose alternative definitions which the Board of Governors shall review to determine whether such definitions accomplish the intent of both this chapter and of Section 1013.30, Florida Statutes.

(1) "Campus Development Agreement" means the fair share mitigation agreement referenced in Section 1013.30(10) F.S. The geographic area covered by the Campus Development Agreement may be the context area(s) or other land areas as identified in the Campus Master Plan.

(2) "Capital improvement" means physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally non-recurring and may require multi-year financing. For the purposes of this rule, physical assets which have been identified as existing or projected needs in the individual campus master plan elements shall be considered capital improvements.

(3) "Circulation facilities" means roadways, sidewalks or other surfaces designated for pedestrian, non-vehicular, or vehicular movement.

(4) "Context area for Campus Development Agreements" means an area surrounding the university, within which on-campus development may impact local public facilities and services and natural resources, and within which off-campus development may impact university resources and facilities. The size of the context area may be defined by natural or man-made functional or visual boundaries, such as areas of concentration of off-campus student-oriented housing and commercial establishments, stormwater basins, habitat range, or other natural features. To facilitate planning analysis and intergovernmental coordination the context area may differ in configuration in the various elements of the campus master plan.

(5) "Development" means the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels.

(6) "Goal" means the long-term end toward which programs or activities are ultimately directed.

(7) "Infrastructure" means those man-made structures which serve the common needs of the population, such as roadways, stormwater management facilities, potable water facilities, sanitary sewer facilities, and solid waste facilities.

(8) "Intelligent transportation system management" means efforts to add information and communications technology to transport infrastructure and vehicles in an effort to manage factors that typically are at odds with each other, such as vehicles, loads, and routes to improve safety and reduce vehicle wear, transportation times, and fuel consumption.

(9) "Intermodal" means the connection between any two or more modes of transportation.

(10) "Levels of Service" means an indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

(11) "Mediation" means a process in which a neutral third person called a mediator acts to encourage and facilitate the resolution of a dispute between two or more parties. It is an informal and non-adversarial process with the objective of helping the disputing parties reach a mutually

acceptable and voluntary agreement. In mediation, decision making authority rests with the parties. The role of the mediator includes, but is not limited to, assisting the parties in identifying issues, fostering joint problem solving, and exploring settlement alternatives.

(12) "Mixed Use Development" means the practice of allowing more than one type of use in a building or set of buildings. In planning-zone terms, this can mean some combination of residential, commercial, industrial, office, institutional, or other land uses.

(13) "Objective" means a specific, measurable, intermediate end that is achievable and marks progress toward a goal.

(14) "Planning Study Area" means an area surrounding the university within which on-campus and off-campus development should be coordinated for specific development activities such as housing, recreation, transportation, capital improvements, urban design and designation of future land uses. The Planning Study Area defines an area of influence that may differ for each type of development activity. To facilitate planning analysis and intergovernmental coordination, the planning study area may differ in configuration in the various elements of the campus master plan.

(15) "Policy" means the way in which programs and activities are conducted to achieve an identified goal.

(16) "Potable water facility" means a system of structures designed to collect, treat or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.

(17) "Public facility" means transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, stormwater management systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems and facilities, and public health systems and facilities.

(18) "Public transit" means passenger services provided by public, private or non-profit entities, such as commuter rail, express bus, and local fixed route bus.

(19) "Recreation facility" means a component of a recreation site, such as a trail, court, athletic field or swimming pool.

(20) "Sanitary sewer facilities" means structures or systems designed for the collection, transmission, treatment, or disposal of sewage, and includes trunk mains, interceptors, treatment plants and disposal systems.

(21) "Solid waste facilities" means structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.

(22) "Stormwater management facility" means a system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures.

(23) "Sustainable Development" means development that uses methods, systems, and materials that do not deplete resources or interfere with natural cycles, and considers natural land, water, and energy resources as integral aspects of development.

(24) "Sustainability" means a dynamic state in which global ecological and social systems are not systematically undermined, so as to ensure that the ability of future generations to meet their needs is not compromised.

(25) "Trip Generation" means a transportation tool for forecasting travel demands by predicting the number of trips originating in or destined for a particular traffic analysis zone.

(26) "Traffic Analysis Zone" means the unit of geography used in conventional transportation planning models.

(27) "Transportation corridors" means any land area designated by the state, a county or a municipality which is between two geographic points and which area is used or is suitable for the movement of people and goods by one or more modes of transportation, including areas necessary for management of access and securing applicable approvals and permits.

(28) "Transportation demand management" means strategies and techniques that can be used to increase the efficiency of the transportation system. Demand management focuses on ways of influencing the amount and demand for transportation by encouraging alternatives to the automobile and altering local peak hour travel demand. These strategies may include, but not be limited to, ridesharing programs, flexible work hours, telecommuting, shuttle services and parking management.

(29) "Transportation system" means a multi-modal system of transportation facilities designed for the movement of people and goods.

(30) "Transportation system management" means improving roads, intersections, and other related facilities to make the existing transportation system operate more efficiently. Transportation system management techniques include demand management strategies, incident management strategies, and other actions that increase the efficiency of the transportation system.

(31) "Urban Design" means the pattern of urban forms comprising a campus, neighborhood, city, town, or other municipality or the process of patterning such forms into a design.

(32) "Vision" means an ideal description of the future appearance and qualities of the university and its role in the host community and region to guide its planning.

Authority: Section 7(d), Art. IX, Fla. Const. History — Formerly 6C-21.202, 2-15- 94, Amended and Renumbered 6-18-09.

21.202 General Requirements.

(1) Content requirements

(a) Each master plan shall include the content for all elements as required by law and this regulation; however, related elements may be combined.

