

**2.**  
**FUTURE LAND USE ELEMENT**

## **Introduction**

This Future Land Use Element includes Goals, Objectives and Policies that apply to the main campus and Alachua County Satellite Properties. The Future Land Use map (Figure 2-1) is provided to identify locations where general building use types and activities are appropriate. These use types include the following future land use classifications: Academic/Research, Academic/Research – Outdoor, Active Recreation, Active Recreation – Outdoor, Green Space Buffer, Conservation, Cultural, Housing, Parking, Support/Clinical, Urban Park and Utility. Definitions for these land use types are provided in the following policies and describe the allowable activities within each classification.

Future land use classifications are assigned to campus areas for the purpose of describing the highest and best use of the land resource. These designations are determined by considering cultural and natural resources, physical constraints to development, proximity to existing facilities, accessibility, adjacent land uses, development patterns and facility needs by use type. Future building sites are mapped for the purpose of identifying the approximate location of future buildings. An analysis of natural and man-made constraints to development is presented in Figure 2-3, which supports the land use classifications and future building sites within those areas. Through this and Other analyses, future building sites were identified capable of significantly increasing the square footage of the University's main campus physical plant while protecting wetlands, floodplains, habitat, historical/archaeological sites, geological features and other natural and man-made resources. Although the University does not foresee the need or ability to increase its size dramatically, these building locations are identified in order to demonstrate that all foreseeable building activity can be accommodated in these areas without impacting natural resources, building on inappropriate sites or violating significant historic resources, pedestrian connectivity and view sheds. The Future Building Sites by Future Land Use map (Figure 2-2) should be considered a guide for development decisions.

Within Figure 2-2, specific locations are identified for probable development within the 10-year horizon of this plan. Table 2-1, *Proposed Capital Projects by Land Use*, presents buildings anticipated for construction during 2020 to 2030 by land use classification. Additional detail regarding these projects is contained in the Capital Improvement Element and Figure 13-1 of that Element. The exact timing and funding of projects is highly variable at the University where state budgets, capital campaign benefactors, grants, bonding and other finance opportunities can impact the predictability of capital project funds. Including projects currently under construction, the University will add approximately 2.3 million gross square feet of net new space on the main campus during the period from July 2020 through June 2030. Only a modest percentage of this new physical plant is anticipated to be funded from state dollars.

**Table 2-1: Proposed Capital Projects by Land Use, 2020-2030**

UF Main Campus Space Type	Planned Net New GSF 2020-2030
Academic / Academic-Outdoor	1,254,950
Active Recreation / Active Recreation-Outdoor	227,841
Support/Clinical and Cultural	577,157
Housing *	178,570
Urban Park	2,160
Utilities	57,900
<b>TOTAL</b>	<b>2,298,578</b>

\* Housing GSF does not include student residential facilities constructed outside the Campus Master Plan Boundary (e.g. Infinity Hall)

The Future Land Use allocations presented in Figure 2-1 represent the highest and best use of the university's land resources over the period of this plan horizon and beyond. Currently adopted and proposed future land use allocations are presented by acreage in Table 2-2. Some changes to existing land uses as presented in this figure may not be realized for twenty years or more, but the future land use is identified in this plan in order to set the stage for long term growth.

**Table 2-2: Comparison of Future Land Use - Main Campus, 2020-2030**

Land Use Classification	As Adopted 2015-2025 (Acres)	As Amended 2018 (Acres)	Proposed 2020-2030 (Acres)	Change 2018-2020 (Acres)
Academic	270.1	274.1	278.4	4.3
Academic - Outdoor	319.0	301.8	302.9	1.1
Active Recreation	78.3	92.5	89.3	-3.2
Active Recreation - Outdoor	175.3	175.3	172.1	-3.2
Buffer	24.6	24.6	19.6	-5.0
Conservation	448.0	448.0	455.3	7.3
Cultural	19.5	19.5	19.5	0.0
Housing	156.5	156.5	128.7	-27.8
Parking	101.8	101.8	105.6	3.8
Road	83.6	83.6	82.4	-1.2
Support	187.2	184.8	194.2	9.4
Urban Park	64.3	63.8	79.4	15.6
Utility	27.0	28.9	26.9	-2.0
<b>Total *</b>	<b>1955.2</b>	<b>1955.2</b>	<b>1954.3</b>	<b>-0.9</b>

**Note: The loss of approximately 0.9 acres in the Campus Master Plan for 2020-2030 is the result of transferring a parcel from UF to Florida Department of Transportation for the City of Gainesville to use**

*in the implementation of a traffic control device at SW 11<sup>th</sup> Street and SW 9<sup>th</sup> Road and the removal of the Cooperative Living Organization from the Master Plan boundary.*

**Goal 1: To Encourage the Orderly, Harmonious and Judicious Use of University Resources in the Development of University Land**

***Objective 1.1: Make available future building sites that provide a range of future land use activities to support the academic mission of the University meeting the needs of the present and allowing for rational, sustainable growth that does not compromise the potential for future development and protection of valuable natural and cultural resources.***

**Policy 1.1.1:** The University's adopted Campus Master Plan shall be used to make decisions regarding future land use, development and land management on the main campus and satellite properties under the jurisdiction of the plan. Administrative interpretation of the plan maps, goals, objectives and policies shall be done consistent with the provisions of Chapter 1013.30, Florida Statutes and the review procedures outlined in the Implementation Element.

**Policy 1.1.2:** Land use classifications shall be defined as follows:

- **Academic/Research:** The Academic/Research land use classification identifies those areas on the campus that are appropriate for academic and research building development. Adjacent land use and proximity to other Academic/Research uses are primary location criteria for Academic/Research in order to consolidate these functions into convenient, walkable clusters of development. Extension, distance and continuing education functions are included in the Academic/Research land use classification and are encouraged to be located on the campus perimeter or satellite properties if they require frequent visitor access. Ancillary uses associated with an academic/research facility, such as integrated food and vending services, utilities, service drives, user and disabled parking, and functional open space are allowed within the Academic/Research land use classification. Development densities, heights and patterns in the Academic/Research land use shall respect pedestrian connections, historic context (where applicable), adjacencies to other land uses and creation of functional open space while maximizing the efficient use of building footprints to the extent feasible within construction budgets and program requirements.
- **Academic/Research Outdoor:** The Academic/Research Outdoor land use classification identifies those areas on the campus that are appropriate for agriculture and livestock or other outdoor activities providing teaching, research and extension that require close proximity to other main campus resources or are located on satellite properties away from the main campus. Allowable structure development shall typically include greenhouses, pole barns, equipment storage sheds, and other field support buildings associated with an agricultural, silviculture, aquaculture, livestock or other outdoor teaching and research use. Office, academic/research support, and laboratory structures shall be allowable on conditions that their size, scope and function are related to and compatible with outdoor teaching and research. Ancillary uses associated with an academic/research outdoor activity, such as utilities, service drives, user and

disabled parking, and functional open space are allowed within the Academic/Research Outdoor land use classification.

- **Active Recreation:** The Active Recreation land use classification identifies those areas on the campus that are appropriate for recreation sports and athletics building development. Accessibility of the site to its customers (general public, students, etc.) is a primary location criterion for Active Recreation land use. Proximity to other recreational uses, housing and parking are also important location criteria aimed at integrating recreation areas into the campus development pattern. Ancillary uses associated with an active recreation facility, such as utilities, service drives, user and disabled parking, and functional open space are allowed within the Active Recreation land use classification. Development densities, heights and patterns in the Active Recreation land use shall respect pedestrian connections, historic context (where applicable), adjacencies to other land uses and creation of functional open space while maximizing the efficient use of building footprints to the extent feasible within construction budgets and program requirements.
- **Active Recreation Outdoor:** The Active Recreation Outdoor land use classification identifies those areas on the campus that are appropriate for recreation sports and athletics facility development such as sports fields, courts and swimming pools. Accessibility of the site to its customers (general public, students, etc.) is a primary location criterion for Active Recreation Outdoor land use. Proximity to other recreational uses, housing, parking and open spaces are also important location criteria aimed at integrating recreation areas into the campus development pattern. Allowable structure development shall be limited to locker rooms, ticket booths, rest rooms, equipment storage sheds, outdoor seating and other support structures associated with an active recreation use on conditions that their size, scope and function are related to and compatible with outdoor active recreation activities. Ancillary uses associated with an active recreation facility, such as utilities, service drives, user and disabled parking, and functional open space are allowed within the Active Recreation Outdoor land use classification. Development densities, heights and patterns in the Active Recreation Outdoor land use shall respect pedestrian connections, historic context (where applicable), adjacencies to other land uses and creation of functional open space while maximizing the efficient use of building footprints to the extent feasible within construction budgets and program requirements.
- **Conservation:** The Conservation land use classification identifies areas on campus that shall be preserved and managed to protect natural features including topography, soil conditions, archaeological sites, plant and animal species, wildlife habitats, heritage trees and wetlands. The preservation and management of natural features in Conservation shall be conducted in accordance with a Conservation Land Management Plan and policies of the Campus Master Plan. Allowable uses in Conservation areas are natural habitat preservation, water resource protection, teaching and research activities related to the natural resource, and nature parks with limited resource-based recreation. Stormwater facilities and utility conveyances shall be allowable on conditions of minimizing and mitigating any impacts with due consideration of the conservation intent of the Conservation land use.
- **Cultural:** The Cultural land use classification identifies those areas on the campus that are appropriate for cultural uses, including museums, fine art galleries, performing arts

