



1 Master Planning “Lessons Learned” report (<http://consensus.fsu.edu/bog-fcerc/cmp.html>), the Workgroup  
2 agreed to nine findings as the basis for its review and update of the existing 6C-21:  
3

- 4 1. While there are exceptions, generally the current campus master planning process, which includes  
5 the 2005 changes, is producing campus master plans that are consistent with the host local  
6 government comprehensive plans. However there are planning areas and issues where  
7 improvements can be made.
- 8 2. Concurrency trust funding, overseen by the Board of Governors, has proven to be an essential  
9 ingredient for agreement and success between universities and their host local governments. It has  
10 also contributed to a more constructive and cooperative university/local government (“town-  
11 gown”) relationship.
- 12 3. The existence of concurrency trust fund money for improvements has enhanced the ability of SUS  
13 campuses to negotiate campus master plans and campus development agreements with host local  
14 governments. From a local government perspective, this funding has allowed the campus and host  
15 government to collectively address the scope of the impacts and provide payment for the campus’  
16 share of these impacts. However there are planning areas and issues related to concurrency trust  
17 funds where improvements can be made.
- 18 4. Transportation and off-campus housing impacts appear to have been the most prevalent areas of  
19 conflict between SUS universities and host local governments. Fire and policing, water and sewer,  
20 energy and environmental features and concerns and related special facilities issues may present  
21 future challenges.
- 22 5. Constructive university/host government relationships may be grounded on engaged leadership and  
23 effective communication on many levels on both the part of the local government and university.
- 24 6. The quality and timeliness of University public outreach and communication on master plans and  
25 development agreements may contribute to better relationships between SUS campuses and their  
26 host local governments.
- 27 7. The approach taken by Universities and their host local governments for the concurrency  
28 proportionate fair share of the costs of impacts and improvements within “context areas” needs to  
29 be considered in updating the 6C-21 campus master plan and campus development agreement  
30 regulations.
- 31 8. While there is an overall statutory master plan template, there exist variations in how each SUS  
32 campus has implemented the law (e.g. how branch campuses are treated, etc.). These should be  
33 addressed by the Workgroup in considering changes to the 6C-21 regulation and potential  
34 recommendations for statutory changes.
- 35 9. The transparency of information and communication on campus master plans and development  
36 agreements and the use of open workshop formats for reviewing the plans and agreements with the  
37 public have enhanced the “town/gown” relationship and may have helped to minimize the number  
38 of challenges to the plans and development agreements.  
39

## 40 **CONTEXT AND GUIDANCE ON THE DRAFT CAMPUS MASTER PLAN CHANGES**

41  
42 The Working Group sought to review the current rule language and refine it based on experiences with  
43 campus master planning to date such as adding concepts and nomenclature to bring the regulation in line  
44 with contemporary thinking on issues such as multimodal transportation and sustainability. This also  
45 included proposing deletion of statutory language in the regulation and of various “purpose” statements in  
46 the current rule and deletion of data and analysis requirements that were difficult to ascertain or not helpful  
47 for good planning. For instance, sections of the Intergovernmental Coordination Element were deleted as

1 restatements of the statutory language and data requirements for fire lanes, inventory of off-campus parking,  
2 classification of roadways on campus, size and surface material (of pedestrian facilities), and inventory of  
3 violent crimes, were deleted as not necessary within the campus master plan.  
4

5 ~~The Workgroup agreed to be guided by the following drafting principles in their review and refinement of~~  
6 ~~the existing 6C-21 regulation:~~

- 7
- 8 • ~~The Workgroup process should strive for agreement on recommended rule language that could be~~  
9 ~~incorporated into an updated Chapter 21 Regulation;~~
- 10 • ~~The focus of the Workgroup process is to seek consensus in updating and enhancing the campus~~  
11 ~~master planning process as currently set forth in the BOG's Chapter 21 regulation. To the extent~~  
12 ~~there are issues beyond the scope of the regulation that the Workgroup agrees require legislative~~  
13 ~~attention in F.S. Chapter 163, these should be captured as additional legislative recommendations for~~  
14 ~~consideration by the BOG;~~
- 15 • ~~Drafting Recommendations should be designed to produce timely, meaningful, equitable and quality~~  
16 ~~campus plans and development agreements;~~
- 17 • ~~Drafting Recommendations should be designed to support meaningful collaboration and~~  
18 ~~engagement among university, local government and community interests;~~
- 19 • ~~The tasks and responsibilities of universities, local government, the Board of Governors, the~~  
20 ~~Department of Community Affairs and citizens should be considered, and if needed, clarified;~~
- 21 • ~~The Work Group and its drafting groups should consider relevant best practices in developing their~~  
22 ~~recommendations; and~~
- 23 • ~~The Work Group and its drafting groups should consider reducing or eliminating unnecessary costs~~  
24 ~~in plan preparation in developing its recommendations.~~
- 25

26 What follows is a draft “redline” strikethrough/underlined version of the existing 6C-21 regulation  
27 with Workgroup commentary at several points. Note that the Board of Governors is in the process  
28 of revising its regulation numbering and 6C-21 is referred to as Chapter 21 in this draft.

1 **CAMPUS MASTER PLAN REGULATION 6Chapter 21**

2  
3 *Note: The revised regulation will use the Chapter 21 and no longer use the 6C-21 designation.*

4  
5 Chapter 21.108 Procedures for Petitioning the Board of ~~Trustees~~ Regents ~~Governors~~, Challenging  
6 Compliance of the Campus Master Plan or Plan Amendment.

7 Chapter 21.109 Procedures for ~~Dispute Resolution~~ Mediation

8 Chapter 21.110 Remedial Plan Amendments.

9  
10 Chapter 21.201 ~~Purpose of Part II~~ Definitions.

11 Chapter 21.202 ~~Definitions~~ General Requirements.

12 Chapter 21.203 ~~General Requirements~~ Campus Master Plan Vision Statement.

13 Chapter 21.204 Future Land Use Element.

14 Chapter 21.205 Transportation Element.

15 Chapter 21.206 Housing Element.

16 Chapter 21.207 General Infrastructure Element.

17 Chapter 21.208 Conservation Element.

18 Chapter 21.209 Recreation and Open Space Element.

19 Chapter 21.210 Intergovernmental Coordination Element

20 Chapter 21.211 Capital Improvement Element.

21 Chapter 21.212 Optional Elements

22  
23 **21.108 Procedures for Petitioning the Board of ~~Regents~~ Governors, Trustees Challenging**  
24 **Compliance of the Campus Master Plan or Plan Amendment.**

25  
26 ~~(1) Any affected person who submitted comments on the draft campus master plan or plan~~  
27 ~~amendment may petition the Board, challenging the campus master plan or plan amendment as not~~  
28 ~~being in compliance with subsection 240.155(3), 1013.30 (3) Florida Statutes, and any rules~~  
29 ~~promulgated pursuant to subsection 240.155(22)1013.30 (22), Florida Statutes.~~

30 ~~(2) Optional elements which have been included in the adopted campus master plan at the~~  
31 ~~discretion of the Board shall not be subject to challenge under this Rule.~~

32 ~~(3) Plan amendments which, either alone or in conjunction with other amendments, do not~~  
33 ~~exceed the thresholds established in Section 240.155(9)(a)-(c)1013.30 (9) (a) (c), Florida Statutes, and~~  
34 ~~subsection 21.103(2), F.A.C., and are adopted by the Board, shall not be subject to challenge under~~  
35 ~~this Rule.~~

36 ~~(4) Petitions challenging the compliance of the campus master plan or plan amendment must~~  
37 ~~be filed within 30 days after receipt of the notice of adoption of the plan or plan amendment, or~~  
38 ~~within 30 days after the date the adopted plan or plan amendment is available for review, whichever~~  
39 ~~is greater.~~

40 ~~(1)(5) The~~ Petitions challenging a campus master plan or campus master plan amendment  
41 pursuant to Section 1013.30(7), Florida Statutes, shall be filed with the General Counsel, ~~Board of~~  
42 ~~Regents~~ Governors, 325 West Gaines Street, Tallahassee, Florida 32399-1950 0400 at the applicable  
43 university. Each petition shall be typewritten or otherwise duplicated in legible form on white paper  
44 of standard letter size. Unless typewritten, the impression shall be on one side of the paper only and  
45 lines shall be double-spaced and indented. Each petition shall contain the following:

- 46  
47 (a) The name of the party on whose behalf the petition is being filed;  
48 (b) The name, address, and telephone number of the person filing the petition;

1 (c) The signature of the person filing the petition;

2 (d) A statement of facts sufficient to show that the petitioner is an affected person, as defined  
3 in subsection ~~240.155(2)(b)~~-1013.30 (2)(b), Florida Statutes, including the date(s) and method by  
4 which the petitioner submitted oral or written comments or objections during the review and  
5 adoption of the plan or plan amendment;

6 (e) A statement identifying the campus master plan or plan amendment(s) which is being  
7 challenged, including the name of the institution, date of adoption, and any other specific formal  
8 designation(s);

9 (f) A statement describing how each portion of a campus master plan or plan amendment  
10 alleged to be not in compliance is not consistent with one or more provisions of Section 240.155(3),  
11 1013.30 Florida Statutes, the State Comprehensive Plan, or Chapter 21, ~~Part II, F.A.C.~~, or is in  
12 conflict with the comprehensive plans of appropriate host and/or affected local governments. A  
13 ~~petition filed by an affected local government may raise only those issues directly pertaining to the~~  
14 ~~public services or facilities that the affected local government provides to or maintains within the~~  
15 ~~campus, or to the direct impact that campus development would have on the affected local~~  
16 ~~government; and~~

17 (g) A recommended action to bring the plan or plan amendment into compliance.

18 ~~(2)(6)~~ If the ~~Board's~~ university General Counsel determines that the petition filed by an  
19 affected person ~~is sufficient~~, complies with Section 1013.30(7) and this regulation, the ~~Board's~~  
20 university General Counsel shall, within 10 working days of receipt of the petition, ~~notify the~~  
21 ~~petitioner by certified mail, return receipt requested, of the sufficiency of the petition~~ forward the  
22 petition to the Division of Administrative Hearings as required by Section 1013.30(8), Florida  
23 Statutes. ~~Copies of this notice and the petition shall be sent to the university~~ Board of Governors  
24 general Counsel, host local government, and affected local governments.

25 ~~(3)(7)~~ If a petition is filed that does not substantially comply with the requirements of  
26 paragraphs (5)(a)-(g) of this rule, ~~the Board's~~ 1013.30(7), Florida Statutes and this regulation, the  
27 university General Counsel ~~shall~~ may issue an order dismissing the petition with leave to file an  
28 amended petition complying with the requirements of the statute and regulation within 15 days of  
29 service of the order, or if a petitioner fails to file a legally sufficient petition after three attempts, the  
30 petition shall be dismissed by the General counsel with prejudice, which shall constitute final agency  
31 action. ~~petitioner's right to mediate issues in dispute under subsection challenge the master plan or~~  
32 ~~master plan amendment. A copy of this order shall be sent to the university, host local government,~~  
33 ~~and affected local governments. If an amended petition complying with this Rule is not filed within~~  
34 ~~15 days of service of the order, the petitioner's right to mediate issues in dispute under subsection~~  
35 ~~240.155(8), 1013.30 (8) Florida Statutes, is waived.~~

36 ~~(8) If no petition complying with the requirements of this rule is filed, the adoption of the~~  
37 ~~campus master plan or plan amendment shall become final.~~

38 *Specific Authority 240.209(1), (3)(g), 240.155(22) FS. Law Implemented 240.155(4), (7), (9) FS. History*  
39 *New 2-15-94.*

#### 40 41 **21.109 Procedures for Mediation ~~Dispute Resolution~~.**

42  
43 (1) Following receipt of a petition, the petitioning party or parties and the Board's Office of  
44 Capital Programs ~~university General Counsel~~ shall mediate the issues in dispute as follows:

45 (1) If a party requests mediation pursuant to Section 1013.30(8)(c), Florida Statutes, the  
46 mediation shall proceed as follows:

47 (a) ~~Issues in dispute must be resolved within 60 days from the date the Board's~~ university  
48 ~~General Counsel receives the petition. In the event an amended petition is filed, issues in dispute~~

1 ~~must be resolved within 60 days from the date the Board's university General Counsel receives the~~  
2 ~~amended petition.~~

3 ~~(a) The petitioner and university shall agree upon a mutually acceptable mediator. The person~~  
4 ~~so chosen does not need to be a certified mediator. The mediator shall be held on the university~~  
5 ~~campus.~~

6 ~~(b) The issues in dispute will be limited to those issues identified in the petition.s filed that meet~~  
7 ~~the requirements of paragraphs 21.108(5)(a)-(g), F.A.C.~~

8 ~~(c) Affected persons who submitted comments during the review and adoption of the campus~~  
9 ~~master plan or amendment, but who did not petition the Board university General Counsel~~  
10 ~~challenging the compliance of the plan or plan amendment, will be allowed to participate, on a~~  
11 ~~limited basis, in the resolution of disputes. These persons will be allowed to attend dispute~~  
12 ~~resolution sessions and monitor all proceedings; however, they will not be active parties to the~~  
13 ~~resolution of such disputes.~~

14 ~~(2) In the event issues in dispute have not been resolved within 60 30 days from the date the~~  
15 ~~petition is received by the Division of Administrative Hearings, the Board's university General~~  
16 ~~Counsel receives the petition or amended petition, is received by the Division of Administrative~~  
17 ~~Hearings, the Board's Office of Capital Programs university General Counsel shall so notify the~~  
18 ~~Division of Administrative Hearings state land planning agency in writing. This notice shall include:~~

19 ~~(a) The name of the campus master plan or plan amendment in question, and the date of its~~  
20 ~~adoption;~~

21 ~~(b) A copy of the petition challenging the compliance of the campus master plan or plan~~  
22 ~~amendment;~~

23 ~~(c) A summary of efforts to resolve the issues disputed in the petition; and~~

24 ~~(d) A list of issues that have not been resolved. A copy of this notice shall be sent to the~~  
25 ~~petitioner, the university, Board of Governors General Counsel the host local government, and any~~  
26 ~~affected local government.~~

27 ~~(3) The state land planning agency shall then have 60 days in which to hold informal hearings,~~  
28 ~~if necessary, identify the remaining issues in dispute, prepare a record of the proceedings, and submit~~  
29 ~~a report on the matter to the Administration Commission.~~

30 ~~(3) In the event the petitioner and university successfully mediate the dispute, the mediator~~  
31 ~~shall memorialize the terms of the settlement in a written settlement agreement to be signed by both~~  
32 ~~parties. Upon execution of the settlement agreement, the General Counsel shall so notify the~~  
33 ~~Division of Administrative Hearings, who shall close its file.~~

34 ~~*Specific Authority 240.209(1), (3)(g), 240.155(22) FS. Law Implemented 240.155(8) FS. History New 2-15-*~~  
35 ~~*94.*~~

### 37 **21.110 Remedial Plan Amendments.**

39 ~~(1) If, as a result of a final order of the State Land Planning Agency pursuant to Section~~  
40 ~~1013.30(8)(c), Florida Statutes, the university must amend its campus master plan, such amendments~~  
41 ~~shall not be subject to review or challenge under Section 1013.30 (6) Florida Statutes.~~

42 ~~(1) If the Administration Commission incorporates in its Final Order terms or conditions that~~  
43 ~~require the Board of Regents university General Counsel to amend a campus master plan, such plan~~  
44 ~~amendment shall be prepared and adopted pursuant to subsection 240.155(8)(e), 1013.30 (8) (e),~~  
45 ~~Florida Statutes.~~

46 ~~(2) Remedial amendments to adopted campus master plans which incorporate the terms or~~  
47 ~~conditions specified in a Final Order of the Administration Commission shall not be subject to~~  
48 ~~review under Section 240.155(6), 1013.30 (6) Florida Statutes, and subsections 21.106(1)-(4), F.A.C.~~

1 ~~(3) Remedial amendments to adopted campus master plans which incorporate the terms or~~  
2 ~~conditions specified in a Final Order of the Administration Commission shall not be subject to~~  
3 ~~challenge under Section 240.155(7), 1013.30 (7) Florida Statutes, and Rule 21.108, F.A.C. of this~~  
4 ~~chapter.~~

5 (2) If, as a result of a successful mediation pursuant to Section 1013.30 (8)(a) the university  
6 must amend its campus master plan, such amendments shall be adopted pursuant to Section 1013.30  
7 (9), Florida Statutes.