(b) If the university chooses to combine elements, it shall clearly indicate where in the master plan or support documents all statutory requirements of Section 1013.30, Florida Statutes, and the requirements of this chapter are met. The campus master plan shall contain an explanation of such combinations.

(c) The campus master plan shall consist of those items listed below in this paragraph. All other documentation may be considered as support documents. Support documents do not have to be adopted unless the Board of Trustees desires to adopt all or part of the support documents as part of the campus master plan. All background data, studies, surveys, analyses and inventory maps not adopted as part of the campus master plan shall be available for public inspection while the campus master plan is being considered for adoption and while it is in effect. The campus master plan shall consist of:

1. Goals, objectives, and policies;
2. Implementation of capital improvements;
3. Implementation of sustainability initiatives in campus planning.
4. Procedures for monitoring and evaluation of the campus master plan; and
5. Required maps showing future conditions.

(2) Data and Analysis Requirements

(a) All goals, objectives, policies, standards, findings and conclusions within the campus master plan shall be based upon relevant and appropriate data. Data or summaries thereof which are not part of the adopted campus master plan shall not be subject to the compliance review process. All tables, charts, graphs, maps, figures and data sources, and their limitations shall be clearly described.

(b) Unless noted otherwise, this chapter shall not be construed to require original data collection by the university; however, universities are encouraged to use any original data necessary to refine or update the campus master plan, as long as methodologies are professionally acceptable.

(c) Data are to be taken from professionally accepted existing sources. Data shall be the best available existing data, unless the university desires original data or special studies. Where data augmentation, updates, or special studies or surveys are deemed necessary by the university, appropriate methodologies shall be clearly described or referenced and shall meet professionally accepted standards for such methodologies.

(3) Application of Requirements

(a) In those situations where data necessary to comply with the requirements of this regulation do not exist, and the university, for whatever reason, desires not to collect original data or conduct special studies, the appropriate data and analysis requirements shall not apply. The university shall include one or more statements in the data and analysis section of each element of the campus master plan identifying those requirements that are not applicable because the data do not exist.

(b) In those situations where data required to comply with the requirements of this regulation do not exist, any corresponding requirement to include goals, objectives or policies based on that data shall not apply. The university shall include one or more statements in the goals, objectives and policies section of each element of the campus master plan identifying those requirements that are not applicable because the data do not exist.

(4) Planning Time Frame

Each campus master plan shall cover a period of at least 10 years and not more than 20 years. Additionally, the capital improvements element shall contain a yearly itemized breakout for three years, and a general framework for the next seven years, for planned and anticipated capital projects, with an update to be submitted to the university Board of Trustees each year in accordance with the time frame established by the Board of Governors.

(5) Internal Consistency

(a) The required elements and any optional elements shall be consistent with each other. All elements shall follow the same general format. Where data are relevant to several elements, the same data shall be used.

(b) Each map depicting plan elements must reflect goals, objectives, and policies within all elements and each such map must be contained within the campus master plan.

(6) Plan Implementation Requirements

The sections of the master plan containing goals, objectives, and policies shall describe how the university's programs and activities will be initiated, modified or continued to implement the master plan in a consistent manner. It is not the intent of this chapter to require the inclusion of implementing regulations in the campus master plan, but rather to require the identification of those programs, activities and regulations that will be part of the strategy to implement the goals, objectives and policies of the campus master plan.

(7) Monitoring and Evaluation Requirements

For the purpose of evaluating and appraising the implementation of the campus master plan, each master plan shall contain a section identifying monitoring and evaluation procedures to be followed in updating the adopted campus master plan every five years which address the following:

(a) Each university shall submit to the Board of Trustees, within four years from the date of plan adoption and every five years thereafter, an evaluation and appraisal report which:

1. Lists which goals, objectives and policies have been successfully reached;
2. Identifies the need for new or modified goals, objectives, or policies needed to correct unanticipated and unforeseen problems and opportunities that have occurred since adoption of the campus master plan; and
3. Identifies proposed and anticipated plan amendments necessary to address identified problems and opportunities.

(b) Each university shall submit to the university Board of Trustees, within five years from the date of plan adoption and every five years thereafter, a proposed plan amendment which incorporates the findings and recommendations contained in the evaluation and appraisal report, and which contains updated baseline data (as appropriate) and goals, objectives and policies to be accomplished during the remainder of the overall planning period.

Authority: Section 7(d), Art. IX, Fla. Const., History — Formerly 6C-21.203, 2-15- 94, Amended and Renumbered 6-18-09.

21. 203 Optional Campus Master Plan Vision Statement

Some campus master plans have developed university campus vision statements which describe the ideal future appearance and qualities of the university and its role in the host community and region. If a University's plan includes a vision statement, the required and optional elements should be consistent with that vision. As an option, elements may include guiding principles that reinforce the campus vision statement and describe the outcome or desired end-state for the campus. If applicable, the campus vision statement should be compatible with the vision plan of the host local government.

Authority: Section 7(d), Art. IX, Fla. Const., History — New 6-18-09.

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.

21.205 Transportation Element.

This element assesses and makes transportation recommendations for integrating all modes of travel (bicycle, pedestrian, bus/transit, and motor vehicle) both on campus and in the off-campus planning study area. These recommendations shall coordinate policies, programs and projects with the host and/or affected local governments, as well as with other state and regional agencies.

