

## CHAPTER 6C-21 CAMPUS MASTER PLANS

PART I	SUBMITTAL, REVIEW AND ADOPTION OF CAMPUS MASTER PLANS AND PLAN AMENDMENTS
6C-21.101	Purpose of Part I. (Repealed)
6C-21.102	Definitions. (Repealed)
6C-21.103	Submittal of Proposed Campus Master Plans and Plan Amendments. (Repealed)
6C-21.104	Action Upon Receipt of Proposed Campus Master Plan or Plan Amendment. (Repealed)
6C-21.105	Action When Proposed Campus Master Plan Is Not Submitted as Scheduled. (Repealed)
6C-21.106	Review and Adoption of Proposed Campus Master Plan or Plan Amendment. (Repealed)
6C-21.107	Notification of Affected Persons. (Repealed)
6C-21.108	Procedures for Petitioning the Board of Regents, Challenging Compliance of the Campus Master Plan or Plan Amendment.
6C-21.109	Procedures for Dispute Resolution.
6C-21.110	Remedial Plan Amendments.
PART II	MINIMUM CRITERIA FOR PREPARATION AND REVIEW OF CAMPUS MASTER PLANS AND PLAN AMENDMENTS
6C-21.201	Purpose of Part II.
6C-21.202	Definitions.
6C-21.203	General Requirements.
6C-21.204	Future Land Use Element.
6C-21.205	Transportation Element.
6C-21.206	Housing Element.
6C-21.207	General Infrastructure Element.
6C-21.208	Conservation Element.
6C-21.209	Recreation and Open Space Element.
6C-21.210	Intergovernmental Coordination Element.
6C-21.211	Capital Improvements Element.
6C-21.212	Optional Elements.
6C-21.213	Campus Master Plan Consistency With the State Comprehensive Plan and Not in Conflict With Local Government Comprehensive Plans.

### PART I SUBMITTAL, REVIEW AND ADOPTION OF CAMPUS MASTER PLANS AND PLAN AMENDMENTS

#### 6C-21.108 Procedures for Petitioning the Board of Regents, Challenging Compliance of the Campus Master Plan or Plan Amendment.

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

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

(3) Plan amendments which, either alone or in conjunction with other amendments, do not exceed the thresholds established in Section 240.155(9)(a)-(c), Florida Statutes, and subsection 6C-21.103(2), F.A.C., and are adopted by the Board, shall not be subject to challenge under this Rule.

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

(5) The petition shall be filed with the General Counsel, Board of Regents, 325 West Gaines Street, Tallahassee, Florida 32399-1950. Each petition shall be typewritten or otherwise duplicated in legible form on white paper of standard letter size. Unless typewritten, the impression shall be on one side of the paper only and lines shall be double-spaced and indented. Each petition shall contain the following:

- (a) The name of the party on whose behalf the petition is being filed;
- (b) The name, address, and telephone number of the person filing the petition;
- (c) The signature of the person filing the petition;
- (d) A statement of facts sufficient to show that the petitioner is an affected person, as defined in subsection 240.155(2)(b), Florida Statutes, including the date(s) and method by which the petitioner submitted comments during the review and adoption of the plan or plan amendment;
- (e) A statement identifying the campus master plan or plan amendment(s) which is being challenged, including the name of the institution, date of adoption, and any other specific formal designation(s);

(f) A statement describing how each portion of a campus master plan or plan amendment alleged to be not in compliance is not consistent with one or more provisions of Section 240.155(3), Florida Statutes, the State Comprehensive Plan, or Chapter 6C-21, Part II, F.A.C., or is in conflict with the comprehensive plans of appropriate host and/or affected local governments. A petition filed by an affected local government may raise only those issues directly pertaining to the public services or facilities that the affected local government provides to or maintains within the campus, or to the direct impact that campus development would have on the affected local government; and

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

(6) If the Board's General Counsel determines that the petition filed by an affected person is sufficient, the Board's General Counsel shall, within 10 working days of receipt of the petition, notify the petitioner by certified mail, return receipt requested, of the sufficiency of the petition. Copies of this notice and the petition shall be sent to the university, host local government, and affected local governments.

