4. **6C-21.204 FUTURE LAND USE**

**Information Sources**
USF Factbook, 2001-2002
City of St. Petersburg Future Land Use Map (print dated December 29, 2003) and Future Land Use Element
Information provided by USFSP, June 2004

**Purpose**
The purpose of this element is to describe the existing and future land use pattern to be developed on the University and to address how this land use pattern will be coordinated with that planned by the host community.

**6C-21.204 (1) FUTURE LAND USE AND DATA REQUIREMENTS:**

**Table: Description of the location of University facilities within the State**

<table>
<thead>
<tr>
<th>Site Name and Address</th>
<th>Year</th>
<th>Site Area (ac)</th>
<th>Building Floor Area (gsf)</th>
<th>Parking (spaces)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tampa Campus (excl. Health S</td>
<td>1958</td>
<td>1,493.1</td>
<td>6,198,659</td>
<td>15,309</td>
</tr>
<tr>
<td>4202 E. Fowler Avenue Tampa</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sarasota Campus</td>
<td>1975</td>
<td>143.2</td>
<td>500,712</td>
<td>1,079</td>
</tr>
<tr>
<td>5700 N. Tamiami Trail Sarasota</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>St. Petersburg Campus</td>
<td>1967</td>
<td>46.0</td>
<td>611,744</td>
<td>1,069</td>
</tr>
<tr>
<td>140 Seventh Avenue S St. Petersburg</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Polk Joint Use Facility</td>
<td>1986</td>
<td>0.1</td>
<td>74,494</td>
<td>—</td>
</tr>
<tr>
<td>3433 Winter Lake Road Lakeland</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Health Sciences Center</td>
<td>1975</td>
<td>48.0</td>
<td>798,538</td>
<td>1,726</td>
</tr>
<tr>
<td>12901 Bruce B. Downs Tampa</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tampa Port Authority</td>
<td>1999</td>
<td>1</td>
<td>14,116</td>
<td>221</td>
</tr>
<tr>
<td>1101 Channelside Drive Tampa</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
USFSP is located on a 46 acre site, two blocks south of downtown St. Petersburg. The majority of the campus area is situated south of Fifth Avenue South and east of Fourth Street South. The other sides of the campus are bounded generally by the Albert Whitted Airport on the east and Bayboro Harbor on the south.

**(1)(B). 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.**

The St. Petersburg campus is located in Pinellas County.

In 1977 the City of St. Petersburg agreed to provide the University approximately 46 acres of land in the Bayboro Harbor Redevelopment Area for development of the campus. A revised campus boundary has been identified for future campus development. In general, the boundary includes all land east of Fourth Street between Fifth Avenue South and Eighth Avenue South. The boundary extends west of Fourth Street to include city owned parcels on the north and south side of Sixth Avenue. Key actions which have been mutually agreed upon by both the city and the University include the following:

- University will work the USGS to accommodate any future USGS expansion on property located directly east of the current Studebaker Building.
• All City owned parcels in block 79, 80, 81 and 94 will be improved by landscaping.

• The University has relieved the City of the obligation the City has to purchase the Fountain Inn property (southeast corner of Third Street and Sixth Avenue South) in exchange for title to the former Uncle Ed’s and Aunt Hatties property (northwest and southwest corner of First Street and Sixth Avenue South respectively).

• All City owned properties west of Fourth Street in Blocks 6 and 7 will remain in City ownership but will be available for future University development after the Master Plan Update and DRI amendments are completed.

(1)(C). Student Enrollment Projections as prescribed in the General Requirements section of this chapter.

See Enrollment Projections under the Analysis section in Element 2: Academic Programs.

(1)(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.

The legal description of the University property is contained in Lease #2725 which leases the property to the Board of Education from the Board of Trustees of the Internal Improvement Trust Fund.

Legal Description: Lease No. #2735, #3038

Lease #2735

All those certain lands known as the University of South Florida properties as described in quitclaim deed from the State Board of Education of Florida to the State of Florida Board of Trustees of the Internal Improvement Trust Fund and recorded in Official Records Book 4023, Pages 1562-1567 of the public records of Pinellas County, Florida.

