



2020 - 2030

# USF Master Plan Updates

Data Collection & Analysis

UNIVERSITY OF SOUTH FLORIDA

SARASOTA - MANATEE CAMPUS

## TABLE OF CONTENTS:

### Appendix B Data Collection and Analysis (DCA)

#### Element 4 Future Land Use

- Figure 4.1      Property Ownership and Existing Land Use
- Figure 4.2      Undeveloped and Underdeveloped Land
- Figure 4.3      Proposed Property Acquisition



## Element 4:

# Sarasota Future Land Use

## Element 4 Future Land Use

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.

### A. Space and Building Needs Assessment

This section inventories and assesses existing and projected space and building needs based on full-time equivalencies (FTE) and headcount enrollment projections.

#### 1. Existing USF SARASOTA-MANATEE Building Inventory

Table 4-1 provides an inventory of USF SARASOTA-MANATEE buildings. The USF SARASOTA-MANATEE Academic Center (SMC), Physical Plant (SMP), Office Modular (SMD), Storage Shed (SMS), Modular Lab 1 (SMA) and Modular Lab 2 (SMB) are located on Parcel #1 and comprise the “main campus”. Building SMC was completed in 2006 and serves as the University’s primary academic facility. Building SMP, completed in 2006, expanded in 2011, and again in 2017, provides chilled water for climate control of the SMC. Although the SMP’s chilled water equipment is currently sized only to accommodate the existing SMC, the chiller plant building itself is large enough to accommodate the equipment necessary to serve an additional 130,000 gsf. The SMA and SMB are temporary modular buildings completed in 2015 and serve as science research labs. Building SMD is a temporary modular office building completed in 2016 and houses faculty offices and a wellness center.

Buildings VKA, VKB, VKC, and VBK are located on an adjacent property collectively referred to as the Research Annex. VKA, VKB, and VKC all serve multiple functions as faculty research space, storage, and office space. Building VKB is the campus bookstore.

| Table 4-1       |                  | Inventory of Existing Building Facilities |          |                  |                                      |
|-----------------|------------------|---|----------|------------------|--------------------------------------|
| Building Number | Building Abbrev. | Building Name                             | Gross SF | General Adequacy | Present State of Repair/Construction |
| 3069            | SMC              | Sarasota-Manatee Academic Center          | 121,748  | Excellent        | Satisfactory                         |
| 3071            | SMP              | Sarasota-Manatee Physical Plant           | 14,171   | Excellent        | Satisfactory                         |
| 3050            | VKB              | Viking Complex Bookstore                  | 3,544    | Fair             | Renovations Required                 |
| 3046            | VKA              | Viking Complex Building A                 | 6,195    | Fair             | Renovations Required                 |
| 3047            | VKB              | Viking Complex Building B                 | 3,834    | Fair             | Renovations Required                 |
| 3048            | VKC              | Viking Complex Building C                 | 4,486    | Fair             | Renovations Required                 |
| 3076            | SMA              | Modular Lab 1                             | 599      | Temporary        | Satisfactory                         |
| 3077            | SMB              | Modular Lab 2                             | 599      | Temporary        | Satisfactory                         |
| 3073            | SMS              | Storage Shed                              | 70       | Fair             | Satisfactory                         |
| 3078            | SMD              | Office Modular                            | 2,520    | Temporary        | Satisfactory                         |
|                 |                  |   | 157,766  |                  |                                      |

USF SARASOTA-MANATEE shares bookstore, health and wellness, and police services with New College. The bookstore (VBK), as noted above, is located on the USF SARASOTA-MANATEE campus Viking site. The shared USF SARASOTA-MANATEE/New College Library and Campus Police facilities are located on the New College campus. In 2020, the Sarasota-Manatee campus opened its own health clinic in Building SMD.

