



2020 - 2030

USF Master Plan Updates

Goals Objectives & Policies

Element 4: Future Land Use

UNIVERSITY OF SOUTH FLORIDA

SARASOTA - MANATEE CAMPUS

TABLE OF CONTENTS:**Goals, Objectives, and Policies (GOP)****Element 4 Future Land Use**

Figure 4-1 10 Year Campus Master Plan Concept



Element 4:

Sarasota Future Land Use

Element 4 Future Land Use

The framework for a long term land use pattern of the campus is reflected in this USFSM 2020-2030 Campus Master Plan Update, with strategic boundary adjustments that better reflect lands to meet new programmatic and functional directions set for the 10-year planning horizon. The land use element continues to reinforce the functional integrity of the academic programs - considered to be "core campus area" - and recognizes and frames the importance of memorable, legible, and functional public setting, open space and circulation corridors that establish the connection between land use areas with the goal to strengthen academic vitality and the richness of campus life. Allowances for secondary uses within and adjacent to the campus core provide flexibility for community and campus support activities in an integrated land use pattern. Special academic, commercial, research, and community-oriented functions program expansion and/or funding opportunities should support the overall land use zones and interface of program space upon open-space systems.

The plan is structured around an interconnected system of public spaces, quadrangles, courtyards and pedestrian ways that are reinforced by coherent building edges. Academic functions are clustered around the core campus area in relation to the existing main building (SMC) – extending to the north and south arms of this focal building to the west while framing the Central Quadrangle and shaping future quads. Central to this framework is the existing major east-west pedestrian mall connecting the main building to the pond and a complementary secondary spine extending north-south. Progressive increases in campus density are encouraged to enhance campus vitality, conserve limited land resources for facilities growth, maximize infrastructure investment and animate the functional connections between areas of the campus. The texture of the developed areas of the campus is complemented and reinforced by an interconnected framework of formal and natural open spaces.

The USFSM 2020-2030 Campus Master Plan, building on this basic urban design framework and land use patterns, promotes the increased emphasis on land use and phased building development decisions made in support of establishing a vibrant pedestrian dominated core campus through:

- Physical organization of the campus building and open space,
- Concentration of parking at the campus perimeter,
- Prioritizing phased building placement in support of defining and activating pedestrian open space.

(See Figure 4-1, 10-Year Campus Master Plan Concept, and Figure 4-2, Context Area).

Land Use District Boundary Modifications

The following Districts have been identified and are shown on Figure 4-3, 10 Year Building and Land Use Districts:

1. Academic
2. Recreation/Athletics
3. Academic Support
4. Future Mixed Use
5. Conservation/Naturalized Open Space

Goal

The Future Land Use goal of the USF Sarasota-Manatee Campus Master Plan is to clarify and strengthen the established campus land use pattern and improve the relationship between land uses on and off the campus

Summary of Objectives and Policies

Objective 4.1:

Ensure more effective use of land and containment of walking distances in the academic core through higher density development and infill. Concentrate program expansion in existing land use districts. Abide by the recommended minimum, and where indicated maximum, build out and Floor Area Ratio (FAR) limits for each land use district as described and illustrated in this plan element. (See Figure 4-3, 10-Year Campus Building and Land Use Districts.)

Policy 4.1.1: The University shall abide by the land use districts as described and illustrated in this plan element in locating facilities, to maintain compatibility of uses, to maintain efficient use of the land resource, and to reduce distance and improve quality of connections between functions so as to reduce vehicle use on campus by encouraging non-vehicular circulation – walking and bicycling. Further, the adoption of land use/density districts as described herein will guide the concentration of academic expansion within existing use districts. The maximum allowable intensity of development for each respective district shall be the "recommended maximum build out" for the five land use districts as indicated in this element. The "mix" of allowable land uses for each respective district shall be as specified for the districts in this element. It is expressly clear and understood that district densities are recommendations. Any calculations for determining threshold changes per s. 1013.30(9), F.S., will be based on total campus density or impact.

Policy 4.1.2: The University shall abide by land management procedures to ensure careful use of the University's existing land resources. Those procedures shall consist of the application of policy actions as described in Element 4, Future Land Use policies, and will be administered by the Office of Facilities Management.

Policy 4.1.3: All temporary structures are inefficient in terms of land use, energy consumption, and maintenance funds, and create potential risks in the event of a hurricane or other natural disaster. The University shall remove all occupied temporary buildings as soon as practical. Installation of additional units shall be discouraged, with removal dates prescribed and monitored.