8 ~~Specific Authority 240.209(1), (3)(g), 240.155(22) FS. Law Implemented 240.155(8) FS. History—New 2-15-~~  
9 ~~94.~~

## 11 **Chapter 21.201 Purpose of Part II.**

12 Part II establishes the general requirements for the university's campus master plans and the specific  
13 ~~minimum criteria to be addressed in each of the eight required elements, as required by Section~~  
14 ~~240.155, 1013.30, Florida Statutes. Part II also establishes the criteria for optional elements and the~~  
15 ~~criteria to determine whether campus master plans are consistent with the State Comprehensive~~  
16 ~~Plan, and are not in conflict with the comprehensive plans of the host local government and the~~  
17 ~~comprehensive plans of any affected local governments.~~

18 ~~Specific Authority 240.209(1), (3)(g), 240.155(22) FS. Law Implemented 240.155(3) FS. History—New 2-15-~~  
19 ~~94.~~

### 21 **21.202-1 Definitions.**

23 As used in this chapter, the terms defined in Section 240.155, 1013.30, Florida Statutes, shall have  
24 the meanings provided in that Section. In addition, the following definitions are provided to clarify  
25 terms used in this chapter and not to establish or limit regulatory authority of other agencies or  
26 programs; however, institutions may choose alternative definitions which the Board of Regents  
27 Governors shall review to determine whether such definitions accomplish the intent of both this  
28 chapter and of Section 240.155, 1013.30, Florida Statutes.

30 (1) “Campus Development Agreement” means the fair share mitigation agreement referenced  
31 in Section 1013.30(10) F.S. The geographic area covered by the Campus Development Agreement  
32 may be the context area(s) or other land areas as identified in the Campus Master Plan.

33 (2) “Capital improvement” means physical assets constructed or purchased to provide, improve  
34 or replace a public facility and which are large scale and high in cost. The cost of a capital  
35 improvement is generally non-recurring and may require multi-year financing. For the purposes of  
36 this rule, physical assets which have been identified as existing or projected needs in the individual  
37 campus master plan elements shall be considered capital improvements.

38 (3) “Circulation facilities” means roadways, sidewalks or other surfaces designated for  
39 pedestrian, non-vehicular, or vehicular movement.

40 (4) “Context area for Campus Development Agreements” means an area surrounding the  
41 university, within which on-campus development may impact local public facilities and services and  
42 natural resources, and within which off-campus development may impact university resources and  
43 facilities. The size of the context area may be defined by natural or man-made functional or visual  
44 boundaries, such as areas of concentration of off-campus student-oriented housing and commercial  
45 establishments, stormwater basins, habitat range, or other natural features. To facilitate planning  
46 analysis and intergovernmental coordination the context area may differ in configuration in the  
47 various elements of the campus master plan.

1           (5) “Development” means the carrying out of any building activity or mining operation, the  
2 making of any material change in the use or appearance of any structure or land, or the dividing of  
3 land into three or more parcels.

4           (6) “Goal” means the long-term end toward which programs or activities are ultimately  
5 directed.

6           (7) “Infrastructure” means those man-made structures which serve the common needs of the  
7 population, such as roadways, stormwater management facilities, potable water facilities, sanitary  
8 sewer facilities, and solid waste facilities.

9           (8) “Intelligent transportation system management” means efforts to add information and  
10 communications technology to transport infrastructure and vehicles in an effort to manage factors  
11 that typically are at odds with each other, such as vehicles, loads, and routes to improve safety and  
12 reduce vehicle wear, transportation times, and fuel consumption.

13           (9) “Intermodal” means the connection between any two or more modes of transportation.

14           ~~(8)~~(10) “Levels of Service” means an indicator of the extent or degree of service provided by,  
15 or proposed to be provided by a facility based on and related to the operational characteristics of the  
16 facility. Level of service shall indicate the capacity per unit of demand for each public facility.

17           (11) Mediation” means a process in which a neutral third person called a mediator acts to  
18 encourage and facilitate the resolution of a dispute between two or more parties. It is an informal  
19 and non-adversarial process with the objective of helping the disputing parties reach a mutually  
20 acceptable and voluntary agreement. In mediation, decision making authority rests with the parties.  
21 The role of the mediator includes, but is not limited to, assisting the parties in identifying issues,  
22 fostering joint problem solving, and exploring settlement alternatives.”

23           (12) “Mixed Use Development” means the practice of allowing more than one type of use in a  
24 building or set of buildings. In planning-zone terms, this can mean some combination of residential,  
25 commercial, industrial, office, institutional, or other land uses.

26           ~~(9)~~(13) “Objective” means a specific, measurable, intermediate end that is achievable and marks  
27 progress toward a goal.

28           (14) “Planning Study Area” means an area surrounding the university within which on-campus  
29 and off-campus development should be coordinated for specific development activities such as  
30 housing, recreation, transportation, capital improvements, urban design and designation of future  
31 land uses. The Planning Study Area defines an area of influence that may differ for each type of  
32 development activity. To facilitate planning analysis and intergovernmental coordination, the  
33 planning study area may differ in configuration in the various elements of the campus master plan.

34           ~~(10)~~(15) “Policy” means the way in which programs and activities are conducted to achieve an  
35 identified goal.

36           ~~(11)~~(16) “Potable water facility” means a system of structures designed to collect, treat or  
37 distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution  
38 mains.

39           ~~(12)~~(17) “Public facility” means transportation systems or facilities, sewer systems or facilities,  
40 solid waste systems or facilities, stormwater management systems or facilities, potable water systems  
41 or facilities, educational systems or facilities, parks and recreation systems and facilities, and public  
42 health systems and facilities.

43           ~~(13)~~(18) “Public transit” means passenger services provided by public, private or non-profit  
44 entities, such as commuter rail, express bus, and local fixed route bus.

45           ~~(14)~~(19) “Recreation facility” means a component of a recreation site, such as a trail, court,  
46 athletic field or swimming pool.



1 (14)(20) “Sanitary sewer facilities” means structures or systems designed for the collection,  
2 transmission, treatment, or disposal of sewage, and includes trunk mains, interceptors, treatment  
3 plants and disposal systems.

4 (15)(21) “Solid waste facilities” means structures or systems designed for the collection,  
5 processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations,  
6 processing plants, recycling plants, and disposal systems.

7 (16)(22) “Stormwater management facility” means a system of man-made structures designed  
8 to collect, convey, hold, divert or discharge stormwater, and includes stormwater sewers, canals,  
9 detention structures, and retention structures.

10 (23) “Sustainable Development” means development that uses methods, systems, and materials  
11 that do not deplete resources or interfere with natural cycles, and considers natural land, water, and  
12 energy resources as integral aspects of development.

13 (24) “Sustainability” means a dynamic state in which global ecological and social systems are  
14 not systematically undermined, so as to ensure that the ability of future generations to meet their  
15 needs is not compromised.

16 (25) “Trip Generation” means a transportation tool for forecasting travel demands by  
17 predicting the number of trips originating in or destined for a particular traffic analysis zone.

18 (26) “Traffic Analysis Zone” means the unit of geography used in conventional transportation  
19 planning models.

20 (27) “Transportation corridors” means any land area designated by the state, a county or a  
21 municipality which is between two geographic points and which area is used or is suitable for the  
22 movement of people and goods by one or more modes of transportation, including areas necessary  
23 for management of access and securing applicable approvals and permits.

24 (17)(28) “Transportation demand management” means strategies and techniques that can be  
25 used to increase the efficiency of the transportation system. Demand management focuses on ways  
26 of influencing the amount and demand for transportation by encouraging alternatives to the  
27 automobile and altering local peak hour travel demand. These strategies may include, but not be  
28 limited to, ridesharing programs, flexible work hours, telecommuting, shuttle services and parking  
29 management.

30 (18)(29) “Transportation system” means a multi-modal system of transportation facilities  
31 designed for the movement of people and goods.

32 (19)(30) “Transportation system management” means improving roads, intersections, and other  
33 related facilities to make the existing transportation system operate more efficiently. Transportation  
34 system management techniques include demand management strategies, incident management  
35 strategies, and other actions that increase the efficiency of the transportation system.

36 (31) “Urban Design” means the pattern of urban forms comprising a campus, neighborhood,  
37 city, town, or other municipality or the process of patterning such forms into a design.

38 (32) “Vision” means an ideal description of the future appearance and qualities of the  
39 university and its role in the host community and region to guide its planning.

40 ~~*Specific Authority 240.209(1), (3)(g), 240.155(22) FS. Law Implemented 240.155(3) FS. History—New 2-15-*~~  
41 ~~*94.*~~

## 42 43 **21.203 2 General Requirements.**

### 44 45 (1) CONTENT REQUIREMENTS.

46 (a) Each master plan shall include the content for all elements as required by law and this  
47 regulation chapter; however, related elements may be combined.

1 (b) If the university chooses to combine elements, it shall clearly indicate where in the master  
2 plan or support documents all statutory requirements of Section ~~240.155~~, 1013.30, Florida Statutes,  
3 and the requirements of this chapter are met. The campus master plan shall contain an explanation  
4 of such combinations.

5 (c) The campus master plan shall consist of those items listed below in this paragraph. All other  
6 documentation may be considered as support documents. Support documents do not have to be  
7 adopted unless the Board of ~~Trustees Regents~~ Governors desires to adopt all or part of the support  
8 documents as part of the campus master plan. All background data, studies, surveys, analyses and  
9 inventory maps not adopted as part of the campus master plan shall be available for public  
10 inspection while the campus master plan is being considered for adoption and while it is in effect.  
11 The campus master plan shall consist of:

- 12 1. Goals, objectives, and policies;
- 13 2. ~~Requirements for Implementation of~~ capital improvements ~~implementation~~;
- 14 3. ~~Requirements~~ Implementation of sustainability initiatives in campus planning;
- 15 3. 4. Procedures for monitoring and evaluation of the campus master plan; and
- 16 4. 5. Required maps showing future conditions.

17  
18 (2) DATA AND ANALYSIS REQUIREMENTS.

19 (a) All goals, objectives, policies, standards, findings and conclusions within the campus master  
20 plan shall be based upon relevant and appropriate data. Data or summaries thereof which are not  
21 part of the adopted campus master plan shall not be subject to the compliance review process. All  
22 tables, charts, graphs, maps, figures and data sources, and their limitations shall be clearly described.

23 (b) Unless noted otherwise, this chapter shall not be construed to require original data  
24 collection by the university; however, universities are encouraged to use any original data necessary  
25 to refine or update the campus master plan, as long as methodologies are professionally acceptable.

26 (c) Data are to be taken from professionally accepted existing sources. Data shall be the best  
27 available existing data, unless the university desires original data or special studies. Where data  
28 augmentation, updates, or special studies or surveys are deemed necessary by the university,  
29 appropriate methodologies shall be clearly described or referenced and shall meet professionally  
30 accepted standards for such methodologies.

31 ~~(d) The Board of Regents~~ Governors ~~may require submission of more detailed or complete~~  
32 ~~data or analyses during its review.~~

33 ~~(e) The campus master plan shall be based on projections of student enrollment prepared by~~  
34 ~~the Board of Regents~~ Governors.

35 (3) APPLICATION OF REQUIREMENTS.

36 (a) In those situations where data necessary to comply with the requirements of this ~~chapter~~  
37 regulation do not exist, and the university, for whatever reason, desires not to collect original data or  
38 conduct special studies, the appropriate data and analysis requirements shall not apply. The  
39 university shall include one or more statements in the data and analysis section of each element of  
40 the campus master plan identifying those requirements that are not applicable because the data do  
41 not exist.

42 (b) In those situations where data required to comply with the requirements of this ~~chapter~~  
43 regulation do not exist, any corresponding requirement to include goals, objectives or policies based  
44 on that data shall not apply. The university shall include one or more statements in the goals,  
45 objectives and policies section of each element of the campus master plan identifying those  
46 requirements that are not applicable because the data do not exist.

1 (4) PLANNING TIME FRAME. Each campus master plan shall cover a period of at least 10  
2 years and not more than 20 years. Additionally, the capital improvements element shall contain a  
3 yearly itemized breakout for three years, and a general framework for the next seven years, for  
4 planned and anticipated capital projects, with an update to be submitted to the university Board of  
5 ~~Regents Trustees~~ each year in accordance with the time frame established by the Board of ~~Regents~~  
6 Governors.

7  
8 (5) INTERNAL CONSISTENCY.

9 (a) The required elements and any optional elements shall be consistent with each other. All  
10 elements shall follow the same general format. Where data are relevant to several elements, the same  
11 data shall be used.

12 (b) Each map depicting plan elements must reflect goals, objectives, and policies within all  
13 elements and each such map must be contained within the campus master plan.

14  
15 (6) PLAN IMPLEMENTATION REQUIREMENTS. The sections of the master plan  
16 containing goals, objectives, and policies shall describe how the university's programs and activities  
17 will be initiated, modified or continued to implement the master plan in a consistent manner. It is  
18 not the intent of this chapter to require the inclusion of implementing regulations in the campus  
19 master plan, but rather to require the identification of those programs, activities and regulations that  
20 will be part of the strategy to implement the goals, objectives and policies of the campus master  
21 plan.