- and related student organization and faculty support facilities. Accessibility of the site to its customers (general public, students, etc.) is a primary location criterion for Cultural land use. Adjacent land use and proximity to other Cultural uses are also important location criteria aimed at consolidating these functions into convenient, walkable clusters. Ancillary uses associated with a cultural facility, such as utilities, service drives, user and disabled parking, food vending, and functional open space are allowed within the Cultural land use classification. Development densities, heights and patterns in the Cultural land use shall respect pedestrian connections, historic context (where applicable), adjacencies to other land uses and creation of functional open space while maximizing the efficient use of building footprints to the extent feasible within construction budgets and program requirements.
- **Green Space Buffer:** The Green Space Buffer land use classification identifies areas on campus that shall be maintained in open space as buffers to provide set-back, vegetative screening, fencing, streetscaping and/or other means of separating adjacent land uses in accordance with policies of the Campus Master Plan. Such buffers may be designated adjacent to non-university properties, designated Conservation Areas, roadways or major utility infrastructure. Stormwater facilities and underground utility conveyances shall be allowable within a Green Space Buffer on conditions of minimizing and mitigating any impacts with due consideration of the buffering intent of the Green Space Buffer land use.
  - **Housing:** The Housing land use classification identifies those areas on campus that are appropriate for housing development. Proximity to academic, student services and student recreation facilities are primary location criteria for Housing land use. Allowable uses in Housing areas include residence halls, graduate/family village communities and medical resident complexes. Academic support, student service, child care, and student recreation facilities shall be allowed and encouraged within the Housing land use classification on conditions that their size, scope and function are related to and compatible with student housing. Development densities, heights and patterns in the Housing land use shall respect pedestrian connections, historic context (where applicable), adjacencies to other land uses and creation of functional open space while maximizing the efficient use of building footprints to the extent feasible within construction budgets and program requirements. Ancillary uses associated with a housing facility, such as utilities, service drives, user and disabled parking, and functional open space are allowed within the Housing land use classification.
  - **Parking:** The Parking land use classification identifies those areas on campus that are appropriate for general parking in surface lots or garage structures. Accessibility, proximity and adjacent land uses are primary location criteria for Parking in order to direct traffic to appropriate perimeter intercept locations on roadways capable of accommodating associated traffic and avoiding impacts in areas with high volume pedestrian activity. Stormwater facilities, utility conveyance systems, and transit facilities are allowed within the Parking land use. Parking structures are encouraged to incorporate non-parking land uses as liner or vertically mixed-use structures in order to mask the appearance of the parking and create synergies of building use. Where this occurs, the application of land use classification boundaries shall be flexible to promote co-location of uses. Parking facility development in the Parking land use shall respect pedestrian connections, historic context (where applicable) and adjacencies to other

land uses to minimize or mitigate any negative impacts of noise, air quality or appearance.

- **Support/Clinical:** The Support/Clinical land use classification identifies those areas on campus that are appropriate for support building development. Accessibility of the site to its customers (general public, students, etc.) is a primary location criterion for Support/Clinical land use. Allowable uses in Support/Clinical areas include administrative, student services, research, research support, medical clinics, office and similar non-instructional activities. Clinical, research, research support and office functions that require frequent visitor access are encouraged to locate on the campus perimeter or satellite properties. Ancillary uses associated with a support facility, such as utilities, service drives, user and disabled parking, and functional open space are allowed within the Support/Clinical land use classification. Development densities, heights and patterns in the Support/Clinical land use shall respect pedestrian connections, historic context (where applicable), adjacencies to other land uses and creation of functional open space while maximizing the efficient use of building footprints to the extent feasible within construction budgets and program requirements.
- **Urban Park:** The Urban Park land use classification identifies areas on campus that shall be maintained in open space as Urban Park resources to provide vital green spaces within built areas and connections between built areas in accordance with policies of the Campus Master Plan. Urban Park land use shall be designated for significant existing or proposed gardens, greenways, lawns and plazas. Allowable structure development shall typically include pavilions, walking trails and other passive recreation amenities, and may include outdoor stages, parking, and greenhouses that support on-site passive recreation use. Stormwater facilities and underground utility conveyances shall be allowable within Urban Parks on conditions of minimizing and mitigating any impacts with due consideration of the passive recreational park intent of the Urban Park land use. Additional open space connections shall be protected by identifying Pedestrian Connections that may occur in any land use classification.
- **Utility:** The Utility land use classification identifies those areas on campus that are appropriate for utility structure development. Proximity of the site to existing utility structures, distribution systems and end-users is a primary location criterion for Utility land use. Allowable uses in utility areas include all utility infrastructure necessary to support the University's electrical, stormwater, sanitary sewer, potable water, chilled water, steam, natural gas, telecommunication and solid waste systems. User and disabled parking and service drives are also allowed within the Utility land use classification. Infrastructure development in the Utility land use shall respect pedestrian connections, historic context (where applicable) and adjacencies to other land uses to minimize or mitigate any negative impacts of noise, odor or appearance.
- **Vacant/Undeveloped:** This land use classification identifies existing vacant or undeveloped sites that are appropriate for future development due to physical site properties, adjacent land use, proximity, accessibility, and development patterns. An amendment to the Campus Master Plan establishing one of the above future land use classifications is necessary before development can occur on any vacant sites not identified in the future land use plan for development.

**Policy 1.1.3:** The following densities and intensities of land use are identified for each Future Land Use classification for the purposes of evaluating the criteria set forth in Chapter 1013.30 (9)(a), F.S, with the understanding that the higher ranges are preferred in Sector C and G on Figure 1-1:

Future Land Use	Ground Area Coverage (GAC) (building footprint / land acreage)	Floor Area Ratio (FAR) (building GSF / land acreage)
Academic/Research	0.25 - 0.45	0.65 - 2.50
Academic/Research Outdoor	0.00 - 0.05	0.01 - 0.30
Active Recreation	0.01 - 0.25	0.01 - 0.70
Active Recreation Outdoor	0.01 - 0.02	0.01 - 0.03
Conservation	0.00 - 0.01	0.00 - 0.01
Cultural	0.20 - 0.40	0.30 - 1.25
Green Space Buffer	0.00 - 0.01	0.00 - 0.01
Housing	0.15 - 0.40	0.40 - 0.75 (with a recommended maximum 100 d.u./acre for residence halls and maximum 30 d.u./acre for village communities)
Parking	0.15 - 1.00 (for surface parking)	1.50 - 8.00 (for structured parking with intensity/density addressed primarily by evaluation of parking space capacity)
Support/Clinical	0.25 - 0.35	0.58 - 1.05
Urban Park	0.00 - 0.15	0.00 - 0.10
Utility	0.25 - 0.50	0.05 - 1.50

**Policy 1.1.4:** The Future Land Use map and Future Building Sites map shall be used to identify available land and redevelopment sites suitable for development on the main campus to accommodate future growth, define future infill opportunities and conserve existing resources. Future Land Use maps shall identify available land for development on campus master plan satellite properties in Alachua County consistent with the list of projects in Table 13-1 and the Capital Improvements Element. This inventory of available sites shall be updated on a periodic basis, no less than once every five years, to reflect changes in status.