### 2.0 Enrollment

#### USF Sarasota-Manatee Enrollment Projections 2021-2025

| One USF  |          |        |        |        |        |        |        |        |        |        |        |        |        |        |
|--|----------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Enrollment Projections from SEM by Enrollment Campus (Non Degree Excluded) |          |        |        |        |        |        |        |        |        |        |        |        |        |        |
|  | Drop/Add |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Student Type   | 202108   | 202201 | 202205 | 202208 | 202301 | 202305 | 202308 | 202401 | 202405 | 202408 | 202501 | 202505 | 202508 | 202601 |
| Undergraduate  |          |        |        |        |        |        |        |        |        |        |        |        |        |        |
| 1-FTIC   | 20,905   | 19,491 | 13,702 | 21,579 | 19,882 | 13,942 | 21,893 | 20,159 | 14,112 | 22,116 | 20,355 | 14,232 | 22,274 | 20,494 |
| 2-FCS AA Transfer  | 8,035    | 7,839  | 4,853  | 8,469  | 8,165  | 5,037  | 8,716  | 8,372  | 5,155  | 8,874  | 8,506  | 5,230  | 8,977  | 8,593  |
| 3-Other AA Transfer  | 999      | 927    | 597    | 1,042  | 954    | 613    | 1,067  | 977    | 627    | 1,090  | 998    | 641    | 1,113  | 1,019  |
| 4-Other Undergraduates   | 6,058    | 5,900  | 3,783  | 6,040  | 5,903  | 3,791  | 6,049  | 5,916  | 3,804  | 6,065  | 5,935  | 3,821  | 6,086  | 5,958  |
| 5-Post-Baccalaureate   | 856      | 889    | 662    | 948    | 965    | 705    | 1,000  | 1,010  | 731    | 1,033  | 1,040  | 749    | 1,057  | 1,062  |
| Graduate   |          |        |        |        |        |        |        |        |        |        |        |        |        |        |
| 6-Masters  | 7,274    | 6,879  | 4,260  | 7,538  | 7,122  | 4,405  | 7,763  | 7,332  | 4,531  | 7,963  | 7,512  | 4,642  | 8,133  | 7,669  |
| 7-Research Doctoral  | 2,268    | 2,174  | 1,434  | 2,259  | 2,166  | 1,430  | 2,256  | 2,165  | 1,429  | 2,259  | 2,168  | 1,431  | 2,266  | 2,176  |
| 8-Professional Doctoral  | 1,614    | 1,591  | 859    | 1,617  | 1,594  | 861    | 1,623  | 1,601  | 865    | 1,633  | 1,610  | 870    | 1,644  | 1,621  |
| Grand Total  | 48,009   | 45,691 | 30,151 | 49,491 | 46,751 | 30,784 | 50,367 | 47,531 | 31,254 | 51,033 | 48,124 | 31,618 | 51,550 | 48,593 |
| Undergraduate Total  | 36,853   | 35,046 | 23,597 | 38,078 | 35,869 | 24,088 | 38,725 | 36,434 | 24,429 | 39,179 | 36,833 | 24,674 | 39,507 | 37,127 |
| Graduate Total   | 11,156   | 10,644 | 6,554  | 11,413 | 10,883 | 6,696  | 11,642 | 11,097 | 6,825  | 11,854 | 11,291 | 6,943  | 12,043 | 11,466 |
| Grand Total  | 48,009   | 45,691 | 30,151 | 49,491 | 46,751 | 30,784 | 50,367 | 47,531 | 31,254 | 51,033 | 48,124 | 31,618 | 51,550 | 48,593 |

| SCH Projections by Course Campus (Non Degree Included) |          |         |         |         |         |         |         |         |         |         |         |         |         |         |  |
|--|----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--|
|  | Drop/Add |         |         |         |         |         |         |         |         |         |         |         |         |         |  |
| Student Level  | 202108   | 202201  | 202205  | 202208  | 202301  | 202305  | 202308  | 202401  | 202405  | 202408  | 202501  | 202505  | 202508  | 202601  |  |
| Undergraduate Total                                    | 457,357  | 442,269 | 160,243 | 479,579 | 452,068 | 163,541 | 487,335 | 458,839 | 165,827 | 492,776 | 463,634 | 167,470 | 496,707 | 467,146 |  |
| Graduate Total   | 85,675   | 79,334  | 36,628  | 86,976  | 81,213  | 37,473  | 88,800  | 82,885  | 38,235  | 90,476  | 84,374  | 38,924  | 91,956  | 85,715  |  |
| Grand Total  | 543,032  | 521,603 | 196,871 | 566,556 | 533,281 | 201,014 | 576,135 | 541,724 | 204,061 | 583,252 | 548,008 | 206,394 | 588,663 | 552,862 |  |
| Annual FTE UG  |          |         |         | 36396   |         |         | 36990   |         |         |         | 37408   |         |         | 37711   |  |
| Annual FTE GR  |          |         |         | 8534    |         |         | 8715    |         |         |         | 8879    |         |         | 9025    |  |
| Total Annual FTE                                       |          |         |         | 44930   |         |         | 45705   |         |         |         | 46286   |         |         | 46736   |  |