22 (7) MONITORING AND EVALUATION REQUIREMENTS. For the purpose of  
23 evaluating and appraising the implementation of the campus master plan, each master plan shall  
24 contain a section identifying monitoring and evaluation procedures to be followed in updating the  
25 adopted campus master plan every five years which address the following:

26 (a) Each university shall submit to the Board of ~~Regents Trustees~~, within four years from the  
27 date of plan adoption and every five years thereafter, an evaluation and appraisal report which:

28 1. Lists ~~accomplishments during the implementation of the campus master plan, describing~~  
29 ~~major problems associated with development and land uses, and the degree to which the~~ goals,  
30 objectives and policies have been successfully reached;

31 2. ~~Identifies obstacles or problems which resulted in underachievement of goals, objectives, or~~  
32 ~~policies;~~

33 3. Identifies the need for new or modified goals, objectives, or policies needed to correct  
34 unanticipated and unforeseen problems and opportunities that have occurred since adoption of the  
35 campus master plan; and

36 4. ~~Addresses local government and public participation in the process;~~

37 5. ~~Addresses the effects of changes to the State Comprehensive Plan and to the comprehensive~~  
38 ~~plans of the host local government and any affected local governments;~~

39 6. Identifies proposed and anticipated plan amendments necessary to address identified  
40 problems and opportunities; and

41 7. ~~Identifies a means of ensuring continuous monitoring and evaluation of the plan during the~~  
42 ~~remainder of the overall planning period.~~

43  
44 (b) Each university shall submit to the university Board of ~~Regents Trustees~~, within five years  
45 from the date of plan adoption and every five years thereafter, a proposed plan amendment which  
46 incorporates the findings and recommendations contained in the evaluation and appraisal report,  
47 and which contains updated baseline data (as appropriate) and goals, objectives and policies to be  
48 accomplished during the remainder of the overall planning period.

1 ~~Specific Authority 240.209(1), (3)(g), 240.155(22) FS. Law Implemented 240.155(3) FS. History New 2-15-~~  
2 ~~94.~~

## 3 4 **21.203 Optional Campus Master Plan Vision Statement**

5  
6 Some campus master plans have developed university campus vision statements which describe the  
7 ideal future appearance and qualities of the university and its role in the host community and region.  
8 If a University's plan includes a vision statement, the required and optional elements should be  
9 consistent with that vision. As an option, elements may include guiding principles that reinforce the  
10 campus vision statement and describe the outcome or desired end-state for the campus. If  
11 applicable, the campus vision statement should be compatible with the vision plan of the host local  
12 government.

### 13 14 **21.204 Future Land Use Element.**

15  
16 ~~The purpose of This element is the designates ion of existing and future land use patterns~~  
17 ~~development as reflected in the goals, objectives and policies of the campus master plan elements,~~  
18 ~~and to describes how future this land use pattern development will be coordinated with that land~~  
19 ~~uses planned by the host community and/or affected local governments in the planning study area.~~  
20 ~~Future land use patterns are depicted on the land use map or map series within the element.~~

21 ~~(1) FUTURE LAND USE DATA REQUIREMENTS. This element shall be based on the~~  
22 ~~following data requirements, pursuant to subsection 21. 2023(2), F.A.C.~~

23 ~~(a) A description of the location(s) of university facilities within the State (graphic and~~  
24 ~~narrative).~~

25 ~~(b) A description of the location of university facilities within the host community (graphic and~~  
26 ~~narrative) including an identification of all facilities on university lands not under the jurisdiction or~~  
27 ~~operation of the State University System.~~

28 ~~(c) Student FTE and headcount enrollment projections for the planning time frame, as~~  
29 ~~prescribed in the General Requirements section of this chapter.~~

30 ~~(d) A legal description of the property within the university's jurisdiction and a description of~~  
31 ~~the land acquisition program under which the property was obtained.~~

32 ~~(d)(e) A discussion of title interest held by the Board of Trustees of the Internal Improvement~~  
33 ~~Trust Fund (including reservations and encumbrances such as leases, subleases, or easements, and~~  
34 ~~any other land held by the university and considered as part of the the land within in the context~~  
35 ~~area or included in the Master Plan). A map of all existing encumbrances other than utility~~  
36 ~~easements shall be included.~~

37 ~~(e)(f) Designated single use or multiple use management, as defined in Regulation Rule 18-~~  
38 ~~4.003, F.A.C., for the property.~~

39 ~~(g) A description of alternative (non-educational) uses of the leased premises considered by the~~  
40 ~~university but never adopted, if appropriate.~~

41 ~~(e)(h) Proximity of university property to other significant local, state, or federal land or water~~  
42 ~~resources, as identified in adopted plans.~~

43 ~~(f)(i) A statement as to whether the university property is within an aquatic preserve or a~~  
44 ~~designated area of critical state concern or an area under study for such designation.~~

45 ~~(g)(j) A map description of existing land uses and zoning in for the context area from the local~~  
46 ~~government comprehensive plan. Land use categories shall be identified on the existing land use~~  
47 ~~map or map series and described in accordance with categories adopted by the local government in~~  
48 ~~their comprehensive plan.~~

1 ~~(h)(k)~~ Existing land uses and development on university property shall be shown on the land  
2 use map or map series. The university may use the land uses established in the host community's  
3 local comprehensive plan or establish its own land use categories. Such land use categories shall be  
4 clearly defined ~~labeled~~ in the legend.

5 ~~(f)~~ If the university determines it necessary to utilize other categories of land use, or to combine  
6 categories of land use, such categories or combinations of categories shall be shown on the land use  
7 map or map series and clearly identified in the legend.

8 ~~(i)(m)~~ The approximate acreage and general range of ~~uses of structures~~, density or intensity of  
9 use shall be provided in tabular form for the gross land area included in each land use category.

10 ~~(j)(n)~~ Natural resources shall be shown on the land use map or map series.

11 ~~(k)(o)~~ Historic and archaeological resources (including all sites listed in the Florida Master Site  
12 File of the National Register of Historic Places) shall be shown on the existing land use map or map  
13 series.

14 ~~(2)~~ FUTURE LAND USE ANALYSIS REQUIREMENTS. This element shall be based upon  
15 the following analyses which support the campus master plan pursuant to subparagraph 21. 2023(2),  
16 Florida Statutes.

17 ~~(a)~~ An analysis of the amount of land that will be required to accommodate the projected  
18 future enrollment of the university, including:

- 19 1. The categories of land use and their densities or intensities of use;
- 20 2. The estimated gross acreage for each category; and
- 21 3. A description of the methodology used.

22 ~~(a)(b)~~ An analysis of projected future space and building needs for academic, support, housing  
23 and parking facilities.

24 ~~(e)~~ An analysis of projected future space and building needs for support facilities.

25 ~~(b)(d)~~ An analysis of existing vacant and undeveloped land on the university campus to  
26 determine its suitability for best use.

27 ~~(e)(e)~~ An analysis of opportunities for redevelopment of underutilized land and for elimination  
28 of uses that are inconsistent with the university's character, density and proposed future land uses.

29 ~~(f)~~ A finding as to whether each planned use of university property is consistent with the  
30 adopted conceptual State Lands Management Plan.

31 ~~(d)~~ An analysis of whether additional land will be required in the context area to meet future  
32 needs, and, if so, an analysis of how much additional land will be required to meet future needs.

33 ~~(e)(i)~~ In the event additional land is determined to be necessary for the future development of  
34 the university, an analysis of the context area shall be undertaken to identify potential land areas for  
35 such expansion. Analysis shall be undertaken identifying and evaluating alternatives to additional  
36 land acquisition.

37 ~~(f)~~ A projection as to whether any university property in the context area may be declared surplus  
38 for release by the university for use or disposal by the State.

39 ~~(g)~~ If the analyses in subparagraphs (2)(a)-(e) indicate that the existing university campus will  
40 not provide sufficient capacity to accommodate the future needs of the university, an analysis shall  
41 be undertaken identifying how much additional land would be required to meet future needs.

42 ~~(h)~~ An assessment as to whether any portion of the university property should be declared  
43 surplus for release by the university for use or disposal by the State.

44 ~~(g)(i)~~ In the event additional land is determined to be necessary for the future development of  
45 the university, an analysis of the context area shall be undertaken to identify potential land areas for  
46 such expansion. Analysis shall be undertaken identifying and evaluating alternatives to additional  
47 land acquisition.

1 ~~(j) In conjunction with the analysis conducted in subparagraph (2)(i), an analysis shall be~~  
2 ~~undertaken identifying and evaluating alternatives to additional land acquisition.~~

3 ~~(k) An analysis of constraints that may limit the amount or location of future land use~~  
4 ~~development on the university campus.~~

5 ~~(h)(l) An analysis of the future land use element of the host local government's comprehensive~~  
6 ~~plan, for the context area, including off-campus constraints that may limit the amount or location of~~  
7 ~~future land use development on the university campus.~~

8 ~~(m) An analysis of off-campus constraints that may limit the amount or location of future land~~  
9 ~~use development on the university campus.~~

10 ~~(i)(n) An analysis of the goals, objectives and policies adopted by the host community in their~~  
11 ~~comprehensive plan related to development of land uses in the context area.~~

12  
13 (1) FUTURE LAND USE DATA AND ANALYSIS REQUIREMENTS. This element shall  
14 be based on the following data and analysis requirements, pursuant to Subparagraph 21.202(2).

15 (a) Inventory and assess existing and projected space and building needs, both within the  
16 planning study area and throughout the state, for academic, support, housing and parking facilities.  
17 Such assessment shall be based on student FTE and headcount enrollment projections for the  
18 planning time frame, and shall include a graphical and narrative section. Existing land uses and  
19 development on university controlled property shall be shown on the land use map or map series,  
20 using either the land uses established in the host local government's comprehensive plan or using its  
21 own land use categories which shall be clearly labeled in the legend. The narrative section shall  
22 include the approximate acreage and general range of uses of structures.

23 (b) Inventory and assess existing and projected vacant, open or underdeveloped university-  
24 controlled lands to determine the potential opportunities for meeting the needs shown above in  
25 subsection (1)(a). This assessment shall include plans for the redevelopment of university-controlled  
26 land that is underutilized or inconsistent with the university's character, density and future land uses,  
27 as well as plans for the release of surplus lands to the state for use or disposal.

28 (c) Inventory and assess properties within the planning study area where title interest is held by  
29 the Board of Trustees of the Internal Improvement Trust Fund (including reservations and  
30 encumbrances such as leases, subleases, or easements, and any other land held by the university  
31 within the planning study area or included in the Master Plan). A map of all existing encumbrances  
32 to university-controlled property, other than utility easements, shall also be included.

33 (d) Inventory and assess properties within the planning study area which may serve to meet  
34 existing or future needs shown above in subsection (1)(a). This assessment shall include  
35 opportunities for expansion that do not include additional land acquisition.

36 (e) Inventory and assess existing natural, archeological or historic resources within the planning  
37 study area to determine their impact on meeting the needs shown above in subsection (1)(a). As  
38 utilized above, the phrase "natural resources" shall be read to include aquatic preserves and areas  
39 designated (or under study for designation) as an Area of Critical State Concern.

40 (f) Inventory and assess all facilities on university-controlled lands that are not under the  
41 jurisdiction or operation of the State University System to determine their impact on meeting the  
42 needs shown above in subsection (1)(a).

43 (g) Inventory and assess existing and projected land uses, goals, objectives, policies and zoning  
44 within the planning study area as defined in the local government's comprehensive plan to  
45 determine their impact on meeting the needs shown above in subsection (1)(a).

46  
47 ~~(2)(3) REQUIREMENTS FOR FUTURE LAND USE GOALS, OBJECTIVES AND~~  
48 ~~POLICIES.~~

1 (a) The element shall contain one or more goals which address the long-range development of  
2 ~~land use~~ on the campus and the coordination of future land use development on the campus with  
3 future land use development in the host ~~community and/or affected local governments~~.

4 (b) The element shall contain one or more objectives for each goal which address, at a  
5 minimum:

6 1. Protection of natural resources (including existing surface waters and wetlands) and historic  
7 and archaeological resources;

8 2. Eliminating or minimizing land use compatibility problems between the university and host  
9 ~~and/or affected local governments~~ community;

10 3. Correcting land use underutilization and compatibility problems on the university campus;

11 4. Coordinating future ~~land uses~~ development with the appropriate topography and soil  
12 conditions;

13 5. Coordinating future ~~land uses~~ development with the availability of facilities and services;

14 6. Ensuring the availability of suitable land on campus for utility facilities required to support  
15 proposed on-campus development; and

16 7. Minimizing off campus constraints to limit future development on campus (i.e., traffic,  
17 utilities) and minimizing on campus conflicts with land uses within the planning study area.

18 8. Promote compact, efficient, and environmentally sensitive land use planning.

19  
20 (c) The element shall contain one or more policy statements for each objective which address at  
21 a minimum:

22 1. Establishment of standards ~~for densities or intensities~~ of use for each land use category;

23 2. Provisions for stormwater management, open space, ~~and~~ safe and convenient on-campus  
24 traffic flow; ~~considering needed vehicle parking and parking facilities~~;

25 3. Provisions for the identification, designation, and protection of historically and  
26 archaeologically significant properties;

27 4. Provisions for the compatibility with adjacent land uses;

28 5. Coordination of land use and development decisions with a schedule of capital  
29 improvements in the Capital Improvements Element;

30 6. ~~Administrative procedures to amend the campus master plan to incorporate unforeseen land  
31 uses that may arise from grant awards or other circumstances~~;

32 6.7. Establishment or description of land use management procedures within the university's  
33 administrative structure which will encourage careful use of the university's existing land resources  
34 and minimize deviations from the land use plan; and

35 ~~7.8. Establishment of a process, timetable and funding sources for future land acquisition (if  
36 applicable).~~

37 8. Provisions for encouraging sustainable development practices such as compact mixed use  
38 development.

39 (d) The Future Land Use Element shall be described, at a minimum, in the Future Land Use  
40 Map and explanatory text. A map of all existing and projected encumbrances shall be included. Land  
41 ~~uses on the map shall be the same as those categories with which existing land uses are described in~~  
42 ~~subparagraph (1)(k) above. In addition, land use categories for on-campus uses shall be coordinated,~~  
43 ~~as possible, with land use categories used by the host community in its comprehensive plan to~~  
44 ~~facilitate coordination of planning efforts. The Future Land Use Map and text shall be accompanied~~  
45 ~~by explanatory tabular information as required.~~

46 ~~Specific Authority 240.209(1), (3)(q), 240.155(22) FS. Law Implemented 240.155(3), 253.034(4) FS.~~  
47 ~~History New 2-15-94.~~

48

1 **21.205 Transportation Element.**

2  
3 The purpose of this element is to plan for future motorized and non-motorized traffic circulation  
4 systems to ensure provision of adequate transit, circulation and parking facilities to meet future  
5 university needs; to ensure the provision of adequate pedestrian and non-vehicular circulation  
6 facilities to meet the future needs of the university; and to coordinate the location of these facilities  
7 planned in the host community in the context area. The Transportation Element shall consist of a  
8 Transit, Circulation and Parking Sub-Element and a Pedestrian and Non-Vehicular Circulation Sub-  
9 Element.