(7) If a petition is filed that does not substantially comply with the requirements of paragraph (5)(a)-(g) of this rule, the Board's General Counsel shall issue an order dismissing the petition with leave to file an amended petition complying with the requirements of this Rule within 15 days of service of the order. A copy of this order shall be sent to the university, host local government, and affected local governments. If an amended petition complying with this Rule is not filed within 15 days of service of the order, the petitioner's right to mediate issues in dispute under subsection 240.155(8), Florida Statutes, is waived.

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

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

#### **6C-21.109 Procedures for Dispute Resolution.**

(1) Following receipt of a petition, the petitioning party or parties and the Board's Office of Capital Programs shall mediate the issues in dispute as follows.

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

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

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

(2) In the event issues in dispute have not been resolved within 60 days from the date the Board's General Counsel receives the petition or amended petition, the Board's Office of Capital Programs shall so notify the state land planning agency in writing. This notice shall include:

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

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

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

(d) A list of issues that have not been resolved. A copy of this notice shall be sent to the petitioner, the university, the host local government, and any affected local government.

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

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

#### **6C-21.110 Remedial Plan Amendments.**

(1) If the Administration Commission incorporates in its Final Order terms or conditions that require the Board of Regents to amend a campus master plan, such plan amendment shall be prepared and adopted pursuant to subsection 240.155(8)(c), Florida Statutes.

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

(3) Remedial amendments to adopted campus master plans which incorporate the terms or conditions specified in a Final Order of the Administration Commission shall not be subject to challenge under Section 240.155(7), Florida Statutes, and Rule 6C-21.108, F.A.C. of this chapter.

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

## **PART II MINIMUM CRITERIA FOR PREPARATION AND REVIEW OF CAMPUS MASTER PLANS AND PLAN AMENDMENTS**

### **6C-21.201 Purpose of Part II.**

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

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

### **6C-21.202 Definitions.**

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

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

(2) "Circulation facilities" means roadways, sidewalks or other surfaces designated for pedestrian, non-vehicular, or vehicular movement.

(3) "Context area" means an area surrounding the university, within which on-campus development may impact local public facilities and services and natural resources, and within which off-campus development may impact university resources and facilities. The size of the context area may be defined by natural or man-made functional or visual boundaries, such as areas of concentration of off-campus student-oriented housing and commercial establishments, stormwater basins, habitat range, or other natural features.

(4) "Goal" means the long-term end toward which programs or activities are ultimately directed.

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

(6) "Levels of Service" means an indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

(7) "Objective" means a specific, measurable, intermediate end that is achievable and marks progress toward a goal.

(8) "Policy" means the way in which programs and activities are conducted to achieve an identified goal.

(9) "Potable water facility" means a system of structures designed to collect, treat or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.

(10) "Public facility" means transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, stormwater management systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems and facilities, and public health systems and facilities.

(11) "Public transit" means passenger services provided by public, private or non-profit entities, such as commuter rail, express bus, and local fixed route bus.

(12) "Recreation facility" means a component of a recreation site, such as a trail, court, athletic field or swimming pool.

(13) "Sanitary sewer facilities" means structures or systems designed for the collection, transmission, treatment, or disposal of sewage, and includes trunk mains, interceptors, treatment plants and disposal systems.

(14) "Solid waste facilities" means structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.

(15) "Stormwater management facility" means a system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures.

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

(17) "Transportation system" means a multi-modal system of transportation facilities designed for the movement of people and goods.

(18) "Transportation system management" means improving roads, intersections, and other related facilities to make the existing transportation system operate more efficiently. Transportation system management techniques include demand management strategies, incident management strategies, and other actions that increase the efficiency of the transportation system.

**6C-21.203 General Requirements.**

**(1) CONTENT REQUIREMENTS.**

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

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

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

1. Goals, objectives, and policies;
2. Requirements for capital improvements implementation;
3. Procedures for monitoring and evaluation of the campus master plan; and
4. Required maps showing future conditions.