Unknown Campus  
Graduate 33

\*Data Updated on 9/9/2021 for Fall 2021 Drop/Add Bench

### 3.0 ONE USF Academic Space Needs

#### One USF Academic Space Need Generation:

#### EPS Survey Year: 2021-2022 Official Survey for ONE USF

This report includes the sum of the room areas rolled up at the University level for the five-year Educational Plant Survey.

| Space Type                   | Classroom | Teaching Lab | Study   | Office   | Research Lab | Audit./Exhib. | Instructional Media | Gym.   | Campus Support Service | Total NASF |
|------------------------------|-----------|--------------|---------|----------|--------------|---------------|---------------------|--------|------------------------|------------|
| Net Space needs              | 62,741    | 44,741       | 358,063 | 22,273   | 540,457      | 43,936        | 128,154             | 66,705 | 100,620                | 1,367,690  |
| Percent of Space needs met   | 79%       | 88%          | 42%     | 98%      | 37%          | 41%           | 7%                  | 55%    | 48%                    | 63%        |
| Projects funded for Planning | 28,817    | 25,124       | 39,855  | 151,692  | 105,373      | 20,362        | 313                 | 0      | 26,726                 | 398,262    |
| Net Space needs              | 33,924    | 19,617       | 318,208 | -129,419 | 435,084      | 23,574        | 127,841             | 66,705 | 73,894                 | 969,428    |
| Percent of Space needs met   | 89%       | 95%          | 48%     | 113%     | 50%          | 68%           | 7%                  | 55%    | 62%                    | 74%        |
| New Construction Projects    | 20,490    | 33,150       | 22,760  | 2,000    | 233,493      | 5,300         | 0                   | 0      | 550                    | 317,743    |
| Net Space needs              | 13,434    | -13,533      | 295,448 | -131,419 | 201,591      | 18,274        | 127,841             | 66,705 | 73,344                 | 651,685    |
| Percent of Space needs met   | 95%       | 104%         | 52%     | 112%     | 76%          | 75%           | 7%                  | 55%    | 62%                    | 83%        |
| Remodeling                   | 6,836     | 9,850        | 2,218   | 23,901   | 64,875       | 0             | 0                   | 0      | 9,772                  | 117,927    |
| Net Space needs              | 18,411    | -12,520      | 293,230 | -122,780 | 203,045      | 18,274        | 127,841             | 66,705 | 71,890                 | 664,096    |
| Percent of Space needs met   | 94%       | 103%         | 52%     | 112%     | 76%          | 75%           | 7%                  | 55%    | 63%                    | 82%        |
| Renovation                   | 2,088     | 3,049        | 1,206   | 14,807   | 19,907       | 0             | 0                   | 0      | 2,594                  | 43,651     |
| Net Space needs              | 18,411    | -12,520      | 293,230 | -122,780 | 203,045      | 18,274        | 127,841             | 66,705 | 71,890                 | 664,096    |
| Percent of Space needs met   | 94%       | 103%*        | 52%     | 112%     | 76%          | 75%           | 7%                  | 55%    | 63%                    | 82%        |

#### Existing and Projected Vacant, Open or Underdeveloped University-Controlled Lands

Table 4-2, Existing Undeveloped and Underdeveloped Lands, identifies developable campus land (unencumbered) and underdeveloped land such as existing surface parking and land occupied by inefficient/poor quality facilities that may be considered for future campus facility development.