More particularly described as follows:

Beginning at the southeast corner of Lot 6, Block 22, Bayboro Addition as recorded in Plat Book 3, pages 51 and 52, Records of Pinellas County, Florida, thence run south along the west line of Asbury Street South to a point 277.41 feet south, thence southeast on an angle of 45 degrees to the left a distance of 969.16 feet thence east on an angle of 44 degrees, 57 minutes to the left a distance of 395.4 feet, thence northwest on an angle of 124 degrees, 42 minutes, 34 seconds to the left a distance of 970.38 feet to the furthest southwest corner of the Wharf of the Port of St. Petersburg, Florida, thence west on an angle of 55 degrees, 16 minutes, 26 seconds to the left a distance of 343.85 feet to the west line of First Street South and on an angle of 89 degrees, 56 minutes to the right of distance of 164.3 feet to the southeast corner of Lot 4, Block 23, said Bayboro Addition, thence west on an angle of 89 degrees, 46 minutes, 42 seconds to the left and on the south lie of said Lot 4, Block 23, and continue west to the west line of...
Asbury Street South a distance of 185 feet to the point of beginning, all of said tract lying and being in the City of St. Petersburg, County of Pinellas, State of Florida, together with thirteen (13) buildings, structures, and other improvements located thereon.

AND SUBJECT to any and all existing rights of way, easements for streets, roads, highways, utility systems, pipelines, and any other covenants, restrictions, reservations, conditions and agreements affecting the aforesaid premises whether of public record or not.

Lease #3038

Lots 1, 2, 3, 9, 10, 11, 12, 13, 14, 15 and 16, Block 95; Lots 4, 5, 6, 10, 11, 12 and 13, Block 96, Revised Map of the City of St. Petersburg, according to plat thereof recorded in Plat Book 1, Page 49, Public Records of Hillsborough County, Florida of which Pinellas County was formerly a part.

AND,

Lots 3, 4, 5, 6, 7, 8 and the North 1/2 of Lots 1 and 2, Block 22; Lots 1, 2, 3 and 4, Block 24; and the West 125 feet of Lot 1, Block 19, W.J. Overman’s Rearrangement of J.P. Titcomb’s Plan of Bayboro, according to plat thereof recorded in Plat Book 1, Page 19, Public Records of Pinellas County, Florida.

AND,

Lots 9, 10, 11, 12, 13, 14 and 15, H.A. Haines Resubdivision of Lots 1, 2, 7, 8, 9, 15 and 16 of Block 96 of the Revised Map of St. Petersburg, according to the plat thereof recorded in Plat Book 5, Page 31, Public Records of Pinellas County, Florida.

SUBJECT, however to the conditions contained in that certain deed from the City of St. Petersburg, Florida to the Trustees of the Internal Improvement Fund, State of Florida dated January 18, 1978 and recorded in Official Records Book 4730, Pages 1048-1050, Public Records of Pinellas County, Florida.

AND,

Lots 3 and 4, Block 19, W. J. Overman’s Rearrangement of J. P. Titcombs Plan of Bayboro, according to plat thereof recorded in Plat Book 1, Page 19, Public Records of Pinellas County, Florida.

AND,

Lot 2, Block 19, W. J. Overman’s Rearrangement of J. P. Titcombs Plan of Bayboro, according to plat thereof recorded in Plat Book 1, Page 19, Public Records of Pinellas County, Florida.

AND,

Lots 1 and 2 LESS the North 140 feet thereof, Block 22, W. J. Overman’s Rearrangement of J. P. Titcombs Plan of Bayboro, according to plat thereof recorded in Plat Book 1, Page 19, Public Records of Pinellas County, Florida.

TOGETHER WITH all lands lying Southerly of Lots 1 and 2, between the West lot line of Lot 1, and the East lot line of Lot 2, which portion is quitclaimed without warranty.

AND,
Lot 12, LESS the West 20 feet thereof, and all of Lots 13 and 14, Block 19, W. J. Overman’s Rearrangement of J. P. Titcombs Plan of Bayboro, according to plat thereof recorded in Plat Book 1, Page 19, Public Records of Pinellas County, Florida.

AND,

East 25 feet of Lot 1, West 20 feet of Lot 12 and all of Lots A, B, C, 10 and 11, Block 19, W. J. Overman’s Rearrangement of J. P. Titcombs Plan of Bayboro, according to plat thereof recorded in Plat Book 1, Page 19, Public Records of Pinellas County, Florida.