(1) Transportation 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 parking located on campus and off-campus if owned or controlled by the University. The assessment shall include campus parking demand for the base year and projected year that incorporates allowance for transportation demand management policies that may reduce parking demand. The assessment shall also consider parking demand for special events, as applicable.
- (b) Inventory and assess transit facilities and services on campus and in the planning study area including:

1. service providers;
 2. routes;
 3. stop locations;
 4. frequency of service;
 5. ridership;
 6. vehicle capacity; and
 7. planned service modifications identified in the local government comprehensive plan's capital improvement element, transit agency's service plan or other comparable planning document.
- (c) Inventory and assess facilities and services for bicycling and walking including existing and planned facilities on campus and in the planning study area with identification of the facility location and type.
- (d) Inventory and assess opportunities to implement transportation demand management strategies, including strategies that link transportation and future land use such as transit-oriented design, walkable activity centers and multimodal districts.
- (e) Inventory and assess safety of the on-campus transportation system users including:
1. traffic crash data for bicycles; pedestrians and motor vehicles;
 2. lighting assessment for bicycle and pedestrian facilities; and
 3. identification of high traffic crash locations and other safety concerns on campus.
- (f) Inventory planned new roads, road modifications, and other planned transportation system modifications (including transit, bicycle and pedestrian) with cost estimates identified in the local government comprehensive plan's capital improvement element, the regional long-range transportation plan, the university's capital improvement program, and other transportation plan documents as applicable.
- (g) Inventory and assess roadways on campus and in the planning study area including:
1. adopted level of service (LOS);
 2. traffic counts;
 3. maximum service volumes;
 4. pavement condition;
 5. road designations (i.e. FDOT Strategic Intermodal System and local government Constrained Facilities); and
 6. evaluation of opportunities to implement transportation system management strategies that address intersection, operations and safety components of the roadway system.
- (h) Assess roadway capacity on campus and in the planning study area for the campus master plan base year and projected year including assessment of:
1. future conditions for enrollment, building program and parking facilities;
 2. mode split;
 3. transportation demand management strategies; and
 4. trip generation.

5. This roadway capacity assessment shall utilize traffic analysis zones (TAZs) and methodologies acceptable to the host and/or affected local governments, and shall be based upon professional standards of transportation for assessment of university traffic impacts significantly affecting off-campus roads in the planning study area. This assessment shall include: i. Map(s) and/or data tables to identify transportation facilities and services on campus and in the planning study area that will be operating below the adopted level of service standard in the projected plan year. ii. Map(s) and/or data tables to identify deficient transportation facilities and services for all modes on campus and in the planning study area that are significantly and adversely impacted by university-generated travel demand in the projected plan year.

(2) Requirements for Transportation Goals, Objectives and Policies

(a) The element shall include one or more goals for the provision of future transit, auto circulation, parking, pedestrian and non- motorized vehicle facilities, including sustainable transportation approaches that address:

1. Travel options to reduce dependence on single-occupant vehicles;
2. Reduction of greenhouse gas emissions; and
3. Reduction of dependence on foreign oil.

(b) The element shall contain one or more objectives for each goal that address:

1. The provision of parking facilities on or off the campus to meet future university needs;
2. The provision of future traffic circulation improvements both on the campus and in the planning study area to meet future university needs;
3. Improvements to public or university-provided transit service and facilities required to meet future university needs;
4. Coordination of transportation system improvements with the future land uses shown on the future land use map or map series, and with those improvements identified in the host and/or affected local government's comprehensive plan(s) including approaches such as transit oriented development, walkable activity centers and multimodal districts;
5. The coordination of pedestrian and non-motorized circulation facilities to be developed on campus, with those to be developed off- campus by the host and/or affected local governments in their local comprehensive plans, bicycle plans or transportation plans; and
6. The provision of pedestrian and non-motorized circulation facilities required to meet future university needs.

(c) The element shall contain one or more policy statements for each objective that address:

1. The provision and management of parking facilities, including transportation demand strategies that may reduce parking demand;
2. Establish timing or priorities for development of future campus parking facilities;
3. Establish programs and administrative procedures for coordinating parking facilities and services with the host and/or affected local governments;
4. The provision and management of transit facilities and services including cooperation with outside agencies that provide transit service to the university campus if applicable. These policies shall seek to maximize utilization of public or university- provided transit;
5. Establish timing or priorities for development of future transit facilities and services
6. Provide coordination with the host and/or affected local governments for transit facilities and services;
7. The provision and management of bicycle and pedestrian facilities and services including programs that encourage the use of non-motorized transportation. These policies shall seek to maximize utilization of pedestrian and non-motorized forms of travel;
8. Establish timing or priorities for development of future campus bicycle and pedestrian facilities;

9. Provide coordination with the host and/or affected local governments for bicycle and pedestrian facilities and services;
10. Coordinate transportation facilities and services with future land uses, both on campus and in the planning study area;
11. Reduce the number and severity of traffic crashes including physical modifications and provision of educational programs or partnerships;
12. Establish timing or priorities for development of future campus transportation safety mitigation projects;
13. Establish programs and administrative procedures that facilitate coordination of the transportation system on campus with the transportation system and future land uses of the host and/or affected local governments. Such administrative procedures shall include consideration of University representation as ex-officio member of the Metropolitan Planning Organization with jurisdiction in the host community;
14. The provision and management of campus roadways including levels of service standards to be used for analyzing campus roadway capacities;
15. Establish timing or priorities for development of future campus roadway and traffic circulation modifications;
16. Reduce the impact of university-related traffic on roadways in the planning study area;
17. Provide coordination with the host and/or affected local governments for traffic circulation facilities, services and intermodal connectivity.