**Table 4-2 Undeveloped and Underdeveloped Property**

| Existing Undeveloped / Underdeveloped Lands | Acres | % of Total Underdeveloped Area |
|---|-------|--------------------------------|
|---|-------|--------------------------------|

|   |             |             |
|---|-------------|-------------|
| Surface Parking                                       | 6.3         | 50%         |
| Sub quality existing facility site                    | 3.5         | 30%         |
| Non-parking unencumbered                              | 2.7         | 20%         |
| <b>Total Acres Undeveloped / Underdeveloped Lands</b> | <b>12.5</b> | <b>100%</b> |

## Encumbrances/Easements

### Inventory and Future Needs Assessment of Properties within the Study Area (where title interest is held by the Board of Trustees of the Internal Improvement Trust Fund)

All University property is owned in fee-simple by the Board of Trustees of the Internal Improvements Trust Fund and leased to the University of South Florida Board of Trustees. There are currently no properties being subleased on the USF SARASOTA-MANATEE campus. In addition to the facilities identified above, USF SARASOTA-MANATEE maintains an inter-institutional agreement with Mote Marine Laboratories, a private non-profit organization, for 5,618 gsf of science teaching labs (SMM-3074) located at 1703 Ken Thompson Parkway, Sarasota, approximately 6 miles west of the main campus.

Table 4-3 summarizes areas of the USF SARASOTA-MANATEE campus that are impacted by encumbrances or easement.

**Table 4-3 Description of USF SARASOTA-MANATEE Property in Encumbrances or Easement**

| <b>Encumbrances</b>      | <b>Acres</b> |
|--------------------------|--------------|
| Conservation Area        | 6.60         |
| Utility/Access Easements | 0.46         |
| <b>TOTAL</b>             | <b>7.06</b>  |

## D. Assessment of Properties to Serve Existing or Future Needs

Currently, the USF SARASOTA-MANATEE main campus consists of six parcels totaling 41.3 acres. See Figure 4-1, Existing Property Ownership and Study Area Land Use. Due to the campuses proximity to the Manatee/Sarasota County line, four of the parcels are located within Manatee County and two within Sarasota County. Of the two Sarasota County parcels, one is located within the unincorporated county, while the other is within the boundary of the City of Sarasota. Below is a detailed description of each parcel.

- Parcel #1 is approximately 28.4 acres in size, located within unincorporated Manatee County and bounded by US 41 to the east, the Crosley Estate to the west, the Hilton Garden Inn to the north and a single-family residential neighborhood to the south (The Uplands). It contains the institution's primary buildings, the Sarasota Manatee Campus building (SMC) - 134,540 gsf, Physical Plant (SMP) – 17,473 gsf, Modular Lab 1 (SMA) - 599 gsf and Modular Lab 2 (SMB) - 599 gsf, Modular office building SMD-2,520 gsf, as well as the majority of the parking, infrastructure and recreational facilities.

Parcel #1 is designated "Public/Semi-Public (2)" or P/SP (2) on the Manatee County Future Land Use Map (FLUM). The intent of this category is to "recognize major existing and programmed public/quasi-public facilities... having an essential purpose for the health, safety, and welfare of the community..." Permitted uses include health care facilities and public or private colleges or universities. No density or intensity standards are established for this designation in the comprehensive plan.

Parcel #1 has split zoning. The eastern two-thirds of the site is zoned General Commercial (GC), while the western third is Planned Development Residential (PDR). As the name would suggest, the GC district is intended to allow a broad range of commercial activities at a maximum Floor Area Ratio (FAR) of .25 (.35 with special exception). The PDR district is intended to allow for residential uses pursuant to specific design criteria developed during the planned development process.

- Parcel #2 is part of the Viking Motel acquisition. Located within unincorporated Manatee County, this parcel is approximately 1.6 acres in size and bounded by two commercial properties to the east (currently used auto lots), The Uplands to the west, the University Row Apartments (formerly Airport Inn or Ramada Inn) to the north and Edwards Drive to the south. The land parcel is currently vacant

Parcel #2 is designated Retail/Office/Residential (ROR) on the Manatee County FLUM. The intent of this category is to "identify areas exhibiting a broad range of commercial, residential and, in certain cases, light industrial uses, and to recognize the continued existence of such areas..." Permitted uses include Retail, wholesale or office commercial, residential, lodging, public or semi-public, schools and

recreational. Development standards permit for residential densities ranging from 9 to 16 dwelling units per acre and non-residential Floor Area Ratios (FAR) ranging from .35 to 1.0.