Summary

Leases, Subleases and Encumbrances

COMMON NAME: University of South Florida at St. Petersburg

Leases

MASTER LEASE NO: #2735

LESSOR: State of Florida Board of Trustees of the Internal Improvement Trust Fund

LESSEE: State of Florida Board of Regents

DATE OF EXECUTION: Reassigned: February, 18, 1974

ACREAGE: Approximately 10.11 Acres

* * *

MASTER LEASE NO.: #3038

LESSOR: State of Florida Board of Trustees of the Internal Improvement Trust Fund

LESSEE: State of Florida Board of Regents

DATE OF EXECUTION: Reassigned: March 23, 1978

ACREAGE: Approximately 12.10 Acres

Subleases

MASTER LEASE NO: #2735

LESSOR: State of Florida Board of Regents
LESSEE: United States Government

DATE OF EXECUTION: December 13, 1966
Amended June 29, 1971 (Supplemental Agreement No. 1)
Amended September 28, 1977 (Supplemental Agreement No. 2)

ACREAGE: Approximately 0.37 Acres

* * *

MASTER LEASE NO.: #2735

LESSOR: State of Florida Board of Regents

LESSEE: State of Florida Department of Natural Resources

DATE OF EXECUTION: August 23, 1976
Amended: June 11, 1979

ACREAGE: Approximately 2.5 Acres

(1)(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).

All University Property is owned in fee-simple by the Board of Trustees of the Internal Improvements Trust Fund and leased to the Board of Education.

The University and the City of St. Petersburg have had a cooperative land acquisition program in order to enable the campus to grow within its constrained location in the city.

(1)(F). Designated single use or multiple use management, as defined in Rule 18-4.003, F.A.C., for the property.

The property is designated as a single use management under the Board of Education as a multi-discipline university within the complex of the State University System.

(1)(G). A description of alternative (non-educational) uses of the leased premises considered by the university but never adopted, if appropriate.

No information regarding this issue was located for the 1995, plan nor for this update.
(I)(H). **Proximity of University property to other significant local, state, or federal land or water resources, as identified in adopted plans.**

- Albert Whitted Airport (the airport’s landing and approach zones impose restrictions on building heights on campus)
- Port of St. Petersburg and Bayboro Harbor
- Sub-lease with the federal government for a boat docking facility off the east side of the peninsula (0.37 acres).
- Sub-lease with the State Department of Environmental Protection (DEP) on the peninsula (2.5 acres).
- University maintained boat servicing facility for research vessels.

(1)(I). *A statement as to whether the university property is within an aquatic preserve or designated area of critical state concern or an area under study for such designation.*

The University is bordered by the Port of St. Petersburg and Bayboro Harbor, an Outstanding Florida Water.

(1)(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.*

See Zoning Map (below).
Zoning Map for context surrounding the campus (Source: www.stpete.org - June 2004).

The City of St. Petersburg has designated the following zoning categories for the USFSP campus and the surrounding context as follows:

Table II-4a: Zoning Districts

<table>
<thead>
<tr>
<th>Location</th>
<th>District</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>USFSP Campus &amp; peninsula</td>
<td>RM-24-30</td>
<td>Residential Multi-family district for up to 24 units per acre with up to 30 units per acre. Development in this district is located in a Community Redevelopment Area and is subject to review by the Community Redevelopment Agency. Developments with more than 60 units require a public notice and hearing, and subject to the appropriate conditions and safeguards, can be permitted by the Environmental Development Commission. Parking Garages also require a special exception. Maximum of buildings is set at 50 feet with each additional 4 feet of height</td>
</tr>
</tbody>
</table>
requiring an additional one foot of setback on all sides.

<table>
<thead>
<tr>
<th>Area Description</th>
<th>District</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pediatrics Research Institute (west of 4th Street)</td>
<td>RO-2</td>
<td>Permitted uses include residential or office or a compatible mix at a density of up to 12 units per acre for multi-family. Development is subject to review by the Community Redevelopment Agency. Permitted uses include parking and public educational facilities, nongovernmental educational facilities, colleges and universities. Hospitals are permitted special exceptions.</td>
</tr>
<tr>
<td>Airport and Third Street waterfront</td>
<td>IG</td>
<td>The Industrial General district is intended to provide for areas where wholesaling, warehousing, manufacturing, assembly or product processing can occur. This district is located in the Community Redevelopment area and is subject to review by the Community Redevelopment Agency.</td>
</tr>
<tr>
<td>First Street properties between Fifth Avenue and Sixth Avenue</td>
<td>CG</td>
<td>The Commercial General District provides areas where a variety of retail and commercial service activities can be conducted compatible with surrounding uses and residential districts. Heavy commercial and industrial are prohibited. Development in the district is subject to review by the Community Redevelopment Agency.</td>
</tr>
<tr>
<td>Port Area and area south of Bayboro Harbor</td>
<td>MSD</td>
<td>Marine Service Districts are intended to integrate marine industries and related services in the area identified in the Bayboro Harbor Redevelopment Plan which require a waterfront location or proximity to marine industries and commercial related marine services in support of marine industrial uses.</td>
</tr>
<tr>
<td>Downtown area north of the campus</td>
<td>CBD-2</td>
<td>The intent of CBD-2 Central Business District is to provide a residential support zone for the intense commercial in the CBD-Core and CBD-1 areas. Residential, hotels, motels and office uses are permitted and high density is possible through the use of a bonus system. Low intensity retail and Service Establishments are permitted for the use of residents and employees of allowable principle uses, not to exceed 20 percent of gross building area. Development should provide</td>
</tr>
</tbody>
</table>
pedestrian amenities, pedestrian linkages to open spaces and ground level retail and cultural activities. Buildings and open spaces should be designed for a people-oriented downtown.