**Policy 1.1.5:** The selection of building sites, refinement of future building site footprints and design of associated site improvements within designated future land use areas shall:

- Conform to the Future Land Use definition in Policy 1.1, Future Land Use Element;
- Preserve or satisfactorily realign pedestrian connections and future shared use path alignments that appear on the Urban Design Connections Map, Figure 1-6, in the Urban Design Element;
- Create functional compatibility between adjacent facilities within the contiguous future land use area and along the boundaries between different future land use classifications, particularly when a new structure is adjacent to a Conservation land use as addressed in the Conservation Element, Policy 1.3;
- Create building groupings that frame functional open space when encouraged by the Future Land Use definition;

- Provide compatibility of size, scale, orientation and materials with existing structures in the Registered Historic District and its impact area as presented on the Historic District Area of Impact Map, Figure 1-2, in the Urban Design Element;
- Group similar or associated programs in close proximity to one another in order to facilitate interaction between the facility occupants, particularly in support of interdisciplinary or multidisciplinary teaching and research;
- Concentrate development in Planning Sectors B, C, D, F and G of Figure 1-1 to accommodate convenient pedestrian access between buildings, provide a critical mass that facilitates associated support activities (parking, transit, food service, etc.) and retain open spaces (particularly around Lake Alice); and
- Avoid locations of undesirable soils or topography by conducting appropriate soil and geotechnical evaluations during site selection and design.

**Policy 1.1.6:** The University shall recognize that some development projects appearing on the Future Building Sites map will displace existing facilities and convert existing land uses to different use classifications as presented on the Future Land Use map. Such development projects will create a financial impact for replacement and/or relocation of existing uses. To address this impact, the University shall seek to strategically vacate those impacted facilities in conjunction with funded projects either prior to or at the time of use conversion.

**Policy 1.1.7:** Capital projects, including new construction and major renovations, that are not consistent with the future land use definitions in Policy 1.1.2 of this Element shall not be allowed without an amendment to the Campus Master Plan unless it is demonstrated to the satisfaction of the university's Land Use and Facilities Planning Committee that such investments are short-term in nature and will not impede future develop of the site in conformance with the Future Land Use designation on Figure 2-1. Facilities that exist at the time of Plan adoption but are inconsistent with the Future Land Use map should continue to be utilized and maintained until such time as replacement facilities are provided or the facilities become obsolete.

**Policy 1.1.8:** The Future Land Use definitions may be interpreted to allow a variety of mixed-use buildings, including parking structures with other uses provided in liner buildings, or buildings that contain ground-floor or below-grade parking levels except in the Bicycle/Pedestrian Zone identified in Figure 8-5 of the Transportation Element. Such mixed-use interpretations shall be recommended for approval by the University Land Use and Facilities Planning Committee.

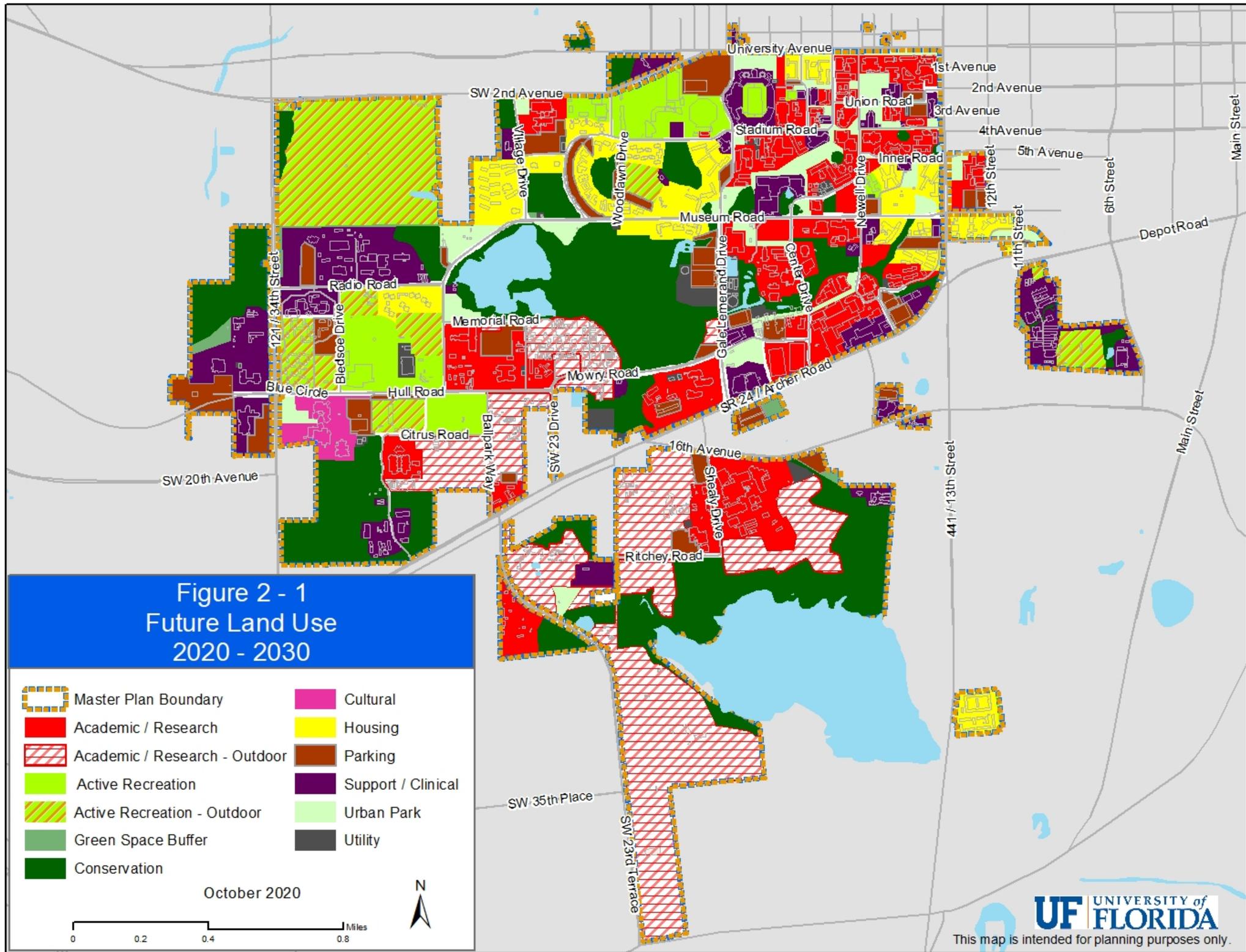
**Objective 1.2: *Minimize deviations from the adopted Future Land Use map and classifications.***

**Policy 1.2.1:** Modification of future land use classifications shown in the most recently adopted Future Land Use Map (Figure 2-1) require an amendment to the Campus Master Plan to be processed consistent with Chapter 1013.30, Florida Statutes.

**Policy 1.2.2:** Future Land Use amendments that modify the boundaries of a designated Conservation Area must analyze and document alternative site evaluations, environmental impact assessments and solutions that minimize the impact to the Conservation Area. When these analyses confirm the necessity of the Future Land Use modification, impacts in the

Conservation Area shall be mitigated as required by Policy 1.4.14 of the Conservation Element.

**Policy 1.2.3:** Future Land Use amendments that modify the boundaries of a designated Academic/Research-Outdoor Area must analyze and document alternative site evaluations, teaching and research impact assessment, and solutions that minimize the impact to the Academic/Research-Outdoor Area. If these analyses confirm the necessity of the Future Land Use modification, steps must be taken to address the replacement and/or relocation of the outdoor teaching and research laboratory resulting from conversion of use.



