



2020 - 2030

USF Master Plan Updates

Data Collection & Analysis

Element 4: Future Land Use

UNIVERSITY OF SOUTH FLORIDA

TAMPA CAMPUS

TABLE OF CONTENTS:

Appendix B Data Collection and Analysis (DCA)

Element 4 Future Land Use

Figure 4.1	Existing Building Uses
Figure 4.2	Campus Development Density
Figure 4.3	Building Development
Figure 4.4	Encumbrances, Leases, Subleases and Easements
Figure 4.5	Development and Underdeveloped Areas
Figure 4.6	Existing Campus Aerial



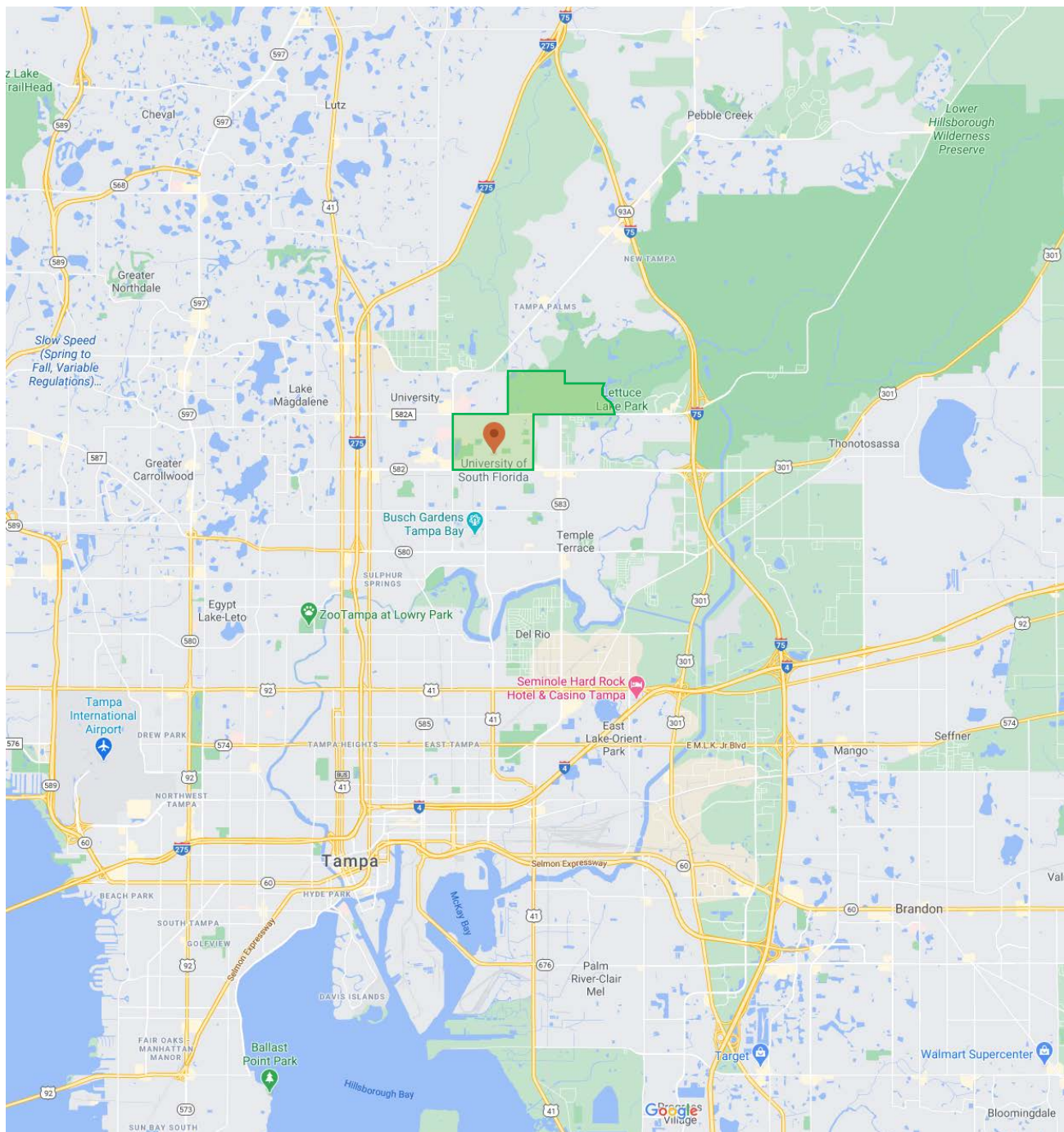
Element 4:

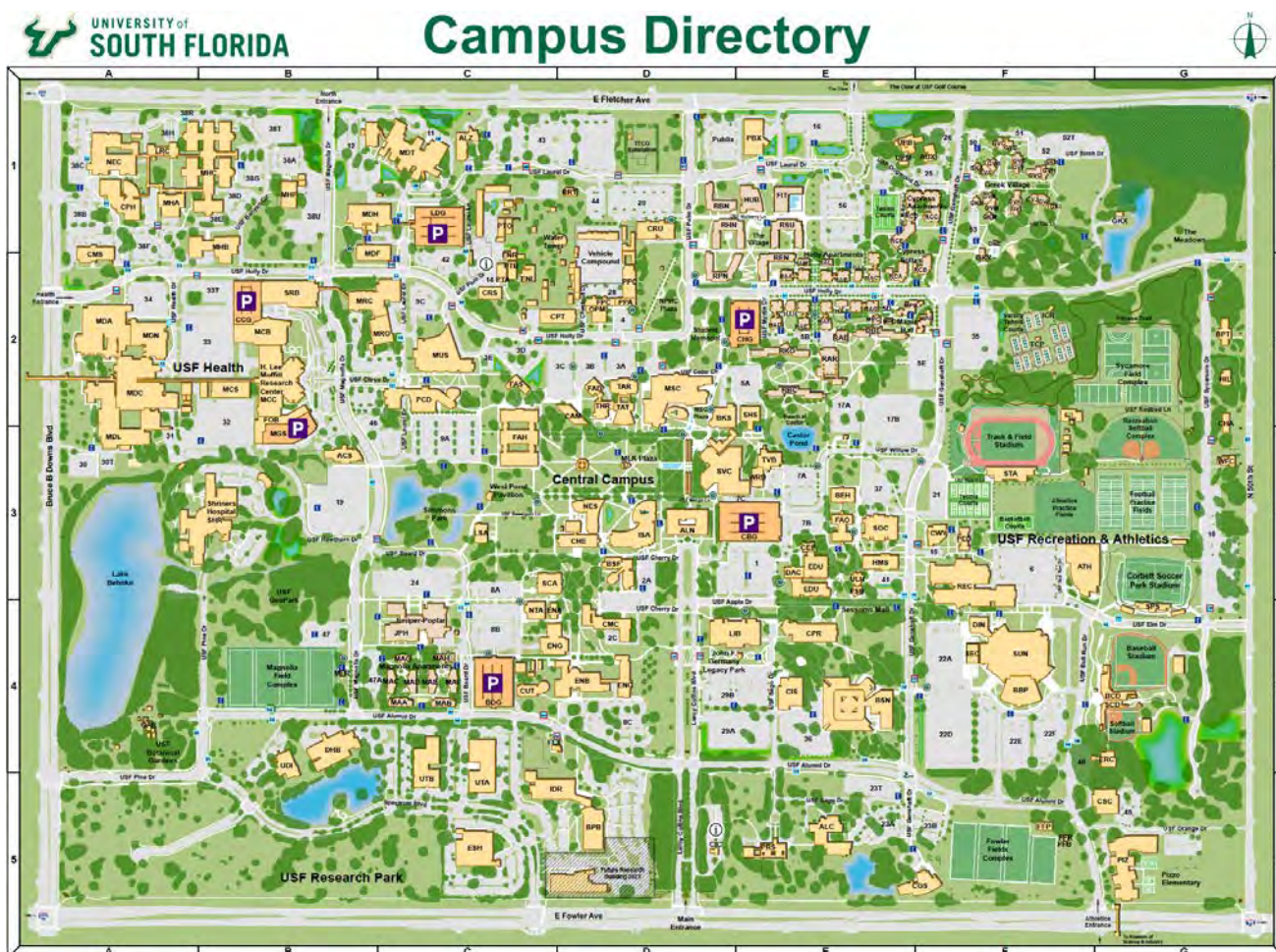
Tampa Future Land Use

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, see also Element 10.

USF Tampa Campus Location Map:





(1) FUTURE LAND USE DATA AND ANALYSIS

The USF campus property consists of a total of approximately 1550 Acres and is divided by Fletcher Avenue. The property is leased from the state Trustees of the Internal Improvement Trust Fund (TIITF). The developed Academic Campus is approximately one mile north-south by one and a half miles east- west, containing approximately 815 Acres including subleased parcels, and does not include the USF Research Park. The campus is bounded by Bruce B Downs Boulevard, Fletcher Avenue, 50th street, and partially by Fowler Avenue. USF campus development is guided by the Campus Development Agreement with the City of Tampa. The USF Research Park is a separate property leased directly to the USF Research Foundation by the TIITF. Its development is governed by a separate Development of Regional Impact (DRI) with the City of Tampa.