<table>
<thead>
<tr>
<th>Area north of the Airport</th>
<th>CBD-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>The intent of Central Business District 3 is to encourage development of residential, offices, hotels, retail and permitted mixed uses compatible with the waterfront area, and with special emphasis for pedestrian oriented development at the street level.</td>
<td></td>
</tr>
</tbody>
</table>

*Source: City of St. Petersburg Zoning (available online June 2004).*

Detailed information for each of above noted zoning districts is available on the City of St. Petersburg website ([www.stpete.org](http://www.stpete.org)). Information provided includes setbacks, development density, permitted uses, special exception uses, etc.

**Future Land Use**

Surrounding land uses include a mix of residential, commercial, light industrial, institutional and recreational uses. The downtown area to the north includes a mix of office, service, hotel and retail uses. For purposes of this analysis, the downtown is generally defined as the area between Beech Drive, Tenth Street, Second Avenue South and Second Avenue north. The northeast of the campus, along the Tampa Bay Waterfront, contains a mix of commercial, recreational and cultural uses including the Bayfront Center, Al Lang Stadium, Dermen’s Landing, the Pier, and Pioneer and Straub Parks.

The Albert Whitted Airport and Treatment Plant is located immediately to the east of the campus. The airport encompasses approximately 124 acres adjacent to Tampa Bay. Directly to the south of the Airport, the Port of St. Petersburg occupies approximately three acres of waterfront property on Bayboro Harbor and 900 linear feet of wharf area for cruise ships. The U.S. Coast Guard and Naval Reserve Station is located east of the Port of St. Petersburg.

The area west of the campus is dominated by medical uses associated with the Bayfront Medical Center and the All Children’s Hospital. Residential uses within the Roser Park, Bartlett Park and Old Southeast neighborhoods are the predominant land uses to the south. Located immediately adjacent to the campus to the south is the Salvador Dali Museum, the Poynter Institute for Media Studies and Poynter Park which fronts directly on Bayboro Harbor.
Future Land Use Map – City of St. Petersburg Comprehensive Plan
Source: City of St. Petersburg (Print Date: December 29, 2003)
Future Land Uses:

According to information contained in the *Future Land Use Map: City of St. Petersburg, Florida*, (print obtained from the City on December 29, 2003) land use classifications for the context area are a mix of downtown (CBD) uses including industrial and office uses as well as areas of urban and medium residential. In addition, the context area includes a Community Redevelopment District and an “Activity Center” designation. The predominant industrial and office use in the immediate area are marine-related industrial and medical services. Following is a brief description of the land use districts and the area which they entail.

Table II-4-b: Future Land Uses

<table>
<thead>
<tr>
<th>Location/Context to Campus</th>
<th>Zone</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>USF SP campus area</td>
<td>INS (with RM 24/30 underlay)</td>
<td>Institutional: federal, state and local public buildings and grounds, cemeteries, hospitals, churches and religious institutions and educational uses. (RM 24/30 is a multi-family zone allowing 24 units per acre or 30 units/acre with TDRs)</td>
</tr>
<tr>
<td>Medical Area (west of Fifth Street between Fourth Avenue and Booker Creek)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Properties on First Street between Fifth and Sixth Avenue</td>
<td>CG</td>
<td>Allows for commercial uses including retail, office and service up to an FAR of 0.55. Transient Accommodation Uses not to exceed 40 units per net acre.</td>
</tr>
<tr>
<td>Airport</td>
<td>T/U</td>
<td>Transportation/Utility: Public transportation and utility facilities</td>
</tr>
<tr>
<td>Port of St. Petersburg</td>
<td>CRD</td>
<td>Community Redevelopment District: to provide for the unique and specific needs of those community and neighborhood areas that are planned for redevelopment and revitalization</td>
</tr>
</tbody>
</table>
The City’s vision for this area is a compatible mix of marine and non-marine-related industrial, commercial, and research and education uses.