(3) Transportation Element Map Series

(a) The Transportation Element shall be described, at a minimum, in the Transportation Element Map Series and explanatory text. This map along with companion narrative shall identify the location and description of proposed transit, circulation and parking facilities on the university campus. The map and text shall be accompanied by explanatory tabular information as applicable. This map series shall include, at a minimum, the following requirements:

1. Map(s) of existing and proposed university parking facilities with a schedule of development for new or modified parking facilities supported with narrative and tables as applicable;
2. Map(s) of existing and proposed transit facilities and services on campus and in the planning study area with supporting narrative and tables as applicable;
3. Map(s) of existing and proposed bicycle and pedestrian facilities on campus and in the planning study area with supporting narrative and tables as applicable;
4. Map(s) of walking distances on campus and adjacent non-university land;
5. Map(s) of proposed transportation safety mitigation projects with a development schedule, supporting narrative and tables, if applicable;
6. Map(s) and schedule of development for planned and programmed transportation system modifications on campus and in the planning study area; and
7. Map(s) of proposed campus roadway modifications including transportation system management and resurfacing projects with supporting narrative and tables as applicable.

Authority: Section 7(d), Art. IX, Fla. Const., History — Formerly 6C-21.205, 2-15- 94, Amended and Renumbered 6-18-09.

21.206 Housing Element.

This element ensures the provision of public and private housing facilities on the university campus and within the host and/or affected communities that is adequate to meet the needs of the projected university enrollment.

(1) Housing 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 the number of undergraduate, graduate and married/family students to be housed in university controlled facilities on-campus. This inventory and assessment shall include housing facilities by type (apartments, dormitories, suites, etc...) and of facilities where handicapped students are to be housed.
- (b) Inventory and assess the number of undergraduate, graduate and married/family students to be housed in university controlled facilities off-campus. This inventory and assessment shall include housing facilities by type (apartments, dormitories, suites, etc...) and of facilities where handicapped students are to be housed.
- (c) Assess the number of students to be housed in non-university controlled facilities on-campus (fraternities, sororities, etc...). This assessment shall include housing facilities by type (apartments, dormitories, suites, etc...) and of facilities where handicapped students are to be housed.
- (d) Assess the number of students to be housed in non-university controlled facilities off-campus including a description of concentrations within the planning study area. This inventory and assessment shall include housing facilities by type (rental rooms, rental houses, rental apartments, etc...) and of facilities where handicapped students are to be housed.
- (e) Inventory and assess the supply of historically significant housing on-campus in regards to expected impacts on the needs described in subparagraph (2)(a).
- (f) Inventory and assess potential on-campus sites where additional housing facilities may be created either through new construction or through conversion of non-housing facilities.

(2) Requirements for Housing Goals, Objectives and Policies

- (a) The element shall contain one or more goals for the provision of student housing on and off-campus during the planning period.
- (b) The element shall contain one or more objectives for each goal which address:
 - 1. Ensuring the availability of an adequate supply (both on-campus and off-campus) of affordable housing units and support facilities in close proximity to the campus to meet the projected need for student housing; and
 - 2. The elimination of substandard student housing and the structural (electrical, mechanical, plumbing, etc.) and aesthetic improvement of existing student housing.
- (c) The element shall contain one or more policies for each objective which:
 - 1. Define the number and type (graduate, undergraduate, married, etc.) of students to be housed on-campus and in off-campus university controlled facilities;
 - 2. Identify the appropriate locations for the various types of on-campus housing to be provided in the future;
 - 3. Describe the timing or phasing requirements for renovation, repair and/or demolition of existing university controlled housing facilities;
 - 4. Establish procedures for coordination with the host and/or affected local governments regarding issues related to off-campus student housing (may include security, traffic, transit, etc.);
 - 5. Establish procedures for the provision of support facilities required in conjunction with future housing (may include parking, student activities and recreation, etc.);
 - 6. Preserve and protect historically significant housing; and
 - 7. Encourage the development of university and off-campus housing as part of mixed use development(s), so as to better provide for pedestrian and bicycle oriented communities.

(d) The Housing Element shall be described, at a minimum, in the Housing Element Map and explanatory text. This map along with companion text shall define the location, size/capacity and character of proposed future university controlled housing facilities on the campus and in the planning study area. The map and text shall be accompanied by explanatory tabular information as required.

Authority: Section 7(d), Art. IX, Fla. Const., History — Formerly 6C-21.206, 2-15-94, Amended and Renumbered 6-18-09.

21.207 General Infrastructure Element.

This element ensures the provision of adequate capacity for stormwater management, potable water, sanitary sewer and treatment, and solid waste facilities required to meet the future needs of the university. The General Infrastructure Element shall consist of a Stormwater Management Sub-Element, a Sanitary Sewer Sub-Element, a Potable Water Sub-Element, and a Solid Waste Sub-Element.

(1) Stormwater Management Data and Analysis Requirements

This sub-element shall be based on the following data and analysis requirements, pursuant to Subparagraph 21.202(2).

(a) Inventory and assess all public and private facilities and natural features which provide stormwater management for the campus, including detention and retention structures, storm drainage pipe systems, natural stream channels, rivers, lakes, wetlands, etc., (map, narrative). Assessment should include:

1. A facility capacity analysis by geographic service area, indicating capacity surpluses and deficiencies for:

i. Existing conditions, based on the facility design capacity and the current demand on facility capacity; and

ii. The end of the planning time frame, based on the projected demand at current level of service standards for the facility, projected student populations and land use distributions, and any available existing surplus facility capacity.

2. Analyzing the general performance of existing stormwater management facilities, evaluating the adequacy of the current level of service provided by the facility, the general condition and expected life of the facility, and the impact of the facility upon adjacent natural resources.

3. Preparing a description of the proportional capacity of any facilities shared between the university and the host and/or affected local governments that are required to meet existing university needs, including a description of any capacity that may have been previously allocated to the university by the host and/or affected communities.

