

ELEMENT 4 - FUTURE LAND USE ELEMENT

Goal 1

To create a long-range development pattern which directs growth into developable areas and away from environmentally sensitive areas, in a manner that is compatible with the surrounding community.

Objective 1A

Establish and develop appropriate land uses on campus. (See Figure 4.1)

Policy 1A-1

Concentrate academic, and support facility development within the core campus, in order to compose a dense build-out of the campus. This will strengthen the “sense of campus” and provide an environment strongly supportive of pedestrian traffic.

Policy 1A-2

Develop a variety of courtyard experiences and a central quadrangle to provide attractive outdoor areas that will encourage and foster the development of a rich academic life on campus.

Policy 1A-3

Create academic zones, fostering interdisciplinary strengths.

Policy 1A-4

Complete a housing district along the north and west areas of campus, containing low-rise student housing for the Honors College.

Policy 1A-5

Locate unforeseen facilities (arising from grant awards or other circumstances) according to schematic sites and zones as delineated on the master graphic, **Figure MP.1**. Amendments to the adopted campus master plan that alone, or in conjunction with other plan amendments, exceed the thresholds established in s.1013.30(9), F.S., shall be reviewed and adopted pursuant to s.1013.30(6)-(8), F.S. Further, amendments that do not exceed these thresholds shall be consolidated into a single annual submission and submitted through University Architect to the Board of Trustees for approval per Policy and Procedure UAVP #22.

Policy 1A-6

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 the Executive Committee assisted by the University Architect and Vice President's Office (UAVP).

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Policy 1A-7

Proposed amendments to the adopted campus master plan which do not exceed the thresholds established in s.1013.30(9), 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-8

Annually, the President and the Executive Committee assisted by the University Architect and Vice President's Office (UAVP) will coordinate land use and development decisions with the current schedule of capital improvements.

Policy 1A-9

As new facilities are identified, utilize the floor area ratios (F.A.R.) in **Table 4.1** to guide the density of various land uses to maintain the intent of the master plan.

Policy 1A-10

Coordinate land use and development discussions with the schedule of capital improvements for the Campus and the University.

Policy 1A-11

Provide development of facilities on the campus. No additional property is required during this planning period.

Policy 1A-12

Development density for the residential land use shall average 150 beds per housing acre.

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TABLE 4.1 Maximum Permitted F.A.R.

Land Use	No. of Acres	Average F.A.R.	Maximum F.A.R.
Academic	15.4	1.5	2.0
Support	2.0	1.0	2.0
Residential*	1.5	0.8	1.0
Recreational	13.4	0.1	0.1
Open Green spaces	44.10	0.1	0.1
Utilities	1.8	0.8	1.0
Parking	20.02	0.1	0.1
Circulation/Service Corridors	5	0.1	0.1
Easements	7.09	0.0	0.0

Source: PGAL recommendations
 Floor area ratio (FAR) may be defined as the total building area (in square feet) divided by the total area of the building zone (in square feet)
 Residential density to average 150/acre defined as beds per housing acre

Objective 1B

Coordinate future land uses with appropriate topography and soil conditions.

Policy 1B-1

The University Architect and Vice President’s Office (UAVP) will coordinate future land uses and the design of all future construction projects with appropriate topography and soil conditions in continuation of BOT standard practices.

Policy 1B-2

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

Policy 1B-3

The University shall maintain a data base 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.

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Policy 1C-1

The University Architect and Vice President's Office (UAVP) will coordinate future land uses with the availability of facilities and services to ensure that utilities and infrastructure (except transportation facilities) will be provided at adopted levels of service prior to occupancy. The University Architect and Vice President's Office (UAVP) 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; 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 also known as Floor Area Ratio (FAR) and should be provided at the adopted level of service as part of each facility development. Refer to **Table 4.1** for building densities, 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.

Objective 1D

Ensure the availability of suitable land on-campus for future utility needs.

Policy 1D-1

The University shall designate a site at the south west end of the core campus for the construction of a central utilities plant to serve all academic buildings. A separate utilities plant site along the north edge of the campus is to serve all housing facilities. **(See MP-1 and Figure 4.1)**

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Policy 1D-2

The University shall designate a utility corridor connecting the central utility plant with the campus core and following the alignment of the Loop Road coordinated with the proposed utility systems as discussed in **Element 10** and the proposed roadways discussed in **Element 11**.

Objective 1E

Protect any identified historic and archaeological resources on campus from the adverse impacts of development.

Policy 1E-1

The University shall maintain an inventory and evaluation of all archaeological and historic properties under University ownership that appear to qualify for the National Register of Historic Places.

Policy 1E-2

The University shall consult and coordinate with the Department of State's Division of Historical Resources and the Town of Jupiter Historic Resources Board 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 1E-3

The University shall consider the effects of such an undertaking identified in the above Policy on any historic property that is included, or eligible for inclusion, on the National Register for Historic Places. The University shall afford the State Division of Historical Resources a reasonable opportunity to comment on such an undertaking.

Policy 1E-4

Prior to a historic property 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.

Objective 1F

To protect any identified natural resources on the campus from the adverse impacts of development.

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Policy 1F-1

As part of the design process for any programmed improvement and prior to approval and acceptance of the design by the University, FAU shall require that geotechnical testing be conducted to determine relevant soil characteristics of the site and to ensure that the design(s) reflect consideration of these conditions.

Policy 1F-2

The University shall require the integration of natural topographic and other physical features in project designs in order to develop University property in harmony with its natural environment.

Policy 1F-3

The University shall adopt and adhere to the Conservation Element policies regarding environmental management, and shall require adherence to these standards by all parties performing design and construction of facilities on University property.

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.).

Goal 2

To coordinate University land use patterns with the host community.

Objective 2A

Limit the possibility that land use compatibility problems and constraints will arise between the University and the host community.

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Policy 2A-1

The University's Vice President of the John D. MacArthur Campus, University Architect, or designee will periodically meet (at least annually) with the Town of Jupiter and Abacoa to eliminate or minimize land use compatibility problems and constraints (**See also Element 12, Intergovernmental Coordination**).

Policy 2A-2

FAU will utilize and abide by the procedures established under **Intergovernmental Coordination Element 12, Objective 1A** for a reciprocal review process between the University and the host community to monitor development activities as a means of minimizing compatibility problems and constraints.

Policy 2A-3

The University Architect and Vice President's Office (UAVP) will review each proposed project prior to initiation to ensure that it will not create incompatible land uses either on campus or with the adjacent community land use.

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 support uses shall be located in or near the central campus core area. New development for residential use shall be located along the north and west edge of the campus.

Policy 2B-2

FAU will utilize and abide by the procedures established under **Intergovernmental Coordination Element 12, Objective 1B** for a reciprocal review process between the University and the host community to monitor development activities as a means of minimizing on-campus land use conflicts and off-campus constraints that limit future development.

Policy 2B-3

FAU will utilize the on-campus land uses delineated on **Figure 4.1** and the off-campus land uses delineated on **Figure 3.4** in the reciprocal preview process to minimize conflicts between the University and host community developments.