MASTER PLAN
GOALS, OBJECTIVES AND POLICIES

ELEMENT 4 – Future Land Use Element

Goal 1
To establish and follow land use patterns for the long-range development of the campus which directs growth to the channel area and away from environmentally sensitive areas.

Objective 1A
Improve existing incompatible campus land uses.

Policy 1A-1
Work with the HBOI Foundation and St. Lucie County to develop a master plan of their surrounding properties that meshes with the development framework of the Florida Atlantic University plan and minimizes duplication of roadways and utilities to preserve the environmental nature of the site.

Policy 1A-2
Continue to develop the east campus as the secure zone of the campus including improvements to the gatehouse and security at individual buildings in accordance with Element 3, Urban Design.

Policy 1A-3
Concentrate research and support facility development in the secure zone along the channel in order to complete the build-out envisioned in the master plan for the campus. This will strengthen the “sense of campus” and provide an environment strongly supportive of pedestrian traffic and, especially, a student population composed primarily of commuters.

Policy 1A-4
Develop a variety of courtyards and nodes to provide attractive outdoor areas that will encourage and foster the development of collaboration and a richer academic life on campus.

Policy 1A-5
Complete the buildings as outlined on page 1 of 10 of the executive summary.

Policy 1A-6
Manage and maintain the wetlands as necessary to preserve this area for passive recreational use.

Policy 1A-7
Locate unforeseen facilities (arising from grant awards or other circumstances) according to schematic sites and zones as delineated in the Future Land Use plan. Amendments to the adopted campus master plan that alone, or in conjunction with other plan amendments, exceed the thresholds established in s.1013.30 (8), F.S., shall be reviewed and adopted pursuant to s.1013.30,F.S. Further, amendments that do not exceed these thresholds shall be consolidated into a single annual submission and submitted to the Office of Capital Programs for review and approval (see Rules 6C-21.103(2)-(3),F.A.C.).
ELEMENT 4 – Future Land Use Element

Policy 1A-8

Encourage careful use of the University’s existing land resources and minimize deviations from the land use plan by continuing the management and review procedures of the President and his Executive Committee assisted by the University Architects Office.

Policy 1A-9

Proposed amendments to the adopted campus master plan which do not exceed the thresholds established in s.1013.30,F.S., and which have the effect of changing land use designations or classifications, or impacting off-campus facilities, services or natural resources, shall be submitted to the host local government for a courtesy review.

Policy 1A-10

Annually, the President and his Executive Committee assisted by the University Architects Office will coordinate land use and development decisions with the current schedule of capital improvements.

Policy 1A-11

As new facilities are constructed and/or old facilities demolished, adjust the square footage and land use calculations accordingly.

Policy 1A-12

Continue development of facilities on the existing East Campus. Develop the East and West Campus facilities in accordance with the outline set forth in future Capital Improvement Plans.

Policy 1A-13

Coordinate with the HBOI Foundation to revise the lease lines to reflect the configuration of the updated master plan.

Policy 1A-14

During the development period, accept existing surface parking uses on much of the eastern portion of the campus with the long-term plan to reallocate it to academic facilities and dedicated green space.

Policy 1A-15

Remove the existing guardhouse and convert the site to a new guardhouse and entry drive and green space as part of the open space system.

Policy 1A-16

Develop future facilities to create, maintain, and enhance open spaces to extend the boardwalk along the HBOI Channel.
MASTER PLAN
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ELEMENT 4 – Future Land Use Element

Objective 1B

Coordinate future land uses with appropriate topography and soil conditions.

Policy 1B-1

The Director of Facilities Planning will coordinate future land uses and the design of all future construction projects with appropriate topography and soil conditions in continuation of FAU standard practices.

Policy 1B-2

The University Architect’s Office shall review all future construction projects for consistency with existing topographic and soil data.

Policy 1B-3

The University shall maintain a database of existing topographic and soil conditions, which will be updated with as-built and survey data developed for future construction projects.

Objective 1C

Coordinate future land uses with the availability of facilities and services.