4. Analyzing the general performance of natural stormwater management and hydrological features, and preparing a map of where these features are located.

(b) Inventory and assess the problems and opportunities for stormwater management facility expansion or replacement to meet projected needs of the university.

(c) Inventory and assess existing regulations and programs which govern land use and development of natural drainage features, including an analysis of the strengths and deficiencies of those programs and regulations in maintaining the functions of natural stormwater management features. (

2) Requirements for Stormwater Management Goals, Objectives and Policies

(a) The sub-element shall contain one or more goal statements for accommodating future university stormwater management requirements.

(b) The sub-element shall contain one or more objectives for each goal which address:

1. Correcting existing stormwater management facility deficiencies;

2. Coordinating the provision of increased facility capacity to meet future needs of the university; and

3. Protecting the functions of natural stormwater management and hydrological areas.

(c) The element shall contain one or more policy statements for each objective which:

1. Establish the levels of service to be used by the university in establishing stormwater management standards for stormwater quantity and quality;
2. Establish priorities for replacement, correcting existing stormwater management facility deficiencies, and providing for future facility needs;
3. Coordinate the provision of on and off-campus stormwater management facilities required to meet future university needs with the local government or appropriate service provider;
4. Ensure that future stormwater management facility service capacity and capital improvements required to meet future university needs are provided when required, based on needs identified in other master plan elements;
5. Establish administrative, operational and other procedures to mitigate impacts of university-generated stormwater; and
6. Establish the timing or phasing requirements for stormwater management facility improvements to meet future university needs.
7. Encouraging the use of stormwater best management principles such as low-impact design and development, green roofs, rain harvesting, erosion controls and pesticide management.

(d) The Stormwater Management Sub-Element shall be described, at a minimum, in the General Infrastructure Element Map(s) and explanatory text. This map, along with companion narrative shall identify the location and size of the proposed general infrastructure distribution and collection system lines, treatment facilities and general facilities. The map and text shall be accompanied by explanatory tabular information as required.

(3) Potable Water Data and Analysis Requirements

This sub-element shall be based on the following data and analysis requirements, pursuant to Subparagraph 21.202(2).

(a) Inventory and assess all public and private facilities (including main distribution lines) which provide potable water to the campus. Assessment should include:

1. A facility capacity analysis by geographic service area, indicating capacity surpluses and deficiencies for:
 - i. Existing conditions, based on the facility design capacity and the current demand on facility capacity; and
 - ii. The end of the planning time frame, based on the projected demand at current level of service standards for the facility, projected student populations and land use distributions, and any available existing surplus facility capacity.
2. Analyzing the general performance of existing potable water facilities (including main distribution lines), evaluating the adequacy of the current level of service provided by the facility, the general condition and expected life of the facility, and the impact of the facility upon adjacent natural resources.
3. Preparing a description of the proportional capacity of any facilities shared between the university and the host and/or affected local governments that are required to meet existing university needs, including a description of any capacity that may have been previously allocated to the university by the host and/or affected communities.
4. Analyzing the underground hydrology of the campus, including its potential as a potable water source.

(b) Inventory and assess the problems and opportunities for potable water facility expansion or replacement to meet projected needs of the university.

(c) Inventory and assess existing regulations and programs which govern land use and development of potable water facilities, including an analysis of the strengths and deficiencies of those programs and regulations in maintaining the functions of potable water delivery.

(d) Inventory and assess existing and future uses and opportunities for the use of reclaimed water on the campus and identify the source and entity having operational responsibility for the provision of reclaimed water on or near campus

(4) Requirements for Potable Water Goals, Objectives and Policies

- (a) The sub-element shall contain one or more goal statements for accommodating future university potable water requirements.
- (b) The sub-element shall contain one or more objectives for each goal which address:
 - 1. Correcting existing potable water facility deficiencies;
 - 2. Coordinating the provision of increased facility capacity to meet future needs of the university; and
 - 3. Protecting and conserving potable water sources.
- (c) The element shall contain one or more policy statements for each objective which:
 - 1. Establish the levels of service to be used by the university in establishing potable water supply requirements;
 - 2. Establish priorities for replacement, correcting existing potable water facility deficiencies, and providing for future facility needs;
 - 3. Coordinate the provision of on and off-campus potable water facilities required to meet future university needs with the local government or appropriate service provider;
 - 4. Ensure that future potable water facility service capacity and capital improvements required to meet future university needs are provided when required, based on needs identified in other master plan elements;
 - 5. Establish administrative, operational and other procedures to conserve water, including utilization of reclaimed water as appropriate, and thereby minimize future potable water requirements of the university; and
 - 6. Establish the timing or phasing requirements for potable water facility improvements to meet future university needs.
- (d) The Potable Water Sub-Element shall be described, at a minimum, in the General Infrastructure Element Map(s) and explanatory text. This map, along with companion narrative shall identify the location and size of the proposed general infrastructure distribution and collection system lines, treatment facilities and generation facilities. The map and text shall be accompanied by explanatory tabular information as required.

(5) Sanitary Sewer Data and Analysis Requirements

This sub-element shall be based on the following data and analysis requirements, pursuant to Subparagraph 21.202(2).

- (a) Inventory and assess all public and private facilities (including main collection lines) which provide sanitary sewer services to the campus. Assessment should include:
 - 1. A facility capacity analysis by geographic service area, indicating capacity surpluses and deficiencies for:
 - i. Existing conditions, based on the facility design capacity and the current demand on facility capacity; and
 - ii. The end of the planning time frame, based on the projected demand at current level of service standards for the facility, projected student populations and land use distributions, and any available existing surplus facility capacity.
 - 2. Analyzing the general performance of existing sanitary sewer facilities (including main collection lines), evaluating the adequacy of the current level of service provided by the facility, the general condition and expected life of the facility, and the impact of the facility upon adjacent natural resources.
 - 3. Preparing a description of the proportional capacity of any facilities shared between the university and the host and/or affected local governments that are required to meet existing university needs, including a description of any capacity that may have been previously allocated to the university by the host and/or affected communities.
- (b) Inventory and assess the problems and opportunities for sanitary sewer facility expansion or replacement to meet projected needs of the university.