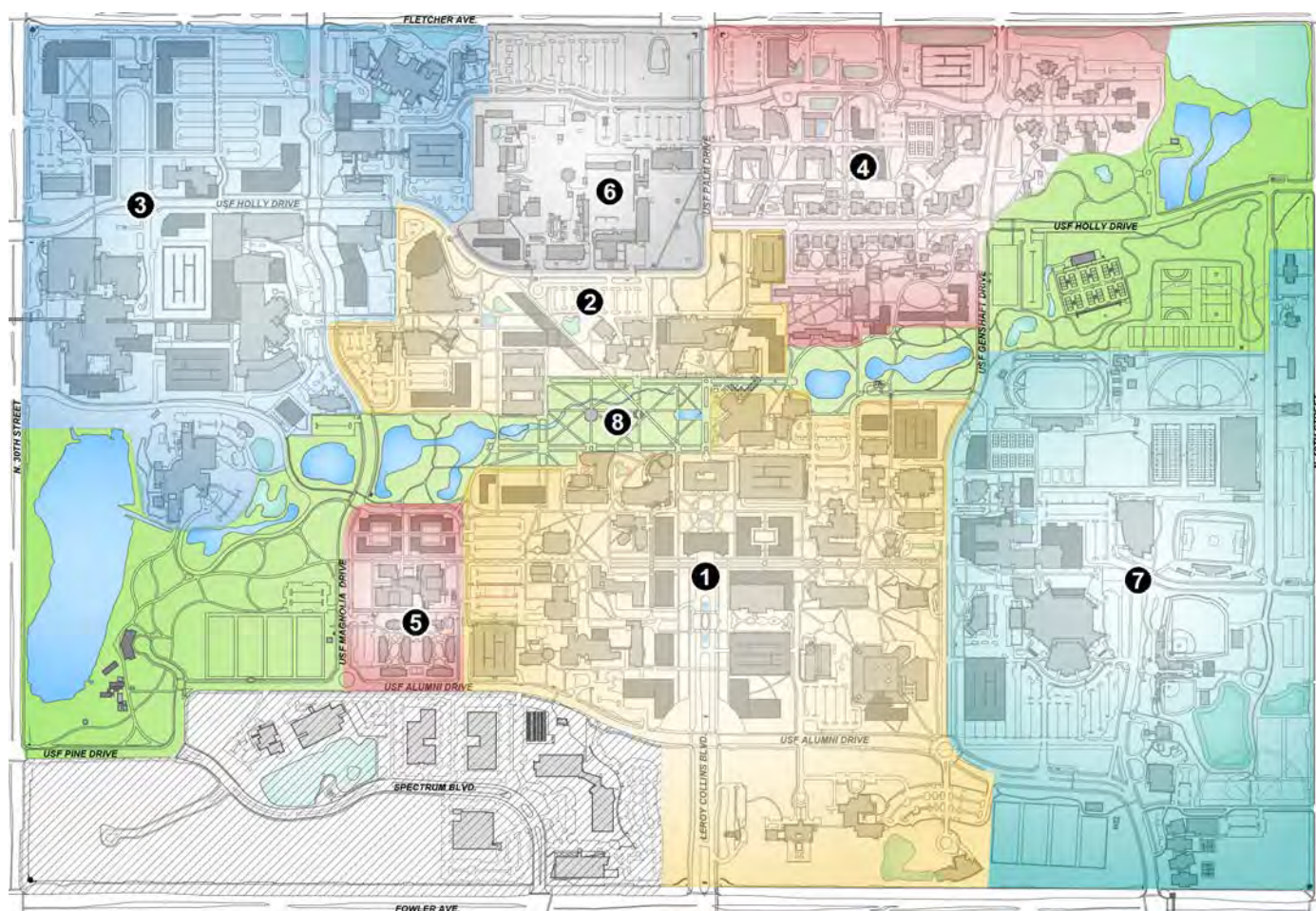
The USF property north of Fletcher Avenue is bounded by 46th Street, Fletcher Avenue, and the Hillsborough River. This property is approximately 735 Acres and contains the USF Golf Course, the USF Forest Preserve, and the USF Riverfront Park.

(a) Existing and projected space and building needs

Summary of Campus buildings GSF by area:

The campus currently contains approximately 300 buildings. Individual building NASF and GSF are available through Facilities Management Department. The facilities for the College of Marine Science and the USF Health Pediatric Research Building are located on the St. Petersburg campus and are included in the Campus Master Plan for that campus.

<u>USF BUILDINGS ONLY GSF TOTAL</u>					
Feb 2021			Acres	GSF	Parking Struct GSF
1 Academic South				2,766,161	1,110,955
2 Academic North				912,621	297,303
3 Health Sciences				1,700,509	472,085
4 Residential East				1,628,784	
5 Residential West				527,916	
6 Facilities Services				197,748	
7 Athletics and Recreation				780,237	
8 Greenway				3,516	
			GSF Total	8,517,492	1,880,343
			GSF Total with Parking Structures	10,397,835	
<u>USF TAMPA CAMPUS - ALL BUILDINGS GSF TOTAL</u>					
					Parking Struct GSF
1 Academic South				2,766,161	1,110,955
2 Academic North				912,621	297,303
3 Health Sciences				1,700,509	472,085
3 Moffitt, Shriners'				1,677,546	540,866
			Total Area 3	3,378,055	
4 Residential East				1,628,784	
5 Residential West				527,916	
6 Facilities Services				197,748	
7 Athletics and Recreation				780,237	
7 Pizzo / Patel Elem, Chapels				136,436	
			Total Area 7	916,673	
-					
8 Greenway				3,516	
			GSF Total	10,331,474	2,421,209
			GSF Total with Parking Structures	12,752,683	



USF Tampa Campus Enrollment Projections 2021 - 2025

USF Tampa														
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	19,033	17,850	12,300	19,490	18,074	12,430	19,672	18,239	12,526	19,804	18,359	12,595	19,902	18,447
2-FCS AA Transfer	6,595	6,456	3,967	7,037	6,793	4,158	7,291	7,006	4,279	7,453	7,142	4,356	7,557	7,229
3-Other AA Transfer	802	747	481	838	766	492	852	776	498	859	782	501	864	786
4-Other Undergraduates	5,271	5,141	3,295	5,281	5,149	3,300	5,288	5,157	3,305	5,295	5,163	3,309	5,301	5,169
5-Post-Baccalaureate	713	748	576	804	819	615	849	854	634	872	872	644	884	882
Graduate														
6-Masters	6,858	6,500	4,007	7,131	6,732	4,141	7,309	6,887	4,231	7,438	7,002	4,299	7,542	7,096
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	43,154	41,207	26,920	44,456	42,094	27,427	45,141	42,685	27,766	45,614	43,099	28,007	45,960	43,406
Undergraduate Total	32,414	30,941	20,619	33,450	31,601	20,995	33,952	32,032	21,241	34,284	32,319	21,406	34,508	32,513
Graduate Total	10,740	10,266	6,301	11,006	10,492	6,432	11,188	10,653	6,525	11,330	10,780	6,601	11,452	10,893
Grand Total	43,154	41,207	26,920	44,456	42,094	27,427	45,141	42,685	27,766	45,614	43,099	28,007	45,960	43,406
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	390,065	377,731	125,642	410,917	386,006	128,192	417,482	391,736	129,961	422,093	395,796	131,233	425,423	398,766
Graduate Total	81,176	75,399	33,788	82,648	77,145	34,543	84,345	78,701	35,226	85,910	80,090	35,847	87,294	81,345
Grand Total	471,241	453,130	159,430	493,565	463,151	162,735	501,827	470,437	165,187	508,003	475,886	167,080	512,717	480,111
Annual FTE UG				30752			31247			31595			31847	
Annual FTE GR				8066			8233			8384			8520	
Total Annual FTE				38818			39480			39979			40368	

One USF 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	

*Data Updated on 9/9/2021 for Fall 2021 Drop/Add bench and enrollment projection provided by Office of Decision Support.

Non-Student Faculty-Staff

Fall 2011*	Fall 2012*	Fall 2013*	Fall 2020	Fall 2025
10101	10621	10870	10582	10794

*Unchanged data from initial report

Provided by Office of Decision Support 04/04/2023.

Data Represent actuals for Fall 2020 using non-student faculty and staff, Fall 2025 represents an estimated 2% increase from Fall 2020.

Payplans excluded were (05, 09, 98, 99)

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.

