

4.0 FUTURE LAND USE ELEMENT

4.1 Introduction

The FGCU campus consists of 760 acres of land. The 1995 Campus Master Plan proposed a land use concept organized around a centrally located academic “core” area of approximately 150 acres bounded by a perimeter road. A series of “outparcels” surround and are to be physically and functionally linked to the academic core from the northeast, southeast, and west. Since inception, FGCU has conscientiously and effectively adhered to this land use plan concept. Therefore, the intent of the 2005 Future Land Use Element for Florida Gulf Coast University is to extend established development patterns in the academic core and to develop frameworks for the physical development of the southeast and northwest districts of campus.

The campus core will continue to include academic functions, the library, and student services and other support functions. The southeast district will contain student housing and dining, recreation and parking facilities. The northwest district will contain research or other mixed-use facilities and associated parking. The north lakefront parcel is considered to be largely built-out, so development of this area in the next 10 years is likely to be limited to expanded athletic facilities. The southwest district will continue to be developed with small facilities largely serving outreach functions of the University (See Figure 4-1 Future Land Use).

In addition to academic functions, the most significant land areas on campus are the jurisdictional wetlands that are being restored and preserved as open space. The goals, objectives, and policies pertaining to the preservation and restoration of these wetlands are further described in the Conservation Element of this Campus Master Plan.

4.2 Goals, Objectives and Policies

GOAL 401

Designate Sufficient Suitable Lands To Accommodate The Future Growth And Development Of The Campus.
Develop future land uses on the University campus in a manner that: is space- and function-efficient and considers the University’s future academic needs; conserves natural, historic and archaeological resources; and is coordinated with future land uses in the host community.

Objective 401.1 – Protection of Natural Resources

Ensure that future campus development is consistent with state and federal environmental regulations and permits that establish limitations on development of the University campus.

Policy 401.1.1

As appropriate to match the pace of future construction, develop, adopt, and implement a "Land Management and Development Review Process" to ensure the compliance of future site development plans and proposals with:

- (a) Current environmental permits for site development;
- (b) Current Campus Master Plan Goals, Objectives, and Policies, as applicable; and
- (c) Current Facilities Master Plan or Specialized Academic Facilities Master Plan(s), as applicable.

The Land Management and Development Review Process shall encourage careful use of the University’s land resources and minimize deviations from the Campus Master Plan and shall ~~may~~ be implemented through an advisory committee or other process deemed appropriate by the University, which shall include, at a minimum, participation from FGCU’s Facilities Planning staff, ~~and~~ faculty representatives from each of the academic units and student representatives. The functions of the review committee may include, but shall not be limited to:

- (a) Reviewing on- and off-campus facility usage assessments;
- (b) Providing input into the planning of specific facilities;
- (c) Providing input into the review of the Facilities Master Plan; and
- (d) Providing input into the development of the University’s Capital Improvement Plan.

Policy 401.1.2

Maintain as part of the land management and development review function, an up-to-date file documenting, in graphic and narrative form, site development limitations stipulated in the Army Corps of Engineers dredge and fill permit, and the South Florida Water Management District Conceptual Permit, when they are received.

Policy 401.1.3

Include in C.I.P. submissions a statement documenting that the project complies with the environmental permits for site development.

Policy 401.1.4

Future development that would require modification of the environmental permit requirements ~~are should be~~ considered to be plan amendments subject to the guidelines for review and approval of such amendments.

Objective 401.2 – Protection of Historic and Archaeological Resources

Ensure that future campus development is consistent with regulations governing development in areas where historic and/or archaeological resources may be present.

Policy 401.2.1

Maintain an information file documenting, in graphic and narrative form, those portions of the University campus identified by county and/or state agencies as being possible locations of historic/archaeological resources. Include documentation of State regulations governing development in areas where such resources may be present.

Policy 401.2.2

Undertake site investigations prior to development to determine whether historic/archaeological resources are present, as required by state regulations. Document the findings as part of the overall information database to be maintained as part of the land management review process.

Policy 401.2.3

Undertake mitigation actions as required by State regulations in the event historic and archaeological resources are found to be present.

Objective 401.34 – Land Use Compatibility/On-Campus

Develop the University campus in accordance with Figure 4-1: Future Land Use included as part of this element.

Policy 401.34.1

Develop the academic core of the campus with uses that are directly supportive of, and functionally linked to, the academic programs of the University. These include academic and support facilities, as well as associated utilities and infrastructure.