(c) Inventory and assess existing regulations and programs which govern land use and development of sanitary sewer facilities, including an analysis of the strengths and deficiencies of those programs and regulations in maintaining the functions of sanitary sewer collections.

(6) Requirements for Sanitary Sewer Goals, Objectives and Policies

(a) The sub-element shall contain one or more goal statements for accommodating future university sanitary sewer requirements.

(b) The sub-element shall contain one or more objectives for each goal which address:

1. Correcting existing sanitary sewer facility deficiencies; and
2. Coordinating the provision of increased facility capacity to meet future needs of the university.

(c) The sub-element shall contain one or more policy statements for each objective which:

1. Establish the levels of service to be used by the university in establishing sanitary sewage collection and treatment facility requirements;
2. Establish priorities for replacement, correcting existing sanitary sewer facility deficiencies, and providing for future facility needs;
3. Coordinate the provision of on and off-campus sanitary sewer facilities required to meet future university needs with the local government or appropriate service provider;
4. Ensure that future sanitary sewer facility service capacity and capital improvements required to meet future university needs are provided when required, based on needs identified in other master plan elements; and
5. Establish the timing or phasing requirements for sanitary sewer facility improvements to meet future university needs.

(d) The Sanitary Sewer Sub-Element shall be described, at a minimum, in the General Infrastructure Element Map(s) and explanatory text. This map, along with companion narrative, shall identify the location and size of the proposed general infrastructure distribution and collection system lines, treatment facilities and generation facilities. The map and text shall be accompanied by explanatory tabular information as required.

(7) Solid Waste Data and Analysis Requirements

This sub-element shall be based on the following data and analysis requirements, pursuant to Subparagraph 21.202(2).

(a) Inventory and assess all public and private facilities which provide solid waste collection, storage and disposal services to the campus. Assessment should include:

1. A facility capacity analysis by geographic service area, indicating capacity surpluses and deficiencies for:
 - i. Existing conditions, based on the facility design capacity and the current demand on facility capacity; and
 - ii. The end of the planning time frame, based on the projected demand at current level of service standards for the facility, projected student populations and land use distributions, and any available existing surplus facility capacity.
2. Analyzing the general performance of existing solid waste facilities, evaluating the adequacy of the current level of service provided by the facility, the general condition and expected life of the facility, and the impact of the facility upon adjacent natural resources.
3. Preparing a description of the proportional capacity of any facilities shared between the university and the host and/or affected local governments that are required to meet existing university needs, including a description of any capacity that may have been previously allocated to the university by the host and/or affected communities.

(b) Inventory and assess the problems and opportunities for solid waste facility expansion or replacement to meet projected needs of the university.

(c) Inventory and assess existing regulations and programs which govern land use and development of solid waste facilities, including an analysis of the strengths and deficiencies of those programs and regulations in maintaining the functions of solid waste collection, storage and disposal.

(d) Inventory and assess opportunities or available and practical technologies for the reduction, recycling and re-use of solid waste generated by the university.

(e) Inventory and assess any existing agreements for the collection, storage and disposal of university-generated solid waste, including allocated capacity and duration of service. Identify any future limitations on university development resulting from these factors.

(8) Requirements for Solid Waste Goals, Objectives and Policies

(a) The sub-element shall contain one or more goal statements for accommodating future university solid waste collection and disposal requirements.

(b) The sub-element shall contain one or more objectives for each goal which address:

1. Correcting existing solid waste collection and disposal facility deficiencies; and
2. Coordinating the provision of increased facility capacity to meet future needs of the university.
3. Increasing solid waste recycling.

(c) The element shall contain one or more policy statements for each objective which:

1. Establish the levels of service to be used by the university in establishing solid waste collection and disposal facility requirements;
2. Establish priorities for replacement, correcting existing solid waste collection and disposal facility deficiencies, and providing for future facility needs;
3. Coordinate the provision of on and off-campus solid waste collection and disposal facilities required to meet future university needs with the local government or appropriate service provider;
4. Ensure that future solid waste collection and disposal facility service capacity and capital improvements required to meet future university needs are provided when required, based on needs identified in other master plan elements; and
5. Establish the timing or phasing requirements for solid waste collection and disposal facility improvements to meet future university needs.
6. Increase recycling through increased collection points and awareness campaigns

(d) The Solid Waste Sub-Element shall be described, at a minimum, in the General Infrastructure Element Map(s) and explanatory text. This map, along with the companion narrative shall identify the location and size of the proposed general infrastructure distribution and collection system lines, treatment facilities and generation facilities. The map and text shall be accompanied by explanatory tabular information as required.

Authority: Section 7(d), Art. IX, Fla. Const., History— Formerly 6C-21.207, 2-15- 94, Amended and Renumbered 6-18-09.

21.208 Conservation Element.

This element ensures the conservation, protection and wise use of all natural ecosystems and natural resources on the university campus and in the planning study area.