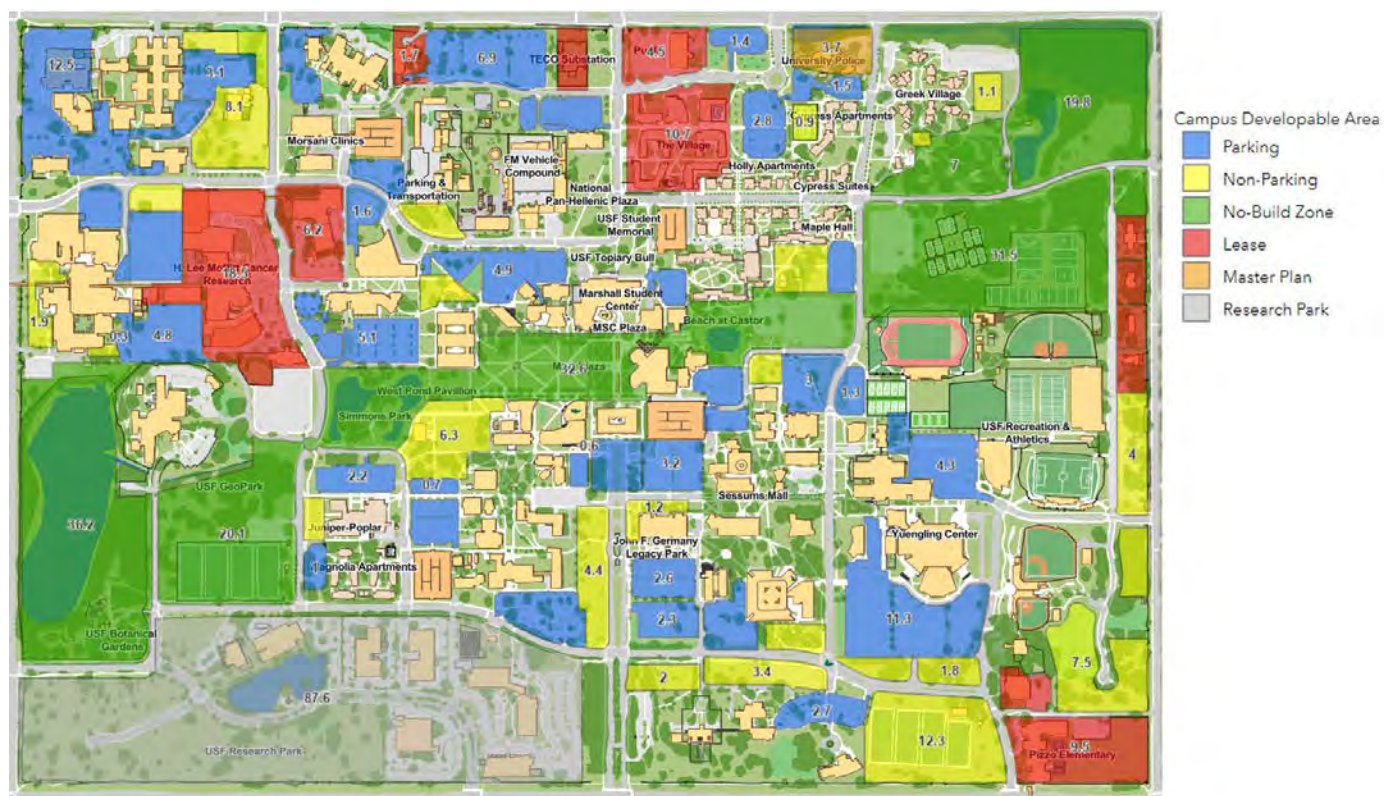
Space Type	Classroom	Teaching Lab	Study	Office	Research Lab	Audit./Exhib.	Instructional Media	Gym.	Campus Support Service	Total NASF
Net Space needs	62,741	44,741	358,063	22,273	540,457	43,936	128,154	66,705	100,620	1,367,690
Percent of Space needs met	79%	88%	42%	98%	37%	41%	7%	55%	48%	63%
Projects 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%

Notes:

*At the time of the Needs Assessment, the survey team validated space erroneously coded as Teaching Labs. The outcome of that validation resulted in a 16,761 NASF reduction in Teaching Labs, an adjusted net space need of 4,241 and a reduction of the percent of space needs met to 99%. This footnote is included herein to reflect the revised net space needs and percent of space needs met following the submission of revised data to the Board Office by USF before May 27, 2022.

(a) Projected vacant, open or underdeveloped University-controlled lands

The USF Tampa Campus proper contains a large number of 1-2 story buildings (Fig 4.2). This density is considered a poor use of land resources and in the future could be considered sites for facilities of greater density. Currently there are 110 acres of surface parking lots and 65 acres of non-parking land areas outside of the Greenway system. The Greenway and USF Forest Preserve are considered unavailable for development. See map below.



(b) Properties within the planning study area where title interest is held by the Board of Trustees of the Internal Improvement Trust Fund (TIITF).

The USF Research Park, the property at the northeast corner of Bruce B Downs and Fowler Avenue, is leased to the USF Research Foundation by the TIITF. Development is controlled by a Development of Regional Impact agreement with the city, not the USF Master Plan. The property is approximately 87 acres (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). The property located at the southeast corner of Bruce B Downs and Fowler Avenue (South Park) was acquired by the USF Research Foundation in November 2005. The undeveloped property is 25 acres. This property currently does not have a development agreement. Existing subleases to non-USF entities on University-controlled property, other than utility easements are shown on Fig 4.4.

Tampa Campus Property in Subleases and Encumbrances

LESSEE or SUB-LESSEE	NAME of FACILITY/ STRUCTURE	FACILITY USE	LEASED ACREAGE	SUBLEASED ACREAGE	LEASE TERMINATION
USF/ Board of Trustees	USF/ Main Campus	USF/ Main Campus	1,550.00		1/22/2073
BOT Synod of Florida Presbyterian Church U.S.	Chapel Center	Student Religious Center		1.38	1/25/2059
Florida Baptist Convention	Baptist Student Center	Student Religious Center		1.38	1/25/2059

Florida Board of Education of the Florida Annual Conference of the Methodist Church	University Chapel Fellowship	Student Religious Center		1.38	1/25/2059
Credit Union	USF Federal Credit Union	Credit Union		1.17	1/17/2021
Shriners Hospital	Shriners Hospital	Shriners Hospital	includes view easement	40.96	12/13/2072
H. Lee Moffitt Cancer Ctr	H. Lee Moffitt Cancer Ctr	H. Lee Moffitt Cancer Ctr		21.64	10/10/2040
American Cancer Society	ACS: Hope Lodge	Short Term Residential Facility	incl in Moffitt sublease	4.00	4/30/2025
Hillsborough County School Board	*Anthony J. Pizzo Elementary School	Elementary School		9.62	6/30/23
Hillel Jewish Student Center	Hillel Jewish Student Center	Hillel Jewish Student Center		1.38	10/15/2027
Hillsborough County School Board	*Patel Charter School	Elementary School		0.52	6/30/23
Publix Super Market, Inc.(P3)	Publix	Grocery Store		3.47	12/11/2037
HSRE-Capstone Tampa, LLC. (P3)	The Village	Residence Halls, Recreation, & Dining		10.73 Phase I 7.86 Phase II 2.87	6/30/2063

ENCUMBRANCES/EASEMENTS:

TECO (substation only, no utility easements) 1.52

LEASE TERMINATION:

Shriners' Hospital Unobstructed View Area 22.62

Credit Union 1.17

*In June 2018 Hillsborough County combined Patel Charter School and Pizzo Elementary School to be Pizzo PK-8 School.

Note: The USF Property Corporation maintains property subleases for certain campus areas as a result of some projects.

Note there are special requirements required by the EPC and DEP for any development on Lot 32 (located between the USF Health facilities and the Moffitt and Shriners Subleases). See Appendix D for more information.

Off- Campus property:

- USF Health Morsani College of Medicine and Heart Institute (MDD):
Owner: USF Board of Trustees; land donated by Vinik Group
An Acre
Address: 560 Channelside Dr., Tampa, FL 33602
- South Tampa Clinic for Advanced Health Care:
Sublease from Tampa General Hospital To the USF Board of Trustees: 0.746 Acres
Address: 2 Tampa General Circle, Tampa FL 33606
40 years, effective March 2006, expires September 30, 2046, may be extended
- Center for Advanced Medical Learning and Simulation (CAMLs):

Owner: USF Board of Trustees

1.39 Acres

Address: 124 S Franklin Street, Tampa FL 33602

- WUSF TV Riverview Transmission Tower Property Sublease from DOE.

Address: 14205 Boyette Road, Riverview, FL 33569

18.446 Acres

USF Research and Educational purposes compliant with the site and property characteristics including the replacement of the existing Transmission Tower and implementation of an Amphibian Water Tank project and future projects consistent with USF mission objectives and provisions of the Sublease.

(c) Properties within the planning study area which may serve to meet existing or future needs

Property changed during 2015 Master Plan:

- Downtown Tampa property transfer to the USF Board of Trustees for the purpose of building the USF Health Morsani Medical School and the USF Health Heart Institute. (not within the planning study area)
- Sublease of USF Campus property to a TBD Public/Private Partner for the purpose of building new Residence Halls, Dining and Recreation facilities – The Village.
- Sublease of USF Campus property to a TBD Public/Private Partner for the purpose of building a grocery store - Publix

(d) Existing natural, archeological or historic resources

Natural Resources

The Greenway provides 125 acres of contiguous open space, stormwater management, and recreation for students. This is the largest natural resource currently on the USF Tampa campus. Additionally, the east end of the USF Forest Preserve borders on the banks of the Hillsborough River, which is listed as an Outstanding Florida Water and is under the jurisdiction of the State of Florida. Alteration of the wetlands within the ERA is controlled by state agencies such as the Florida Department of Environmental Protection (FDEP) and the South West Florida Water Management District ("SWFWMD"). The ERA is currently managed as a natural area with prescribed burning employed as a research and management tool by the USF Biology Department. A portion of the USF Forest Preserve, as well as the connected hardwood area on the campus property at the southwest corner of Fletcher Avenue and 50th Street, and Lake Behnke, have all been designated as wetlands. The wetland portion of the USF Forest Preserve has been surveyed separately. See also Element 8, *Conservation*, for additional information on natural resource areas on the USF Tampa campus.