**(2) DATA AND ANALYSIS REQUIREMENTS.**

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

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

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

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

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

**(3) APPLICATION OF REQUIREMENTS.**

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

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

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

**(5) INTERNAL CONSISTENCY.**

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

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

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

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

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

1. Lists accomplishments during the implementation of the campus master plan, describing major problems associated with development and land uses, and the degree to which the goals, objectives and policies have been successfully reached;
2. Identifies obstacles or problems which resulted in underachievement of goals, objectives, or policies;
3. Identifies the need for new or modified goals, objectives, or policies needed to correct unanticipated and unforeseen problems and opportunities that have occurred since adoption of the campus master plan;
4. Addresses local government and public participation in the process;
5. Addresses the effects of changes to the State Comprehensive Plan and to the comprehensive plans of the host local government and any affected local governments;
6. Identifies proposed and anticipated plan amendments necessary to address identified problems and opportunities; and
7. Identifies a means of ensuring continuous monitoring and evaluation of the plan during the remainder of the overall planning period.

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

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

#### **6C-21.204 Future Land Use Element.**

The purpose of this element is the designation of existing and future land use patterns as reflected in the goals, objectives and policies of the campus master plan elements, and to describe how this land use pattern will be coordinated with that planned by the host community in the context area. Future land use patterns are depicted on the land use map or map series within the element.

(1) FUTURE LAND USE DATA REQUIREMENTS. This element shall be based on the following data requirements, pursuant to subsection 6C-21.203(2), F.A.C.

- (a) A description of the location(s) of university facilities within the State (graphic and narrative).
- (b) A description of the location of university facilities within the host community (graphic and narrative) including an identification of all facilities on university lands not under the jurisdiction or operation of the State University System.
- (c) Student enrollment projections as prescribed in the General Requirements section of this chapter.
- (d) A legal description of the property within the university's jurisdiction and a description of the land acquisition program under which the property was obtained.
- (e) A discussion of title interest held by the Board of Trustees of the Internal Improvement Trust Fund (including reservations and encumbrances such as leases).
- (f) Designated single use or multiple use management, as defined in Rule 18-4.003, F.A.C., for the property.
- (g) A description of alternative (non-educational) uses of the leased premises considered by the university but never adopted, if appropriate.
- (h) Proximity of university property to other significant local, state, or federal land or water resources, as identified in adopted plans.
- (i) A statement as to whether the university property is within an aquatic preserve or a designated area of critical state concern or an area under study for such designation.
- (j) A description of existing land uses and zoning for the context area. Land use categories shall be identified on the existing land use map or map series and described in accordance with categories adopted by the local government in their comprehensive plan.
- (k) Existing land uses on university property shall be shown on the land use map or map series. The university may use the land uses established in the host community's local comprehensive plan or establish its own land use categories. Such land use categories shall be clearly defined in the legend.

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

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

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

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

(2) FUTURE LAND USE ANALYSIS REQUIREMENTS. This element shall be based upon the following analyses which support the campus master plan pursuant to subparagraph 6C-21.203(2), Florida Statutes.

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

1. The categories of land use and their densities or intensities of use;

2. The estimated gross acreage for each category; and
3. A description of the methodology used.
  - (b) An analysis of projected future space and building needs for academic facilities.
  - (c) An analysis of projected future space and building needs for support facilities.
  - (d) An analysis of existing vacant and undeveloped land on the university campus to determine its suitability for use.
  - (e) An analysis of opportunities for redevelopment and for elimination of uses that are inconsistent with the university's character and proposed future land uses.
  - (f) A finding as to whether each planned use of university property is consistent with the adopted conceptual State Lands Management Plan.
  - (g) If the analyses in subparagraphs (2)(a)-(e) indicate that the existing university campus will not provide sufficient capacity to accommodate the future needs of the university, an analysis shall be undertaken identifying how much additional land would be required to meet future needs.
  - (h) An assessment as to whether any portion of the university property should be declared surplus for release by the university for use or disposal by the State.
  - (i) In the event additional land is determined to be necessary for the future development of the university, an analysis of the context area shall be undertaken to identify potential land areas for such expansion.
  - (j) In conjunction with the analysis conducted in subparagraph (2)(i), an analysis shall be undertaken identifying and evaluating alternatives to additional land acquisition.
  - (k) An analysis of constraints that may limit the amount or location of future land use development on the university campus.
  - (l) An analysis of the future land use element of the host local government's comprehensive plan, for the context area.
  - (m) An analysis of off-campus constraints that may limit the amount or location of future land use development on the university campus.
  - (n) An analysis of the goals, objectives and policies adopted by the host community in their comprehensive plan related to development of land uses in the context area.