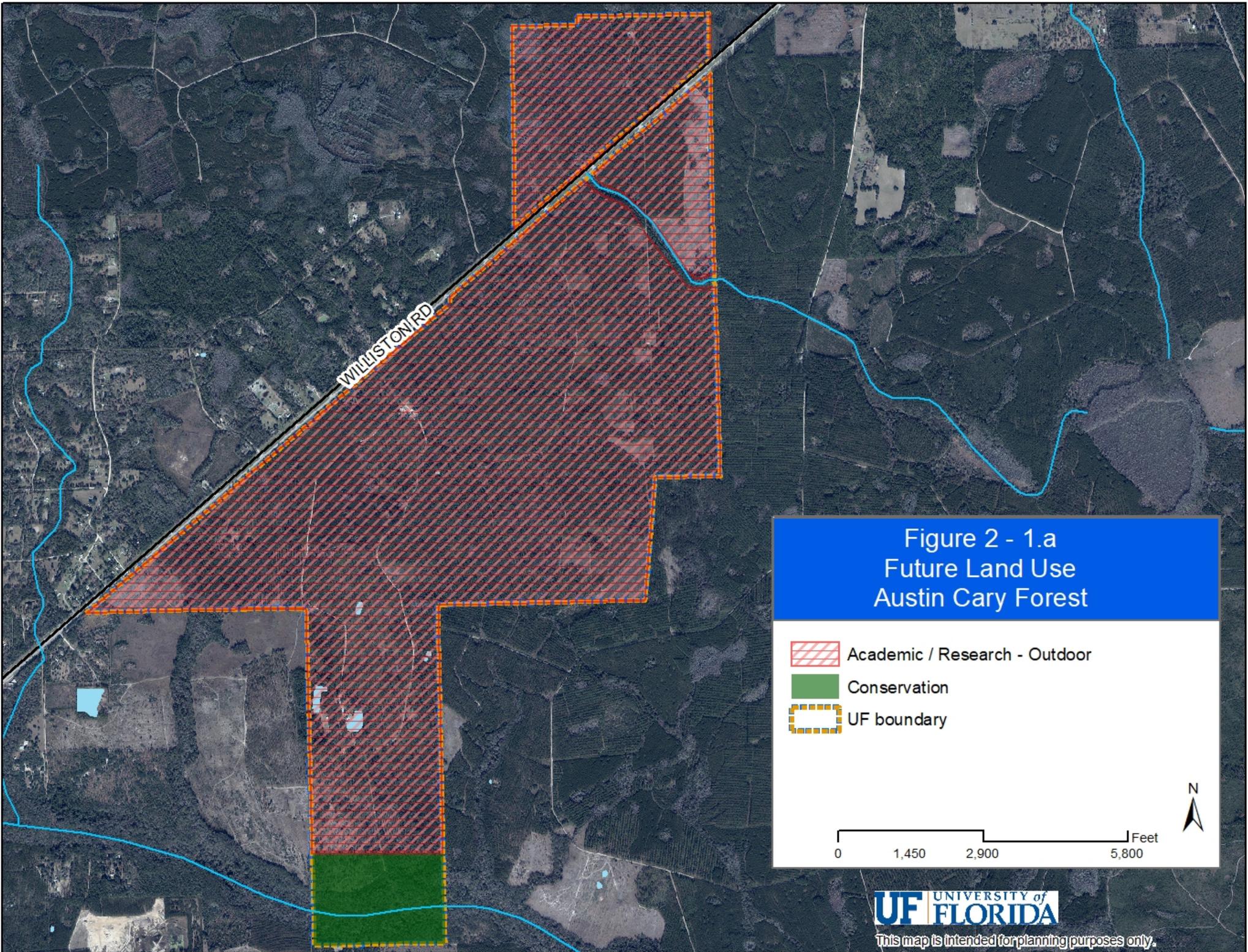
**Figure 2 - 1**  
**Future Land Use**  
**2020 - 2030**

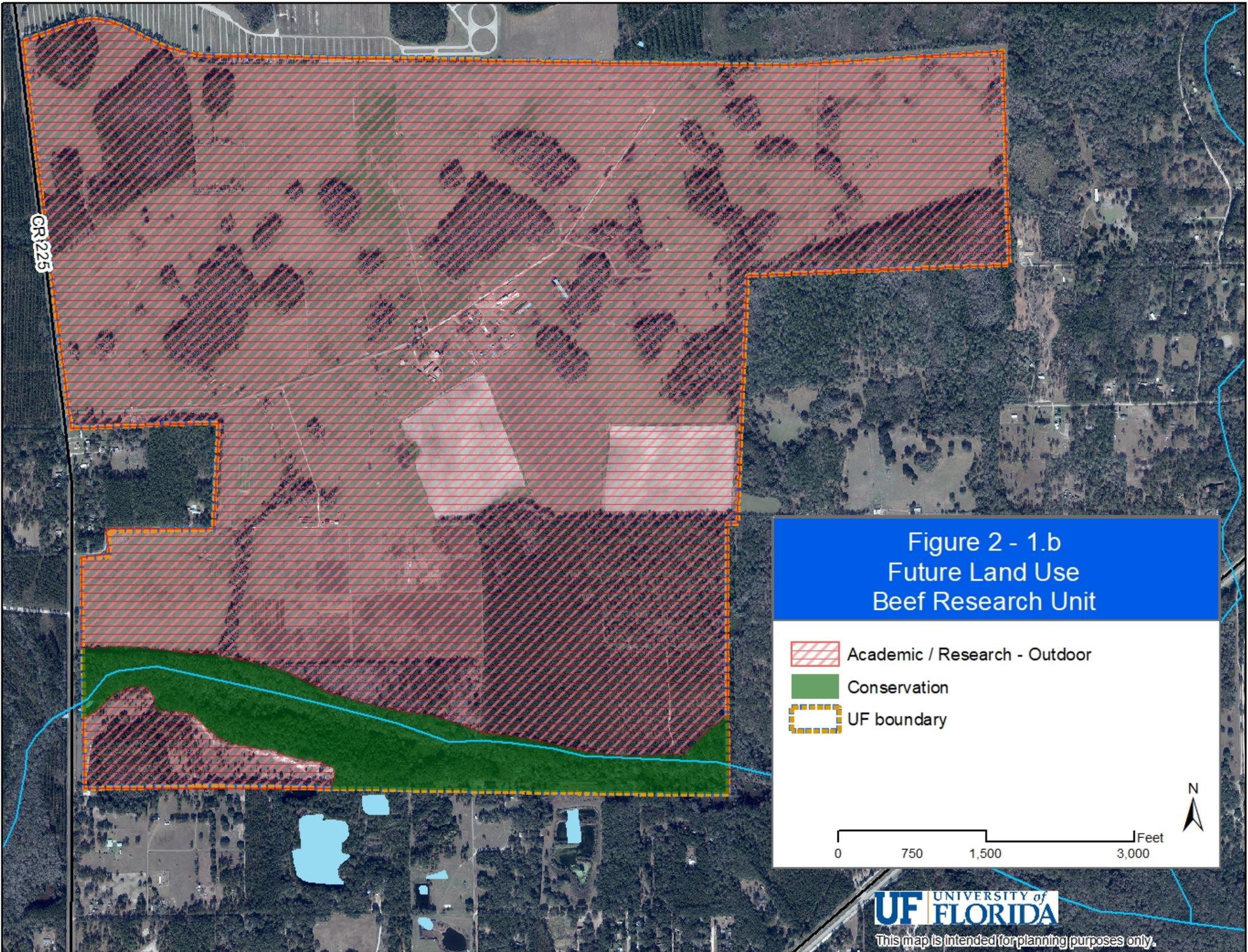
- |  |                               |   |                    |
|--|-------------------------------|---|--------------------|
|  | Master Plan Boundary          |  | Cultural           |
|  | Academic / Research           |  | Housing            |
|  | Academic / Research - Outdoor |  | Parking            |
|  | Active Recreation             |  | Support / Clinical |
|  | Active Recreation - Outdoor   |  | Urban Park         |
|  | Green Space Buffer            |  | Utility            |
|  | Conservation                  |   |                    |

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0 0.2 0.4 0.8 Miles







CR 225

Figure 2 - 1.b  
Future Land Use  
Beef Research Unit

-  Academic / Research - Outdoor
-  Conservation
-  UF boundary

0 750 1,500 3,000 Feet



This map is intended for planning purposes only.

BURNETTS LAKE BLVD.

SR 121

CR 237

US 441

Figure 2 - 1.c  
Future Land Use  
Dairy Unit

-  Academic / Research - Outdoor
-  Conservation
-  UF boundary

0 950 1,900 3,800 Feet



This map is intended for planning purposes only.





Figure 2 - 1.e  
Future Land Use  
Lake Wauburg

- Active Recreation
- Conservation
- Master Plan Boundary

0 485 970 1,940 Feet



This map is intended for planning purposes only.