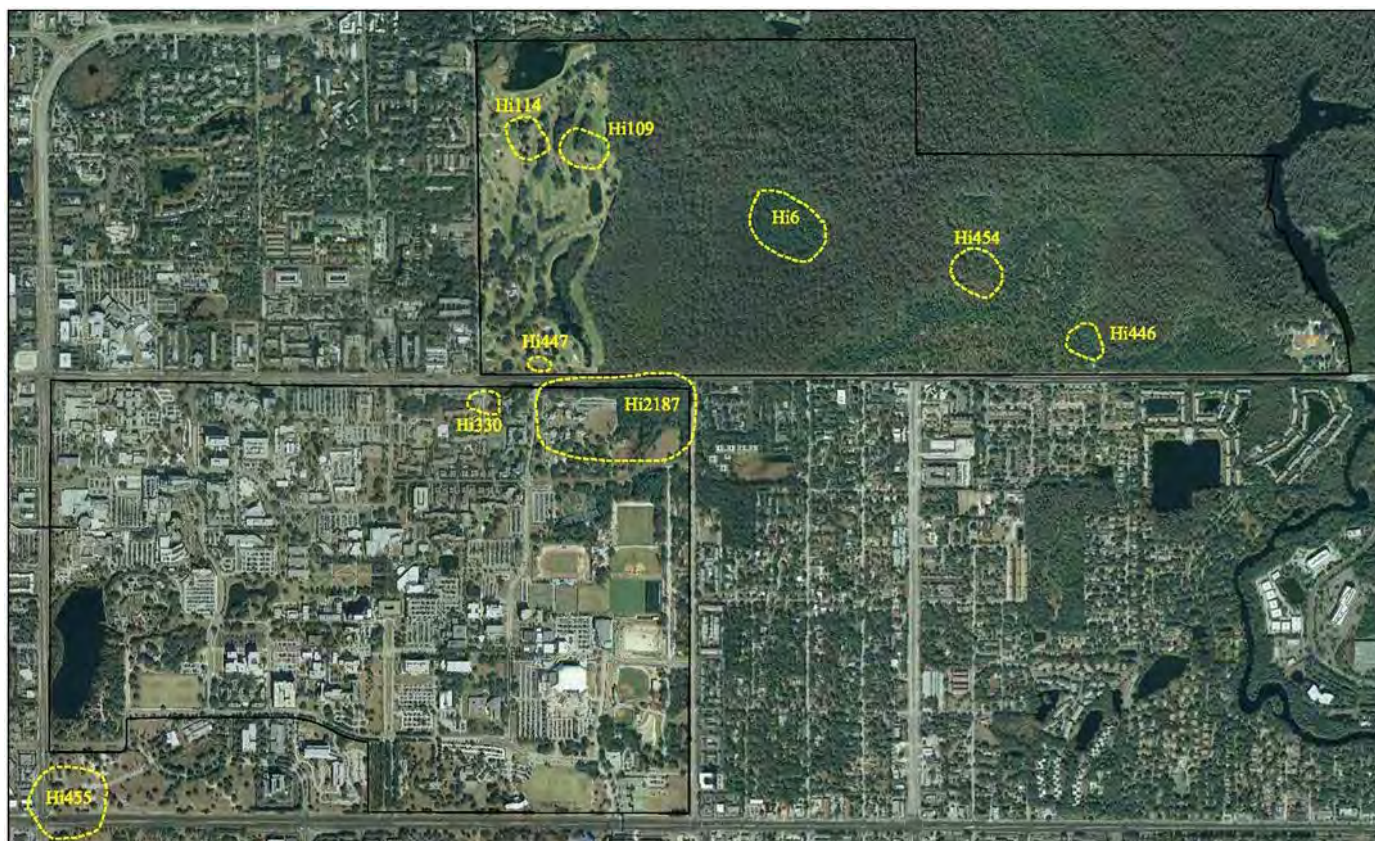
Internal to the USF Tampa Campus, there exists a single known location where existing regulations govern/prevent, the development of drainage features. Within the region of the H. Lee Moffitt Cancer Center, northeast of the above-ground storage tank, there was an identified petroleum spill. Proper protocols were followed for identifying and remediating the spill. In November 2008, Hillsborough County Environmental Protection Commission issued a report stating that no further action was required, with controls, for this petroleum spill. The report and corresponding legal description of the spill location are included in the Appendix D, Resolution of Petroleum Discharge at the H. Lee Moffitt Cancer Center. Prohibited uses in this "restricted area" include groundwater extraction and groundwater use, as well as the prohibition of developing any form of stormwater treatment system with the affected area. See also Element 7.1 Stormwater Management for additional information regarding regulations and programs which govern land use and development of natural drainage features.

Historic Resources

The Allen Building (ALN), Fine Arts (FAH), Theatre 1 (TAT), and Chemistry (CHE) buildings may be considered by the University for historic resource status as period examples of the Florida architectural approach to conservation. Techniques used in original design include minimizing the number of windows that face east or west, passive solar, sunscreens, courtyards and other measures.

Archaeological Resources

Several archeological sites on the campus property are listed with the State of Florida. In 2002 a small prehistoric site located at the north end of campus, near the Hillsborough River and Cypress Creek basins, golf driving range and adjacent wooded area, was documented by USF professor and students. The site, originally discovered and recorded in the 1980s, has been identified as the remnants of a camp site or habitation site, with stone and fossilized or agatized coral used as tools, and broken pieces of pottery made by ancient Floridians thought to have lived there up to two thousand or more years ago. Site investigation was also done on the USF Golf Course property by the USF Archeology Department for the impact of the construction of the Golf Practice facility replacement.



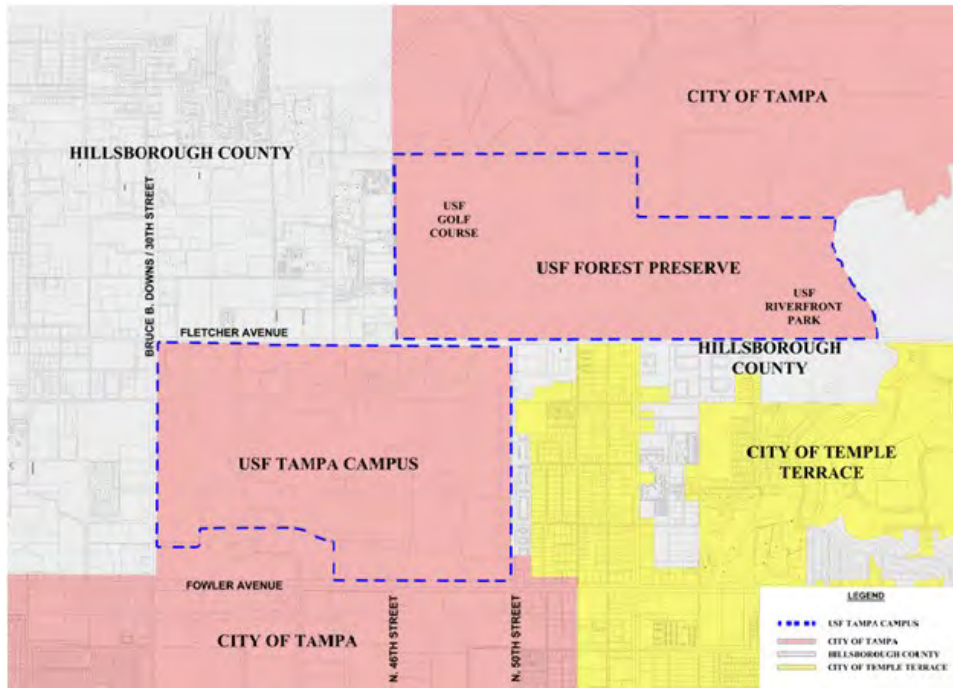
(e) Facilities on University-controlled lands that are not under the jurisdiction or operation of the State University System.

