ELEMENT 4 – Future Land Use Element

The purpose of the land Use Element is to describe the existing and future land use patterns to be developed on the University and to address how this land use pattern will be coordinated with that planned by the host community.

1. Inventory and Analysis of Existing Conditions

1.a. Facilities within the State

Florida Atlantic University owns and leases properties in St. Lucie, Palm Beach, and Broward County. The academic and research campuses extend in a linear fashion north to south, all within easy access of Interstate 95. The service area for the University according to the Board of Trustees guidelines includes the three counties where campuses are located (mentioned above) and the three adjoining counties of Indian River County, Martin County, and Okeechobee County.

1.b. Facilities Within the Host Community

The Harbor Branch Campus is located in St. Lucie County north of the City of Ft. Pierce. The 148-acre campus, is situated within the 413 acres that the State of Florida has acquired from the HBOI Foundation. The campus is accessible from US Highway One and Old Dixie Highway and allows for easy access from eastern St Lucie and Indian River Counties. The campus is within easy access of Interstate 95 via Indrio Road.

1.c. Student Enrollment Projections

Refer to Element 2.

1.d. Legal Descriptions of How Lands Acquired

The 148 acres was acquired by the State of Florida in 2006, from the Harbor Branch Foundation for use of Florida Atlantic University.

1.e. Title Interest Held by the Board of Trustees of the Internal Improvement Trust Fund

There are no known reservations or encumbrances on University property other than those easements granted to and by the HBOI Foundation for access to the separate parcels and to outside parties such as local governments that involve utility right-of-way. Information relating to these easements can be obtained from the sorbet of the property located in the Appendix.

1.f. Designation Management

All property assigned to Florida Atlantic University for the Harbor Branch Campus is designated as a single use of educational.

1.g. Alternative (Non-Educational) Use of Leased Property

All property assigned to Florida Atlantic University is utilized in support of the University’s educational, research and public enterprises.
ELEMENT 4 – Future Land Use Element

1.h. Proximity of University Property to Other Significant Local, State, or Federal Land and Water Resources

The campus is located on the Intracoastal Waterway that lies just east of the campus. To the east of the property on the barrier island is Avalon State Park.

1.i. University Property Within an Aquatic Preserve or Area of Critical Concern

Existing wetlands to be protected.

1.j. Existing Land Uses and Zoning Off Campus

Existing land uses established by the St Lucie County Comprehensive Plan are generally as follows:

- Residential
- Commercial
- Public/ Institutional
- Open Space

1.k Existing and Future Land Uses on Campus

The existing land use pattern at the Harbor Branch Campus has evolved in response to four main factors: the original foundation development around the HBOI Channel, the aquaculture research located on the south end of the property, the residential located on the west side of Dixie Highway, and the first FAU Research building located west of Dixie Highway prior to the University acquiring the campus.

The Future Land Use Map (Figure 4.1) includes a description of the future land use categories as follows:

- Research Areas-zoned for research labs, faculty offices and laboratory support.
- Academic Areas- zoned for classrooms, faculty offices and libraries.
- Support Areas-zoned for service yards, storage, and working dock area
- Parking Areas- Land areas used for surface automobile parking.
- Open Space- University shall construct a pedestrian promenade (boardwalk) along the edge of the harbor. Multi-purpose trails shall be created throughout the campus with adequate space to allow for different modes of pedestrian movement such as walking, running, biking and rollerblading.
- Utilities- Central and satellite utility plants for potable water, waste water, chilled water, steam and hot water.
- Conservation-Protection of conservation zones that consist of environmentally sensitive areas, wetlands and adjacent buffers.
ELEMENT 4 – Future Land Use Element

- Housing-On campus housing will be limited to the existing developed areas on the west side of campus to postgraduate and doctoral housing.

1.1 Other Optional Categories of Land Use
Not required

1.m Acreage and Density of Land Use
See Figure 4-1

1.n Natural Resources
No areas of campus have been identified as natural resources.

1.o Historic and Archaeological Resources
None