(3) REQUIREMENTS FOR FUTURE LAND USE GOALS, OBJECTIVES AND POLICIES.

(a) The element shall contain one or more goals which address the long-range development of land use on the campus and the coordination of future land use development on the campus with future land use development in the host community.

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

1. Protection of natural resources (including existing surface waters and wetlands) and historic and archaeological resources;
2. Eliminating or minimizing land use compatibility problems between the university and host community;
3. Correcting land use compatibility problems on the university campus;
4. Coordinating future land uses with the appropriate topography and soil conditions;
5. Coordinating future land uses with the availability of facilities and services;
6. Ensuring the availability of suitable land on campus for utility facilities required to support proposed on-campus development; and

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

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

1. Establishment of standards for densities or intensities of use for each land use category;
2. Provisions for stormwater management, open space, and safe and convenient on-campus traffic flow, considering needed vehicle parking;
3. Provisions for the identification, designation, and protection of historically and archaeologically significant properties;
4. Provisions for the compatibility with adjacent land uses;
5. Coordination of land use and development decisions with a schedule of capital improvements;
6. Administrative procedures to amend the campus master plan to incorporate unforeseen land uses that may arise from grant awards or other circumstances;
7. Establishment of land use management procedures within the university's administrative structure which will encourage careful use of the university's existing land resources and minimize deviations from the land use plan; and
8. Establishment of a process, timetable and funding sources for future land acquisition (if applicable).

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

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

### **6C-21.205 Transportation Element.**

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

(1) **TRANSIT, CIRCULATION AND PARKING DATA REQUIREMENTS.** This sub-element shall be based, at a minimum, on the following data requirements, pursuant to subsection 6C-21.203(2), F.A.C.

(a) An inventory of existing on-campus parking facilities.

(b) An inventory or estimate of the amount of student, faculty and staff-parking off-campus, and a description of parking locations.

(c) An inventory of accident locations and number of accident occurrences on campus and in the context area.

(d) The existing classification of roadways on the campus, utilizing definitions used by the host community in its local comprehensive plan, or a classification determined by the university which is correlated to the classification system of the host community (map, narrative).

(e) Existing roadway classifications in the context area, including designated fire lanes and fire routes on-campus.

(f) The current levels of service of the roadways on-campus and within the context area.

(g) Traffic counts at all major university entrances/exits.

(h) Existing university trip generation data.

(i) Existing traffic analysis zones (TAZs) of the host local government within which university facilities are located.

(j) Established public transit or university-provided transit routes on campus and in the context area indicating location of stops, frequency of service and capacity of the vehicles.

(2) **TRANSIT, CIRCULATION AND PARKING ANALYSIS REQUIREMENTS.** This element shall be based upon the following analyses which support the campus master plan pursuant to subsection 6C-21.203(2), F.A.C.

(a) An analysis of the future parking needs for students, faculty and staff and types of special events for the planning period.

(b) An analysis of the amount of land required to provide the amount of parking calculated in subparagraph (2)(a).

(c) An assessment of the capacity of university lands to accommodate the amount of parking calculated in subparagraph (2)(a), including a determination of how much of the parking would have to be provided in structures.

(d) An analysis of practical methods to accommodate the amount of parking calculated in subparagraph (2)(a) on the university campus.

(e) An analysis of off-campus lands in the context area that may be available for university parking and the parking capacity of those sites.

(f) An analysis of the impacts of off-campus university parking on the context area and alternatives for minimizing these impacts.

(g) An analysis of the projected traffic volumes/capacities and levels of service on university roads and roads in the context area, including an analysis of the traffic circulation model used by the host community in projecting traffic circulation in the context area.

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

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

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

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

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

(3) **REQUIREMENTS FOR TRANSIT, CIRCULATION AND PARKING GOALS, OBJECTIVES AND POLICIES.**

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

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

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

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

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

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

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

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

2. Establish programs to maximize utilization of public or university-provided transit;
3. Establish administrative procedures for coordinating on-going traffic circulation, transit and parking facility improvements with similar improvements being undertaken by the host community;
4. Establish the timing or priorities for development of traffic circulation, transit, and parking facilities on-campus; and
5. Establish level of service standards for roadways within the university's jurisdiction.