- South Tampa Clinic for Advanced Health Care:
Sublease from Tampa General Hospital to the USF Board of Trustees:
.746 Acres
Address: 2 Tampa General Circle, Tampa FL 33606 40 years,
effective March 2006
- Center for Advanced Medical Learning and Simulation (CAMLs): Owner:
USF Board of Trustees
1.39 Acres
Address: 124 S Franklin Street, Tampa FL 33602
- USF Research Park of Tampa Bay
Currently leased from the TIITF to the USF Research Foundation
87.79 Acres north of Fowler Avenue, Development of Regional Impact (DRI) 25 Acres south of Fowler

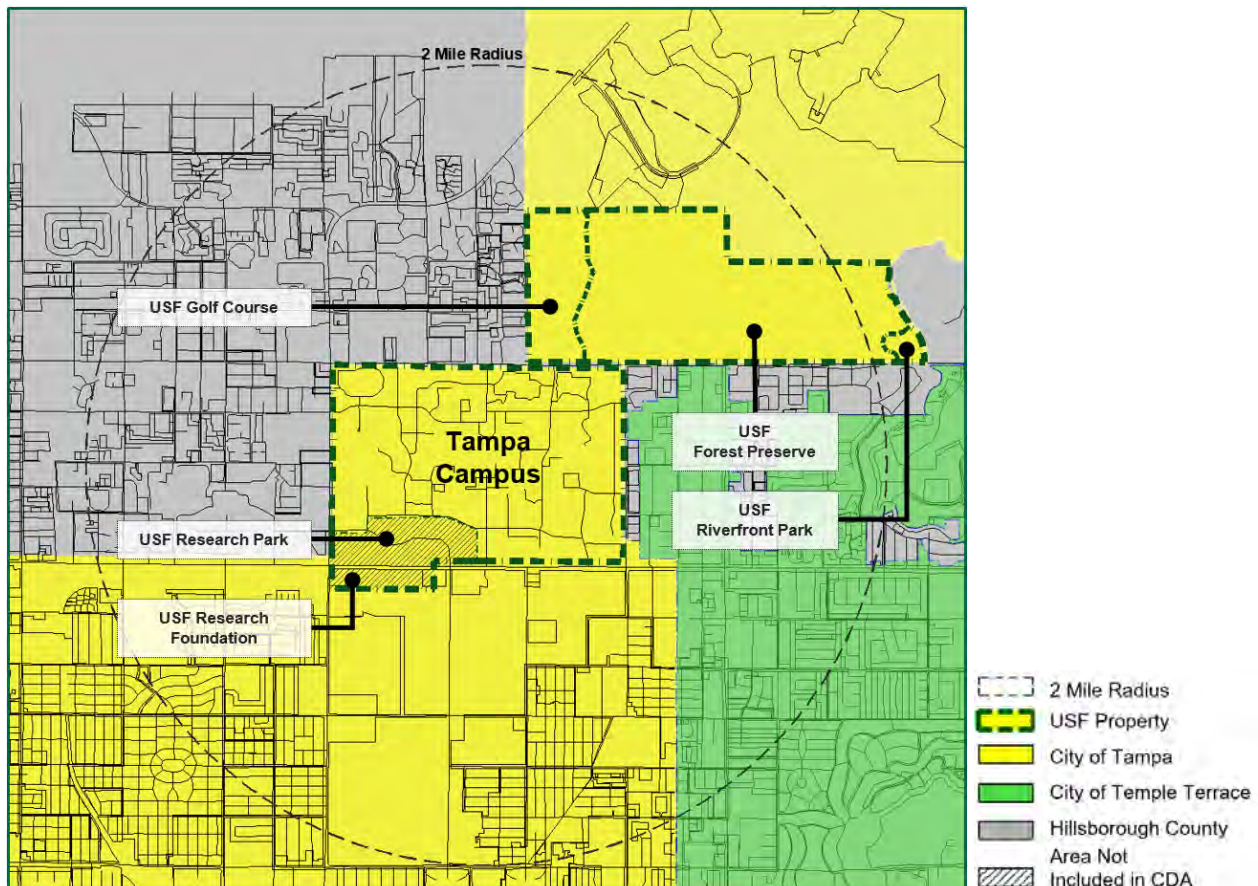
(f) Existing and projected land uses, goals, objectives, policies and zoning within the planning study area as defined in the local government's comprehensive plans.

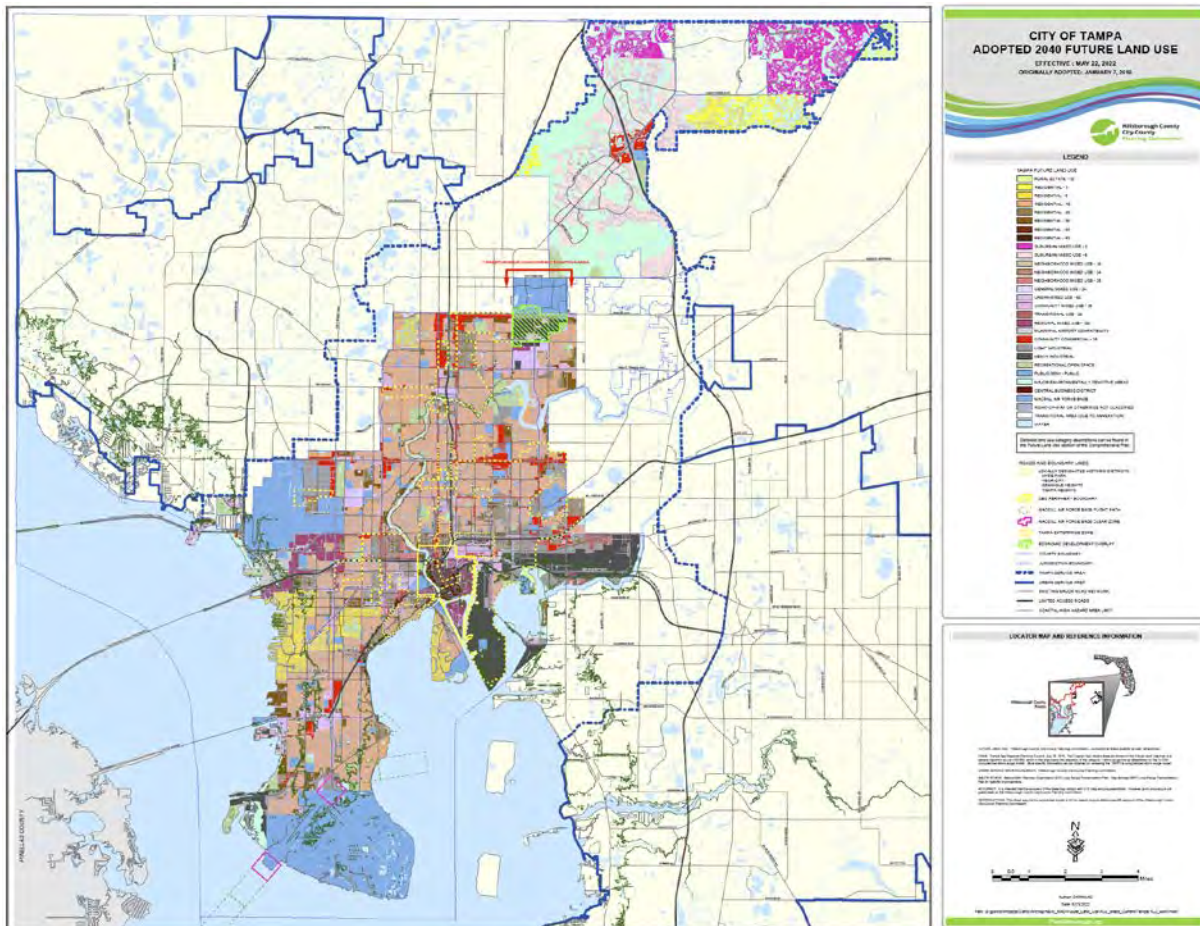
The use of the USF campus property is consistent with the local governments Comprehensive Plans.

Adjacent Municipalities:



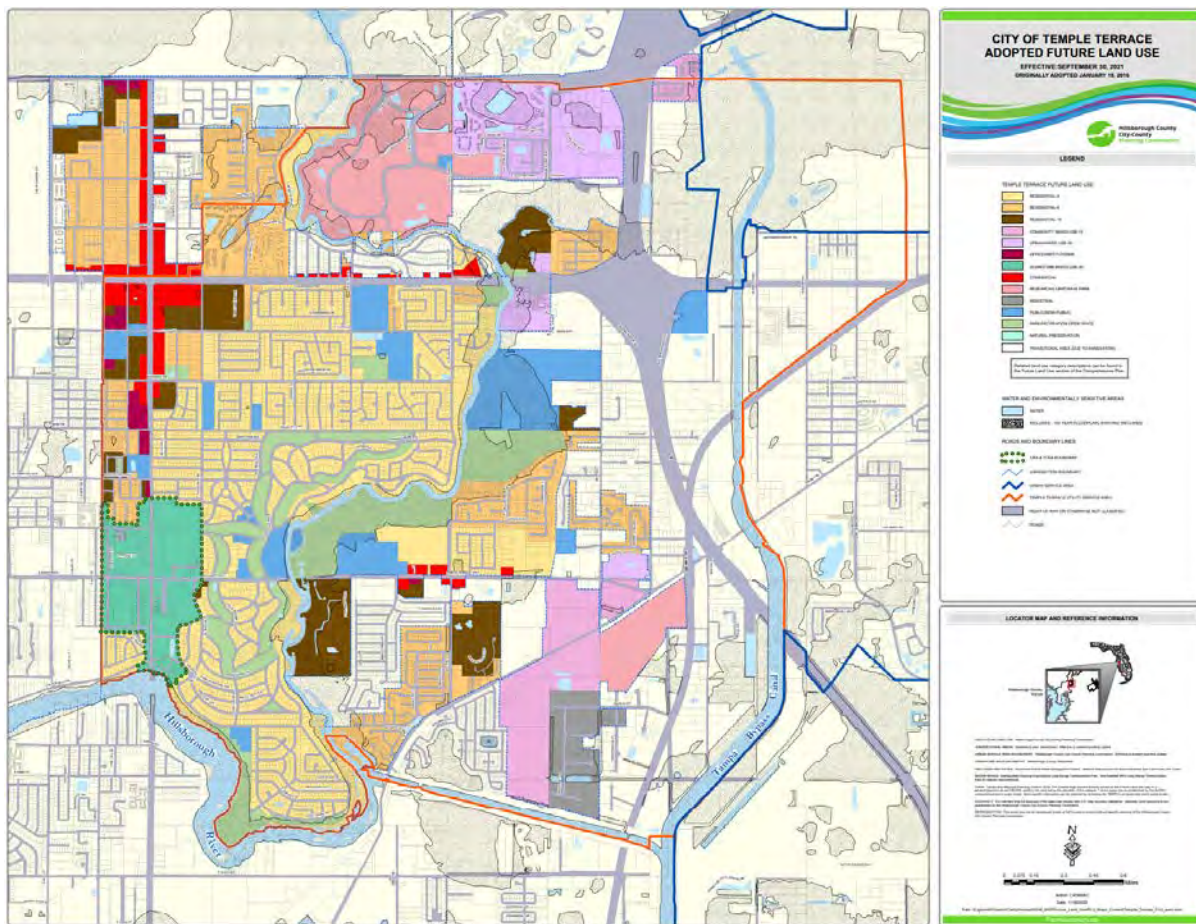
Planning Studied Area:



[illegible]

https://planhillsborough.org/wp-content/uploads/2021/08/Adopted_Tampa_FLU.pdf

City of Temple Terrace Future Land use Map



(g) Campus Development Agreement

USF has an Agreement with the City of Tampa regarding development. It was based on the 2005-2015 Tampa Campus Master Plan Update and executed in April 2007 and expires on December 31, 2015. In summary it provides for maximum net increases in Academic, Support, Medical, and Sport/Recreation space as well as Housing Beds, Parking, and Outdoor Seating. These are listed in Exhibit A of the Agreement. It currently requires USF to remove the northwest corner of campus from City potable water service. USF is in the process with the City of Tampa to update the 2025 extended agreement.

The fair share of cost for off-campus roadway and intersection improvements, based on projected headcount enrollment increases, was a payment of \$5,273,205 from the State Concurrency Trust Fund (this fund no longer exists). Of this amount, \$3,000,000 was retained by the City and \$2,273,205 was received by the USF Parking and Transportation Services to improve USF BullRunner transit service to the Campus. This resulted in the expansion of service with a new route to the south of the USF Campus and has been very successful.



UNIVERSITY of SOUTH FLORIDA

2020 - 2030 Tampa Campus
Master Plan Update

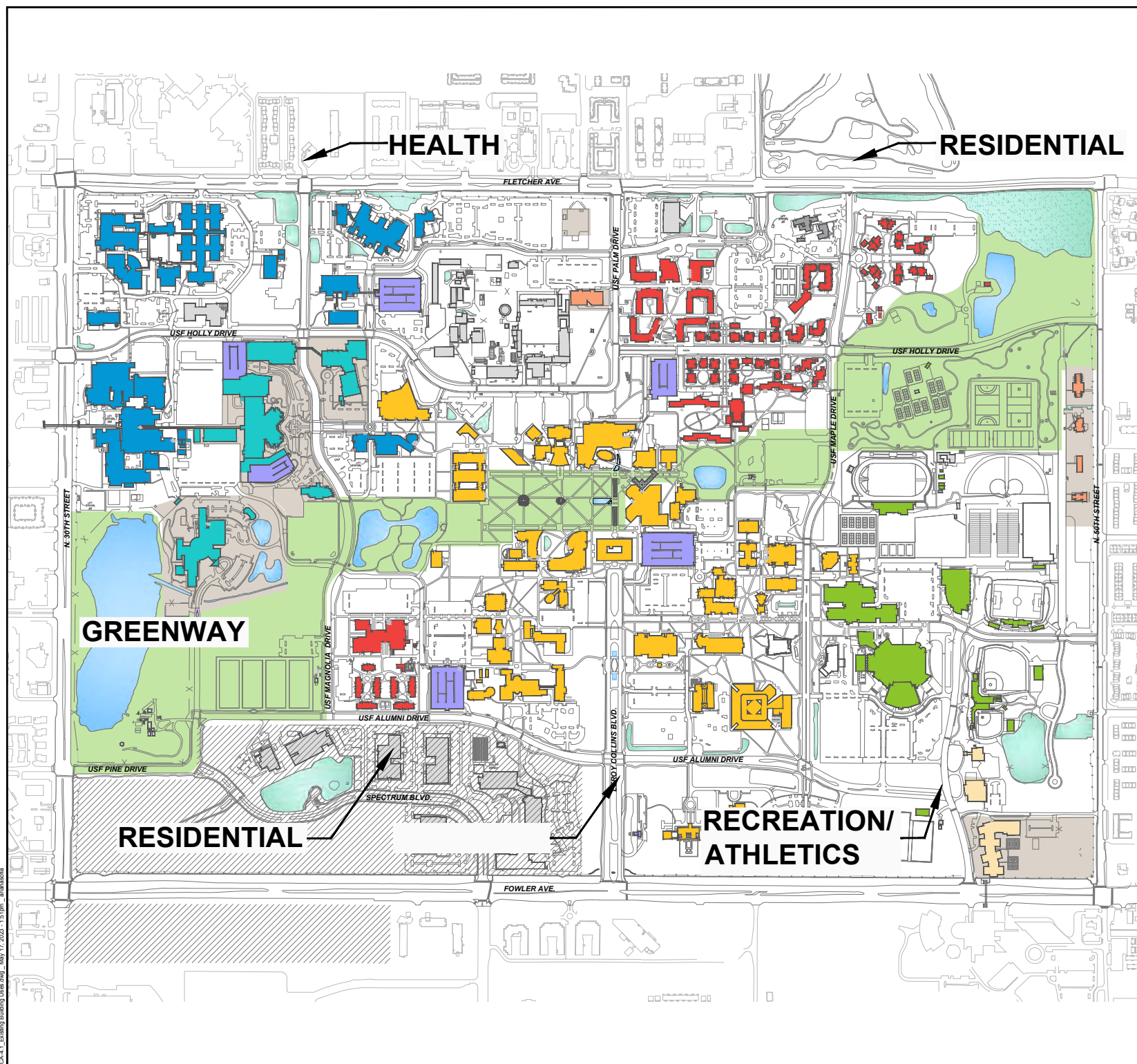
- Academic (USF)
- Academic (non-USF)
- Residence Halls (USF)
- Support (non-USF)
- Health Sciences (USF)
- Health Sciences (non-USF)
- Facilities (USF)
- Athletics (USF)
- Parking facilities
- Sub-Lease
- USF Greenway

Area Not Included in
Campus Master Plan

Element 4
Future Land Use

Figure 4.1
Existing Building Uses

Date
ADOPTED 06/13/2023





UNIVERSITY of SOUTH FLORIDA

2020 - 2030 Tampa Campus Master Plan Update

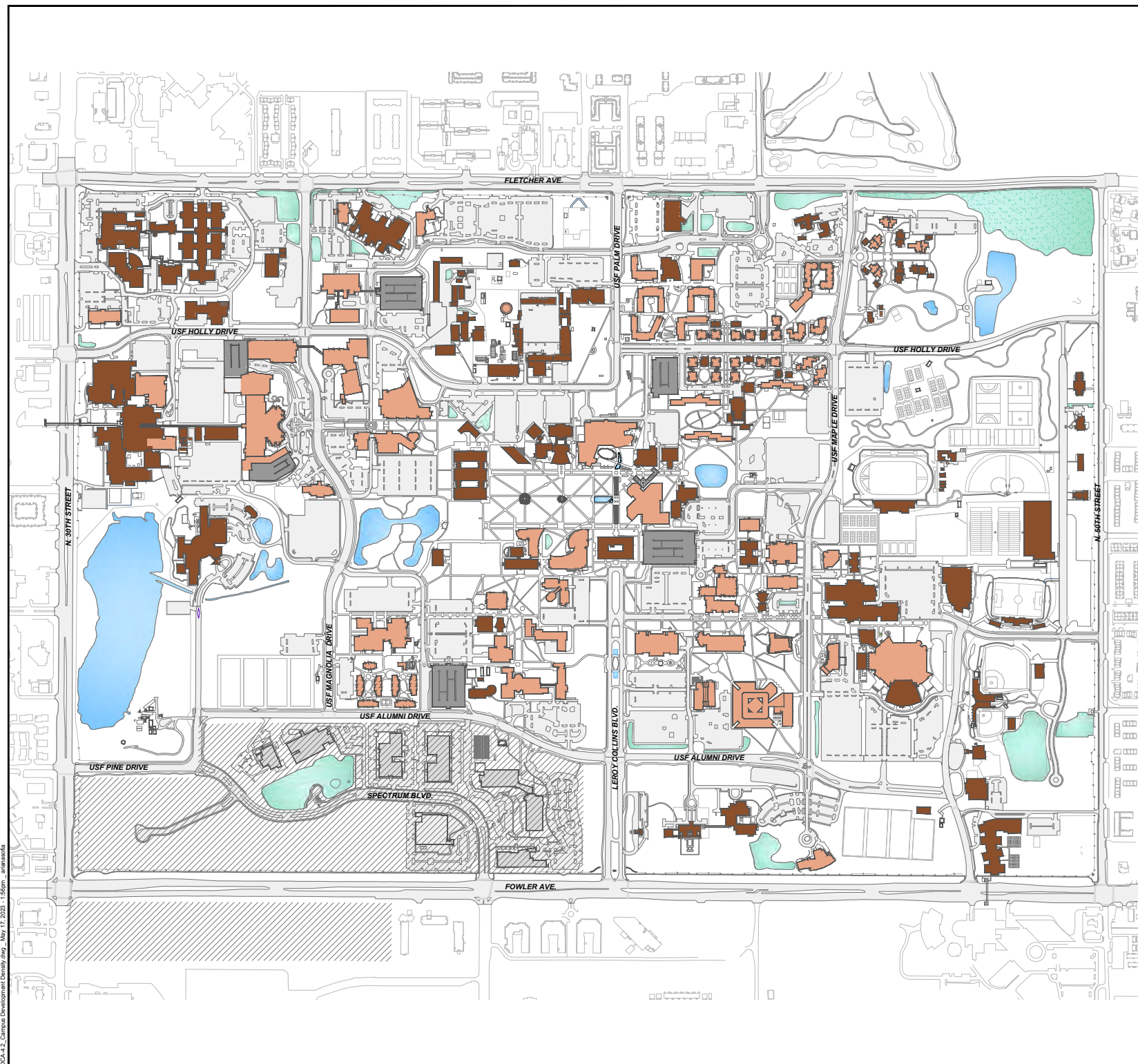
- 1-2 Story Building
- > 2 Story Building
- Parking Structure
- Surface Parking