Parcel #2 is designated General Commercial (GC) on the Manatee County zoning map. As previously mentioned, the GC district allows a broad range of commercial activities at a maximum FAR of .25 (.35 with special exception).

- Parcel #3 is also part of the Viking Motel acquisition, but is located in unincorporated Sarasota County. The parcel is approximately 1.9 acres in size and bounded by US 41 to the east, The Uplands to the west, Parcel #2 and adjoining used auto lots to the north and Poinciana Drive to the south. The site contains four buildings, VKA, VKB, VKC and VBK, totaling 18,063 gsf in size. VBK houses the shared USF SARASOTA-MANATEE/New College Bookstore.

Parcel #3 is designated Moderate Density Residential (MODR) on the Sarasota County FLUM. The intent of this category is to recognize “existing development that has occurred at densities between two and less than five dwelling units per acre.” Permitted uses are limited to residential. It may be presumed that the existing non-residential uses are “grandfathered” or vested non-conforming uses.

Parcel #3 is designated Commercial General (CG) on the Sarasota County zoning map. The CG district allows a broad range of commercial activities and limited residential development. Permitted residential density ranges from 9-13 dwelling units per acre. A maximum non-residential intensity is not clearly stated in the County’s land development code. It should be noted that the CG zoning district appears to be inconsistent with the parcel’s MODR future land use designation.

Parcel #3 is also located in the Federal Aviation Administration (FAA)-designated Runway Protection Zone (RPZ) of the Sarasota-Bradenton International Airport.

- Parcel #4 is a ¼ acre, residential lot located within The Uplands subdivision. The parcel is bounded by similar residential lots to the east and south, the Crosley Estate to the north and Uplands Boulevard to the west. The parcel has a P/SP (2) FLUM designation and RSF 4.5 zoning. The RSF 4.5 zoning district allows for single-family residential development at a maximum density of 4.5 dwelling units per acre.
- Parcel #5 is jointly owned with New College. The parcel is approximately 2.6 acres in size and located within Unincorporated Manatee County. It is bounded by Uplands Boulevard to the east, Sarasota Bay to the west, the Crosley Estate to the north, and a similar, vacant parcel of land to the south. The parcel has a P/SP (2) FLUM designation and RSF 3/CH zoning. The RSF 3 zoning district allows for single-family residential development at a maximum density of 3 dwelling units per acre. The “CH” denotes the fact that the parcel is located within the Coastal High Hazard Area Overlay and therefore has additional limitations on uses and heightened design standards.
- Parcel #6 is also jointly owned with New College. The parcel is approximately 6.5 acres in size and located within the City of Sarasota. It is bounded by Uplands Boulevard to the east, Sarasota Bay to the west, Parcel #5 to the north and New College to the south.

Parcel #6 has a Metropolitan/Regional 2 (M/R-2) FLUM designation. The intent of the Metropolitan/Regional FLUM designation to identify, “areas in the City that represent attractions that draw visitors from great distances and have developed in distinct and identifiable “complexes”, “circles”, “centers”, or “campuses”. The suffix “2” denotes a specific area containing USF SARASOTA-MANATEE, the Ringling Museum of Art and the Asolo Theatre.

Parcel #6 is designated Medical Charitable and Institutional (MCI) on the City of Sarasota zoning map. The MCI district allows a broad range of institutional activities, specifically those of charitable, religious or social character. Residential development is permitted at a maximum density of 25 dwelling units per acre. This is no maximum Floor to Area Ratio (FAR) for the district, but development is limited to building height and building coverage limitations of 35 feet and 40%, respectively.