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

(4) PEDESTRIAN AND NON-VEHICULAR CIRCULATION DATA REQUIREMENTS. This sub-element shall be based, at a minimum, on the following data pursuant to subsection 6C-21.203(2), F.A.C.

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

(b) The planned location of future facilities.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **6C-21.206 Housing Element.**

The purpose of this element is to ensure provision of public and private housing facilities on the university campus and within the host community adequate to meet the needs of the projected university enrollment.

(1) HOUSING DATA REQUIREMENTS. This element shall be based on the following data requirements, pursuant to subsection 6C-21.203(2), F.A.C.



- (a) An inventory of the total number of existing beds provided by the university on-campus for undergraduate student use.
- (b) An inventory of the total number of existing beds, by type, provided on-campus for graduate students.
- (c) An inventory of the total number of existing housing units, by type, provided on-campus for married students.
- (d) An inventory of other existing student housing provided on-campus (i.e., fraternities and sororities, etc.), identifying numbers of beds provided in each such facility.
- (e) An inventory of historically significant housing on campus.
- (f) A description of the existing types of housing provided on campus (apartment, dormitory, suites, etc.).
- (g) An inventory of any university provided housing located off-campus, identifying number of beds, types of units and whether the facilities are rented or owned by the university.
- (h) Estimates of the number of undergraduate, graduate and married students housed on-campus, and in university facilities located off-campus.
- (i) Estimates of the number of full-time students housed off-campus in non-university provided rental housing and the number of rental housing units occupied.

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

(2) HOUSING ANALYSIS REQUIREMENTS. This element shall be based upon the following analyses which support the campus master plan pursuant to subsection 6C-21.203(2), F.A.C.

- (a) An analysis of existing university policies regarding the percentage of students for which on-campus housing is provided.
- (b) A projection of the number of students to be housed on-campus in university-provided facilities based on the existing policies for provision of on-campus housing. This projection shall include a description of handicap-accessible beds/units.
- (c) A projection of the numbers of students to be housed in non-university provided facilities on-campus (fraternities, sororities, etc.).
- (d) An analysis of the existing housing provided on campus.
- (e) An estimate of the number of additional on-campus housing units, by type, necessary to meet the needs described in subparagraph (2)(a) (apartment, suite, dormitory, etc.).
- (f) An analysis of potential on-campus sites and of the capacity of these sites (beds).
- (g) A projection of the number of students that will be housed off-campus in facilities provided by others (private market housing).
- (h) An assessment of the student impacts on the occupancy of the host community's rental stock.

(3) REQUIREMENTS FOR HOUSING GOALS, OBJECTIVES AND POLICIES.

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

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

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

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

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

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

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

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

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

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

6. Establish procedures for coordination with the host community regarding issues related to off-campus student housing (may include security, traffic, transit, etc.);

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

8. Preserve and protect historically significant housing.

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

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

#### **6C-21.207 General Infrastructure Element.**

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

(1) **STORMWATER MANAGEMENT DATA REQUIREMENTS.** This sub-element shall be based, at a minimum, on the following data requirements, pursuant to subsection 6C-21.203(2), F.A.C.

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

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

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

1. The entity having operational responsibility for the facility;
2. The geographic service area of the facility and the predominant types of land uses served by the facility;
3. The design capacity of the facility;
4. The current demand on the capacity of the facility; and
5. The level of service provided by the facility.

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

(2) **STORMWATER MANAGEMENT ANALYSIS REQUIREMENTS.** This sub-element shall be based upon the following analyses which support the campus master plan pursuant to subsection 6C-21.203(2), F.A.C.

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

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

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

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

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

(3) **REQUIREMENTS FOR STORMWATER MANAGEMENT GOALS, OBJECTIVES AND POLICIES.**

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

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

1. Correcting existing stormwater management facility deficiencies;
2. Coordinating the provision of increased facility capacity to meet future needs of the university; and
3. Protecting the functions of natural stormwater management and hydrological areas.