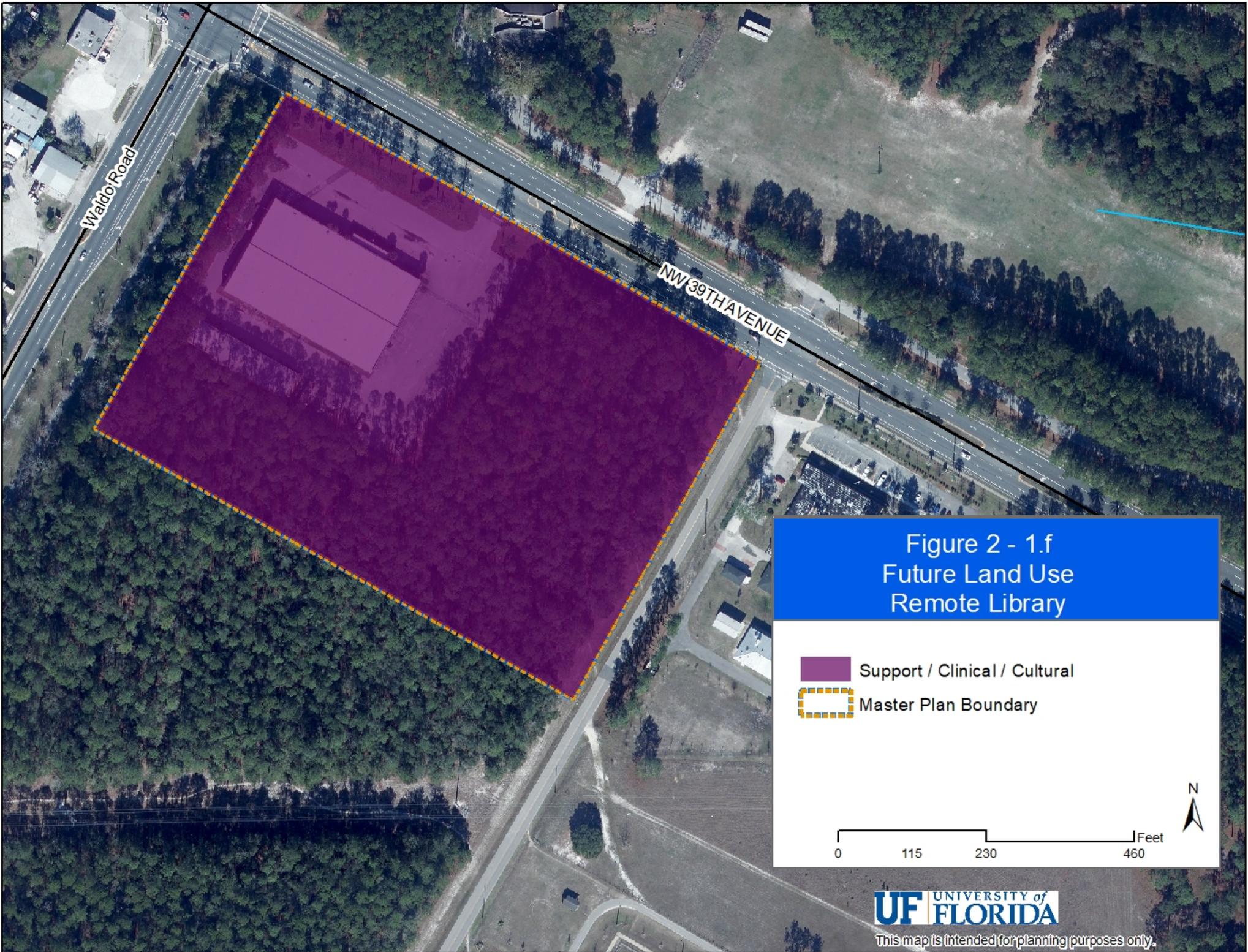


Figure 2 - 1.f  
Future Land Use  
Remote Library

-  Support / Clinical / Cultural
-  Master Plan Boundary

0 115 230 460 Feet



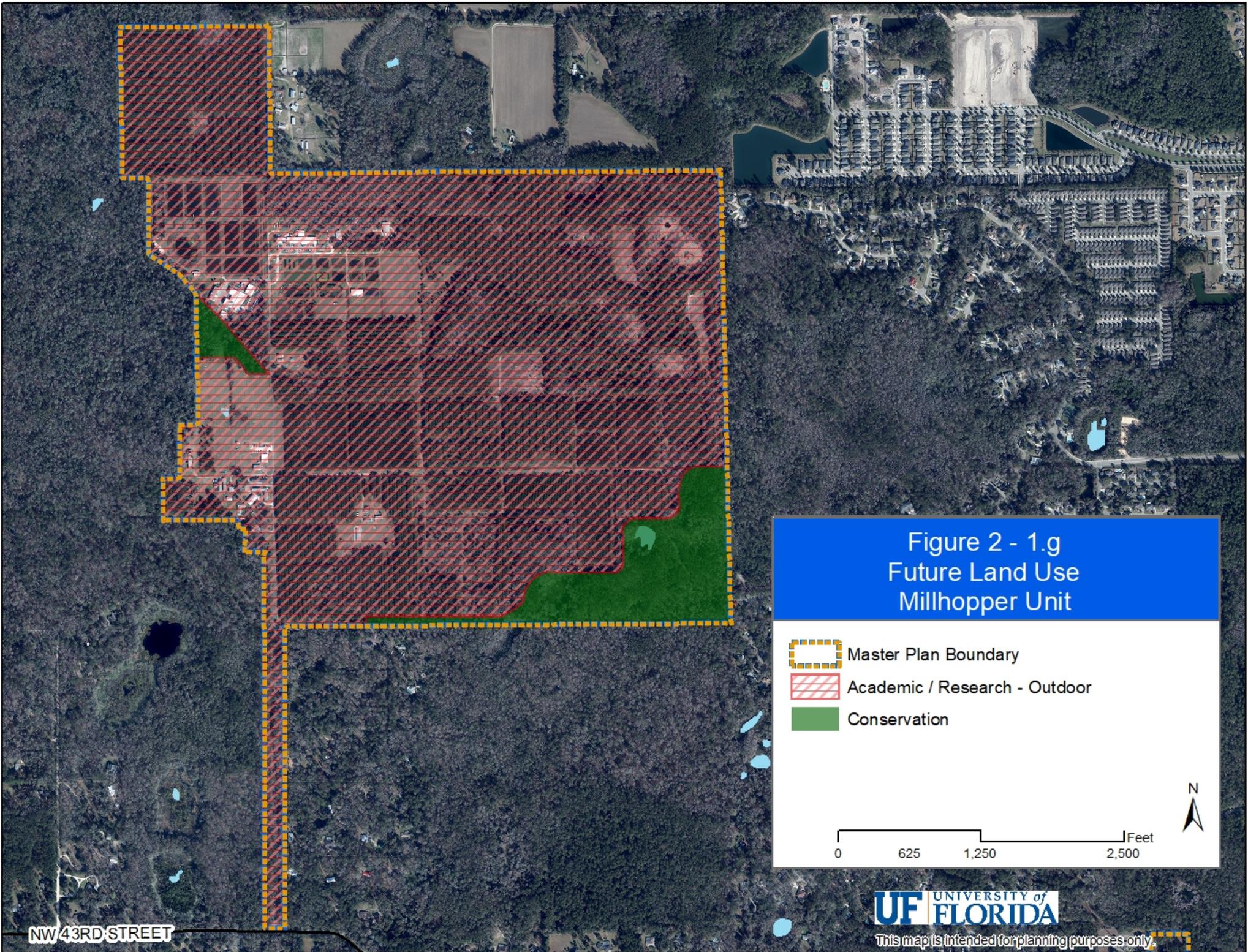




Figure 2 - 2.h  
Future Land Use / Capital Improvements  
Newnans Lake

- 10-Year Capital Projects
- Future Buildings Sites
- Active Recreation - Outdoor
- Conservation
- Master Plan Boundary