Policy 401.34.2

Develop the remainder of the campus ~~southeastern, southwestern and northwestern parcels~~ with a mix of uses appropriate to their locations with respect to the academic core and adjacent properties, as follows:

~~A. Southeastern District~~

- ~~1. Student housing and residential dining facilities;~~
- ~~2. Indoor and outdoor student recreation facilities;~~
- ~~3. Parking facilities supporting the housing, dining and recreation uses in the district.~~

~~B. Northwestern District~~

- ~~1. Research related facilities;~~
- ~~2. Other mixed use facilities that support the core teaching, research and service missions of the University.~~

~~C. Southwestern District~~

- ~~1. Outreach functions of the University.~~

A. North Lake Village District

1. Student housing and residential dining facilities.
2. Support facilities (e.g., recreational facilities, commons, business center, etc.).

B. FGCU Athletics Complex

1. Athletics and recreational facilities.

C. Welcome Center Area (Southwest)

1. Outreach and community-oriented facilities.

D. Solar Field (Northwest)

1. Research-related facilities.
2. Solar field.

E. South Housing Village (Southeast)

1. Student housing and residential dining facilities;
2. Indoor and outdoor student recreation facilities;
3. Central energy plant expansion
4. Parking facilities supporting the housing, dining and recreation uses in the district.

Policy 401.34.3

As part of the land management and development review process, undertake the following steps to minimize inappropriate deviations from the campus land use and facilities master plan and address unforeseen land uses:

- Review and assess future proposed building and site development programs proposed within the academic core, to confirm they are directly supportive of the academic programs of the University. Find alternative sites outside the academic core for facilities that do not meet these criteria.
- Review and assess future proposed building and site development programs proposed on parcels outside the academic core, to confirm they meet the land use plan guidelines and are consistent with the mission of the University. Seek alternative off-campus sites for facilities that do not meet these criteria.
- Review and assess proposed building and site development programs to confirm that they are consistent with the long range plans for stormwater management, open space retention, and the campus traffic circulation plan.
- Prepare recommendations for Master Plan amendments resulting from the land management and development review process.
- Process amendments to the Master Plan as required by Sec. 1013.30, F.S.
- Modifications to the Campus Master Plan that do not exceed the thresholds established in Sec. 1013.30, F.S. Sec. 240.155(9), F.S. shall be documented in the University's annual C.I.P. submission.

Policy 401.34.4

Develop the University campus to the following maximum density/intensities through the 10-year planning horizon:

- Develop the Academic Core land use area to a maximum intensity of 1,700,000 GSF of buildings.
- Limit future development on the North Lake Village ~~north lakefront~~ district to the completion of athletic facilities only.
- Develop the southwest and northwest districts along Ben Hill Griffin Parkway to maximum combined intensity of 450,000 GSF of buildings.
- Develop the Southeast housing and student life land use area to a maximum intensity of 1,000,000 GSF of buildings.
- Wetland restoration/preservation, creation and conservation areas are not to be developed for academic or support facilities of the University.

Objective 401.45 – Coordination with Topographic and Soil Conditions

Ensure that future construction on the University campus is undertaken with consideration of topographic and soil conditions particular to the site.

Policy 401.45.1

Maintain information files of existing topographic and soil conditions on the University campus. Update these files with as-built/ survey information as it becomes available from construction projects.

Policy 401.45.2

Provide relevant topographic, soil, and hydrologic information to architects and engineers working on the University campus. (~~relevant portions of DEP/COE permit applications~~)

Policy 401.4.3

During programming and design phases, each construction project will be examined for soil conditions to determine unique characteristics or poor building conditions that might damage some form of natural resources.

Policy 401.4.4

The Facilities Planning Department shall review all future construction projects for consistency with existing soils and topographic data.

Objective 401.56 – Coordination with Off-Campus Facilities and Services

Ensure, to the extent possible, that off-campus providers of utility services to the University coordinate their facility development timetable with the projected development timetable of University facilities.

Policy 401.56.1

As part of the internal University land management and development review process, establish an on-going process of regular meetings with off-campus utility providers, to update them about University short- and long-range plans.

Policy 401.56.2

Annually review the pace of private development activities outside the University campus as a means to identify potential problems with provision of infrastructure to the University campus. Request that utility providers and the Lee County Community Development department provide the University with annual updates of service capacities for roads and water and sewer services.

Objective 401.67 – Coordination of Land Uses and On-Campus Infrastructure and Utility Facilities

Ensure the availability of suitable land on campus for infrastructure and utility facilities required to support proposed on-campus development.