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

1. Establish the levels of service to be used by the university in establishing stormwater management standards for stormwater quantity and quality;
2. Establish priorities for replacement, correcting existing stormwater management facility deficiencies, and providing for future facility needs;
3. Coordinate the provision of on and off-campus stormwater management facilities required to meet future university needs with the local government or appropriate service provider;
4. Ensure that future stormwater management facility service capacity and capital improvements required to meet future university needs are provided when required, based on needs identified in other master plan elements;
5. Establish administrative, operational and other procedures to mitigate impacts of university-generated stormwater; and
6. Establish the timing or phasing requirements for stormwater management facility improvements to meet future university needs.

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

(4) **POTABLE WATER DATA REQUIREMENTS.** This sub-element shall be based on the following data requirements, pursuant to subsection 6C-21.203(2), F.A.C.

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

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

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

1. The entity having operational responsibility for the facility;
2. The geographic service area of the facility and the predominant types of land uses served by the facility;
3. The design capacity of the facility;
4. The current demand on the capacity of the facility; and
5. The level of service provided by the facility.

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

(5) POTABLE WATER ANALYSIS REQUIREMENTS. This sub-element shall be based upon the following analyses which support the campus master plan pursuant to subsection 6C-21.203(2), F.A.C.

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

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

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

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

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

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

(6) REQUIREMENTS FOR POTABLE WATER GOALS, OBJECTIVES AND POLICIES.

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

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

1. Correcting existing potable water facility deficiencies;
2. Coordinating the provision of increased facility capacity to meet future needs of the university; and
3. Protecting and conserving potable water sources.

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

1. Establish the levels of service to be used by the university in establishing potable water supply requirements;
2. Establish priorities for replacement, correcting existing potable water facility deficiencies, and providing for future facility needs;
3. Coordinate the provision of on and off-campus potable water facilities required to meet future university needs with the local government or appropriate service provider;
4. Ensure that future potable water facility service capacity and capital improvements required to meet future university needs are provided when required, based on needs identified in other master plan elements;
5. Establish administrative, operational and other procedures to conserve water and thereby minimize future potable water requirements of the university; and
6. Establish the timing or phasing requirements for potable water facility improvements to meet future university needs.

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

(7) SANITARY SEWER DATA REQUIREMENTS. This sub-element shall be based on the following data requirements, pursuant to subsection 6C-21.203(2), F.A.C.

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

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

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

1. The entity having operational responsibility for the facility;
2. The geographic service area of the facility and the predominant types of land uses served by the facility;
3. The design capacity of the facility;
4. The current demand on the capacity of the facility; and

5. The level of service provided by the facility.

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

(8) SANITARY SEWER ANALYSIS REQUIREMENTS. This sub-element shall be based upon the following analyses which support the campus master plan pursuant to subsection 6C-21.203(2), F.A.C.

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

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

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

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

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

(9) REQUIREMENTS FOR SANITARY SEWER GOALS, OBJECTIVES AND POLICIES.

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

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

1. Correcting existing sanitary sewer facility deficiencies; and
2. Coordinating the provision of increased facility capacity to meet future needs of the university.

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

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

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

(10) SOLID WASTE DATA REQUIREMENTS. This sub-element shall be based on the following data requirements, pursuant to subsection 6C-21.203(2), F.A.C.

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

(b) The amount of solid waste generated by the university.

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

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

1. The entity having operational responsibility for the facility;
2. The geographic service area of the facility and the predominant types of land uses served by the facility;
3. The design capacity of the facility;
4. The current demand on the capacity of the facility; and
5. The level of service provided by the facility.

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

(11) SOLID WASTE ANALYSIS REQUIREMENTS. This sub-element shall be based upon the following analyses which support the campus master plan pursuant to subsection 6C-21.203(2), F.A.C.

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

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

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

(c) An analysis of the problems and opportunities for solid waste collection and disposal facility expansion or replacement to meet projected needs of the university.

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

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

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

**(12) REQUIREMENTS FOR SOLID WASTE GOALS, OBJECTIVES AND POLICIES.**

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

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

1. Correcting existing solid waste collection and disposal facility deficiencies; and
2. Coordinating the provision of increased facility capacity to meet future needs of the university.