0 395 790 1,580 Feet

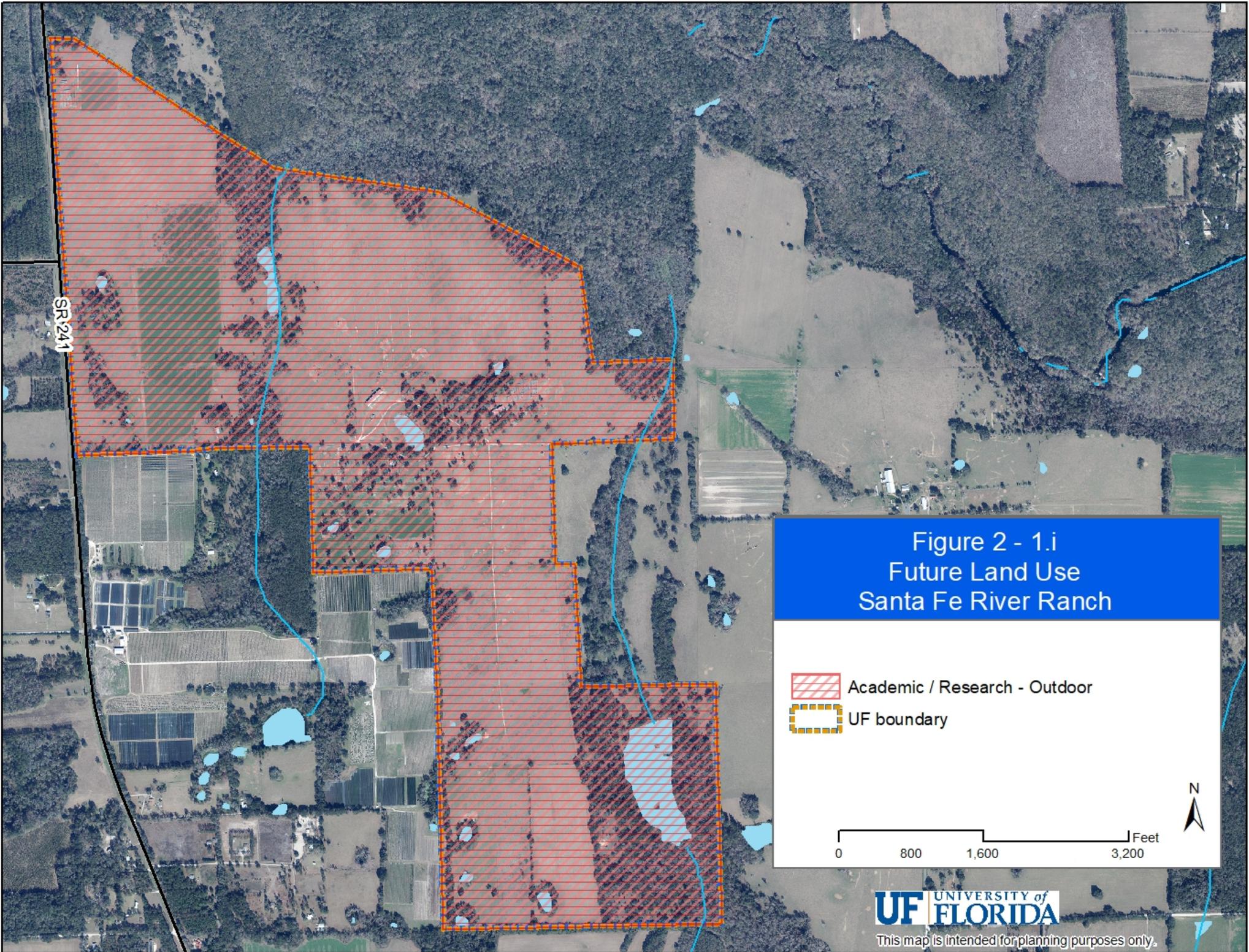
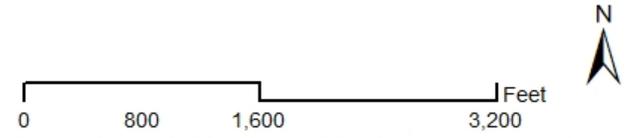