<table>
<thead>
<tr>
<th>Area Description</th>
<th>District Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salt Creek Area</td>
<td>CRD Community Redevelopment District: (see description above). The City’s vision for this area is a compatible mix of industrial, medical, cultural, educational, marine, commercial and residential uses. The Bayboro Harbor Redevelopment area is intended to remain predominately nonresidential and oriented toward marine and research related uses.</td>
<td></td>
</tr>
<tr>
<td>Downtown (North of Fifth Avenue South)</td>
<td>CBD Central Business District: allowing a mixture of higher intensity retail, office, industrial, service and residential uses up to a floor area ratio of 3.0 and a net residential density not to exceed the maximum allowable in the land development regulations.</td>
<td></td>
</tr>
<tr>
<td>Bartlett Park Area – east (south of Eighteenth Avenue S. and east of Fourth Street)</td>
<td>RU Residential Urban: low density residential uses not to exceed 7.5 dwelling units per net acre; Residential equivalent uses not to exceed 3 beds per dwelling unit; non-residential uses allowed by the land development regulations up to a floor area ratio of 0.40;</td>
<td></td>
</tr>
<tr>
<td>Bartlett Park Area – west (south of Eleventh Avenue S. and west of Fourth Street)</td>
<td>RM Residential Medium: allowing medium density residential uses not to exceed 15 dwelling units per net acre; Residential equivalent uses not to exceed 3 beds per dwelling unit; non-residential uses allowed by the land development regulations up to a floor area ratio of 0.5;</td>
<td></td>
</tr>
</tbody>
</table>

Additional information is available for each of the above noted future land uses on the City of St. Petersburg website (www.stpete.org).

(1)(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 categories shall be clearly defined in the legend.

USFSP enjoys an inherently dramatic and attractive setting on Bayboro Harbor immediately south of downtown St. Petersburg. The campus is the oldest of USF’s regional campuses and is the home of the United States Geological Survey, Florida Institute of Oceanography, Florida Marine Research Institute, and USF’s Department of Marine Sciences.

Existing academic and support uses are concentrated within an area east of Third Street between Seventh Avenue South and the pier peninsula which fronts directly on Bayboro Harbor. The pier contains a dense mix of classroom, lab and physical plant uses, as well as facilities operated by the Florida Department of Environmental Protection. The northeastern edge of the peninsula houses the University’s Marine Science Center.

Classroom, office, administrative and library uses are located northwest of the pier. The University’s central power plant is located north of the existing library.

The Pediatrics Research Institute is located on Sixth Avenue South at Fourth Street.

(1)(L). If the university determines it necessary to utilize other categories of land use, or 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.

Housing will introduce a new land use to the campus, which is not currently indicated on the Future Land Use Map of the City.

(1)(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.
The campus has been divided into general land use districts, and densities have been calculated for each district based on the following factors:

- Gross square footage of existing building areas in each district, and the resulting density expressed as a floor area ratio (floor area ratio (FAR) is a standard measure of building density or intensity, calculated as the gross site area divided by the total gross building area on the site).

- Gross square footage of the proposed 10-year building program in each district, and the resulting density expressed as a floor area ratio. The floor area ratio for the 10-year plan is a cumulative total of the existing and 10-year program.

<table>
<thead>
<tr>
<th>District</th>
<th>Existing Site 2004</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>No.</td>
</tr>
<tr>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>TOTAL</td>
<td>57</td>
</tr>
</tbody>
</table>

Source: 10 Year Program – Existing Conditions – Dated 5/31/02

(I)(N). Natural Resources shall be shown on the land use map or map series.

There have been no significant changes in condition of Natural Resources on campus since the completion of the 1995 Master Plan. In the 1995 Master Plan, discussion of natural resources was encompassed in Appendix A: Task 2.2.3: Planning Issues Paper. In that paper, under the Landscape and Environment Section were listed the following:

- The campus landscape is dominated by an urban and marine character. The water’s edge which surrounds the campus is a strong ordering element. The edge is clearly expressed and the defined space of the harbor is vast in its perceived volume.