(1) Conservation 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 natural and environmental resources where present both on the university campus and within the planning study area.
- (b) The assessment indicated in

(1)(a) of this element shall include for each natural and environmental resource the:

1. Identification of existing or potential commercial, recreational, or conservation uses.
2. Identification of available and practical opportunities and methods for protection or restoration of those resources.
3. Identification of known sources and rates of discharge or generation of pollution or its impacts generated by university activities.
4. Identification of opportunities or available and practical technologies to minimize pollution or its impacts generated by university activities.
5. Identification of current and projected water needs and sources, based on the demand for industrial, agricultural and potable water use and the quantity and quality available to meet those demands.
6. Identification of opportunities or available and practical technologies to reduce university energy consumption unless addressed in the utilities or capital improvement element. Investigation of emerging technologies (i.e., solar) to address this issue is encouraged.

(2) Requirements for Conservation Goals, Objectives and Policies

(a) The element shall contain one or more goals establishing the long-term end toward which conservation programs are directed.

(b) The element shall contain one or more objectives for each goal which:

1. Protect or improve air quality;
2. Conserve, appropriately use, and protect the quantity and quality of current and projected water sources (including groundwater and surface water);
3. Conserve, appropriately use, and protect native vegetative communities and wildlife habitat and manage non-native invasive plant removal;
4. Conserve and appropriately use energy.

(c) The element shall contain one or more policies for each objective which address implementation activities that:

1. Protect water quality and quantity by restricting university activities which contaminate groundwater sources such as wellfields, cones of influence or recharge areas;
2. Protect native vegetative communities from destruction by university development activities and also encourage use of native vegetation whenever possible;
3. Restrict university activities known to threaten the habitat and survival of endangered and threatened plant and wildlife species and species of special concern;
4. Improve control of, or restrict or minimize university activities which generate air and light pollution;
5. Minimize stormwater-borne pollutants generated as a result of university operations and maintenance practices;
6. Protect and conserve the natural functions of soils, rivers, floodplains and wetlands;
7. Encourage recycling;
8. Designate environmentally sensitive lands for protection based on state and locally determined criteria;
9. Manage hazardous wastes to protect natural resources; and
10. Establish administrative, operational, and other procedures to conserve energy and minimize future demand.
11. Encourage the attritional replacement of existing university- controlled vehicle fleets with reduced emission vehicles.

(d) The Conservation Element shall be described, at a minimum, in the Conservation Element Map and explanatory text. This map along with companion text shall describe the natural resource conservation and protection areas planned on the university campus. The map and text shall be accompanied by explanatory tabular information as required.

Authority: Section 7(d), Art. IX, Fla. Const., History — Formerly 6C-21.208, 2-15- 94, Amended and Renumbered 6-18-09.

21.209 Recreation and Open Space Element.

This element ensures the provision of adequate and accessible recreation facilities and open space to meet the future needs of the university.

(1) Recreation and Open Space 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 university-owned or managed recreational sites (including open spaces, incidental recreation facilities, parks, lakes, forests, reservations, freshwater and saltwater beaches) against the projected needs for recreation and open space facilities required to meet the needs of the projected university population (students, faculty and staff) based on university standards and calculations or established level of service standards.

(b) Inventory and assess existing privately-owned, state owned, or local government-owned recreational facilities and open spaces within the planning study area against the projected needs for recreation and open space facilities required to meet the needs of the projected university population (students, faculty and staff) based on university standards and calculations or established level of service standards.

(c) Inventory and assess planned future recreation and open space facilities, both on-campus and off-campus within the planning study area, against projected needs of both the university and the host and/or affected local governments. This analysis should consider levels of service standards established by both the university and the host and/or affected local governments for each type of recreation facility. The university assessment must consider opportunities for alternative future facility siting in order to conserve the supply and character of campus open space.

(2) Requirements for Recreation and Open Space Goals, Objectives and Policies

(a) The element shall contain one or more goals for recreation and open space facilities.

(b) The element shall contain one or more objectives for each goal which:

1. Coordinate public and private resources to meet the projected university generated demand for recreational facilities and open space; and
2. Ensure that parks, recreational facilities and open space are adequately and efficiently provided.

(c) The element shall contain one or more policy statements which:

1. Establish priorities for development of future recreation and open space facilities;
2. Establish the timing or phasing requirements for development of future athletic, recreation and open space facilities;
3. Select sites for infrastructure and buildings designed to maximize the retention of campus open space;
4. Coordinate provision of recreation and open space facilities on-campus with those provided off-campus by the host and/or affected local governments;
5. Correct or improve existing deficiencies due to university generated demand on parks and recreation facilities; and
6. Designate or acquire open space and natural reservations.
7. Promotes bike, pedestrian and mass transit connectivity between the university community and recreational facilities.

(d) The Recreation and Open Space Element shall be described at a minimum in the Recreation and Open Space Element Map and explanatory text. This map and companion text and tabular data shall define the location, size and function of proposed future recreation and open space facilities on the campus. The map and text shall be accompanied by explanatory tabular information as required.

Authority: Section 7(d), Art. IX, Fla. Const., History — Formerly 6C-21.209, 2-15- 94, Amended and Renumbered 6-18-09.

21.210 Intergovernmental Coordination Element.

This element identifies and resolves goals, objectives, policies and development proposed in campus master plans that may be incompatible with adjacent local governments, and regional and state agency plans. Intergovernmental coordination shall be utilized to the extent required to carry out the provisions of this Chapter.

(1) Intergovernmental Coordination 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 the list of all host and affected local governments, and other units of local government providing services but not having regulatory authority over the use of land, independent special districts, water management districts, regional planning councils, and state agencies with which the university coordinates, or which provide services to the university. This inventory shall also include regional or state agencies with land use or environmental regulatory authority, and authorities, independent special districts, and utility companies which provide services to the university.