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

1. Establish the levels of service to be used by the university in establishing solid waste collection and disposal facility requirements;

2. Establish priorities for replacement, correcting existing solid waste collection and disposal facility deficiencies, and providing for future facility needs;

3. Coordinate the provision of on and off-campus solid waste collection and disposal facilities required to meet future university needs with the local government or appropriate service provider;

4. Ensure that future solid waste collection and disposal facility service capacity and capital improvements required to meet future university needs are provided when required, based on needs identified in other master plan elements; and

5. Establish the timing or phasing requirements for solid waste collection and disposal facility improvements to meet future university needs.

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

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

**6C-21.208 Conservation Element.**

The purpose of this element is to ensure the conservation, protection and wise use of all natural ecosystems and natural resources on the university campus and in the context area.

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

(2) CONSERVATION ANALYSIS REQUIREMENTS. This element shall be based upon the following analyses which support the campus master plan pursuant to subsection 6C-21.203(2), FA.C.

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

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

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

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

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

(f) An assessment of opportunities or available and practical technologies to reduce university energy consumption. Investigation of emerging technologies (i.e., solar) to address this issue is encouraged.

**(3) REQUIREMENTS FOR CONSERVATION GOALS, OBJECTIVES AND POLICIES.**

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

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

1. Protect or improve air quality;
2. Conserve, appropriately use, and protect the quantity and quality of current and projected water sources (including groundwater and surface water);
3. Conserve, appropriately use, and protect native vegetative communities and wildlife habitat; and
4. Conserve and appropriately use energy.

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

1. Protect water quality and quantity by restricting university activities which contaminate groundwater sources such as wellfields, cones of influence or recharge areas;
2. Protect native vegetative communities from destruction by university development activities;
3. Restrict university activities known to threaten the habitat and survival of endangered and threatened plant and wildlife species and species of special concern;
4. Improve control of, or restrict or minimize university activities which generate air pollution;
5. Minimize stormwater-borne pollutants generated as a result of university operations and maintenance practices;
6. Protect and conserve the natural functions of soils, rivers, floodplains and wetlands;
7. Encourage recycling;
8. Designate environmentally sensitive lands for protection based on state and locally determined criteria;
9. Manage hazardous wastes to protect natural resources; and
10. Establish administrative, operational, and other procedures to conserve energy and minimize future demand.

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

*Specific Authority 240.209(1), (3)(g), 240.155(22) FS. Law Implemented 240.155(3), 253.034(4) FS. History—New 2-15-94.*

#### **6C-21.209 Recreation and Open Space Element.**

The purpose of this element is to ensure the provision of adequate and accessible recreation facilities and open space to meet the future needs of the university.

(1) RECREATION AND OPEN SPACE DATA REQUIREMENTS. This element shall be based on the following data requirements, pursuant to subsection 6C-21.203(2), F.A.C.

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

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

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

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

(2) RECREATION AND OPEN SPACE ANALYSIS REQUIREMENTS. This element shall be based upon the following analyses which support the campus master plan pursuant to subsection 6C-21.203(2), F.A.C.

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

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

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

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

#### **(3) REQUIREMENTS FOR RECREATION AND OPEN SPACE GOALS, OBJECTIVES AND POLICIES.**

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

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

1. Coordinate public and private resources to meet the projected demand for recreational facilities and open space; and
2. Ensure that parks, recreational facilities and open space are adequately and efficiently provided.

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

1. Establish priorities for development of future recreation and open space facilities;
2. Establish the timing or phasing requirements for development of future athletic, recreation and open space facilities;
3. Select sites for infrastructure and buildings designed to maximize the retention of campus open space;
4. Coordinate provision of recreation and open space facilities on-campus with those provided off-campus by the host facility;
5. Correct or improve existing deficiencies in parks and recreation facilities; and
6. Designate or acquire open space and natural reservations.

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

**6C-21.210 Intergovernmental Coordination Element.**

The purpose of this element is to identify and resolve incompatible goals, objectives, policies and development proposed in campus master plans and to determine and respond to the needs for coordination processes and procedures with adjacent local governments, and regional and state agencies. Intergovernmental coordination shall be utilized to the extent required to carry out the provisions of this chapter.

(1) INTERGOVERNMENTAL COORDINATION DATA REQUIREMENTS. This element shall be based on the following data requirements, pursuant to subsection 6C-21.203(2), F.A.C.

