

Master Plan Background

In 1993, the Florida Legislature promulgated special procedures by which the Board of Regents was to prepare and adopt campus master plans at five-year intervals for each institution within the State University System. These special campus planning and development authorization processes for the State's public universities were codified in Section 240.155, Florida Statutes. The need for these procedures was based on the recognition that, while universities contribute substantially to their host communities in the areas of education, research, culture, and commerce, at the same time the campus activities create significant demands on community services, infrastructure, and natural resources.

The Board of Regents has prepared Guidelines to assist the universities in the development of campus master plans that will comply with the requirements of both Sections 240.155 and Section 253.034, Florida Statutes, (the latter requires state agencies to prepare land management plans for properties they manage for the State). The resulting master plans will clearly define the physical growth projected by the institutions, ensure intergovernmental coordination between the universities and host communities, and provide a basis upon which to appropriately assess and mitigate the impacts of future growth and development of each entity upon the other.

The master planning process for the FAU Treasure Coast campus is divided into two major parts: preparation of the draft master plan, and the state-wide review process leading to the adopted master plan. The preparation of the master plan follows the State University System's *Guideline for the Comprehensive Campus Master Plan System*, updated January 1994, and occurs over four phases established by the BOR.

The first phase, Inventory and Analysis, consists of the master planning consultants working closely with the University staff to gather and analyze considerable information about the University's programs, projected enrollments, facilities and grounds, and the host community conditions and needs.

The second phase, Concept Design, involves intense on campus worksessions and design charrettes to develop a variety of scenarios from which the recommended scheme was derived.

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The Preliminary Master Plan, the third phase, takes the recommended concept and develops it into the detailed plan along with preliminary goals, objectives, and policies. Again, extensive on campus worksessions and design charrettes are conducted with University representatives to develop the information and ideas.

The fourth phase, the Final Master Plan, is split into two segments. The first segment leads to the preparation of the draft plan that is submitted for review by state, regional, and local governments and agencies and the general public. The second segment is the publishing of the final approved plan after the review process.

This public review process will be the second major part of the planning process. Two public hearings will be conducted by the University. Comments received from the hearings will be reviewed and acted upon as appropriate. In addition to the hearings, the various affected government entities and agencies will review the Plan and give comments to the University. After the review period, any unresolved issues between the University and an entity with standing may be subject to the dispute resolution process outlined in the statutes. The Final Master Plan can then be adopted by the BOR as the official guide to development of the University for the next five years. Annual amendments will be possible under procedures in the statutes to allow the University to respond to changing conditions, both internal and external.

The **FAU Treasure Coast Campus Master Plan** consists of two volumes. Volume I contains the official Master Plan adopted by the BOR. This document contains a narrative and graphic description of the Master Plan plus the goals, objectives, and policies required by the State University System's *Guideline for the Comprehensive Campus Master Plan System*, updated January 1994. These goals, objectives, and policies are modeled after examples suggested by the Office of Capital Programs. Volume II, called Supporting Data, contains background information to the Campus Master Plan. It is considered a supplementary document and was not officially adopted as part of the Master Plan. This information consists primarily of the data and analysis documentation for all the Elements as submitted in earlier deliverables.

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Organization of Volume 1

Following this **Introduction** is the **Master Plan Overview**. This overview serves as an executive summary and presents the major principles of the Master Plan for the Treasure Coast Campus. It describes, along with diagrams, the many features that build the Plan. Whereas the overview describes the long-range development (a 20-year horizon) of the Campus, at the end of the narrative are maps and tables defining the plan for the next ten years.

Following this overview section is a series of divider tabs for each of the eighteen **Elements** in which the goals, objectives, and policies and supporting maps are presented.

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