Policy 4.1.4: The University shall assess the appropriate location for unforeseen functions or land uses that may arise from grant awards or other unanticipated circumstances by comparing those unforeseen uses with the uses and 10-year density guidelines set forth for land use districts in this plan element. Upon the determination of appropriate location and consistency with adjacent programs, open space and circulation functions, and density guidelines, the University will undertake pre-planning and site planning studies. In the event that the appropriateness is in question, the subject use will be submitted for review under the procedures of Policy 4.9.2 below.

Policy 4.1.5: The University shall concentrate academic program expansion in its respective Land Use district as shown in Figure 4-3, 10 Year Campus Building and Campus Land Use Districts. Building locations indicated in Figure 4-1, 10-Year Campus Master Plan Concept may be exchanged for other building locations if the alternative location is deemed preferable due to unforeseen or changed conditions related to program, cost, or other justifiable reason, and is within the same Future Land Use District. Any such location changes shall be effected by approval of the USF Board of Trustees without a campus master plan amendment, provided that the project supports the primary land use function as well as with the Campus Development Agreement with Manatee County.

Policy 4.1.6: The University shall, through its monitoring and management of future development, ensure that the amount of future development within each land use district will meet the prescribed capacities.

Objective 4.2

Preserve and protect existing natural resource areas including conservation areas adjacent to US 41.

Policy 4.2.1: The University shall protect natural resources in three ways:

- The conservation areas adjacent to US 41 on either side of the campus entry drive shall not be developed without required approvals of agencies having jurisdiction. Impacts to the western edge of this conservation area and smaller existing conservation area to the northwest shall be mitigated.
- The University shall adhere to Element 8, Conservation policies regarding environmental management, and shall require adherence to these standards by all parties performing design and construction of facilities on University property.
- Open spaces within land use districts shall be preserved in accordance with provisions in this Element and Element 9, Recreation and Open Space.

Objective 4.3

Identify, evaluate, and protect historically significant cultural, architectural, and archaeological resources that are known or may be discovered on the USF Sarasota-Manatee campus.

Policy 4.3.1: The University shall maintain an inventory and evaluation of all archaeological and historic properties and artifacts under University ownership that have been determined by professional architectural historian or preservation planner to qualify for the National Register of Historic Places.

Policy 4.3.2: The University shall consult and coordinate with the Department of State's Division of Historical Resources prior to any land clearing, ground disturbing, or rehabilitation activities which may disturb or otherwise affect any property which is included, or eligible for inclusion, in the National Register of Historic Places.

Policy 4.3.3: Prior to a historic property or site being demolished or substantially altered in a way that adversely affects its character, form integrity or archaeological or historical value, the University shall consult with the Department of State's Division of Historical Resources to avoid or mitigate any adverse impacts, or to undertake any appropriate archaeological salvage excavation or recovery action.

Policy 4.3.4: In cases where avoidance or mitigation strategies are not feasible, the University shall undertake Phase III recovery prior to disturbing any site identified as significant in the USF archaeological survey.

Objective 4.4

Continue to implement, enhance and maintain the conservation area adjacent to US 41 and existing undeveloped area along the USF Sarasota-Manatee/Crosley Estate property line as natural and cultural resources on the campus.

Policy 4.4.1: The University shall protect existing natural resources by designating the conservation area and naturalized open space along the USFSM/Crosley Estate property line (west side of campus) as separate and distinct land use districts until such a time when the land use districts may change, within which:

- No new buildings will be constructed within these land use districts unless such districts are reclassified.
- Planting and reclamation of native plant and Florida-friendly plants communities will be undertaken.
- The University is permitted to maintain reasonable access to the conservation areas for security and maintenance purposes.

Policy 4.4.2: The University shall abide by the delineation of the Conservation and Naturalized Open Space Districts as identified in Figure 4-4, 10 Year Planned Open Space to:

- Establish a primarily permeable landscape areas
- Reduce heat island effect
- Maintain a strong complement to the developed sectors of the campus and continuity with adjacent Crosley Estate open space
- Ensure the capacity to provide for and make visible stormwater management treatment. A definitive stormwater management plan will continue to be maintained to accommodate campus stormwater needs primarily within the naturalized open space and recreation areas through a combination of surface detention and storm chambers (underground storage and infiltration) facilities, and throughout campus lands through local facilities such as rain gardens bio-swales, and other Low Impact Design (LID) opportunities.