- The triangular open space at the tip of the peninsula is striking in its contrast to the tightly contained narrow spaces found between pier buildings and along the pier edges. The space offers expansive views out across the Tampa and Bayboro Bays.

- The linear open space along the northeast face of the Marine Science building offers an opportunity for the development of inviting courtyard entries to Marine Science and precious green space within the hardscape of the highly developed pier.
• Poynter Park and the campus landscape south of the library and Davis/Coquina Halls read as one continuous space defined by common seawall edge, continuous ground plane of lawn, and built edges.

(1)(O). Historical 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.

The Snell House, built in 1904 and relocated on the campus in 1993, and the Williams House are being currently being considered for historic status. The Studebaker building (USGS) is listed on the National Register of Historic Places.

6C-21.204 (2) FUTURE LAND USE ANALYSIS REQUIREMENTS:

(2)(A). Analysis of the amount of land that will be required to accommodate the projected future enrollment of the university including: 1) categories of land use and densities or intensities of use; 2) the estimated gross acreage for each category; and 3) a description of the methodology used.

The academic and support land requirements for the 10 Year program can be accommodated on the existing site. The University will endeavor to establish partnerships for required parking on adjacent or nearby land and to acquire land in the context area as appropriate.

1) Categories of Land Use and densities and intensities of use. The categories of land use for the University have been derived to indicate groupings of like or related functions where physical proximity is determined to be important. The use categories have been generalized to the extent that they embrace the principal or predominant uses in each designated land use area. Allowing for the inclusion of secondary uses that may be appropriate in support of the principal uses. (Examples would be parking facilities in any academic or medical use area, a recreation facility in a residential use area, library in an academic area, etc.)

The future land use plan includes the currently anticipated distribution of facilities proposed or contemplated by the University to be necessary to serve the projected level of enrollment for a 10-year planning horizon. The intensity of use has been calculated not only to accommodate the facilities but to provide for a recommended maximum intensity of development that should occur within any given land use district during the 10-year plan period. The recommended maximum intensity for
each district which exceeds the proposed facilities program, is designed to account for three factors:

- Unanticipated or unprogrammed facilities that could be located on the campus as a result of a currently unforeseen grant, program initiative or other need for new space.

- A possible shift in the location of any of the currently proposed facilities to a land use district other than where they are indicated in the plan. The proposed locations are based on an interactive process of confirming the appropriate relationship between facilities, but circumstances over the 10-year period may cause specific relationships to change. Consequently, the projected intensity of use for each district makes allowance for such possibilities.

It should be reiterated that the indicated intensities of use, when aggregated for all land use districts, exceeds, the total projected 10-year program of facilities. It is neither projected nor intended that such cumulative development will occur during the 10-year period.

2) Estimated gross acreage for each category – The gross acreage for each use category is indicated in Figure 4-c, Plan Recommendations – Land Use – Plan Element 4. The acreage are approximate and based on planimetric estimate of use areas bounded wherever possible by logical perimeters such as property line, roads, edges of major open spaces and natural features, or in the absence of any of the above, delineation of the edges of prospective building sites proposed to accommodate the uses.

3) Description of methodology used – The methodology used for calculating intensity of use is based on the floor area ratio measure. The floor area ratio (FAR) is the ratio of building area to the area of the site, a common measure of building intensity. (For example, a 100,000-square foot site containing a building or buildings totaling 50,000 gross square feet would have an FAR of 0.5, or if it contained buildings totaling 200,000 gross square feet, the FAR would be 2.0). The specific calculations for each district proposed for development projects building areas based on an estimated “footprint” or ground coverage derived from the urban design plan, multiplied by an average number of stories. Although actual footprints may vary somewhat from the areas indicated in the urban design plan, and actual number of stories may vary from the assumed averages as indicated in Table III-4-a, the urban design study assumptions provide a reasonable profile of the likely FAR limits that can be met by the proposed spatial organization and placement of building sites.
Specific assumptions in the calculation for each district are summarized in Table III-4-a.

4) *Analysis of projected future space and building needs for academic facilities* – (See Analysis section for Academic Facilities in Plan Element 5 below for delineation of Academic Facilities Program.). The analysis of projected space and building needs for Academic Facilities in the future Land Use plan has consisted of an assessment of alternative locations and site accommodation strategies for such facilities in the Conceptual Plan phases of the master plan process. Such studies are based on the formulation of a preliminary program statement, and a testing of affinities and relationships between Academic Facilities and other uses on campus to determine how the facilities can best be accommodated to improve such relationships. Such relationships include reducing walking distances, keeping like or affiliated academic uses in close proximity to one another, and maintaining adequate reserves of space for incremental expansion of academic units.