~~Ensure that phased development on campus is coordinated with and designed to provide for long range future infrastructure expansion needs.~~

Policy 401.67.1

The Facilities Planning Department shall coordinate future land uses with the availability of facilities and services to ensure that utilities and infrastructure needed to support future development are available at adopted levels of service, consistent with the concurrency provisions contained in Sec. 1013.30, F.S. As part of the University's land management and development review process, review and evaluate proposed construction projects to ensure that long-range infrastructure needs have been provided for by:

- (a) Provision and maintenance of necessary utility corridors, easements and/or points of connection.
- (b) Provision of adequate supply line sizes to accommodate future development and facility expansion.
- (c) The provision of stormwater management, open space and safe and convenient traffic flow and parking at established levels of service.

Policy 401.67.2

Maintain an up-to-date computerized file of on-campus utility systems as they are developed. To the extent possible, use as-built survey information as the basis for this data. As part of the file, maintain (in map and narrative form as appropriate) information locating on-campus easements dedicated to off-campus utility provides, and the use restrictions (if any) associated with them.

Policy ~~401.67.3~~

Provide to architects and engineers working on the campus a copy of the long-range master plan as part of facility program documents to make them aware of long-range plan intentions.

Policy ~~401.67.4~~

Include a separate section in University C.I.P. submissions to the State University System Board of Governors identifying infrastructure projects and associated costs that are necessary to support long-range facility needs. Identify as part of the submission all "critical path" infrastructure improvement projects that must be undertaken to support long-range development plans.

GOAL 402

Coordinate Future Land Use Development On The Campus With Future Land Use Development In The Host Community.

Objective ~~402.1 401.3~~ – Land Use Compatibility/Off-Campus

~~Eliminate or minimize land use compatibility problems between the University and host community. Ensure that development of land uses on the University Campus is coordinated with land uses and development in the host community.~~

Policy ~~402.1.1 401.3.1~~

Coordinate with Lee County land use planning staff to maintain up-to-date information on proposed comprehensive plan modifications that may affect the University.

Policy ~~402.1.2 401.3.2~~

Coordinate with Lee County Land Use planning staff to ensure that the University receives updated comprehensive plan maps, data, goals, objectives and policies, etc., resulting from comprehensive plan amendments affecting land areas adjacent to the University.

Policy ~~402.1.3 401.3.3~~

Closely review land uses east of the University campus to identify potential coordination problems before they arise.

Objective ~~402.2 401.8~~ – Minimize Off-Campus Constraints to Future Development On-Campus

Deter actions off-campus that would constrain or limit future development on the University Campus.

Policy ~~402.2.1 401.8.1~~

Participate, as provided for in the Lee County Comprehensive Plan, as amended, in the review of development within the "University Window" overlay district to ensure that such development does not impose service limitations (traffic, utilities, etc.) on future University development.

Policy ~~402.2.2 401.8.2~~

Coordinate with the University's public utility providers to ensure potable water availability for the University as described in Policy 902.1.5.

Policy ~~402.2.3 401.8.3~~

Coordinate with the University's public utility providers to ensure sanitary sewer availability for the University as described in Policy 904.1.5.

Policy ~~402.2.4 401.8.4~~

Coordinate with the managers of Lee County's solid waste disposal facilities to ensure solid waste disposal capacity to meet future University development needs as described in Policy 905.2.2.

Policy ~~402.2.5~~ ~~401.8.5~~

Develop University functions on the perimeter of the campus, as described in Policies 301.5.1-301.5.4, to ensure compatibility of on-campus development with future off-campus development.

Policy 402.2.6 ~~401.8.6~~

Utilize the land management and development review process described in Policy 401.1.1 to evaluate future land use changes that may occur outside the University, and make recommendations for modifying the Master Plan to ensure comparability of on- and-off campus development. Process Campus Master Plan amendments resulting from these recommendations as required by Sec. 1013.30, F.S.

Policy 402.2.7 ~~401.8.7~~

As considered necessary to protect the development capability and capacity of the campus, acquire off-site properties when and if other means prove insufficient.

Objective 402.3 ~~401.9~~ – Acquisition of Off-Campus Lands

Acquire off-campus lands when and if necessary.

Policy 402.3.1 ~~401.9.1~~

The University shall seek to acquire off-campus lands when necessary to meet the needs of academic, housing, recreation, support or other functions ancillary to the mission of the University.