Policy 4.4.3: The University shall undertake phased implementation of a campus wide Florida-friendly landscaping, administered through combined USF Sarasota-Manatee academic disciplines and Facilities Management. Initial priority shall focus on inventorying and documenting existing trees within open space and quadrangle areas in searchable data base, but shall also include tracking of new trees as plantings are implemented, and over time existing trees on all areas of campus – including parking areas.

Policy 4.4.4: The University shall encourage student and community engagement with the campus open space system and bay front sites through implementation of educational, research, and informal recreational and social opportunities.

Policy 4.4.5: The University shall seek to maximize the benefits of “identity” and “wayfinding” gained through implementation of the open space framework and conservation areas as visually strong and distinct elements in the campus framework.

Objective 4.5

Preserve and amend existing street and major utility corridors to ensure adequate utility access compatible with implementation of planned development, open space framework, and non-vehicular circulation.

Policy 4.5.1: The face of all future buildings shall be set back in accordance with Figure 4-5, Build-to Framework. New development shall be constructed with the defined framework in order to preserve circulation, open space and utility corridors as intended.

Policy 4.5.2: The University shall preserve existing street corridors for circulation and open space use. This policy is in support of the USF

Sarasota-Manatee Campus Master Plan planning principles establishing and maintaining a pedestrian dominated core, improving campus wayfinding, and increasing pedestrian, bicycle and vehicular safety. (See Element 5, Transportation, for additional policy regarding roadways, vehicular and non-vehicular circulation.)

Objective 4.6

Ensure that future land uses are compatible with and appropriate to topographic and soil conditions on campus.

Policy 4.6.1: The University shall, through the Office of Facilities Management, maintain its regular procedure of assessing the suitability of development sites relative to topography, flood zone management, soil condition (including the presence of sink holes), drainage, utility and infrastructure connections, and vehicular and service access and program affinities as part of the initial pre planning and siting studies for individual projects as those projects are brought into implementation. USFSM shall require the integration of natural topographic and other features in project designs in order to develop the campus in harmony with its natural environment.

Policy 4.6.2: The University, through the Office of Facilities Management, shall maintain existing soil data and topographic conditions, which shall be updated as additional data developed for future construction projects becomes available.

Policy 4.6.3: The University, through the Office of Facilities Management, shall maintain current FEMA flood zone maps, which shall be updated as additional data for future construction projects becomes available.

Policy 4.6.4: Deleted

Policy 4.6.5: The University shall ensure that appropriate methods of controlling soil erosion and sedimentation intended to minimize the destruction of soil resources and reduce impact on adjacent watersheds and storm management facilities shall be used throughout site development and shall ensure protection in final state following implementation. Such methods shall include, but not be limited to:

- Phasing and limiting the removal of vegetation
- Minimizing the amount of land area that is cleared
- Limiting the amount of time bare soil is exposed to rainfall
- Use of temporary ground cover on cleared areas if construction is not imminent
- Protection of drains, watersheds, and stormwater facilities during construction
- Special consideration given to maintaining vegetative cover on areas of high soil erosion potential (i.e., steep or long slopes, banks of streams, stormwater conveyances, etc.).

Objective 4.7

Ensure that the development of future land uses takes place in a way that is coordinated with the availability of adequate facilities and services to support the uses. This includes establishing appropriate location and adequate area set asides to accommodate utility requirements necessary for serving the estimated 10-year development, and implementing utility extensions in cost-effective increments.

Policy 4.7.1: Each development project representing a change in the amount of impervious surface will be measured to assess the effect it will have on stormwater detention capacity.

Policy 4.7.2: The University shall, through the Office of Facilities Management, coordinate future land uses with the availability of facilities and services to ensure that utilities and infrastructure needed to support future development are available at adopted levels of service, consistent with the concurrency provisions contained in s. 1013.30, F.S. The Office of Facilities Management shall review and evaluate all future construction projects to ensure that adequate provisions for infrastructure and utilities have been incorporated into the design by documenting:

- The provision and maintenance of necessary utility easements, corridors, and points of connection.
- The provision of adequate supply lines to accommodate future development and facility expansion.
- The provision of open space, safe convenient pedestrian and bicycle circulation, vehicular traffic flow, and parking at established levels of service consistent with the 10 year Master Plan.