10 ~~(1) TRANSIT, CIRCULATION AND PARKING DATA REQUIREMENTS. This sub-~~  
11 ~~element shall be based, at a minimum, on the following data requirements, pursuant to subsection~~  
12 ~~21.203(2), F.A.C.~~

- 13 ~~—(a) An inventory of existing on-campus parking facilities.~~
- 14 ~~(b) An inventory or estimate of the amount of student, faculty and staff parking off-campus,~~  
15 ~~and a description of parking locations.~~
- 16 ~~(c) An inventory of accident locations and number of accident occurrences on campus and in~~  
17 ~~the context area.~~
- 18 ~~(d) The existing classification of roadways on the campus, utilizing definitions used by the host~~  
19 ~~community in its local comprehensive plan, or a classification determined by the university which is~~  
20 ~~correlated to the classification system of the host community (map, narrative).~~
- 21 ~~(e) Existing roadway classifications in the context area, including designated fire lanes and fire~~  
22 ~~routes on campus.~~
- 23 ~~(f) The current levels of service of the roadways on campus and within the context area.~~
- 24 ~~(g) Traffic counts at all major university entrances/exits.~~
- 25 ~~(h) Existing university trip generation data.~~
- 26 ~~(i) Existing traffic analysis zones (TAZs) of the host local government within which university~~  
27 ~~facilities are located.~~
- 28 ~~(j) Established public transit or university-provided transit routes on campus and in the context~~  
29 ~~area indicating location of stops, frequency of service and capacity of the vehicles.~~

30 ~~(2) TRANSIT, CIRCULATION AND PARKING ANALYSIS REQUIREMENTS. This~~  
31 ~~element shall be based upon the following analyses which support the campus master plan pursuant~~  
32 ~~to subsection 21.203(2), F.A.C.~~

- 33 ~~(a) An analysis of the future parking needs for students, faculty and staff and types of special~~  
34 ~~events for the planning period.~~
- 35 ~~(b) An analysis of the amount of land required to provide the amount of parking calculated in~~  
36 ~~subparagraph (2)(a).~~
- 37 ~~(c) An assessment of the capacity of university lands to accommodate the amount of parking~~  
38 ~~calculated in subparagraph (2)(a), including a determination of how much of the parking would have~~  
39 ~~to be provided in structures.~~
- 40 ~~(d) An analysis of practical methods to accommodate the amount of parking calculated in~~  
41 ~~subparagraph (2)(a) on the university campus.~~
- 42 ~~(e) An analysis of off-campus lands in the context area that may be available for university~~  
43 ~~parking and the parking capacity of those sites.~~
- 44 ~~(f) An analysis of the impacts of off-campus university parking on the context area and~~  
45 ~~alternatives for minimizing these impacts.~~
- 46 ~~(g) An analysis of the projected traffic volumes/capacities and levels of service on university~~  
47 ~~roads and roads in the context area, including an analysis of the traffic circulation model used by the~~  
48 ~~host community in projecting traffic circulation in the context area.~~



1 ~~(h) An analysis of improvements that would be required to on-campus roadways to meet the~~  
2 ~~future traffic circulation needs of the university.~~

3 ~~(i) An analysis of improvements that would be required to off-campus roads in the context~~  
4 ~~area, based on the additional traffic projected to be generated by the university.~~

5 ~~(j) An analysis of additional public or university-provided transit that will be required to meet~~  
6 ~~the future needs of the university for the planning period.~~

7 ~~(k) An analysis of the opportunities to implement transportation system management and~~  
8 ~~transportation demand management techniques and strategies to minimize off-site impacts on~~  
9 ~~roadways within the context area.~~

10 ~~(l) The planned location of future facilities, with accompanying parking to serve these facilities.~~

11 ~~(3) REQUIREMENTS FOR TRANSIT, CIRCULATION AND PARKING GOALS,~~  
12 ~~OBJECTIVES AND POLICIES.~~

13 ~~(a) The sub-element shall include one or more goals for the provision of future transit, auto~~  
14 ~~circulation, and parking facilities.~~

15 ~~(b) The sub-element shall contain one or more objectives for each goal which address:~~

16 ~~1. The provision of parking facilities on or off the campus to meet future university needs;~~

17 ~~2. The provision of future traffic circulation improvements both on the campus and in the~~  
18 ~~context area to meet future university needs;~~

19 ~~3. Improvements (including scheduling) to public or university-provided transit service and~~  
20 ~~facilities required to meet future university needs; and~~

21 ~~4. Coordination of transportation system improvements with the future land uses shown on~~  
22 ~~the future land use map or map series, and with those improvements identified in the host~~  
23 ~~community's comprehensive plan.~~

24 ~~(c) The element shall contain one or more policy statements for each objective which:~~

25 ~~1. Establish programs or administrative procedures to accommodate future parking and auto~~  
26 ~~circulation requirements on campus and minimize off-site impacts within the context area;~~

27 ~~2. Establish programs to maximize utilization of public or university-provided transit;~~

28 ~~3. Establish administrative procedures for coordinating on-going traffic circulation, transit and~~  
29 ~~parking facility improvements with similar improvements being undertaken by the host community;~~

30 ~~4. Establish the timing or priorities for development of traffic circulation, transit, and parking~~  
31 ~~facilities on-campus; and~~

32 ~~5. Establish level of service standards for roadways within the university's jurisdiction.~~

33 ~~(d) The Transit, Circulation and Parking Sub-Element shall be described, at a minimum, in the~~  
34 ~~Transportation Element Map and explanatory text. This map along with companion narrative shall~~  
35 ~~identify the location and size of proposed transit, circulation and parking facilities on the university~~  
36 ~~campus. The map and text shall be accompanied by explanatory tabular information as required.~~

37 ~~(4) PEDESTRIAN AND NON-VEHICULAR CIRCULATION DATA REQUIREMENTS.~~

38 ~~This sub-element shall be based, at a minimum, on the following data pursuant to subsection~~  
39 ~~21.203(2), F.A.C.~~

40 ~~(a) An inventory of existing pedestrian and non-vehicular circulation facilities on the university~~  
41 ~~campus(es) illustrating the location, size and surface material of the facilities.~~

42 ~~(b) The planned location of future facilities.~~

43 ~~(c) An inventory of existing pedestrian and non-vehicular circulation facilities located within~~  
44 ~~the context area.~~

45 ~~(d) An inventory of the planned pedestrian and non-vehicular circulation facilities located in~~  
46 ~~the host community in the context area, illustrating the location, size and function planned for each~~  
47 ~~facility.~~

1 ~~(c) An inventory of existing problem areas on campus related to pedestrian and non-vehicular~~  
2 ~~circulation, including accidents involving, and violent crimes committed against, pedestrians and~~  
3 ~~bicyclists on-campus and in the context area.~~

4 ~~(5) PEDESTRIAN AND NON-VEHICULAR CIRCULATION ANALYSIS~~  
5 ~~REQUIREMENTS. This element shall be based upon the following analyses which support the~~  
6 ~~campus master plan pursuant to subsection 21.203(2), F.A.C.~~

7 ~~(a) An analysis of the amount and type of pedestrian and non-vehicular circulation facilities that~~  
8 ~~will be required to meet the needs of projected university enrollment, including the basis for this~~  
9 ~~analysis.~~

10 ~~(b) An analysis assessing the need for pedestrian and non-vehicular circulation facilities in the~~  
11 ~~context area with reference to those facilities serving areas of off-campus student housing, or other~~  
12 ~~off-campus student activities.~~

13 ~~(c) An analysis of lighting conditions along pedestrian and non-vehicular circulation routes to~~  
14 ~~identify areas where lighting is inadequate.~~

15 ~~(6) REQUIREMENTS FOR PEDESTRIAN AND NON-VEHICULAR CIRCULATION~~  
16 ~~GOALS, OBJECTIVES AND POLICIES.~~

17 ~~(a) This sub-element shall contain one or more goals for the development of pedestrian and~~  
18 ~~non-vehicular circulation facilities on campus.~~

19 ~~(b) The sub-element shall contain one or more objectives for each goal which address at a~~  
20 ~~minimum:~~

21 ~~1. The coordination of pedestrian and non-vehicular circulation facilities to be developed on-~~  
22 ~~campus, with those to be developed off-campus by the host community in its local comprehensive~~  
23 ~~plan, bicycle plans or traffic circulation plans;~~

24 ~~2. Coordinating the locations for future pedestrian and non-vehicular circulation facilities to be~~  
25 ~~developed on and off the campus with recommendations contained in the Campus Safety Plan;~~

26 ~~3. Coordinating the locations for additional lighting along pedestrian and non-vehicular~~  
27 ~~circulation routes with recommendations contained in the Campus Safety Plan; and~~

28 ~~4. The provision of pedestrian and non-vehicular circulation facilities required to meet future~~  
29 ~~university needs.~~

30 ~~(c) The sub-element shall contain one or more policy statements for each objective which~~  
31 ~~address:~~

32 ~~1. The timing or priorities for development of pedestrian and non-vehicular circulation facilities~~  
33 ~~on-campus;~~

34 ~~2. Ensuring coordination with the host community regarding issues related to the provision of~~  
35 ~~pedestrian and non-vehicular circulation facilities;~~

36 ~~3. The timing or priorities for additional lighting placement along pedestrian and non-vehicular~~  
37 ~~circulation routes, as indicated by subparagraphs (1)(f) and (2)(d) of this element;~~

38 ~~4. Establishing programs to maximize utilization of pedestrian and non-vehicular facilities; and~~

39 ~~5. Establishing programs or procedures to improve the safety of persons using pedestrian and~~  
40 ~~non-vehicular facilities.~~

41 ~~(d) The Pedestrian and Non-Vehicular Circulation Sub-Element shall be described, at a~~  
42 ~~minimum, in the Transportation Element Map and explanatory text. This map along with~~  
43 ~~companion narrative shall identify the location, size and character of the proposed pedestrian and~~  
44 ~~non-vehicular circulation facilities on-campus and in the context area. The map and text shall be~~  
45 ~~accompanied by explanatory tabular information as required.~~

46 ~~*Specific Authority 240.209(1), (3)(g), 240.155(22) FS. Law Implemented 240.155(3) FS. History New 2-15-*~~  
47 ~~*94.*~~

1 ~~The purpose of This element is to~~ assesses and makes transportation recommendations for  
2 ~~integrating all modes of travel (bicycle, pedestrian, bus/transit, and motor vehicle) both on campus~~  
3 ~~and in the off-campus planning study area. These recommendations shall coordinate policies,~~  
4 ~~programs and projects with the host and/or affected local governments, as well as with other state~~  
5 ~~and regional agencies. Goals, objectives and policies shall relate to the plan's Vision Statement and~~  
6 ~~Guiding Principles, if the optional visioning task in subsection 21.203 is elected to be part of the~~  
7 ~~campus master plan.~~

8  
9 (1) TRANSPORTATION DATA AND ANALYSIS REQUIREMENTS. This element shall  
10 be based on the following data and analysis requirements, pursuant to Subparagraph 21.202(2).

11  
12 (a) Inventory and assess parking located on campus and off-campus if owned or controlled by  
13 the University. The assessment shall include campus parking demand for the base year and  
14 projected year that incorporates allowance for transportation demand management policies that may  
15 reduce parking demand. The assessment shall also consider parking demand for special events, as  
16 applicable.

17 (b) Inventory and assess transit facilities and services on campus and in the planning study area  
18 including:

- 19 1. service providers;
- 20 2. routes;
- 21 3. stop locations;
- 22 4. frequency of service;
- 23 5. ridership;
- 24 6. vehicle capacity; and
- 25 7. planned service modifications identified in the local government comprehensive plan's  
26 capital improvement element, transit agency's service plan or other comparable planning document.

27 (c) Inventory and assess facilities and services for bicycling and walking including existing and  
28 planned facilities on campus and in the planning study area with identification of the facility location  
29 and type.

30 (d) Inventory and assess opportunities to implement transportation demand management  
31 strategies, including strategies that link transportation and future land use such as transit-oriented  
32 design, walkable activity centers and multimodal districts.

33 (e) Inventory and assess safety of the on-campus transportation system users including:

- 34 1. traffic crash data for bicycles; pedestrians and motor vehicles;
- 35 2. lighting assessment for bicycle and pedestrian facilities; and
- 36 3. identification of high traffic crash locations and other safety concerns on campus.

37 (f) Inventory planned new roads, road modifications, and other planned transportation system  
38 modifications (including transit, bicycle and pedestrian) with cost estimates identified in the local  
39 government comprehensive plan's capital improvement element, the regional long-range  
40 transportation plan, the university's capital improvement program, and other transportation plan  
41 documents as applicable.

42 (g) Inventory and assess roadways on campus and in the planning study area including:

- 43 1. adopted level of service (LOS);
- 44 2. traffic counts;
- 45 3. maximum service volumes;
- 46 4. pavement condition;
- 47 5. road designations (i.e. FDOT Strategic Intermodal System and local government  
48 Constrained Facilities); and

1 6. evaluation of opportunities to implement transportation system management strategies that  
2 address intersection, operations and safety components of the roadway system.

3 (h) Assess roadway capacity on campus and in the planning study area for the campus master  
4 plan base year and projected year including assessment of:

5 1. future conditions for enrollment, building program and parking facilities;

6 2. mode split;

7 3. transportation demand management strategies; and

8 4. trip generation.

9 5. This roadway capacity assessment shall utilize traffic analysis zones (TAZs) and  
10 methodologies acceptable to the host and/or affected local governments, and shall be based upon  
11 professional standards of transportation for assessment of university traffic impacts significantly  
12 affecting off-campus roads in the planning study area. This assessment shall include:

13 i. Map(s) and/or data tables to identify transportation facilities and services on campus and in  
14 the planning study area that will be operating below the adopted level of service standard in the  
15 projected plan year.

16 ii. Map(s) and/or data tables to identify deficient transportation facilities and services for all  
17 modes on campus and in the planning study area that are significantly and adversely impacted by  
18 university-generated travel demand in the projected plan year.

19  
20 (2) REQUIREMENTS FOR TRANSPORTATION GOALS, OBJECTIVES AND  
21 POLICIES.

22 (a) The element shall include one or more goals for the provision of future transit, auto  
23 circulation, parking, pedestrian and non-motorized vehicle facilities, including sustainable  
24 transportation approaches that address:

25 1. Travel options to reduce dependence on single-occupant vehicles;

26 2. Reduction of greenhouse gas emissions; and

27 3. Reduction of dependence on foreign oil.

28 (b) The element shall contain one or more objectives for each goal that address:

29 1. The provision of parking facilities on or off the campus to meet future university needs;

30 2. The provision of future traffic circulation improvements both on the campus and in the  
31 planning study area to meet future university needs;

32 3. Improvements to public or university-provided transit service and facilities required to meet  
33 future university needs;

34 4. Coordination of transportation system improvements with the future land uses shown on  
35 the future land use map or map series, and with those improvements identified in the host and/or  
36 affected local government's comprehensive plan(s) including approaches such as transit oriented  
37 development, walkable activity centers and multimodal districts;

38 5. The coordination of pedestrian and non-motorized circulation facilities to be developed on  
39 campus, with those to be developed off-campus by the host and/or affected local governments in  
40 their local comprehensive plans, bicycle plans or transportation plans; and

41 6. The provision of pedestrian and non-motorized circulation facilities required to meet future  
42 university needs.