(2)(B). *An analysis of projected future space and building needs for academic facilities.*

See Element 5 for description of current 10 year academic program.

(2)(C). *An analysis of projected future space and building needs for support facilities.*

See Element 6 for description of current 10 year support facilities program.

(2)(D). *An analysis of existing vacant and undeveloped land on University campus to determine its suitability for use.*

Figure 3B indicates the long-range proposals for all University-owned land.

1. The vacant or undeveloped land area of the St. Petersburg campus includes the Fountain Inn site at the corner of Sixth Avenue South and Third Avenue South, and interstitial parcels in the block defined by Fifth Avenue, First Street, Sixth Avenue and Second Street. The definition of gross vacant and undeveloped land used in this analysis is land not covered by building, pavement improvements (roads and parking areas).

Land in surface parking areas can potentially be considered as suitable for use by other, more intensive uses, including:

- the Lot located between Sixth and Seventh Avenues along Second Street;
• the parking lots north and south of the USGS facility on Sixth Street;
• the vacant land and lots west of Bayboro Tower and the Florida Teachers Center; and,
• the Pediatrics Research Institute Parking lot.

Vacant and undeveloped land not considered for development includes:

• Land preliminarily calculated as being necessary for existing and future stormwater management purposes.

• Land interpreted as having an open space character that should be preserved because it is a distinguishing visual feature, and because it affords visual or spatial continuity to within the campus and to open areas beyond the campus.

• Defined open sites, determined in the urban design analysis to be important in establishing and maintaining the spatial order of the campus (existing and future quadrangles, set back areas, pedestrian corridors and other spaces that should not be built upon for campus design reasons).

(2)(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.

The opportunities for redevelopment on the campus during the 10-year plan period are limited to circumstances where relatively low density facilities occupy sites that may be better suited to higher density facilities requiring particular proximities and access characteristics.

The principal redevelopment opportunity on the USFSP campus consists of the Fountain Inn property which was purchased by the University in 2003 and has been demolished. In June 2004, the land is being considered as the site for the future Multipurpose Student Facility.

Other redevelopment options include replacement of the Print Shop and Phares property at the northeast corner of the campus adjacent to Fifth Avenue and First Street in the event that housing contiguous with the expansion of the Campus Activity Center is constructed within the 10-year plan period.

Other incidental redevelopment opportunities include the prospective reconfiguration of the DEP site at the northwest end of the peninsula at such time as the facility is replaced with new and expanded facilities) to allow for the expansion of campus open space between the end of First Street and the harbor edge.
(2)(F). A finding as to whether each planned use of university property is consistent with the adopted conceptual State Lands Management Plan

The future land use organization in the 10-year plan maintains and reinforces existing use locations and patterns. All planned uses are understood to be consistent with the adopted State Lands Management Plan.

(2)(G). If the analysis 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.

The land uses described in item A preceding demonstrate that there is reserve capacity in addition to the indicated facilities program to accommodate future needs, and that no additional land would be required; however, the University may acquire additional land if available for parking and other large land uses such as recreation.

In addition, the long-range plan framework illustrated in the Urban Design element was assessed to determine the extent to which there is capacity for on-campus development beyond the 10-year plan, and whether there are circumstances to indicate that strategic property acquisitions should be made in the future.

Methodology Used:
The methodology for identifying future strategic land needs for the campus has been to delineate a long-range plan based, in general, on a projection of space needs for a 10-year enrollment estimate. The 10-year enrollment estimates were prepared by USFSP.

The long-range space accommodation needs were reviewed relative to the open space and circulation framework established in the 1995 plan. The intent was to demonstrate where the 10 year program could be located and what additional development capacity existed based on the urban design parameters set in the 1995 plan.

The conclusion has been that no additional land would be needed to accommodate the 10 year program for the USFSP campus. However, the University should continue to look for opportunities to acquire land in the surrounding context to meet long-term parking and recreation needs.

(2)(H). Assessment of whether any portion of university property should be declared surplus fore release by the university for use or disposal by the State.
There is no property considered to be ‘surplus’ on the USFSP campus.

(2)(I). Analysis of context area in the event that additional land is determined to be necessary for future development

The University has acquired an interior out-parcel known as the Fountain Inn. Opportunities also may exist to obtain land at the adjacent Airport.