Area Not Included in
Campus Master Plan

Element 4
Future Land Use

Figure 4.2
Campus Development
Density

Date
ADOPTED 06/13/2023





UNIVERSITY of SOUTH FLORIDA

2020 - 2030 Tampa Campus Master Plan Update

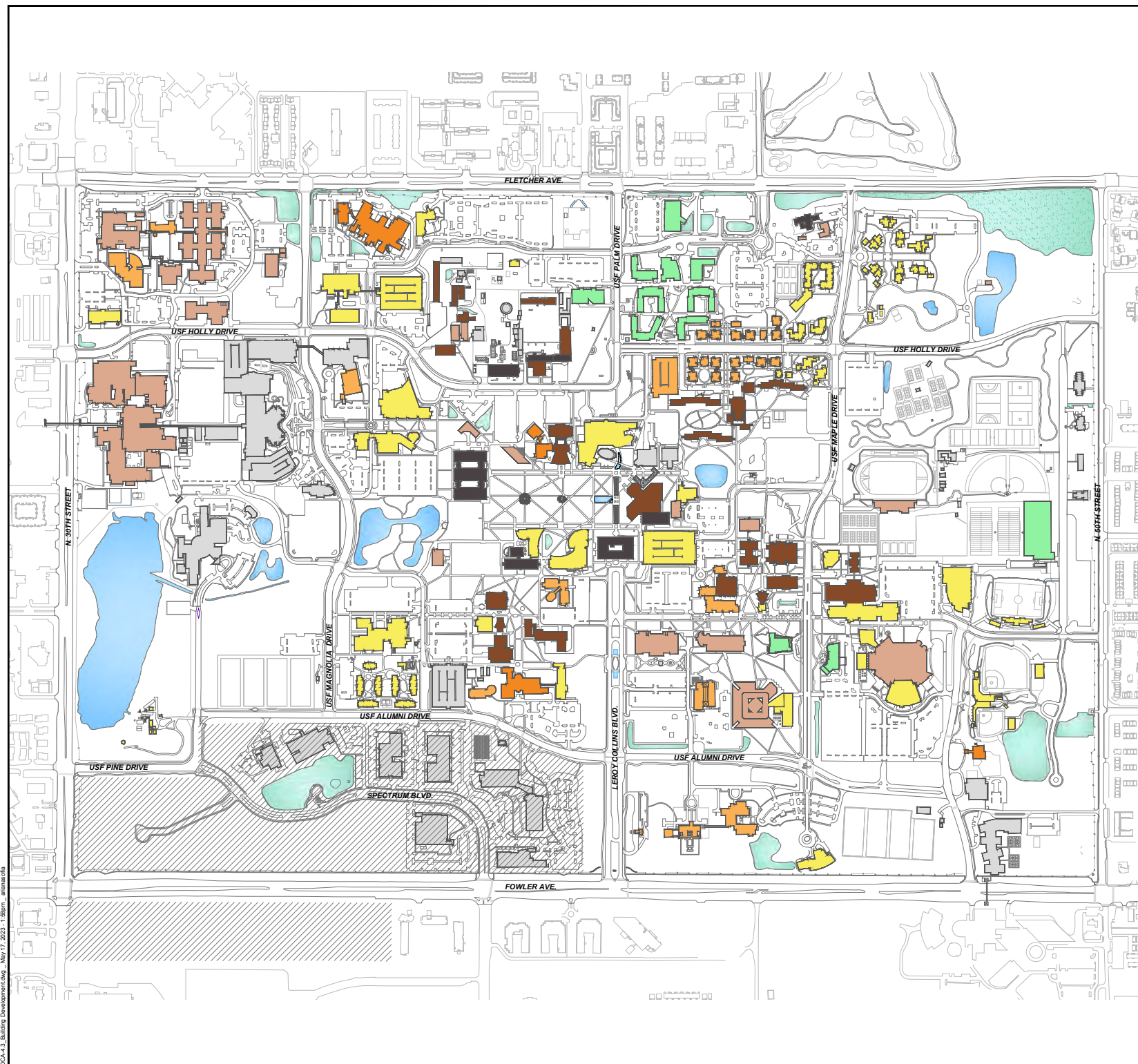
- 1956 - 1960
- 1961 - 1970
- 1971 - 1980
- 1981 - 1990
- 1991 - 2000
- 2001 - 2015
- 2015 - 2025

Area Not Included in
Campus Master Plan

Element 4
Future Land Use

Figure 4.3
Building Development

Date
ADOPTED 06/13/2023





UNIVERSITY of SOUTH FLORIDA

2020 - 2030 Tampa Campus Master Plan Update

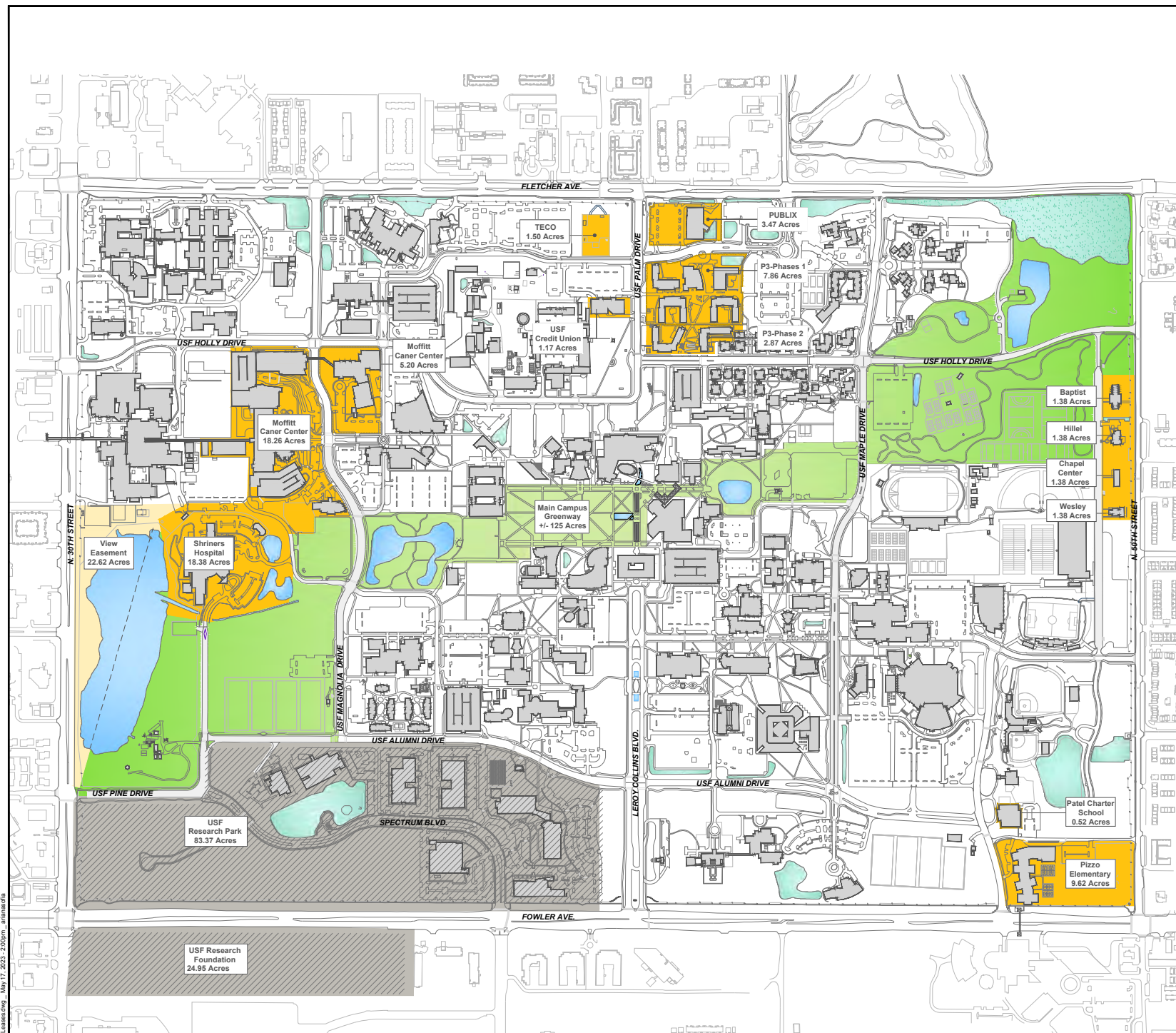
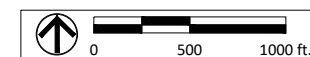
- Sub-lease
- Research Park
- Protected View
- Greenway