(b) The assessment indicated in (1) (a) of this subsection shall include the following:

1. An assessment of the existing coordination mechanisms in place for each governmental entity. This assessment shall include the nature of the coordinating relationship, the mechanism used for coordination (such as intergovernmental agreements, joint planning and service agreements, special legislation, joint meetings/workgroups, mutual aid agreements, etc...) the office with primary responsibility for coordination, as well as the effectiveness of any existing coordination mechanisms.
2. An assessment of specific problems and needs within each of the campus master plan elements which would benefit from improved or additional intergovernmental coordination and means for resolving those problems and needs.

(c) Inventory and assess all previous fair share payments made by the University to its host or affected local government as a result of existing Campus Development Agreement(s). This assessment shall include a summary of how those funds have been spent by the local government, and the relative effectiveness of this spending in mitigating university generated impacts.

(2) Requirements for Intergovernmental Coordination Goals, Objectives, and Policies

(a) The element shall contain one or more goal statements which establish the long-term end toward which intergovernmental coordination activities are ultimately directed.

(b) The element shall contain one or more specific objectives and policies for each goal which:

1. Coordinate the campus master plan with the plans of other units of local government providing services but not having regulatory authority over the use of land, and the comprehensive plans of host and affected local governments;
2. Ensure that the university addresses through coordination and accountability mechanisms, the impacts of development proposed in the campus master plan upon development in the planning study area; and
3. Ensure coordination in establishing level of service standards for public facilities with any state, regional or local entity having operational and maintenance responsibility for such facilities.

(3) Intergovernmental Coordination Process

The Intergovernmental Coordination Element shall establish a development review process, to be implemented in conjunction with host and affected local governments. This development review process shall assess the impacts of proposed development on significant local, regional and state resources and facilities, and shall 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. The process should afford university officials an opportunity to review proposed development within the planning study area in order to assess its potential impacts on university resources and facilities. Prior to the approval and adoption of the Campus Development Agreement by the University Board of Trustees, the university will engage in a coordination process with the Board of Governors. As part of this process of reviewing campus development agreements, the Board of Governors may require submission of more complete or more detailed data or analysis from the university.

Authority: Section 7(d), Art. IX, Fla. Const., History — Formerly 6C-21.210, 2-15- 94, Amended and Renumbered 6-18-09.

21.211 Capital Improvement Element.

This element evaluates the need for public facilities as identified in other campus master plan elements; to estimate the cost of improvements for which the university has fiscal responsibility; to analyze the fiscal capability of the university to finance and construct improvements; to adopt financial policies to guide the funding of improvements; and to schedule the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required based on needs identified in the other campus master plan elements. All development is contingent upon the availability of funding.

(1) Capital Improvements Data and Analysis Requirements

This element shall be based on the following data and analysis requirements, pursuant to subsection 21.202(2).

(a) The element shall be based on the facility needs as identified in the other elements and shall support the future needs as identified in the future land use element; however, all capital improvements identified in this section shall be considered contingent on funding becoming available.

(b) Inventory and assess existing and anticipated revenue sources and funding mechanisms available for capital improvement financing, such as ad valorem funds, state funds, federal funds, bonds, impact fees, gas tax, etc.

(c) Inventory and assess the cost of future capital improvements identified in the other plan elements. This analysis must consider inflation factors, the relative priority of need ranking, and university practices that guide the timing and location of construction, extensions or increases in the capacity of university facilities. This analysis should include the cost of capital improvements both on-campus and off-campus within the planning study area. The analysis for off-campus capital improvements within the planning study area must also compare the host and/or affected local governments and university cost estimates for future improvements generated by university infrastructure impacts. (d) Inventory and assess operations and maintenance costs for existing facilities.

(2) Requirements for Capital Improvements Goals, Objectives and Policies

(a) The element shall contain one or more goal statements which establish the long-term end for the timely and efficient provision of capital facilities through the use of sound fiscal policies.

(b) The element shall contain one or more objectives for each goal and shall address:

1. The coordination of land use decisions and available or projected fiscal resources with a schedule of capital improvements which maintains level of service standards as adopted in the campus master plan and meets existing and projected facility needs;

2. The demonstration of the university's ability to provide or require provision of the needed improvements identified in the other elements and to manage the expansion or improvement process so that facility needs do not exceed the ability of the university to fund and provide provision of the needed capital improvements; and

3. The use of the capital improvements element as a means to meet the needs of the university for the construction of capital facilities to correct existing deficiencies, to accommodate desired future growth, and to replace worn-out or obsolete facilities.

(c) The element shall contain one or more policies for each objective which address programs and activities for:

1. The establishment of criteria used to evaluate and prioritize capital improvement projects;

2. Provisions for the replacement and renewal of capital facilities;
3. Provisions for the availability of facilities and services needed to support facility construction, expansion or improvement concurrent with the impacts of such construction, expansion or improvement subsequent to the adoption of the master plan;
4. Provisions for the adoption of the capital budget as part of the annual budgeting process to include provisions which are consistent with the campus development agreement; and
5. Provisions for programming the future facility costs to include the cost of the site improvements, utility extensions and associated easements, parking, traffic circulation improvements, etc., necessary for the proper function of the individual facility and to include the cost of facilities necessary to support future capacity requirements.

(3) Capital Improvements Implementation

(a) The campus master plan capital improvement element shall contain:

1. The schedule of capital improvements for which the university has fiscal responsibility, by year (for the 3-year committed, for the provisions consistent with the campus development agreement, and 10-year projected improvements) which shall reflect the need to reduce existing deficiencies, remain abreast of replacements, and meet future demand; and
2. A list of projected costs and revenues by type of facility for the planning period, by year.

Authority: Section 7(d), Art. IX, Fla. Const., History — Formerly 6C-21.211, 2-15- 94, Amended and Renumbered 6-18-09.