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

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

(2) INTERGOVERNMENTAL COORDINATION ANALYSIS REQUIREMENTS. The element shall be based on the following analyses which support the campus master plan pursuant to subsection 6C-21.203(2), F.A.C.

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

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

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

(3) REQUIREMENTS FOR INTERGOVERNMENTAL COORDINATION GOALS, OBJECTIVES, AND POLICIES.

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

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

1. Coordinate the campus master plan with the plans of other units of local government providing services but not having regulatory authority over the use of land, and the comprehensive plans of host and affected local governments;

2. Ensure that the university addresses through coordination mechanisms, the impacts of development proposed in the campus master plan upon development in the context area; and

3. Ensure coordination in establishing level of service standards for public facilities with any state, regional or local entity having operational and maintenance responsibility for such facilities.

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

1. The coordination of planning activities mandated by the various elements of the campus master plan with host and affected local governments, other units of local government providing services but not having regulatory authority over the use of land, the region and the state;

2. Resolving conflicts with host and affected local governments through informal mediation processes;

3. The provision of services and information; and

4. Reviewing the relationship of proposed campus development to the existing comprehensive plans of host and affected local governments.

(4) INTERGOVERNMENTAL COORDINATION PROCESS.

(a) The Intergovernmental Coordination Element shall establish a development review process, to be implemented in conjunction with host and affected local governments, to assess the impacts of proposed development on significant local, regional and state resources and facilities. This shall be a reciprocal process whereby local officials are given an opportunity to review proposed campus development in order to assess its potential impacts on local, regional and state resources and facilities, and whereby university officials are given an opportunity to review proposed development within the context area in order to assess its potential impacts on university resources and facilities. This development review process shall include the following provisions:

1. Except when otherwise stated in Section 240.155, Florida Statutes, the provisions of the campus master plan and associated campus development agreement supersede the requirements of part II of Chapter 163, Florida Statutes;

2. Once the campus development agreement is executed, all campus development may proceed without further review by the host local government if it is consistent with the adopted campus master plan and associated campus development agreement;

3. University officials shall participate and cooperate with local officials in the review of proposed development within the context area to assess potential impacts on university resources and facilities; and

4. University officials shall participate and cooperate with local officials in the review of proposed campus development to assess potential impacts on local, regional and state resources and facilities until execution of the campus development agreement.

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

(c) The Intergovernmental Coordination Element shall include a provision that any dispute between the university and a host or affected local government regarding the assessment or mitigation of impacts shall be resolved in accordance with the process established in subsection 240.155(8), Florida Statutes.

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

#### **6C-21.211 Capital Improvements Element.**

The purpose of this element is to evaluate the need for public facilities as identified in other campus master plan elements; to estimate the cost of improvements for which the university has fiscal responsibility; to analyze the fiscal capability of the university to finance and construct improvements; to adopt financial policies to guide the funding of improvements; and to schedule the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required based on needs identified in the other campus master plan elements.

(1) CAPITAL IMPROVEMENTS DATA REQUIREMENTS. This element shall be based on the following data requirements, pursuant to subsection 6C-21.203(2), F.A.C.

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

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

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

(2) CAPITAL IMPROVEMENTS ANALYSIS REQUIREMENTS. The element shall be based on the following analyses which support the campus master plan pursuant to subsection 6C-21.203(2), F.A.C.

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

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

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

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

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

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

(3) REQUIREMENTS FOR CAPITAL IMPROVEMENTS GOALS, OBJECTIVES AND POLICIES.

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

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

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

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

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

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

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

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

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

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

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

(4) CAPITAL IMPROVEMENTS IMPLEMENTATION.

(a) The campus master plan shall contain:



1. The schedule of capital improvements for which the university has fiscal responsibility, by year, for the 3-year committed and 10-year projected improvements, which shall reflect the need to reduce existing deficiencies, remain abreast of replacements, and meet future demand; and

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

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

**6C-21.212 Optional Elements.**

(1) If the campus master plan includes optional elements pursuant to subsection 240.155(4), Florida Statutes, such elements shall be related to, and consistent with, all other elements of the campus master plan and meet the requirements specified within Rule 6C-21.202, F.A.C.