Area Not Included in
Campus Master Plan

Element 4 Future Land Use

Figure 4.4
Encumbrances, Leases,
Subleases and Easements

Date
ADOPTED 06/13/2023





UNIVERSITY of SOUTH FLORIDA

2020 - 2030 Tampa Campus Master Plan Update

- 1 - 2 Story Buildings
- Low Density Buildings
- Non-Parking Vacant
- Surface Parking

Area Not Included in
Campus Master Plan

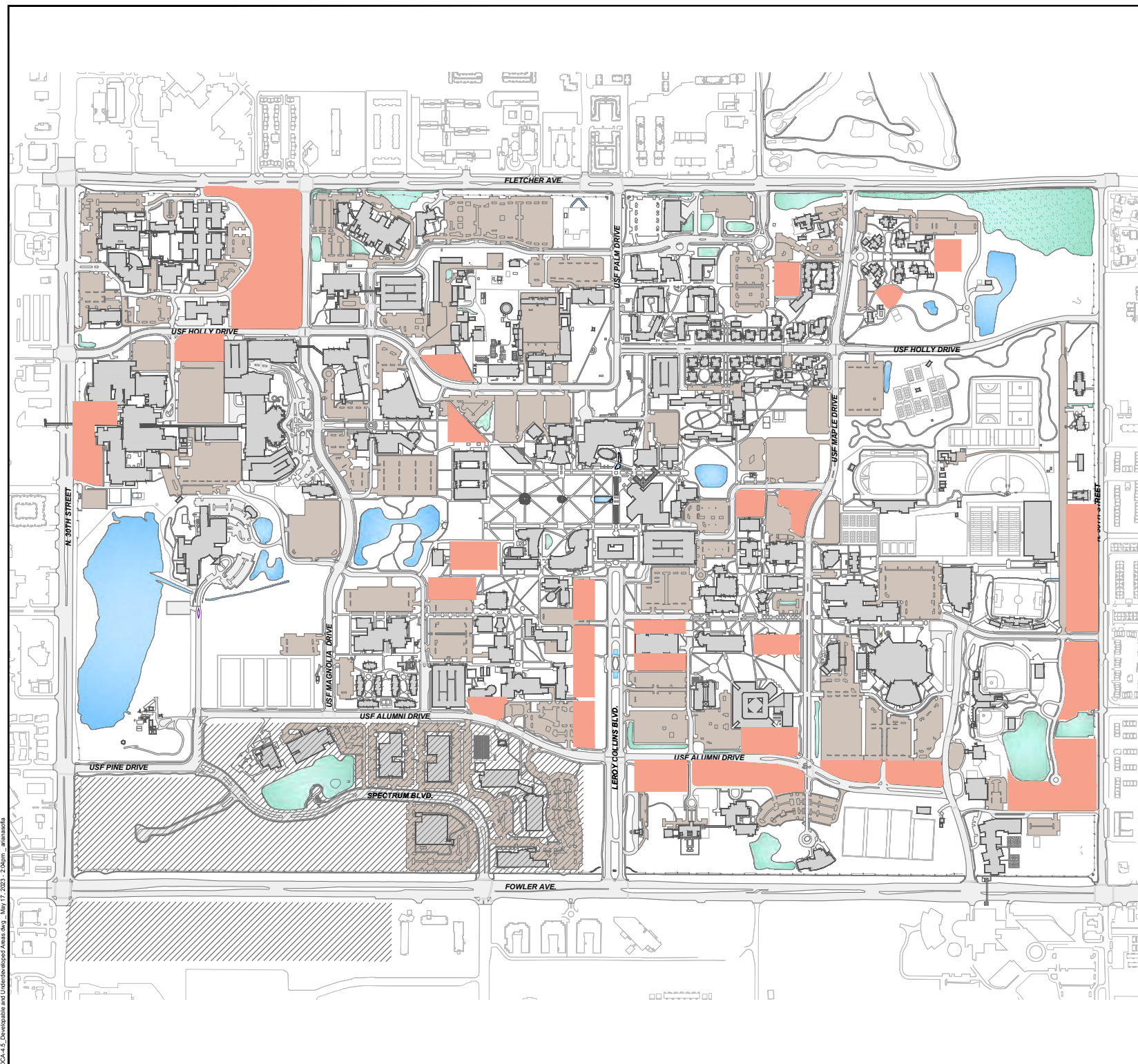
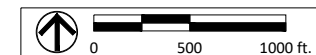
Notes

Non-Parking Vacant: 75 Acres
Surface Parking: 86 Acres

Element 4 Future Land Use

Figure 4.5
Developable and
Underdeveloped Areas

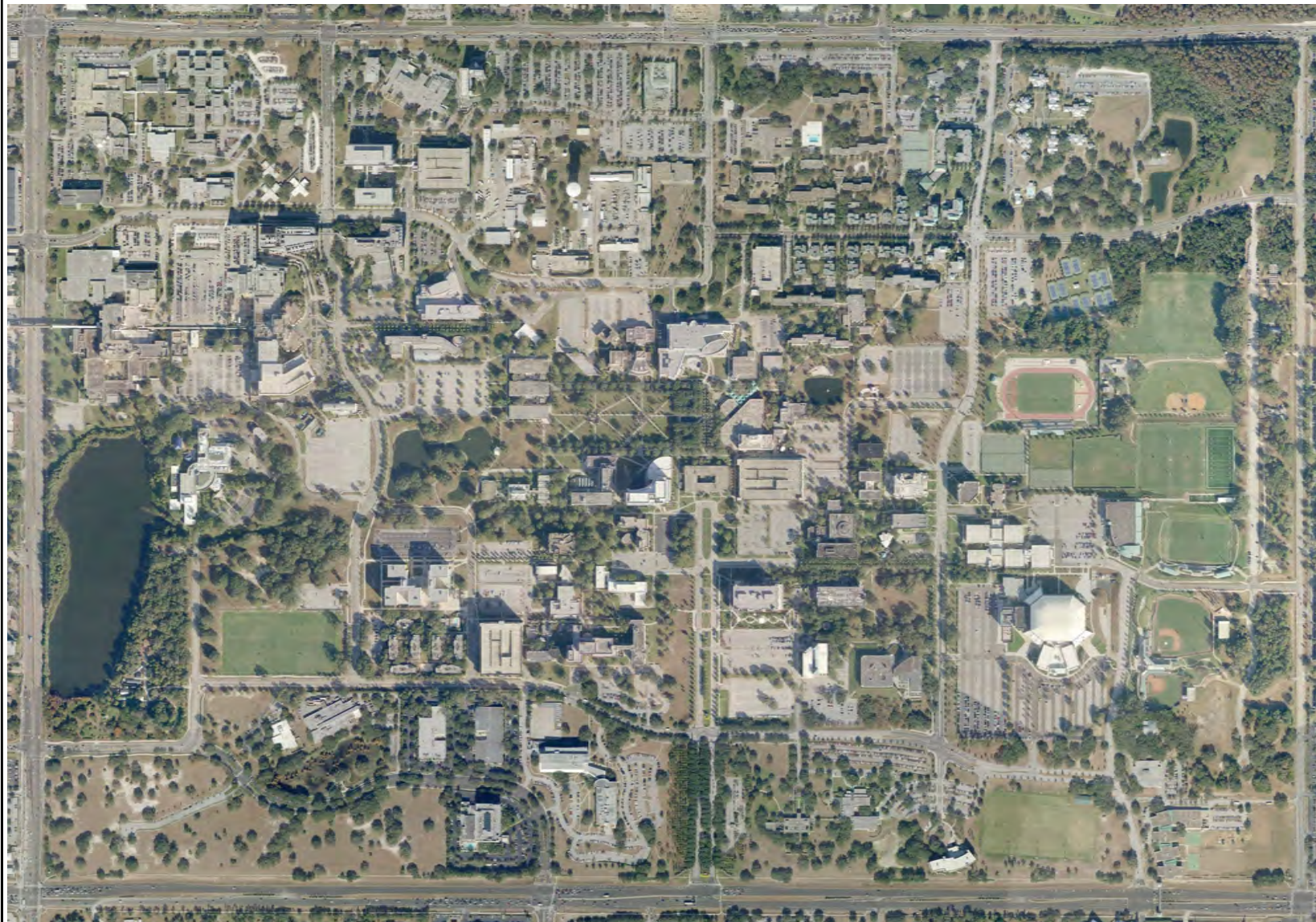
Date
ADOPTED 06/13/2023





UNIVERSITY of
SOUTH FLORIDA

2020 - 2030 Tampa Campus
Master Plan Update



Element 4
Future Land Use

Figure 4.6
Existing Campus Aerial

Date
ADOPTED 06/13/2023