Figure 2 - 1.i  
Future Land Use  
Santa Fe River Ranch

-  Academic / Research - Outdoor
-  UF boundary



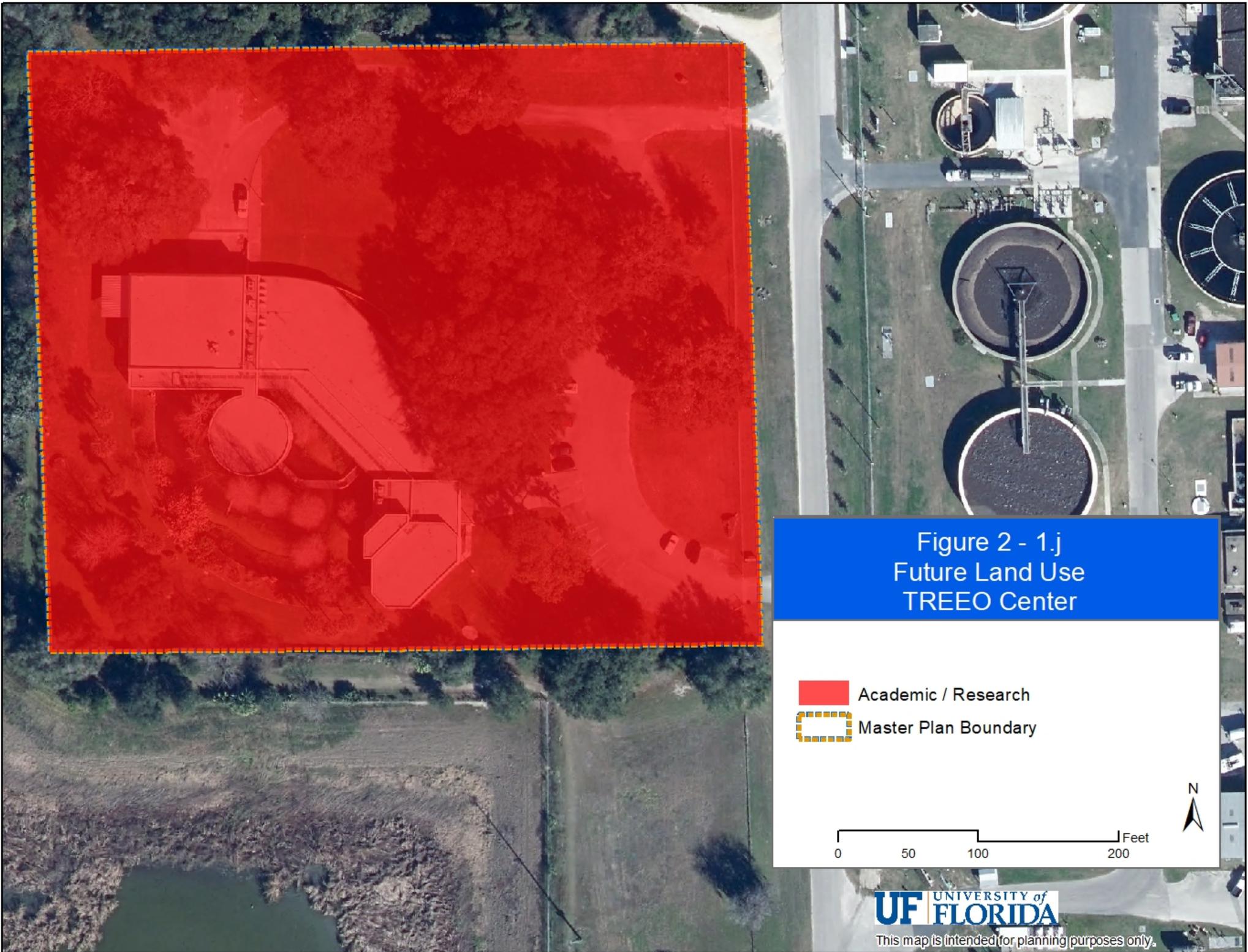


Figure 2 - 1.j  
Future Land Use  
TREEO Center

-  Academic / Research
-  Master Plan Boundary

0 50 100 200 Feet





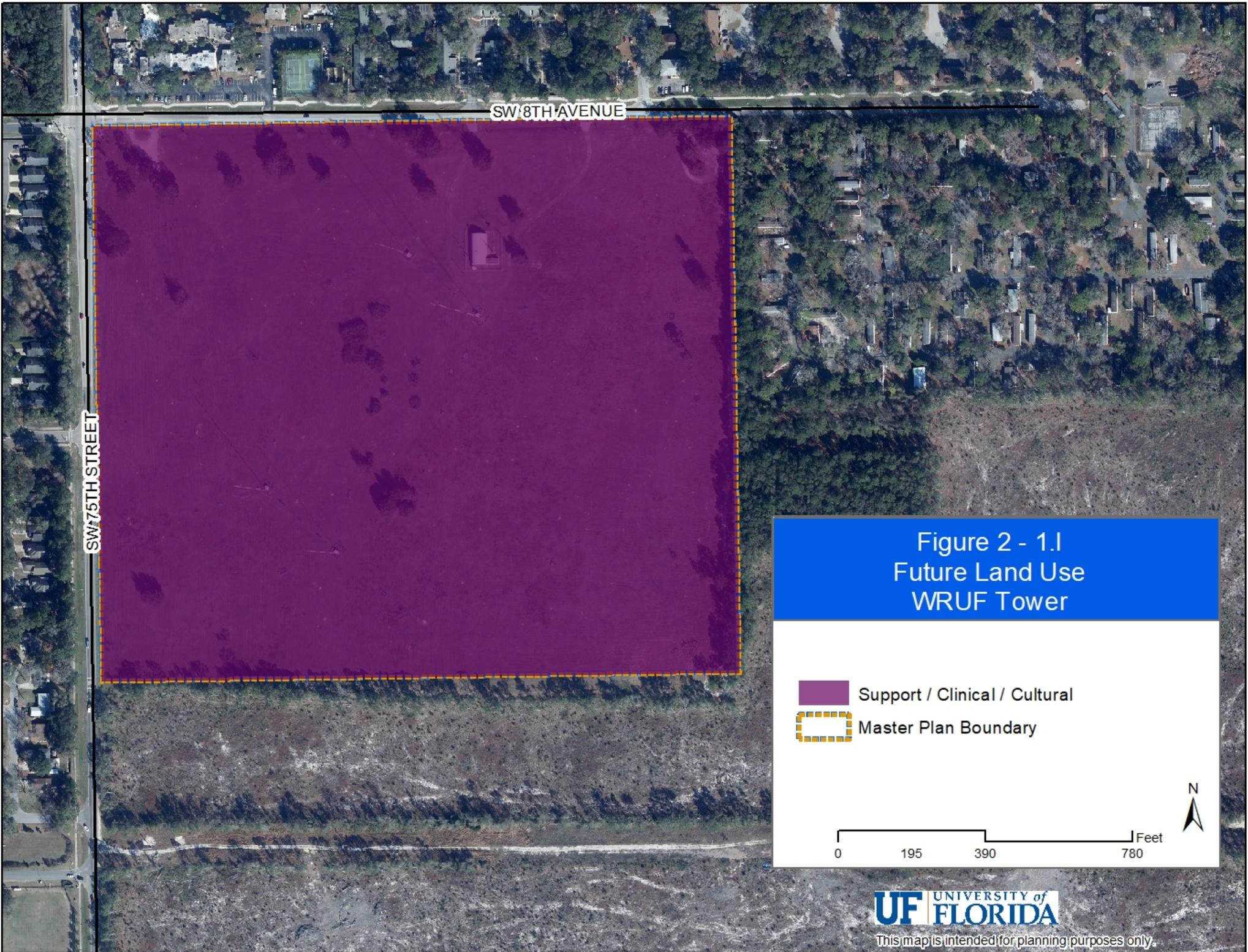
Figure 2 - 1.k  
Future Land Use  
Horse Teaching Unit

-  Academic / Research - Outdoor
-  Master Plan Boundary

0 237.5 475 950 Feet



This map is intended for planning purposes only.



SW 8TH AVENUE

SW 75TH STREET

Figure 2 - 1.1  
Future Land Use  
WRUF Tower

-  Support / Clinical / Cultural
-  Master Plan Boundary

0 195 390 780 Feet



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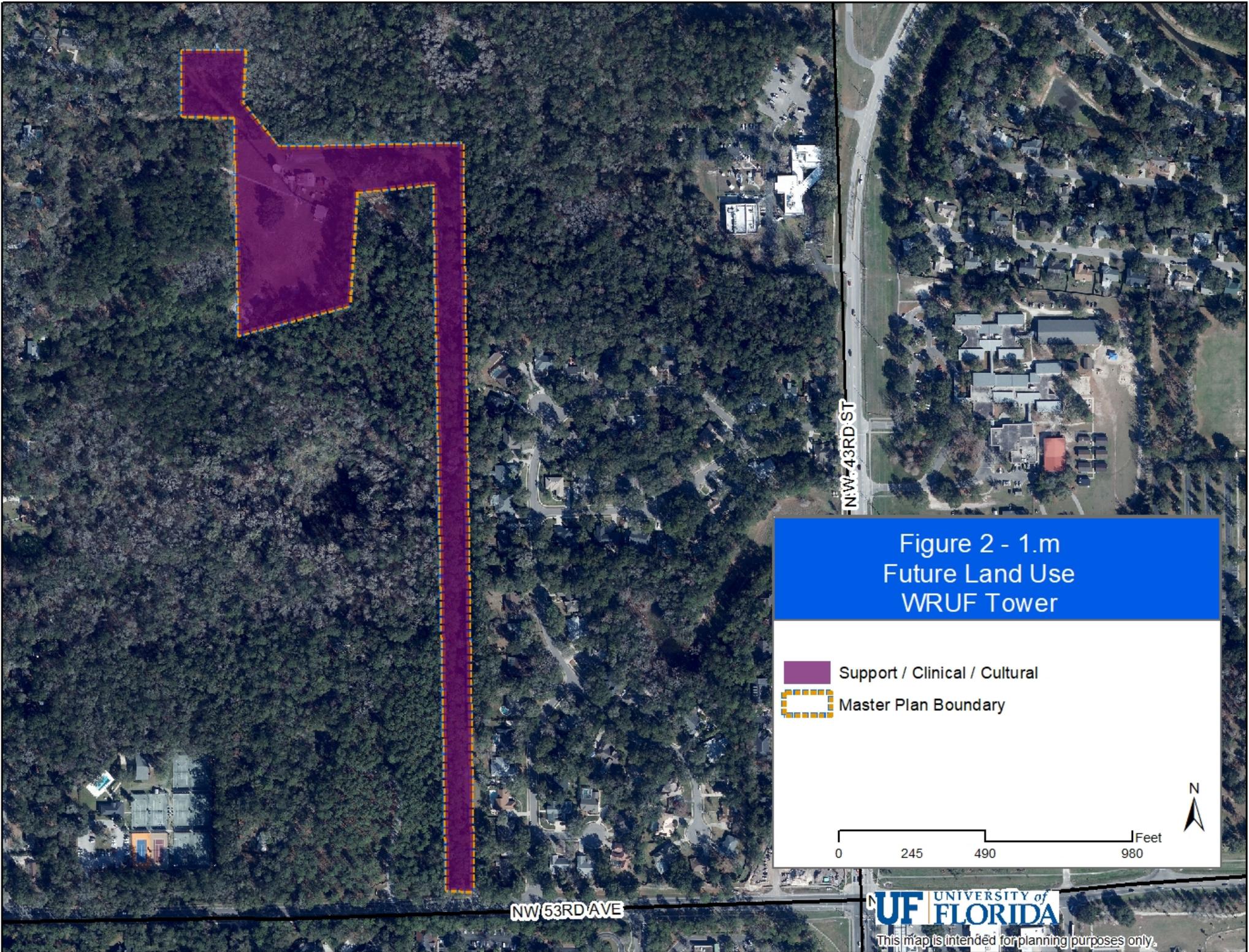