Policy 1C-1

The University Architect’s Office will coordinate future land uses with the availability of facilities and services to ensure that utilities and infrastructure will be provided at adopted levels of service prior to occupancy. The Facilities Working Committee 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 provisions to connect to St Lucie County potable water and sanitary sewer upon availability; 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; and the provision of open space and convenient and safe traffic flow and parking at established levels of service.

Policy 1C-2

The University will continually monitor the adequacy of storm water management facilities and policies, open space, and the safety and convenience of on-campus traffic flow to maintain adopted levels of service. Amendments to the adopted plan will be pursued, if necessary, to implement required changes.

Policy 1C-3

Provisions for storm water management, open space, and safe and convenient on-campus traffic flow, considering needed vehicle parking, are included in the development density guidelines and should be provided at the adopted level of service as part of each facility development. Refer to Element 9 for related storm water policies, to Element 3 and Element 8 for open space policies, and to Element 11 for parking related policies.
要素4 – 未来土地使用要素

目标1D
确保适合未来公用事业需求的校内土地供应。

政策1D-1
大学将开发中心和卫星公用事业植物，用于饮用水，废水，冷却水，蒸汽和热水。

政策1D-2
随着新建筑的设计和建设，应考虑用于中心和卫星冷水机房的位置，以将接近的建筑物组合到共同的中心系统中。现有的建筑将继续使用其现有的冷水或直接扩展设备，直到系统需要进行翻新并连接到中央环路。

目标1E
保护校园内的历史和考古资源免受开发的不利影响。

政策1E-1
大学应维持所有出现可能符合国家历史地标登记册的考古和历史财产的清单和评估。大学应与州历史资源部门合作，以识别，管理，资助任何设施或财产，或在这些设施或财产可能符合或已符合国家历史地标登记册。

政策1E-2
在历史财产被拆除或以使可能对它的人物，形式，完整性和考古或历史价值造成不利影响的方式进行重大改变之前，大学应与州历史资源部门合作，以避免或减轻任何不利影响，或采取适当的历史文物抢救性挖掘或回收行动。

目标1F
保护校园内自然资源免受开发的不利影响。

政策1F-1
作为任何计划改进项目设计过程的一部分，并在大学接受设计之前，FAU应要求进行地质测试以确定现场的相关土质特性。

政策1F-2
大学应要求将自然地形和其他物理特征的整合在项目设计中，以便以自然的方式开发大学财产。

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Policy 1F-3

The University shall permit no new development, expansion or replacement of existing development in areas designated on the Future Land Use Map as Conservation, unless development is undertaken by Federal or State government in the public interest, and the impacts are mitigated. Before any such development is authorized and a plan of development approved, FAU shall conduct a review of all available environmental and economic options (including the costs of mitigation). If this review indicates that development in designated conservation areas is the only viable option, then FAU will pursue all reasonable efforts to minimize and mitigate any unavoidable impacts to such areas.

Policy 1F-4

The University shall ensure that appropriate methods of controlling erosion and sedimentation to help minimize the destruction of soil resources be used during site development and use. 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 land is exposed to rainfall; use of temporary ground cover on cleared areas if construction is not imminent; and special consideration shall be given to maintaining vegetative cover on areas of high soil erosion potential (i.e., banks of streams, steep or long slopes, storm water conveyances, etc.). Compliance with the University Storm Water Management Plan shall be mandatory.

Goal 2

To coordinate University land use patterns with the host community.

Objective 2A

Eliminate land use compatibility problems and constraints between the University and the host community.

Policy 2A-1

The University Architect and Vice President or designee will periodically meet with St. Lucie County to eliminate or minimize land use compatibility problems and constraints (See also Element 12, Intergovernmental Coordination).

Objective 2B

Minimize on-campus conflicts with the host community's land uses within the context area, and minimize off-campus constraints that limit future development on campus.

Policy 2B-1

New development for academic and research facilities shall be located in or near the channel on the east campus. Residential facilities shall be limited to the existing developed residential areas located on the west campus. Support areas should be located on the west campus.
Policy 2B-2

Through inter-local agreements and memoranda of understanding, the University Architect and Vice President (or designee) will work with the host community to minimize both campus conflicts with the host community’s land uses within the context area and also off-campus constraints that limit future development on campus (See also Element 12, Intergovernmental Coordination).