43 (c) The element shall contain one or more policy statements for each objective that address:

44 1. The provision and management of parking facilities, including transportation demand  
45 strategies that may reduce parking demand;

46 2. Establish timing or priorities for development of future campus parking facilities;

1 3. Establish programs and administrative procedures for coordinating parking facilities and  
2 services with the host and/or affected local governments;

3 4. The provision and management of transit facilities and services including cooperation with  
4 outside agencies that provide transit service to the university campus if applicable. These policies  
5 shall seek to maximize utilization of public or university-provided transit;

6 5. Establish timing or priorities for development of future transit facilities and services;

7 6. Provide coordination with the host and/or affected local governments for transit facilities  
8 and services;

9 7. The provision and management of bicycle and pedestrian facilities and services including  
10 programs that encourage the use of non-motorized transportation. These policies shall seek to  
11 maximize utilization of pedestrian and non-motorized forms of travel;

12 8. Establish timing or priorities for development of future campus bicycle and pedestrian  
13 facilities;

14 9. Provide coordination with the host and/or affected local governments for bicycle and  
15 pedestrian facilities and services;

16 10. Coordinate transportation facilities and services with future land uses, both on campus and  
17 in the planning study area;

18 11. Reduce the number and severity of traffic crashes including physical modifications and  
19 provision of educational programs or partnerships;

20 12. Establish timing or priorities for development of future campus transportation safety  
21 mitigation projects;

22 13. Establish programs and administrative procedures that facilitate coordination of the  
23 transportation system on campus with the transportation system and future land uses of the host  
24 and/or affected local governments. Such administrative procedures shall include consideration of  
25 University representation as ex-officio member of the Metropolitan Planning Organization with  
26 jurisdiction in the host community;

27 14. The provision and management of campus roadways including levels of service standards  
28 to be used for analyzing campus roadway capacities;

29 15. Establish timing or priorities for development of future campus roadway and traffic  
30 circulation modifications;

31 16. Reduce the impact of university-related traffic on roadways in the planning study area;

32 17. Provide coordination with the host and/or affected local governments for traffic circulation  
33 facilities, services and intermodal connectivity.

34  
35 (3) TRANSPORTATION ELEMENT MAP SERIES

36 (a) The Transportation Element shall be described, at a minimum, in the Transportation  
37 Element Map Series and explanatory text. This map along with companion narrative shall identify  
38 the location and description of proposed transit, circulation and parking facilities on the university  
39 campus. The map and text shall be accompanied by explanatory tabular information as applicable.  
40 This map series shall include, at a minimum, the following requirements:

41 1. Map(s) of existing and proposed university parking facilities with a schedule of development  
42 for new or modified parking facilities supported with narrative and tables as applicable;

43 2. Map(s) of existing and proposed transit facilities and services on campus and in the planning  
44 study area with supporting narrative and tables as applicable;

45 3. Map(s) of existing and proposed bicycle and pedestrian facilities on campus and in the  
46 planning study area with supporting narrative and tables as applicable;

47 4. Map(s) of walking distances on campus and adjacent non-university land;

1 5. Map(s) of proposed transportation safety mitigation projects with a development schedule,  
2 supporting narrative and tables, if applicable;

3 6. Map(s) and schedule of development for planned and programmed transportation system  
4 modifications on campus and in the planning study area; and

5 7. Map(s) of proposed campus roadway modifications including transportation system  
6 management and resurfacing projects with supporting narrative and tables as applicable.

7  
8  
9 **21.206 Housing Element.**

10  
11 ~~The purpose of This element is to~~ ensures the provision of public and private housing facilities on  
12 the university campus and within the host ~~and/or affected~~ communities that is adequate to meet the  
13 needs of the projected university enrollment.

14  
15 (1) HOUSING DATA AND ANALYSIS REQUIREMENTS. This element shall be based on  
16 the following data and analysis requirements, pursuant to ~~subsection~~ Subparagraph 21.2023(2);  
17 F.A.C.

18 (a) ~~An inventory of the total number of existing beds provided by the university on campus for~~  
19 ~~undergraduate, graduate and married student use.~~

20 (b) ~~An inventory of the total number of existing beds, by type, provided on campus for~~  
21 ~~graduate students.~~

22 (c) ~~An inventory of the total number of existing housing units, by type, provided on campus~~  
23 ~~for married students.~~

24 (d) ~~An inventory of other existing student housing provided on campus (i.e., fraternities and~~  
25 ~~sororities, etc.), identifying numbers of beds provided in each such facility.~~

26 (e) ~~An inventory of historically significant housing on campus.~~

27 (f) ~~A description of the existing types of housing provided on campus (apartment,~~  
28 ~~dormitory, suites, etc.).~~

29 (g) ~~An inventory of any university provided housing located off-campus, identifying number~~  
30 ~~of beds, types of units and whether the facilities are rented or owned by the university.~~

31 (h) ~~Estimates of the number of undergraduate, graduate and married students housed on-~~  
32 ~~campus, and in university facilities located off-campus.~~

33 (i) ~~Estimates of the number of full-time students housed off-campus in non-university~~  
34 ~~provided rental housing and the number of rental housing units occupied.~~

35 (j) ~~An inventory of the host community's rental housing supply by rental range as described in~~  
36 ~~the host community's comprehensive plan or other best available data.~~

37 (2) HOUSING ANALYSIS REQUIREMENTS. This element shall be based upon the  
38 following analyses which support the campus master plan pursuant to subsection ~~21.~~  
39 ~~2023~~(2), F.A.C.

40 (a) ~~An analysis of existing university policies regarding the percentage of students for which on-~~  
41 ~~campus housing is provided.~~

42 (b) ~~A projection of the number of students to be housed on-campus in university-provided~~  
43 ~~facilities based on the existing policies for provision of on-campus housing. This projection shall~~  
44 ~~include a description of handicap-accessible beds/units.~~

45 (c) ~~A projection of the numbers of students to be housed in non-university provided facilities~~  
46 ~~on-campus (fraternities, sororities, etc.).~~

47 (d) ~~An analysis of the existing housing provided on campus.~~

1 ~~(e) An estimate of the number of additional on-campus housing units, by type, necessary to~~  
2 ~~meet the needs described in subparagraph (2)(a) (apartment, suite, dormitory, etc.).~~

3 ~~(f) An analysis of potential on-campus sites and of the capacity of these sites (beds).~~

4 ~~(g) A projection of the number of students that will be housed off-campus in facilities provided~~  
5 ~~by others (private market housing).~~

6 ~~(h) A projection assessment of the student impacts on the occupancy of the host community's~~  
7 ~~of rental stock in the context area.~~

8 (a) Inventory and assess the number of undergraduate, graduate and married/family students to  
9 be housed in university controlled facilities on-campus. This inventory and assessment shall include  
10 housing facilities by type (apartments, dormitories, suites, etc...) and of facilities where handicapped  
11 students are to be housed.

12 (b) Inventory and assess the number of undergraduate, graduate and married/family students  
13 to be housed in university controlled facilities off-campus. This inventory and assessment shall  
14 include housing facilities by type (apartments, dormitories, suites, etc...) and of facilities where  
15 handicapped students are to be housed.

16 (c) Assess the number of students to be housed in non-university controlled facilities on-  
17 campus (fraternities, sororities, etc...). This assessment shall include housing facilities by type  
18 (apartments, dormitories, suites, etc...) and of facilities where handicapped students are to be housed.

19 (d) Assess the number of students to be housed in non-university controlled facilities off-  
20 campus including a description of concentrations within the planning study area. This inventory and  
21 assessment shall include housing facilities by type (rental rooms, rental houses, rental apartments,  
22 etc...) and of facilities where handicapped students are to be housed.

23 (e) Inventory and assess the supply of historically significant housing on-campus in regards to  
24 expected impacts on the needs described in subparagraph (2)(a).

25 (f) Inventory and assess potential on-campus sites where additional housing facilities may be  
26 created either through new construction or through conversion of non-housing facilities.

27  
28 ~~(2)(3)~~ REQUIREMENTS FOR HOUSING GOALS, OBJECTIVES AND POLICIES.

29 (a) The element shall contain one or more goals for the provision of student housing on and  
30 off-campus during the planning period.

31 (b) The element shall contain one or more objectives for each goal which address:

32 1. Ensuring the availability of an adequate supply (both on-campus and off-campus) of  
33 affordable housing units and support facilities in close proximity to the campus to meet the  
34 projected need for student housing; and

35 2. The elimination of substandard student housing and the structural (electrical, mechanical,  
36 plumbing, etc.) and aesthetic improvement of existing student housing.

37 (c) The element shall contain one or more policies for each objective which:

38 1. Define the number and type (graduate, undergraduate, married, etc.) of students to be  
39 housed on-campus and in off-campus university controlled facilities;

40 2. Identify the appropriate locations for the various types of on-campus housing to be provided  
41 in the future;

42 3. Describe the timing or phasing requirements for renovation, repair and/or demolition of  
43 existing university controlled housing facilities;

44 ~~4. Establish procedures and priorities for the allocation of funding for on-campus housing~~  
45 ~~facilities;~~

46 ~~5. Establish procedures for provision of privately developed housing on the university campus;~~

1 ~~4.6.~~ Establish procedures for coordination with the host and/or affected local governments  
2 ~~community~~ regarding issues related to off-campus student housing (may include security, traffic,  
3 transit, etc.);

4 ~~5.7.~~ Establish procedures for the provision of support facilities required in conjunction with  
5 future housing (may include parking, student activities and recreation, etc.); ~~and~~

6 ~~6.8.~~ Preserve and protect historically significant housing; ~~and~~ -

7 7. Encourage the development of university and off-campus housing as part of mixed use  
8 development(s), so as to better provide for pedestrian and bicycle oriented communities.

9  
10 (d) The Housing Element shall be described, at a minimum, in the Housing Element Map and  
11 explanatory text. This map along with companion text shall define the location, size/capacity and  
12 character of proposed future university controlled housing facilities on the campus and in the  
13 planning study area. The map and text shall be accompanied by explanatory tabular information as  
14 required.

15 ~~Specific Authority 240.209(1), (3)(g), 240.155(22) FS. Law Implemented 240.155(3) FS. History - New 2-15-~~  
16 ~~94.~~

## 18 **21.207 General Infrastructure Element.**

19  
20 ~~The purpose of~~ This element ~~is to~~ ensures the provision of adequate capacity for stormwater  
21 management, potable water, sanitary sewer and treatment, and solid waste facilities required to meet  
22 the future needs of the university. The General Infrastructure Element shall consist of a Stormwater  
23 Management Sub-Element, a Sanitary Sewer Sub-Element, a Potable Water Sub-Element, and a  
24 Solid Waste Sub-Element.

25  
26 ~~(1) STORMWATER MANAGEMENT DATA REQUIREMENTS. This sub-element shall be~~  
27 ~~based, at a minimum, on the following data requirements, pursuant to subsection 6C-21. 2023(2),~~  
28 ~~F.A.C.~~

29 ~~(a) An inventory of all public and private facilities and natural features which provide~~  
30 ~~stormwater management for the campus, including detention and retention structures, storm~~  
31 ~~drainage pipe systems, natural stream channels, rivers, lakes, wetlands, etc., (map, narrative).~~

32 ~~(b) For facilities shared with the host community, a description of the proportional capacity of~~  
33 ~~the facility required to meet existing university needs, including a description of any capacity that~~  
34 ~~may have been previously allocated to the university by the host community.~~

35 ~~(c) The following data shall be included for the stormwater management facilities identified in~~  
36 ~~subparagraph (1)(a):~~

37 ~~1. The entity having operational responsibility for the facility;~~

38 ~~2. The geographic service area of the facility and the predominant types of land uses served by~~  
39 ~~the facility;~~

40 ~~3. The design capacity of the facility;~~

41 ~~4. The current demand on the capacity of the facility; and~~

42 ~~5. The level of service provided by the facility.~~

43 ~~(d) Major natural stormwater management and hydrological features shall be identified and~~  
44 ~~included on a map.~~

45 ~~(2) STORMWATER MANAGEMENT ANALYSIS REQUIREMENTS. This sub-element~~  
46 ~~shall be based upon the following analyses which support the campus master plan pursuant to~~  
47 ~~subsection 6C-21. 2023(2), F.A.C.~~

48 ~~(a) A facility capacity analysis, by geographic service area, indicating capacity surpluses and~~



1 deficiencies for:

2 1. Existing conditions, based on the facility design capacity and the current demand on facility  
3 capacity; and

4 2. The end of the planning time frame, based on the projected demand at current level of  
5 service standards for the facility, projected student populations and land use distributions, and any  
6 available existing surplus facility capacity.

7 (b) The general performance of existing stormwater management facilities, evaluating the  
8 adequacy of the current level of service provided by the facility, the general condition and expected  
9 life of the facility, and the impact of the facility upon adjacent natural resources.

10 (c) An analysis of the problems and opportunities for stormwater management facility  
11 expansion or replacement to meet projected needs of the university.

12 (d) Existing regulations and programs which govern land use and development of natural  
13 drainage features shall be analyzed, including the strengths and deficiencies of those programs and  
14 regulations in maintaining the functions of natural stormwater management features.

15 (1) STORMWATER MANAGEMENT DATA AND ANALYSIS REQUIREMENTS. This  
16 sub-element shall be based on the following data and analysis requirements, pursuant to  
17 Subparagraph 21.202(2).

18 (a) Inventory and assess all public and private facilities and natural features which provide  
19 stormwater management for the campus, including detention and retention structures, storm  
20 drainage pipe systems, natural stream channels, rivers, lakes, wetlands, etc., (map, narrative).  
21 Assessment should include:

22 1. A facility capacity analysis by geographic service area, indicating capacity surpluses and  
23 deficiencies for:

24 i. Existing conditions, based on the facility design capacity and the current demand on facility  
25 capacity; and

26 ii. The end of the planning time frame, based on the projected demand at current level of  
27 service standards for the facility, projected student populations and land use distributions, and any  
28 available existing surplus facility capacity.

29 2. Analyzing the general performance of existing stormwater management facilities, evaluating  
30 the adequacy of the current level of service provided by the facility, the general condition and  
31 expected life of the facility, and the impact of the facility upon adjacent natural resources.

32 3. Preparing a description of the proportional capacity of any facilities shared between the  
33 university and the host and/or affected local governments that are required to meet existing  
34 university needs, including a description of any capacity that may have been previously allocated to  
35 the university by the host and/or affected communities.

36 4. Analyzing the general performance of natural stormwater management and hydrological  
37 features, and preparing a map of where these features are located.

38 (b) Inventory and assess the problems and opportunities for stormwater management facility  
39 expansion or replacement to meet projected needs of the university.