The existing campus properties provide the opportunity to accommodate the programmatic demands of the 2020-30 USF SARASOTA-MANATEE Campus Master Plan without the need for property acquisitions. However, as part of the long-term development strategy for USF SARASOTA-MANATEE, adjacent parcels have been identified for acquisition within the 10-year planning horizon. The following parcels are proposed for land acquisition and are identified on Figure 4-3:

- Acquisition Parcel 1: Multi-family residential and commercial property adjacent to the USF SARASOTA-MANATEE south boundary and Viking properties, adjacent to US 41, commonly referred to as the “University Row Apartments”, former “Airport Inn” or former “Ramada Inn”.
- Acquisition Parcel 2: Two commercial properties located adjacent to the USF SARASOTA-MANATEE Viking properties, adjacent to US 41, commonly referred to as the “Auto Sales lots”.
- Acquisition Parcel 3: One nine acre lot located to the west of the USF Sarasota-Manatee campus and east of Sarasota Bay commonly known as the Crosley Estate undeveloped land.

## **E. Inventory and Assessment of Natural, Archeological or Historic Resources within the Study Area**

### **1. Natural Resources**

At the time of construction of the existing USF SARASOTA-MANATEE facility (SMC) and campus site infrastructure, two Conservation areas were established through Florida Fish and Wildlife Conservation Commission Permit for gopher tortoise habitat. The larger area (6.0 acres) is located on the east edge of campus adjacent to US 41 and the smaller area (0.6 acres) is located to the west, north of SMC. These conservation areas are to be preserved and enhanced in efforts to define a distinct campus edge and identity along US 41. See Element 8, Conservation, for additional detail.

Though USF SARASOTA-MANATEE core campus property is separated from the Bayfront by the Manatee County Crosley Estate property and Uplands housing, the bay front regional context is important to the institutional identity and campus community experience. Pedestrian and bicycle access between the USF SARASOTA-MANATEE core campus area and the bay front (both at the Crosley Estate and at shared USF SARASOTA-MANATEE/New College bay front site to the south), including the experience of natural setting enroute to the bay, was enhanced with the completion of the USF SARASOTA-MANATEE-Manatee County bay front trail in July 2014. The trail is open to the USF SARASOTA-MANATEE campus community and the general public.

### **2. Historic Resources**

See Element 8, *Conservation* for additional detail.

### **3. Archaeological Resources**

No archaeological resources have been identified to date (2011).

## **F. Inventory and Future Needs Assessment of Facilities on University-Controlled Lands (not under jurisdiction or operation of the State University System)**

No such facilities or lands exist in the study area.

## **G. Inventory and Assessment of Existing and Projected Land Uses, Goals, Objectives, Policies and Zoning within the Study Area (as defined in the local governments comprehensive plan to determine their impact on meeting the needs of the University).**

### ***Existing Land Uses within Study Area***

See this Element, Section D above and Figure 4-1, Property Ownership and Existing Land Use, for a description of existing land uses within the study area.

### **Future Land Uses within Study Area**

The USF SARASOTA-MANATEE 2020-2030 Campus Master Plan considers and provides recommendations for property acquisition and disposition strategies along the south edge of campus.

The USF SARASOTA-MANATEE 2020-2030 Campus Master Plan anticipates the following existing adjacent area land uses to continue:

- Private residential areas to the south and northwest,
- Manatee County Crosley Estate to the west (with possible development of shared use facilities),
- Sarasota Bradenton International Airport across US 41 to the east,
- New College campus to the south and southeast, and
- General commercial uses to the north, south and across US 41 to the east.

## **H. Inventory of Potential Induced Development in Neighboring Community**

USF SARASOTA-MANATEE and Manatee County will continue to explore opportunities for shared use facilities on the USF SARASOTA-MANATEE campus and Crosley Estate.