Figure 2 - 1.m  
Future Land Use  
WRUF Tower

Support / Clinical / Cultural

Master Plan Boundary

0 245 490 980 Feet

N

NW 53RD AVE

UNIVERSITY of  
**UF** FLORIDA

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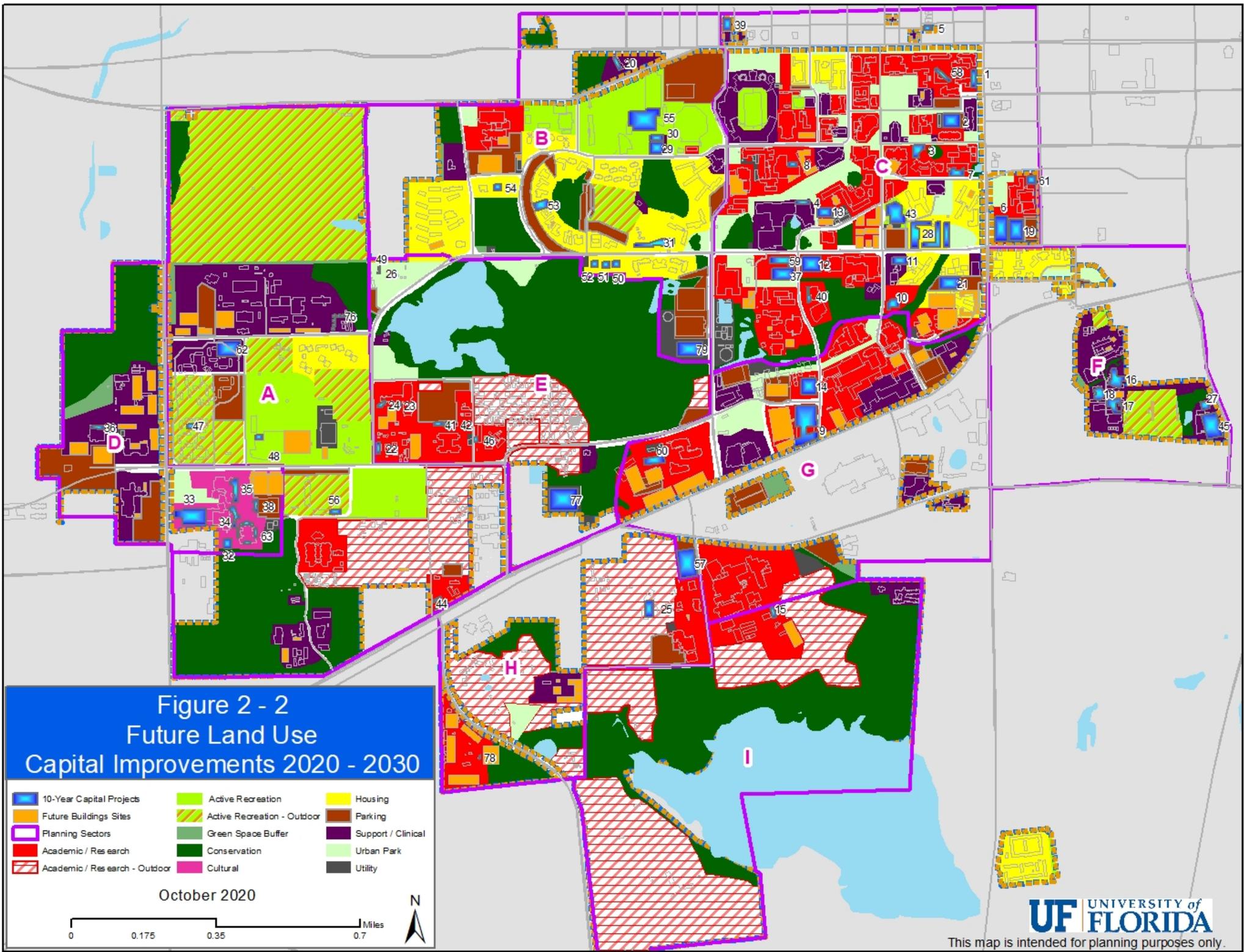
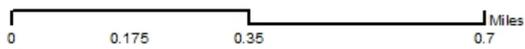
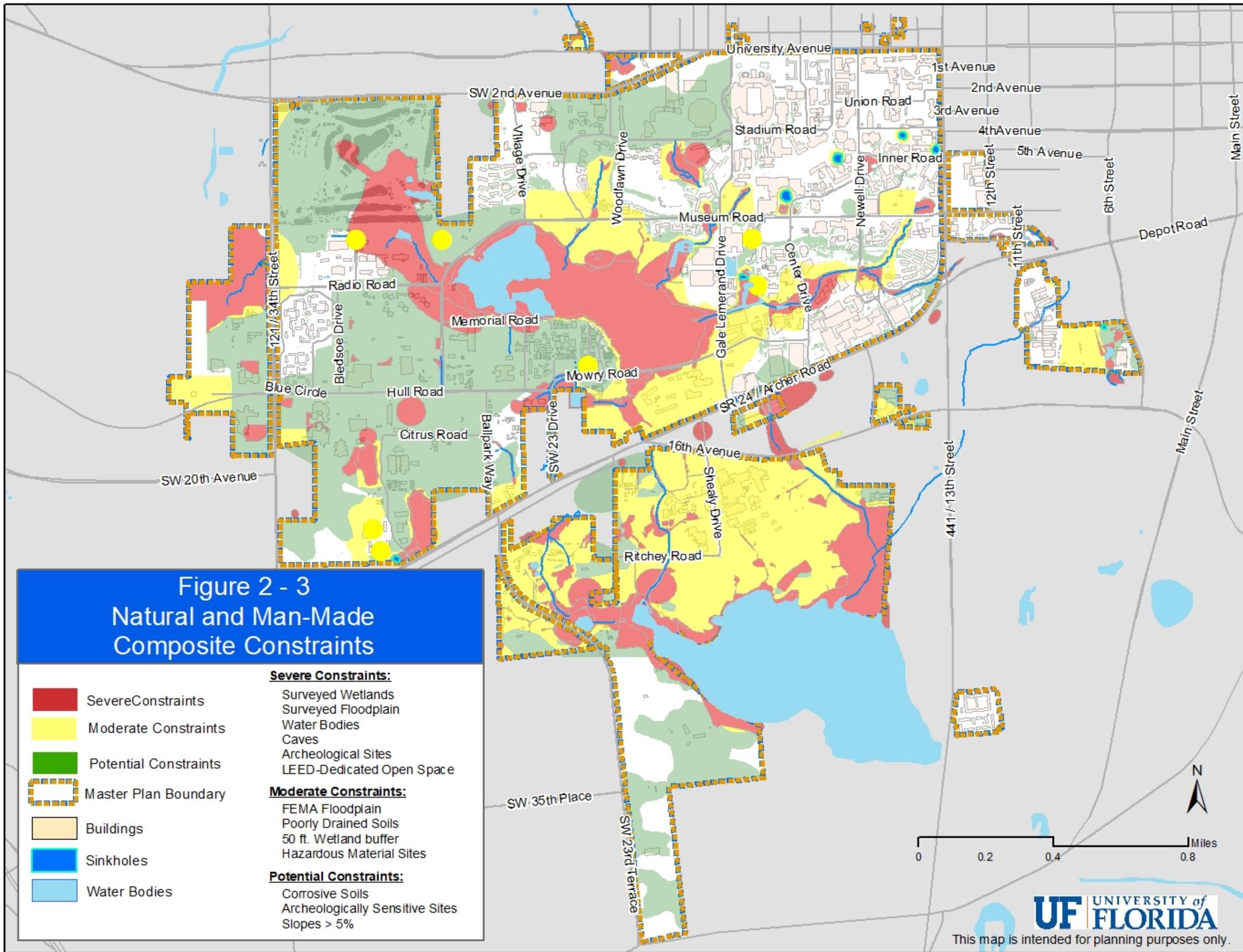


Figure 2 - 2  
 Future Land Use  
 Capital Improvements 2020 - 2030

- 10-Year Capital Projects
- Future Buildings Sites
- Planning Sectors
- Academic / Research
- Academic / Research - Outdoor
- Active Recreation
- Active Recreation - Outdoor
- Green Space Buffer
- Conservation
- Cultural
- Housing
- Parking
- Support / Clinical
- Urban Park
- Utility

October 2020





**Figure 2 - 3  
Natural and Man-Made  
Composite Constraints**

- |  |                       |                                      |   |
|--|-----------------------|--------------------------------------|---|
|  | Severe Constraints    | <b><u>Severe Constraints:</u></b>    | Surveyed Wetlands<br>Surveyed Floodplain<br>Water Bodies<br>Caves<br>Archeological Sites<br>LEED-Dedicated Open Space |
|  | Moderate Constraints  | <b><u>Moderate Constraints:</u></b>  | FEMA Floodplain<br>Poorly Drained Soils<br>50 ft. Wetland buffer<br>Hazardous Material Sites                          |
|  | Potential Constraints | <b><u>Potential Constraints:</u></b> | Corrosive Soils<br>Archeologically Sensitive Sites<br>Slopes > 5%   |
|  | Master Plan Boundary  |                                      |   |
|  | Buildings             |                                      |   |
|  | Sinkholes             |                                      |   |
|  | Water Bodies          |                                      |   |