40 (c) Inventory and assess existing regulations and programs which govern land use and  
41 development of natural drainage features, including an analysis of the strengths and deficiencies of  
42 those programs and regulations in maintaining the functions of natural stormwater management  
43 features.

44  
45 (2)(3) REQUIREMENTS FOR STORMWATER MANAGEMENT GOALS, OBJECTIVES  
46 AND POLICIES.

47 (a) The sub-element shall contain one or more goal statements for accommodating future  
48 university stormwater management requirements.

- 1 (b) The sub-element shall contain one or more objectives for each goal which address:  
2 1. Correcting existing stormwater management facility deficiencies;  
3 2. Coordinating the provision of increased facility capacity to meet future needs of the  
4 university; and  
5 3. Protecting the functions of natural stormwater management and hydrological areas.  
6 (c) The element shall contain one or more policy statements for each objective which:  
7 1. Establish the levels of service to be used by the university in establishing stormwater  
8 management standards for stormwater quantity and quality;  
9 2. Establish priorities for replacement, correcting existing stormwater management facility  
10 deficiencies, and providing for future facility needs;  
11 3. Coordinate the provision of on and off-campus stormwater management facilities required  
12 to meet future university needs with the local government or appropriate service provider;  
13 4. Ensure that future stormwater management facility service capacity and capital  
14 improvements required to meet future university needs are provided when required, based on needs  
15 identified in other master plan elements;  
16 5. Establish administrative, operational and other procedures to mitigate impacts of university-  
17 generated stormwater; and  
18 6. Establish the timing or phasing requirements for stormwater management facility  
19 improvements to meet future university needs.  
20 7. Encouraging the use of stormwater best management principles such as low-impact design  
21 and development, green roofs, rain harvesting, erosion controls and pesticide management.  
22

23 (d) The Stormwater Management Sub-Element shall be described, at a minimum, in the  
24 General Infrastructure Element Map(s) and explanatory text. This map, along with companion  
25 narrative shall identify the location and size of the proposed general infrastructure distribution and  
26 collection system lines, treatment facilities and general facilities. The map and text shall be  
27 accompanied by explanatory tabular information as required.

28 ~~(4) POTABLE WATER DATA REQUIREMENTS. This sub-element shall be based on the~~  
29 ~~following data requirements, pursuant to subsection 6C-21. 2023(2), F.A.C.~~

30 ~~(a) An inventory of existing potable water facilities on the campus (map, narrative) indicating~~  
31 ~~location and sizes of main distribution lines.~~

32 ~~(b) For facilities shared with the host community, a description of the proportional capacity of~~  
33 ~~the facility required to meet existing university needs, including a description of any capacity that~~  
34 ~~may have been previously allocated to the university by the host community.~~

35 ~~(c) The following data shall be included for the potable water facilities identified in~~  
36 ~~subparagraph (1)(a):~~

- 37 1. ~~The source and entity having operational responsibility for the facility;~~  
38 2. ~~The geographic service area of the facility and the predominant types of land uses served by~~  
39 ~~the facility;~~  
40 3. ~~The design capacity of the facility;~~  
41 4. ~~The current demand on the capacity of the facility; and~~  
42 5. ~~The level of service provided by the facility.~~

43 ~~(d) Major potable water facilities and hydrological features shall be identified and included on a~~  
44 ~~map.~~

45 ~~(e) The source and entity having operational responsibility for the provision of reclaimed water~~  
46 ~~on or near campus.~~

47 ~~(5) POTABLE WATER ANALYSIS REQUIREMENTS. This sub-element shall be based~~  
48 ~~upon the following analyses which support the campus master plan pursuant to subsection 6C-21.~~

1 ~~2023(2), F.A.C.~~

2 ~~(a) A facility capacity analysis, by geographic service area, indicating capacity surpluses and~~  
3 ~~deficiencies for:~~

4 ~~1. Existing conditions, based on the facility design capacity and the current demand on facility~~  
5 ~~capacity; and~~

6 ~~2. The end of the planning time frame, based on the projected demand at current level of~~  
7 ~~service standards for the facility, projected student populations and land use distributions, and any~~  
8 ~~available existing surplus facility capacity.~~

9 ~~(b) Analysis of reclaimed water availability both current and future.~~

10 ~~(c) The general performance of existing potable water facilities, evaluating the adequacy of the~~  
11 ~~current level of service provided by the facility, the general condition and expected life of the facility,~~  
12 ~~and the impact of the facility upon adjacent natural resources.~~

13 ~~(d) An analysis of the problems and opportunities for potable water facility expansion or~~  
14 ~~replacement to meet projected needs of the university.~~

15 ~~(e) A description of the campus underground hydrology, including its potential for use as a~~  
16 ~~potable water source.~~

17 ~~(f) An analysis of existing local, state and federal regulations governing potable water systems.~~

18 ~~(3) POTABLE WATER DATA AND ANALYSIS REQUIREMENTS. This sub-element~~  
19 ~~shall be based on the following data and analysis requirements, pursuant to Subparagraph 21.202(2).~~

20 ~~(a) Inventory and assess all public and private facilities (including main distribution lines) which~~  
21 ~~provide potable water to the campus. Assessment should include:~~

22 ~~1. A facility capacity analysis by geographic service area, indicating capacity surpluses and~~  
23 ~~deficiencies for:~~

24 ~~i. Existing conditions, based on the facility design capacity and the current demand on facility~~  
25 ~~capacity; and~~

26 ~~ii. The end of the planning time frame, based on the projected demand at current level of~~  
27 ~~service standards for the facility, projected student populations and land use distributions, and any~~  
28 ~~available existing surplus facility capacity.~~

29 ~~2. Analyzing the general performance of existing potable water facilities (including main~~  
30 ~~distribution lines), evaluating the adequacy of the current level of service provided by the facility, the~~  
31 ~~general condition and expected life of the facility, and the impact of the facility upon adjacent~~  
32 ~~natural resources.~~

33 ~~3. Preparing a description of the proportional capacity of any facilities shared between the~~  
34 ~~university and the host and/or affected local governments that are required to meet existing~~  
35 ~~university needs, including a description of any capacity that may have been previously allocated to~~  
36 ~~the university by the host and/or affected communities.~~

37 ~~4. Analyzing the underground hydrology of the campus, including its potential as a potable~~  
38 ~~water source.~~

39 ~~(b) Inventory and assess the problems and opportunities for potable water facility expansion or~~  
40 ~~replacement to meet projected needs of the university.~~

41 ~~(c) Inventory and assess existing regulations and programs which govern land use and~~  
42 ~~development of potable water facilities, including an analysis of the strengths and deficiencies of~~  
43 ~~those programs and regulations in maintaining the functions of potable water delivery.~~

44 ~~(d) Inventory and assess existing and future uses and opportunities for the use of reclaimed~~  
45 ~~water on the campus and identify the source and entity having operational responsibility for the~~  
46 ~~provision of reclaimed water on or near campus~~

47  
48 ~~(4)(6) REQUIREMENTS FOR POTABLE WATER GOALS, OBJECTIVES AND~~

1 POLICIES.

2 (a) The sub-element shall contain one or more goal statements for accommodating future  
3 university potable water requirements.

4 (b) The sub-element shall contain one or more objectives for each goal which address:

5 1. Correcting existing potable water facility deficiencies;

6 2. Coordinating the provision of increased facility capacity to meet future needs of the  
7 university; and

8 3. Protecting and conserving potable water sources.

9 (c) The element shall contain one or more policy statements for each objective which:

10 1. Establish the levels of service to be used by the university in establishing potable water  
11 supply requirements;

12 2. Establish priorities for replacement, correcting existing potable water facility deficiencies,  
13 and providing for future facility needs;

14 3. Coordinate the provision of on and off-campus potable water facilities required to meet  
15 future university needs with the local government or appropriate service provider;

16 4. Ensure that future potable water facility service capacity and capital improvements required  
17 to meet future university needs are provided when required, based on needs identified in other  
18 master plan elements;

19 5. Establish administrative, operational and other procedures to conserve water, including  
20 utilization of reclaimed water as appropriate, and thereby minimize future potable water  
21 requirements of the university; and

22 6. Establish the timing or phasing requirements for potable water facility improvements to  
23 meet future university needs.

24 (d) The Potable Water Sub-Element shall be described, at a minimum, in the General  
25 Infrastructure Element Map(s) and explanatory text. This map, along with companion narrative shall  
26 identify the location and size of the proposed general infrastructure distribution and collection  
27 system lines, treatment facilities and generation facilities. The map and text shall be accompanied by  
28 explanatory tabular information as required.

29 ~~(7) SANITARY SEWER DATA REQUIREMENTS. This sub-element shall be based on the~~  
30 ~~following data requirements, pursuant to subsection 6C-21. 2023(2), F.A.C.~~

31 ~~(a) An inventory of the existing sanitary sewer systems on the campus (map, narrative)~~  
32 ~~indicating location and sizes of main collection lines.~~

33 ~~(b) For facilities shared with the host community, a description of the proportional capacity of~~  
34 ~~the facility required to meet existing university needs, including a description of any capacity that~~  
35 ~~may have been previously allocated to the university by the host community.~~

36 ~~(c) The following data shall be included for the sanitary sewer facilities identified in~~  
37 ~~subparagraph (1)(a):~~

38 1. ~~The entity having operational responsibility for the facility;~~

39 2. ~~The geographic service area of the facility and the predominant types of land uses served by~~  
40 ~~the facility;~~

41 3. ~~The design capacity of the facility;~~

42 4. ~~The current demand on the capacity of the facility; and~~

43 5. ~~The level of service provided by the facility.~~

44 ~~(d) Major sanitary sewer facilities shall be identified and included on a map.~~

45 ~~(8) SANITARY SEWER ANALYSIS REQUIREMENTS. This sub-element shall be based~~  
46 ~~upon the following analyses which support the campus master plan pursuant to subsection 6C-21.~~  
47 ~~2023(2), F.A.C.~~

48 ~~(a) A facility capacity analysis, by geographic service area, indicating capacity surpluses and~~

1 deficiencies for:

2 1. Existing conditions, based on the facility design capacity and the current demand on facility  
3 capacity; and

4 2. The end of the planning time frame, based on the projected demand at current level of  
5 service standards for the facility, projected student populations and land use distributions, and any  
6 available existing surplus facility capacity.

7 (b) The general performance of existing sanitary sewer facilities, evaluating the adequacy of the  
8 current level of service provided by the facility, the general condition and expected life of the facility,  
9 and the impact of the facility upon adjacent natural resources.

10 (c) An analysis of the problems and opportunities for sanitary sewer facility expansion or  
11 replacement to meet projected needs of the university.

12 (d) An analysis of existing local, state and federal regulations governing sanitary sewer  
13 collection and treatment systems.

14  
15 (5) SANITARY SEWER DATA AND ANALYSIS REQUIREMENTS. This sub-element  
16 shall be based on the following data and analysis requirements, pursuant to Subparagraph 21.202(2).

17 (a) Inventory and assess all public and private facilities (including main collection lines) which  
18 provide sanitary sewer services to the campus. Assessment should include:

19 1. A facility capacity analysis by geographic service area, indicating capacity surpluses and  
20 deficiencies for:

21 i. Existing conditions, based on the facility design capacity and the current demand on facility  
22 capacity; and

23 ii. The end of the planning time frame, based on the projected demand at current level of  
24 service standards for the facility, projected student populations and land use distributions, and any  
25 available existing surplus facility capacity.

26 2. Analyzing the general performance of existing sanitary sewer facilities (including main  
27 collection lines), evaluating the adequacy of the current level of service provided by the facility, the  
28 general condition and expected life of the facility, and the impact of the facility upon adjacent  
29 natural resources.

30 3. Preparing a description of the proportional capacity of any facilities shared between the  
31 university and the host and/or affected local governments that are required to meet existing  
32 university needs, including a description of any capacity that may have been previously allocated to  
33 the university by the host and/or affected communities.

34 (b) Inventory and assess the problems and opportunities for sanitary sewer facility expansion or  
35 replacement to meet projected needs of the university.

36 (c) Inventory and assess existing regulations and programs which govern land use and  
37 development of sanitary sewer facilities, including an analysis of the strengths and deficiencies of  
38 those programs and regulations in maintaining the functions of sanitary sewer collections.

39  
40 (6)(9) REQUIREMENTS FOR SANITARY SEWER GOALS, OBJECTIVES AND  
41 POLICIES.

42 (a) The sub-element shall contain one or more goal statements for accommodating future  
43 university sanitary sewer requirements.

44 (b) The sub-element shall contain one or more objectives for each goal which address:

45 1. Correcting existing sanitary sewer facility deficiencies; and

46 2. Coordinating the provision of increased facility capacity to meet future needs of the  
47 university.

48 (c) The sub-element shall contain one or more policy statements for each objective which:

- 1 1. Establish the levels of service to be used by the university in establishing sanitary sewage  
2 collection and treatment facility requirements;
- 3 2. Establish priorities for replacement, correcting existing sanitary sewer facility deficiencies,  
4 and providing for future facility needs;
- 5 3. Coordinate the provision of on and off-campus sanitary sewer facilities required to meet  
6 future university needs with the local government or appropriate service provider;
- 7 4. Ensure that future sanitary sewer facility service capacity and capital improvements required  
8 to meet future university needs are provided when required, based on needs identified in other  
9 master plan elements; and
- 10 5. Establish the timing or phasing requirements for sanitary sewer facility improvements to  
11 meet future university needs.

12 (d) The Sanitary Sewer Sub-Element shall be described, at a minimum, in the General  
13 Infrastructure Element Map(s) and explanatory text. This map, along with companion narrative,  
14 shall identify the location and size of the proposed general infrastructure distribution and collection  
15 system lines, treatment facilities and generation facilities. The map and text shall be accompanied by  
16 explanatory tabular information as required.

17 ~~(10) SOLID WASTE DATA REQUIREMENTS. This sub-element shall be based on the~~  
18 ~~following data requirements, pursuant to subsection 6C-21.2023(2), F.A.C.~~

19 ~~(a) An inventory of the existing solid waste collection and disposal systems on the campus~~  
20 ~~(map, narrative) including facilities for the storage and/or disposal of hazardous and medical wastes.~~

21 ~~(b) The amount of solid waste generated by the university and disposal method including~~  
22 ~~identification of the final receiving facility and amount of university solid waste which is recycled.~~

23 ~~(c) For facilities shared with the host community, a description of the proportional capacity of~~  
24 ~~the facility required to meet existing university needs, including a description of any capacity that~~  
25 ~~may have been previously allocated to the university by the host community.~~

26 ~~(d) The following data shall be included for the solid waste collection and disposal facilities~~  
27 ~~identified in subparagraph (1)(a):~~

28 1. ~~The entity having operational responsibility for the facility;~~

29 2. ~~The geographic service area of the facility and the predominant types of land uses served by~~  
30 ~~the facility;~~

31 3. ~~The design capacity of the facility;~~

32 4. ~~The current demand on the capacity of the facility; and~~

33 5. ~~The level of service provided by the facility.~~

34 ~~(e) Major solid waste collection and disposal facilities shall be identified and included on a map.~~

35 ~~(11) SOLID WASTE ANALYSIS REQUIREMENTS. This sub-element shall be based upon~~  
36 ~~the following analyses which support the campus master plan pursuant to subsection 6C-21.2023(2),~~  
37 ~~F.A.C.~~

38 ~~(a) A facility capacity analysis, by geographic service area, indicating capacity surpluses and~~  
39 ~~deficiencies for:~~

40 1. ~~Existing conditions, based on the facility design capacity and the current demand on facility~~  
41 ~~capacity; and~~

42 2. ~~The end of the planning time frame, based on the projected demand at current level of~~  
43 ~~service standards for the facility, projected student populations, projected recycling rate and land use~~  
44 ~~distributions, and any available existing surplus facility capacity.~~

45 ~~(b) The general performance of existing solid waste collection and disposal facilities, evaluating~~  
46 ~~the adequacy of the current level of service provided by the facility, the general condition and~~  
47 ~~expected life of the facility, and the impact of the facility upon adjacent natural resources.~~

48 ~~(c) An analysis of the problems and opportunities for solid waste collection and disposal facility~~

1 expansion or replacement to meet projected needs of the university.