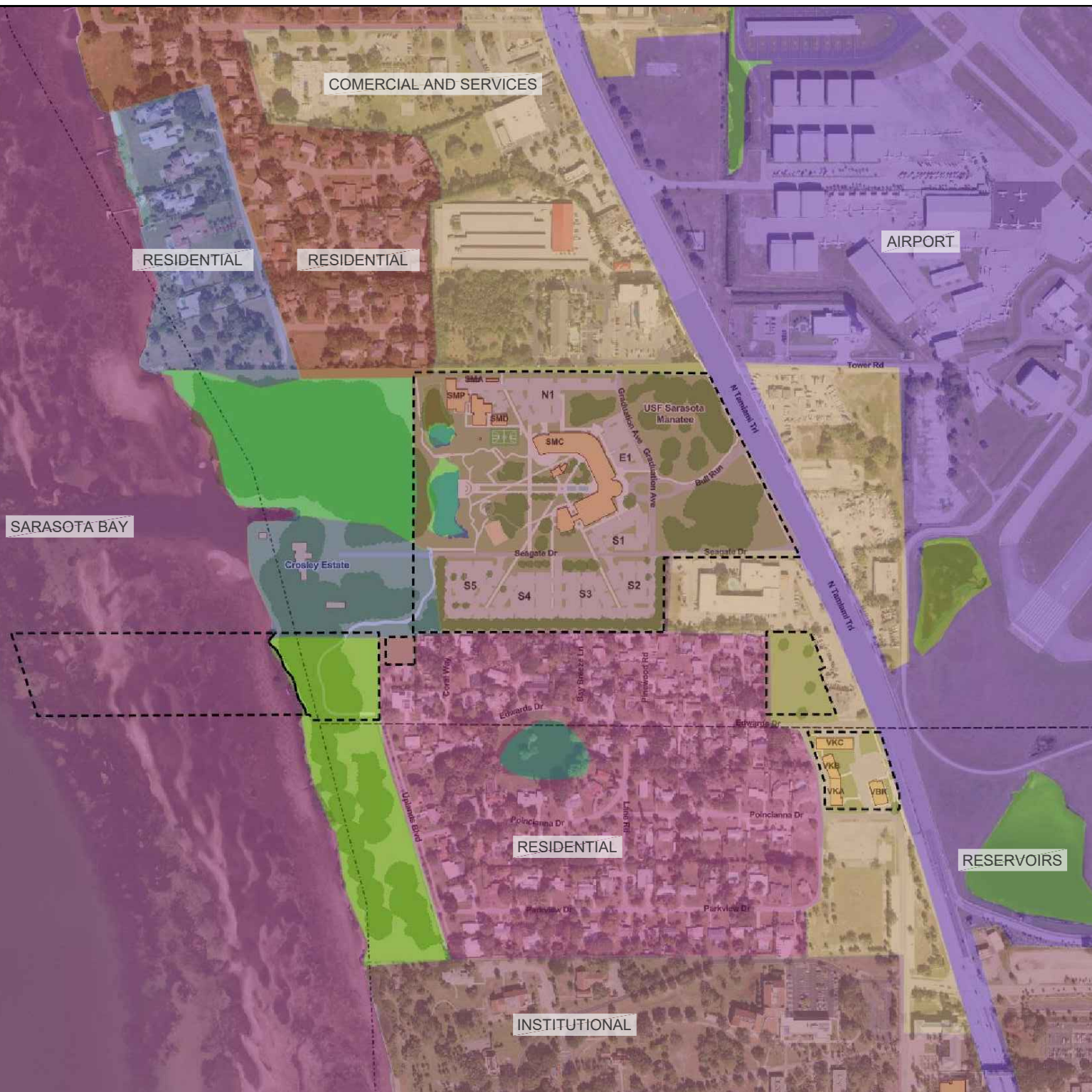
USF SARASOTA-MANATEE and Manatee County will continue to explore opportunities for vehicular and non-vehicular safety improvements to US 41 and Seagate Drive, including roadway improvements, traffic signalization or roundabout, lighting and public transportation.





# UNIVERSITY of SOUTH FLORIDA

2020 - 2030  
Sarasota-Manatee Campus  
Master Plan Update



- Manatee County
- USFSM
- Existing USFSM Facilities
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Open Land
- Transportation
- Bay and Estuaries
- Commercial and Services
- Lakes