Objective 4.8

Ensure that measures can be undertaken to minimize or avoid off-campus constraints to campus development and to minimize or avoid conflicts of campus development within the context area. Accordingly, the density and scale of development on the campus properties should be compatible with the adjacent off-campus uses and support desired future land use activity and design character.

Policy 4.8.1: Through inter-local agreements and memoranda of understanding, the University shall work with the host community to minimize both campus conflicts with the host community land uses within the context area and off-campus constraints that may limit future development on the campus.

Policy 4.8.2: The University shall maintain and refine the existing procedural model for review and monitoring of growth and change in land use, and continue to use such model as a monitoring and coordinating measure with the host communities (see also Element 10, Intergovernmental Coordination).

Policy 4.8.3: The University shall, through the Office of Facilities Planning and Management, include in its project and site suitability assessments and evaluation of the relationship of the project to on campus and off-campus development constraints, conflicts, or limits vis-à-vis multimodal circulation, infrastructure, open space, and stormwater management.

Policy 4.8.4: Where the acquisition of additional land is necessary for continued growth and expansion, the University shall coordinate with the appropriate local government on any required amendment to the local government's Comprehensive Plan.

Policy 4.8.5: The University shall ensure that uses at the edges of the campus are compatible with off-campus uses by:

- Maintaining the use and density levels for the land use districts described and illustrated in this element to the degree that they define use patterns that enhance the off-campus institutional, residential and commercial uses adjacent to the campus.
- Providing park-like open space at roadway edges with intermittent views of the campus from US 41, and enhanced vegetative buffer corridors along south, west and north edges of the campus, while acknowledging special planting conditions in and adjacent to existing conservation areas.

Policy 4.8.6: The University shall coordinate through the Office of Facilities Management with the City of Sarasota, Sarasota and Manatee Counties, and Florida Department of Transportation (FDOT) to implement and enhance pedestrian/bicycle linkages between USF Sarasota-Manatee and adjacent neighborhoods and edge conditions.

Objective 4.9

Ensure that incompatible use relationships are eliminated or mitigated in the event that such incompatibilities exist or arise.

Policy 4.9.1: The University shall, through the Office of Facilities Management, undertake an annual review of the schedule of capital improvements to ensure that the capital improvements are consistent with the land use and development factors as described in this plan element and that such improvements are acknowledged in the periodic review set forth in Policy 4.9.2.

Policy 4.9.2: The University's Campus Development Committee (CDC) and Strategic Initiatives Committee shall periodically review the status of land use and facilities program development on the campus, including projects and grant award opportunities that are currently unforeseen. The committee shall identify trends or needs for change in use patterns, density, program affinities and relationships to open space, circulation and utility patterns that might affect the land use plan, and determine whether such circumstances should be corrected to maintain the integrity of the land use plan and constraining factors, or cause the plan to be altered or amended to reflect valid needs. The committee will report its periodic findings to the president and recommend circumstances when and by which amendment of the adopted Campus Master Plan may be merited, or where projects should be limited or amended.

Policy 4.9.3: In the pursuit of Policy 4.9.2 above, the University shall identify any circumstance whereby future land acquisition may be necessary or appropriate to accommodate currently unforeseen development projects or strategies (such as grant opportunities, property acquisition options, utility corridors, etc.), and shall determine the appropriate timetable, funding, and development coordination measures associated with the prospective acquisition. Similar measures will be applied in the event of any circumstance calling for the sublease of University land to others.

Policy 4.9.4: Campus master plan amendments that, alone or in conjunction with other amendments, exceed thresholds established in s. 1013.30(9), F.S., shall be reviewed and adopted under the provisions of s. 1013.30(6), F.S.

Objective 4.10

Continue to maintain and support existing off-campus instructional sites and explore options for additional instructional sites to meet the needs of the academic programs and student enrollment growth.

Policy 4.10.1: The University shall continue to maintain and support existing off-campus instructional sites in accordance with the terms of the lease or inter-institutional agreements.

Policy 4.10.2: The University shall continue to explore options for additional off-campus instructional sites as needed to support the academic programs and student enrollment growth, subject to funding availabilities.



UNIVERSITY of SOUTH FLORIDA

2020 - 2030
Sarasota-Manatee Campus
Master Plan Update



- Campus Limits
- Planning Area
- Proposed Buildings & Parking Structures
- Existing Buildings

Element 4
Future Land Use

Figure 4-1
10 Year Campus
Master Plan Concept

Date
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