2 (d) ~~An analysis of existing local, state and federal regulations governing solid waste collection~~  
3 ~~and disposal systems.~~

4 (e) ~~An assessment of opportunities or available and practical technologies for the reduction,~~  
5 ~~recycling and re-use of solid waste generated by the university.~~

6 (f) ~~An analysis of the terms of any agreements for the collection and/or disposal of university-~~  
7 ~~generated solid waste, including allocated capacity and duration of service. Identify any future~~  
8 ~~limitations on university development resulting from these factors.~~

9  
10 (7) SOLID WASTE DATA AND ANALYSIS REQUIREMENTS. This sub-element shall be  
11 based on the following data and analysis requirements, pursuant to Subparagraph 21.202(2).

12  
13 (a) Inventory and assess all public and private facilities which provide solid waste collection,  
14 storage and disposal services to the campus. Assessment should include:

15 1. A facility capacity analysis by geographic service area, indicating capacity surpluses and  
16 deficiencies for:

17 i. Existing conditions, based on the facility design capacity and the current demand on facility  
18 capacity; and

19 ii. The end of the planning time frame, based on the projected demand at current level of  
20 service standards for the facility, projected student populations and land use distributions, and any  
21 available existing surplus facility capacity.

22 2. Analyzing the general performance of existing solid waste facilities, evaluating the adequacy  
23 of the current level of service provided by the facility, the general condition and expected life of the  
24 facility, and the impact of the facility upon adjacent natural resources.

25 3. Preparing a description of the proportional capacity of any facilities shared between the  
26 university and the host and/or affected local governments that are required to meet existing  
27 university needs, including a description of any capacity that may have been previously allocated to  
28 the university by the host and/or affected communities.

29 (b) Inventory and assess the problems and opportunities for solid waste facility expansion or  
30 replacement to meet projected needs of the university.

31 (c) Inventory and assess existing regulations and programs which govern land use and  
32 development of solid waste facilities, including an analysis of the strengths and deficiencies of those  
33 programs and regulations in maintaining the functions of solid waste collection, storage and  
34 disposal.

35 (d) Inventory and assess opportunities or available and practical technologies for the reduction,  
36 recycling and re-use of solid waste generated by the university.

37 (e) Inventory and assess any existing agreements for the collection, storage and disposal of  
38 university-generated solid waste, including allocated capacity and duration of service. Identify any  
39 future limitations on university development resulting from these factors.

40 ~~(8)(12)~~ REQUIREMENTS FOR SOLID WASTE GOALS, OBJECTIVES AND POLICIES.

41 (a) The sub-element shall contain one or more goal statements for accommodating future  
42 university solid waste collection and disposal requirements.

43 (b) The sub-element shall contain one or more objectives for each goal which address:

44 1. Correcting existing solid waste collection and disposal facility deficiencies; and

45 2. Coordinating the provision of increased facility capacity to meet future needs of the  
46 university.

47 3. Increasing solid waste recycling.

48

- 1 (c) The element shall contain one or more policy statements for each objective which:  
2 1. Establish the levels of service to be used by the university in establishing solid waste  
3 collection and disposal facility requirements;  
4 2. Establish priorities for replacement, correcting existing solid waste collection and disposal  
5 facility deficiencies, and providing for future facility needs;  
6 3. Coordinate the provision of on and off-campus solid waste collection and disposal facilities  
7 required to meet future university needs with the local government or appropriate service provider;  
8 4. Ensure that future solid waste collection and disposal facility service capacity and capital  
9 improvements required to meet future university needs are provided when required, based on needs  
10 identified in other master plan elements; and  
11 5. Establish the timing or phasing requirements for solid waste collection and disposal facility  
12 improvements to meet future university needs.

13 6. Increase recycling through increased collection points and awareness campaigns  
14

15 (d) The Solid Waste Sub-Element shall be described, at a minimum, in the General Infrastructure  
16 Element Map(s) and explanatory text. This map, along with the companion narrative shall identify  
17 the location and size of the proposed general infrastructure distribution and collection system lines,  
18 treatment facilities and generation facilities. The map and text shall be accompanied by explanatory  
19 tabular information as required.  
20

21 ~~Specific Authority 240.209(1), (3)(g), 240.155(22) FS. Law Implemented 240.155(3) FS. History New 2-15-~~  
22 ~~94.~~  
23

24 **21.208 Conservation Element.**  
25

26 ~~The purpose of This element is to ensure~~ the conservation, protection and wise use of all natural  
27 ecosystems and natural resources on the university campus and in the planning study area.  
28

29 ~~(1) CONSERVATION DATA REQUIREMENTS. This element shall be based on an~~  
30 ~~inventory of existing natural and environmental resources, where present on the university campus~~  
31 ~~and within the context area.~~

32 ~~(2) CONSERVATION ANALYSIS REQUIREMENTS. This element shall be based upon the~~  
33 ~~following analyses which support the campus master plan pursuant to subsection 6C-21. 2023(2),~~  
34 ~~FA.C.~~

35 ~~(a) For each of the resources identified in subparagraph (1) identify existing commercial,~~  
36 ~~recreational, or conservation uses.~~

37 ~~(b) For each of the resources identified in subparagraph (1), assess the available and practical~~  
38 ~~opportunities and methods for protection or restoration of those resources on university property.~~

39 ~~(c) For each of the resources identified in subparagraph (1), identify known sources and rates~~  
40 ~~of discharge or generation of pollution.~~

41 ~~(d) For each of the resources identified in subparagraph (1), assess opportunities or available~~  
42 ~~and practical technologies to minimize pollution or its impacts generated by university activities.~~

43 ~~(e) An analysis of current and projected water needs and sources, based on the demand for~~  
44 ~~industrial, agricultural and potable water use and the quantity and quality available to meet those~~  
45 ~~demands.~~

46 ~~(f) An assessment of opportunities or available and practical technologies to reduce university~~  
47 ~~energy consumption unless addressed in the utilities or capital improvement element. Investigation~~  
48 ~~of emerging technologies (i.e., solar) to address this issue is encouraged.~~



1 (1) CONSERVATION DATA AND ANALYSIS REQUIREMENTS. This element shall be  
2 based on the following data and analysis requirements, pursuant to Subparagraph 21.202(2).

3 (a) Inventory and assess existing natural and environmental resources where present both on  
4 the university campus and within the planning study area.

5 (b) The assessment indicated in (1)(a) of this element shall include for each natural and  
6 environmental resource the:

7 1. Identification of existing or potential commercial, recreational, or conservation uses.

8 2. Identification of available and practical opportunities and methods for protection or  
9 restoration of those resources.

10 3. Identification of known sources and rates of discharge or generation of pollution or its  
11 impacts generated by university activities.

12 4. Identification of opportunities or available and practical technologies to minimize pollution  
13 or its impacts generated by university activities.

14 5. Identification of current and projected water needs and sources, based on the demand for  
15 industrial, agricultural and potable water use and the quantity and quality available to meet those  
16 demands.

17 6. Identification of opportunities or available and practical technologies to reduce university  
18 energy consumption unless addressed in the utilities or capital improvement element. Investigation  
19 of emerging technologies (i.e., solar) to address this issue is encouraged.

20  
21 (2)(3) REQUIREMENTS FOR CONSERVATION GOALS, OBJECTIVES AND  
22 POLICIES.

23 (a) The element shall contain one or more goals establishing the long-term end toward which  
24 conservation programs are directed.

25 (b) The element shall contain one or more objectives for each goal which:

26 1. Protect or improve air quality;

27 2. Conserve, appropriately use, and protect the quantity and quality of current and projected  
28 water sources (including groundwater and surface water);

29 3. Conserve, appropriately use, and protect native vegetative communities and wildlife habitat  
30 and manage non-native invasive plant removal; and

31 4. Conserve and appropriately use energy.

32 (c) The element shall contain one or more policies for each objective which address  
33 implementation activities that:

34 1. Protect water quality and quantity by restricting university activities which contaminate  
35 groundwater sources such as wellfields, cones of influence or recharge areas;

36 2. Protect native vegetative communities from destruction by university development activities  
37 and also encourage use of native vegetation whenever possible;

38 3. Restrict university activities known to threaten the habitat and survival of endangered and  
39 threatened plant and wildlife species and species of special concern;

40 4. Improve control of, or restrict or minimize university activities which generate air and light  
41 pollution;

42 5. Minimize stormwater-borne pollutants generated as a result of university operations and  
43 maintenance practices;

44 6. Protect and conserve the natural functions of soils, rivers, floodplains and wetlands;

45 7. Encourage recycling;

46 8. Designate environmentally sensitive lands for protection based on state and locally  
47 determined criteria;

48 9. Manage hazardous wastes to protect natural resources; and

1 10. Establish administrative, operational, and other procedures to conserve energy and  
2 minimize future demand.

3 11. Encourage the attritional replacement of existing university-controlled vehicle fleets with  
4 reduced emission vehicles.

5 (d) The Conservation Element shall be described, at a minimum, in the Conservation Element  
6 Map and explanatory text. This map along with companion text shall describe the natural resource  
7 conservation and protection areas planned on the university campus. The map and text shall be  
8 accompanied by explanatory tabular information as required.

9 ~~Specific Authority 240.209(1), (3)(g), 240.155(22) FS. Law Implemented 240.155(3), 253.034(1) FS.~~  
10 ~~History New 2-15-94.~~

## 11 12 **21.209 Recreation and Open Space Element.**

13  
14 ~~The purpose of This element is to~~ ensures the provision of adequate and accessible recreation  
15 facilities and open space to meet the future needs of the university.

16 (1) RECREATION AND OPEN SPACE DATA AND ANALYSIS REQUIREMENTS.  
17 This element shall be based on the following data and analysis requirements, pursuant to  
18 Subparagraph subsection 6C-21. 2023(2), F.A.C.

19 (a) ~~An inventory of all existing privately-owned, state-owned, or local government-owned~~  
20 ~~recreational facilities and open spaces within the context area.~~

21 (b) ~~An inventory of all university-owned or managed recreational sites, open spaces, incidental~~  
22 ~~recreation facilities, parks, lakes, forests, reservations, freshwater or saltwater beaches.~~

23 (c) ~~A description of the level of service standard(s) established by the host community for each~~  
24 ~~type of recreation facility described in the comprehensive plan of the jurisdiction.~~

25 (d) ~~A description of any university-owned recreational facilities or open spaces that have been~~  
26 ~~incorporated in the Recreational and Open Space Element of the host community's comprehensive~~  
27 ~~plan.~~

28 (2) ~~RECREATION AND OPEN SPACE ANALYSIS REQUIREMENTS.~~ This element shall  
29 be based upon the following analyses which support the campus master plan pursuant to subsection  
30 6C-21. 2023(2), F.A.C.

31 (a) ~~An analysis of the projected needs for recreation and open space facilities required to meet~~  
32 ~~the needs of the projected university population (students, faculty and staff) based on university~~  
33 ~~standards and calculations or established level of service standards.~~

34 (b) ~~An assessment of the adequacy of the existing recreational facilities and open spaces to~~  
35 ~~meet the future needs of the university (on-campus, and off-campus), including a description of the~~  
36 ~~extent to which off-campus facilities may meet some or all of the university projected needs.~~

37 (c) ~~An assessment of opportunities for alternative future facility siting in order to conserve the~~  
38 ~~supply and character of campus open space.~~

39 (d) ~~An analysis of planned future recreation and open space facilities, as adopted by the host~~  
40 ~~community in their comprehensive plan or other best available data.~~

41 (a) Inventory and assess existing university-owned or managed recreational sites (including  
42 open spaces, incidental recreation facilities, parks, lakes, forests, reservations, freshwater and  
43 saltwater beaches) against the projected needs for recreation and open space facilities required to  
44 meet the needs of the projected university population (students, faculty and staff) based on  
45 university standards and calculations or established level of service standards.

46 (b) Inventory and assess existing privately-owned, state owned, or local government-owned

1 recreational facilities and open spaces within the planning study area against the projected needs for  
2 recreation and open space facilities required to meet the needs of the projected university population  
3 (students, faculty and staff) based on university standards and calculations or established level of  
4 service standards.

5 (c) Inventory and assess planned future recreation and open space facilities, both on-campus  
6 and off-campus within the planning study area, against projected needs of both the university and  
7 the host and/or affected local governments. This analysis should consider levels of service standards  
8 established by both the university and the host and/or affected local governments for each type of  
9 recreation facility. The university assessment must consider opportunities for alternative future  
10 facility siting in order to conserve the supply and character of campus open space.

11 ~~(2)(3)~~ REQUIREMENTS FOR RECREATION AND OPEN SPACE GOALS,  
12 OBJECTIVES AND POLICIES.

13 (a) The element shall contain one or more goals for recreation and open space facilities.

14 (b) The element shall contain one or more objectives for each goal which:

15 1. Coordinate public and private resources to meet the projected university generated demand  
16 for recreational facilities and open space; and

17 2. Ensure that parks, recreational facilities and open space are adequately and efficiently  
18 provided.

19 (c) The element shall contain one or more policy statements which:

20 1. Establish priorities for development of future recreation and open space facilities;

21 2. Establish the timing or phasing requirements for development of future athletic, recreation  
22 and open space facilities;

23 3. Select sites for infrastructure and buildings designed to maximize the retention of campus  
24 open space;

25 4. Coordinate provision of recreation and open space facilities on-campus with those provided  
26 off-campus by the host and/or affected local governments facility;

27 5. Correct or improve existing deficiencies due to university generated demand on parks and  
28 recreation facilities; and

29 6. Designate or acquire open space and natural reservations.

30 7. Promotes bike, pedestrian and mass transit connectivity between the university community  
31 and recreational facilities.