**Element 4**  
Future Land Use

**DCA Figure 4.1**  
Property Ownership and  
Existing Land Use

**Date**  
ADOPTED 06/13/2023







# UNIVERSITY of SOUTH FLORIDA

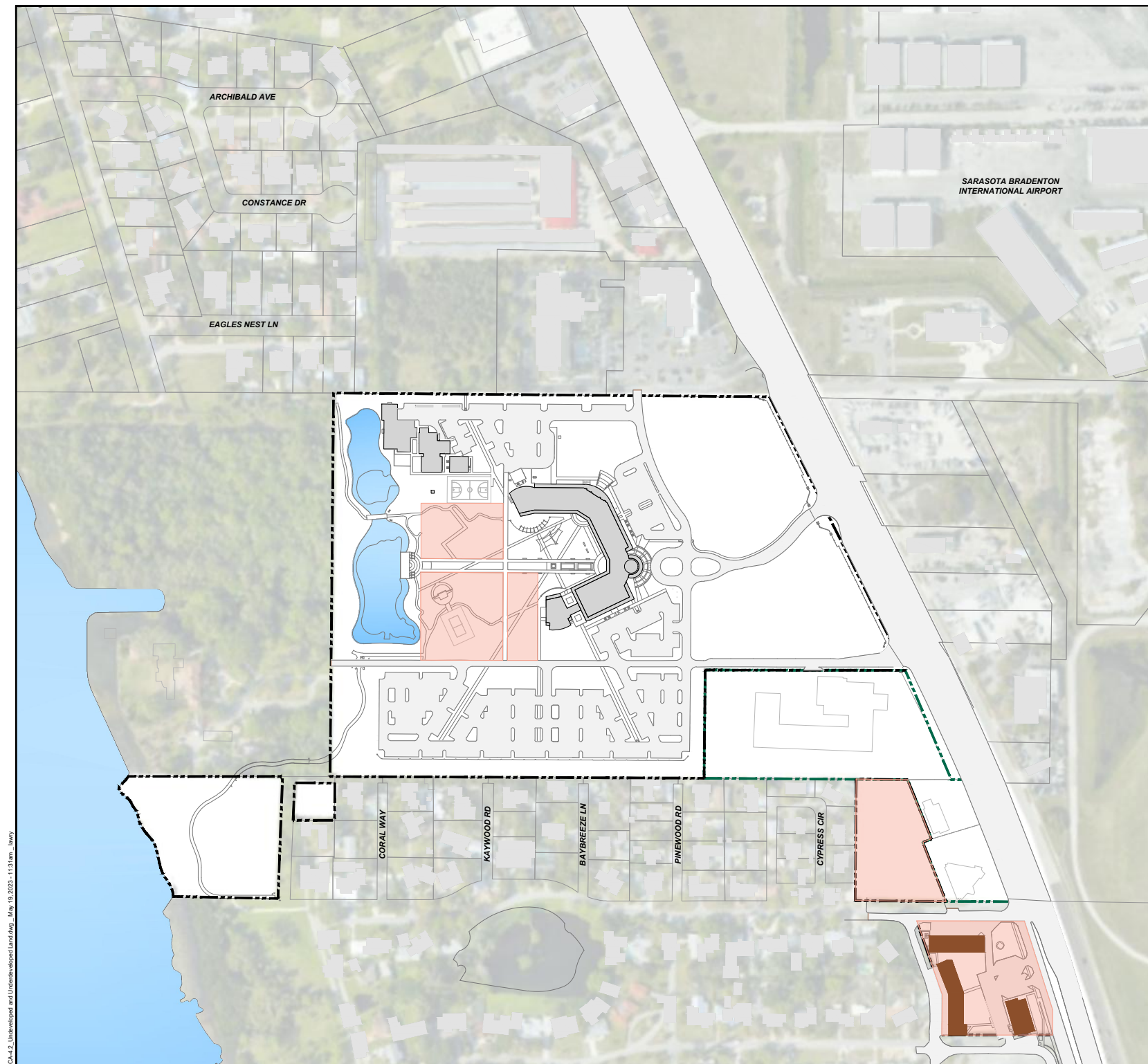
2020 - 2030  
Sarasota-Manatee Campus  
Master Plan Update

- Campus Limits
- Study Area
- Surface Parking
- Undeveloped/  
Underdeveloped
- Low Density - Underutilized  
Facility
- Existing USFSM Facilities

**Element 4**  
Future Land Use

**DCA Figure 4.2**  
Undeveloped and  
Underdeveloped Land

**Date**  
ADOPTED 06/13/2023





# UNIVERSITY of SOUTH FLORIDA

2020 - 2030  
Sarasota-Manatee Campus  
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**Element 4**  
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**DCA Figure 4.3**  
Proposed Property  
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