32  
33 (d) The Recreation and Open Space Element shall be described at a minimum in the  
34 Recreation and Open Space Element Map and explanatory text. This map and companion text and  
35 tabular data shall define the location, size and function of proposed future recreation and open  
36 space facilities on the campus. The map and text shall be accompanied by explanatory tabular  
37 information as required.

38  
39 ~~Specific Authority 240.209(1), (3)(q), 240.155(22) FS. Law Implemented 240.155(3), 253.034(4) FS.~~  
40 ~~History New 2-15-94.~~

#### 42 **21.210 Intergovernmental Coordination Element**

43 ~~The purpose of This element is to identify and resolves incompatible goals, objectives, policies~~  
44 ~~and development proposed in campus master plans and to determine and respond to the needs for~~  
45 ~~coordination processes and procedures with that may be incompatible with adjacent local~~  
46 ~~governments, and regional and state agencies y plans.~~ Intergovernmental coordination shall be  
47 utilized to the extent required to carry out the provisions of this Chapter.  
48

1 (1) INTERGOVERNMENTAL COORDINATION DATA AND ANALYSIS  
2 REQUIREMENTS. This element shall be based on the following data and analysis requirements,  
3 pursuant to Subparagraph ~~6C-21.2023~~(2).

4 ~~(a) An inventory of all host and affected local governments, and other units of local~~  
5 ~~government providing services but not having regulatory authority over the use of land, independent~~  
6 ~~special districts, water management districts, regional planning councils, and state agencies with~~  
7 ~~which the university coordinates, or which provide services to the university. This inventory shall~~  
8 ~~also include regional or state agencies with land use or environmental regulatory authority, and~~  
9 ~~authorities, independent special districts, and utility companies which provide services to the~~  
10 ~~university.~~

11 ~~(b) For each entity listed in Subparagraph (1) (a), the element shall briefly describe the existing~~  
12 ~~coordination mechanisms indicating the subject, the nature of the relationship and the office with~~  
13 ~~primary responsibility for coordination.~~

14 ~~(2) INTERGOVERNMENTAL COORDINATION ANALYSIS REQUIREMENTS.~~ The  
15 element shall be based on the following analyses which support the campus master plan pursuant to  
16 ~~6C-21.2023~~(2).

17 ~~(a) The effectiveness of existing coordination mechanisms described in Subparagraph (1) (b)-~~  
18 ~~(c), such as intergovernmental agreements, joint planning and service agreements, special legislation~~  
19 ~~and joint meetings or work groups which are used to further intergovernmental coordination.~~

20 ~~(b) Specific problems and needs within each of the campus master plan elements which would~~  
21 ~~benefit from improved or additional intergovernmental coordination and means for resolving those~~  
22 ~~problems and needs.~~

23 ~~(c) Growth and development proposed in comprehensive plans in the context area in order to~~  
24 ~~evaluate the needs for additional planning coordination.~~

25 (a) Inventory and assess the list of all host and affected local governments, and other units of  
26 local government providing services but not having regulatory authority over the use of land,  
27 independent special districts, water management districts, regional planning councils, and state  
28 agencies with which the university coordinates, or which provide services to the university. This  
29 inventory shall also include regional or state agencies with land use or environmental regulatory  
30 authority, and authorities, independent special districts, and utility companies which provide services  
31 to the university.

32 (b) The assessment indicated in (1) (a) of this subsection shall include the following:

33 1. An assessment of the existing coordination mechanisms in place for each governmental  
34 entity. This assessment shall include the nature of the coordinating relationship, the mechanism used  
35 for coordination (such as intergovernmental agreements, joint planning and service agreements,  
36 special legislation, joint meetings/workgroups, mutual aid agreements, etc...) the office with primary  
37 responsibility for coordination, as well as the effectiveness of any existing coordination mechanisms.

38 2. An assessment of specific problems and needs within each of the campus master plan  
39 elements which would benefit from improved or additional intergovernmental coordination and  
40 means for resolving those problems and needs.

41 (c) Inventory and assess all previous fair share payments made by the University to its host or  
42 affected local government as a result of existing Campus Development Agreement(s). This  
43 assessment shall include a summary of how those funds have been spent by the local government,  
44 and the relative effectiveness of this spending in mitigating university generated impacts.

45 ~~(2)(3)~~ REQUIREMENTS FOR INTERGOVERNMENTAL COORDINATION GOALS,  
46 OBJECTIVES, AND POLICIES.

47 (a) The element shall contain one or more goal statements which establish the long-term end  
48 toward which intergovernmental coordination activities are ultimately directed.

- 1 (b) The element shall contain one or more specific objectives and policies for each goal which:  
2 1. Coordinate the campus master plan with the plans of other units of local government  
3 providing services but not having regulatory authority over the use of land, and the comprehensive  
4 plans of host and affected local governments;  
5 2. Ensure that the university addresses through coordination and accountability mechanisms,  
6 the impacts of development proposed in the campus master plan upon development in the planning  
7 study area; and  
8 3. Ensure coordination in establishing level of service standards for public facilities with any  
9 state, regional or local entity having operational and maintenance responsibility for such facilities.

10 ~~(c) The element shall contain one or more policies for each objective which shall address~~  
11 ~~programs, activities or procedures for:~~

- 12 ~~1. The coordination of planning activities mandated by the various elements of the campus~~  
13 ~~master plan with host and affected local governments, other units of local government providing~~  
14 ~~services but not having regulatory authority over the use of land, the region and the state;~~  
15 ~~2. Resolving conflicts with host and affected local governments through informal mediation~~  
16 ~~processes;~~  
17 ~~3. The provision of services and information; and~~  
18 ~~4. Reviewing the relationship of proposed campus development to the existing comprehensive~~  
19 ~~plans of host and affected local governments.~~

20  
21 ~~(3)(4)~~ INTERGOVERNMENTAL COORDINATION PROCESS.

22 ~~(a)~~ The Intergovernmental Coordination Element shall establish a development review process,  
23 to be implemented in conjunction with host and affected local governments;. This development  
24 review process shall to assess the impacts of proposed development on significant local, regional and  
25 state resources and facilities;. and This shall be a reciprocal process whereby local officials are given  
26 an opportunity to review proposed campus development in order to assess its potential impacts on  
27 local, regional and state resources and facilities. The process should afford university officials ~~are~~  
28 ~~given~~ an opportunity to review proposed development within the planning study area in order to  
29 assess its potential impacts on university resources and facilities. Prior to the approval and adoption  
30 of the Campus Development Agreement by the University Board of Trustees, the university will  
31 engage in a coordination process with the Board of Governors. As part of this process of reviewing  
32 campus development agreements, the Board of Governors may require submission of more  
33 complete or more detailed data or analysis from the university.

34  
35 This development review process shall include the following provisions:

- 36 1. ~~Except when otherwise stated in Section 240.155, F.S., the provisions of the campus master~~  
37 ~~plan and associated campus development agreement supersede the requirements of Part II of~~  
38 ~~Chapter 163, F.S.;~~  
39 2. ~~Once the campus development agreement is executed, all campus development may proceed~~  
40 ~~without further review by the host local government if it is consistent with the adopted campus~~  
41 ~~master plan and associated campus development agreement;~~  
42 3. ~~University officials shall participate and cooperate with local officials in the review of~~  
43 ~~proposed development within the context area to assess potential impacts on university resources~~  
44 ~~and facilities; and~~  
45 4. ~~University officials shall participate and cooperate with local officials in the review of~~  
46 ~~proposed campus development to assess potential impacts on local, regional and state resources and~~  
47 ~~facilities until execution of the campus development agreement.~~

1           ~~(b) The Intergovernmental Coordination Element shall establish a process for mitigating~~  
2 ~~impacts identified during the development review process. This mitigation process shall include~~  
3 ~~provisions that university officials shall participate and cooperate with local officials in the~~  
4 ~~identification of appropriate strategies to mitigate the impacts of campus development on local,~~  
5 ~~regional and state resources and facilities, and to mitigate the impacts of proposed development~~  
6 ~~within the context area on university resources and facilities.~~

7           ~~(c) The Intergovernmental Coordination Element shall include a provision that any dispute~~  
8 ~~between the university and a host or affected local government regarding the assessment or~~  
9 ~~mitigation of impacts shall be resolved in accordance with the process established in Subsection~~  
10 ~~240.155 (8), F.S.~~

11 ~~*Specific Authority 240.209 (1), (3)(g), 240.155 (22) F.S. Law Implemented 240.155 (3), (8) F.S. History -- New*~~  
12 ~~*2-15-94.*~~

### 14 **21.211 Capital Improvement Element**

15  
16 ~~The purpose of This element is to~~ evaluate the need for public facilities as identified in other  
17 campus master plan elements; to estimate the cost of improvements for which the university has  
18 fiscal responsibility; to analyze the fiscal capability of the university to finance and construct  
19 improvements; to adopt financial policies to guide the funding of improvements; and to schedule  
20 the funding and construction of improvements in a manner necessary to ensure that capital  
21 improvements are provided when required based on needs identified in the other campus master  
22 plan elements. All development is contingent upon the availability of funding.  
23

24           (1) CAPITAL IMPROVEMENTS DATA AND ANALYSIS REQUIREMENTS. This  
25 element shall be based on the following data and analysis requirements, pursuant to subsection 6C-  
26 21.2023(2), F.A.C.

27           ~~(a) The element shall be based on the facility needs as identified in the other elements and shall~~  
28 ~~support the future needs as identified in the future land use element.~~

29           ~~(b) An inventory of existing and anticipated revenue sources and funding mechanisms available~~  
30 ~~for capital improvement financing, such as ad valorem funds, state funds, federal funds, bonds,~~  
31 ~~impact fees, gas tax, etc.~~

32           ~~(c) An inventory of operations and maintenance costs for existing facilities.~~

33           ~~(2) CAPITAL IMPROVEMENTS ANALYSIS REQUIREMENTS. The element shall be~~  
34 ~~based on the following analyses which support the campus master plan pursuant to subsection 6C-~~  
35 ~~21.2023(2), F.A.C.~~

36           ~~(a) An analysis of current university practices that guide the timing and location of~~  
37 ~~construction, extensions or increases in the capacity of university facilities.~~

38           ~~(b) An estimate of the cost of each of the on-campus capital improvements identified in the~~  
39 ~~other plan elements, including consideration of inflation factors and the relative priority of need~~  
40 ~~ranking.~~

41           ~~(c) An estimate of the cost of future capital improvements that may be required off the~~  
42 ~~university campus to support the future infrastructure and traffic functions of the university.~~

43           ~~(d) A description of the basis of the cost estimates.~~

44           ~~(e) An assessment of the university's ability to finance capital improvements.~~

45           ~~(f) An analysis comparing the host community's and university's cost estimates for future~~  
46 ~~improvements generated by university infrastructure impacts.~~

47           (a) The element shall be based on the facility needs as identified in the other elements and shall  
48 support the future needs as identified in the future land use element; however, all capital

1 improvements identified in this section shall be considered contingent on funding becoming  
2 available.

3 (b) Inventory and assess existing and anticipated revenue sources and funding mechanisms  
4 available for capital improvement financing, such as ad valorem funds, state funds, federal funds,  
5 bonds, impact fees, gas tax, etc.

6 (c) Inventory and assess the cost of future capital improvements identified in the other plan  
7 elements. This analysis must consider inflation factors, the relative priority of need ranking, and  
8 university practices that guide the timing and location of construction, extensions or increases in the  
9 capacity of university facilities. This analysis should include the cost of capital improvements both  
10 on-campus and off-campus within the planning study area. The analysis for off-campus capital  
11 improvements within the planning study area must also compare the host and/or affected local  
12 governments and university cost estimates for future improvements generated by university  
13 infrastructure impacts.

14 (d) Inventory and assess operations and maintenance costs for existing facilities.

15 ~~(2)(3)~~ REQUIREMENTS FOR CAPITAL IMPROVEMENTS GOALS, OBJECTIVES  
16 AND POLICIES.

17 (a) The element shall contain one or more goal statements which establish the long-term end  
18 for the timely and efficient provision of capital facilities through the use of sound fiscal policies.

19 (b) The element shall contain one or more objectives for each goal and shall address:

20 1. The coordination of land use decisions and available or projected fiscal resources with a  
21 schedule of capital improvements which maintains level of service standards as adopted in the  
22 campus master plan and meets existing and projected facility needs;

23 2. The demonstration of the university's ability to provide or require provision of the needed  
24 improvements identified in the other elements and to manage the expansion or improvement  
25 process so that facility needs do not exceed the ability of the university to fund and provide  
26 provision of the needed capital improvements; and

27 3. The use of the capital improvements element as a means to meet the needs of the university  
28 for the construction of capital facilities to correct existing deficiencies, to accommodate desired  
29 future growth, and to replace worn-out or obsolete facilities.

30 (c) The element shall contain one or more policies for each objective which address programs  
31 and activities for:

32 1. The establishment of criteria used to evaluate and prioritize capital improvement projects;

33 2. Provisions for the replacement and renewal of capital facilities;

34 3. Provisions for the availability of facilities and services needed to support facility  
35 construction, expansion or improvement concurrent with the impacts of such construction,  
36 expansion or improvement subsequent to the adoption of the master plan;

37 4. Provisions for the adoption of the capital budget as part of the annual budgeting process to  
38 include provisions which are consistent with the campus development agreement; and

39 5. Provisions for programming the future facility costs to include the cost of the site  
40 improvements, utility extensions and associated easements, parking, traffic circulation  
41 improvements, etc., necessary for the proper function of the individual facility and to include the  
42 cost of facilities necessary to support future capacity requirements.

43 ~~(3)(4)~~ CAPITAL IMPROVEMENTS IMPLEMENTATION.

44 (a) The campus master plan capital improvement element shall contain:

45 1. The schedule of capital improvements for which the university has fiscal responsibility, by  
46 year; ~~(for the 3-year committed, for the provisions consistent with the campus development~~  
47 agreement, and 10-year projected improvements;) which shall reflect the need to reduce existing  
48 deficiencies, remain abreast of replacements, and meet future demand; and

1 2. A list of projected costs and revenues by type of facility for the planning period, by year.

2  
3 ~~Specific Authority 240.209(1), (3)(g), 240.155(22) FS. Law Implemented 240.155(3) FS. History—New 2-15-~~  
4 ~~94.~~

5  
6 **21.212 Optional Element**

7  
8 (1) If the campus master plan includes optional elements pursuant to Subsection ~~240.155~~  
9 ~~1013.30~~ (4), Florida Statutes, such elements shall be related to, and consistent with, all other  
10 elements of the campus master plan and meet the requirements specified within rule 6C-21.203.

11 ~~(2) Optional elements~~ must be completed and transmitted at the same time as the required  
12 portions of the campus master plan. ~~Subsequent to initial submittal of the campus master plan,~~  
13 ~~optional amendments that are added will be considered amendments to the campus master plan.~~

14 ~~(2)(3)~~ Optional elements are not subject to review under this Chapter.

15  
16 ~~Specific Authority 240.209 (1), (3)(g), 240.155 (22) FS. Law Implemented 240.155 (1) FS. History—New 2-~~  
17 ~~15-9~~