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

For the long-term, the University will continue to pursue additional land to provide for the flexible accommodation of parking, recreation and future academic and support development.

(2)(K). Analysis of constraints that may limit the amount or location of future land use development on the campus.

1. Vegetation, surface waters, wetlands and wildlife habitat affected by state or Federal regulations.

   The USFSP campus occupies a developed urban setting, with no areas of vegetation, surface water, wetlands and habitat that constrain development on the site itself. However, the adjacency to Bayboro Harbor and its manatee habitat is a determinant of the proposed pattern of development and open space, whereby the harbor edge of the campus will remain as open space and be interconnected with Poynter Park to enhance vegetation and habitat opportunities.

2. Areas encumbered by Federal land use restrictions related to airports and other Federally regulated facilities in the vicinity.

   The USFSP campus is encumbered by its proximity to the Whitted Municipal Airport on the east side of First Street, including a runway approach zone on a southwest/northeast axis. The City of St. Petersburg regulates uses and dimensions through its Airport zoning ordinance. The adjacency to the airport will affect building heights along the east edge of the campus.

3. Areas encumbered by Flood hazards as defined by FEMA.
According to the Flood Hazard Boundaries map in the City’s Comprehensive Plan, the entire campus, except for the southeast corner of Sixth Avenue South and Fourth Street South, is located with Floor Zone A, an area of 100-year floods. This classification requires that the base flood elevation for new construction be at nine feet above mean sea level, but does not limit the location of new construction.

4. **Areas encumbered by stormwater management or other utility requirements or easements.**

See data and Analysis in General Infrastructure and Utilities – Plan Elements 9 and 10 for description of stormwater management and utility easements.

5. **Areas of the campus identified by the host community in its comprehensive plan for particular land use or uses.**

There are no apparent indications of land use in the comprehensive plan that will constrain or conflict with the use patterns proposed in the master plan. Housing will need to be included in the future land use description for the University.

6. **Areas encumbered by electromagnetic radiation, nuclear radiation, explosion or other catastrophic hazards.**

There are no known circumstances where catastrophic hazards exist which would constrain future development on the campus.

7. **Areas encumbered by existing buildings or other facilities considered likely to remain for the planning period.**

No existing buildings or other facilities will constrain development during the 10-year plan period. The proposed plan is based on the retention of existing buildings as the established “fabric” within and around which future development will occur. Some displacements of existing buildings and parking areas will occur to accommodate future development in selected location, but such displacement is not considered to be an encumbrance to campus development.

**(2)(L). Analysis of future land use element of the host local government’s comprehensive plan, for the context area.**

The comprehensive plan for the host local government (City of St. Petersburg) indicates that the intended uses for the context area are all compatible with existing and proposed university uses. The plan calls for a mix of uses that include institutional uses, office
urban residential and those uses allowed in the Central Business District, to the north of the campus. Based on the Future Land Uses and zoning categories for the campus, the University housing will be subject to public review and approval by the Community Redevelopment Agency.

(2)(M). Analysis of off-campus constraints that may limit the amount or location of future campus land use development.

There are no known off-campus constraints that will affect the location of future land use development on the campus. The relationship to the Whitted Airport may affect the dimensions and possibly permitted uses for future facilities in closest proximity to those airports, as noted in item (2)(K) 2. above. Off-campus constraints may affect the amount of development or require mitigation to permit the proposed amount, as follows:

1) Availability of public facilities and services (electricity, potable water, sanitary sewer, stormwater management, etc.). There are no known public facilities and services whose availability will constrain the amount of development proposed in the 10-year plan for the campus. See the Analysis sections for the Infrastructure and Utilities Elements 9 and 10 further in this report for additional discussion of any remedial actions that may be necessary for distribution or collection lines serving the campus. Campus stormwater detention and retention needs will be accommodated on-site.

2) Traffic capacity on roadways in the context area. Level of service limitations on roadways and the intersections in the context areas may constrain development in the planning period if the impact of additional traffic demand generated by the University is not mitigated. See Analysis section for the Transit/Vehicular Circulation/Parking Element 11 further in this report for discussion of roadway and intersection conditions that may impact future development.

(2)(N). Analysis of goals, objectives, and policies adopted by the host community in the comprehensive plan related to land use in the context area.

The goals, objectives, and policies for future land use in the Comprehensive Plan are relatively consistent and emphatic in several areas:

- Compatibility of development with public resources and services,
- Compatibility of land use/protection of neighborhoods and communities,
- Sustainability of land for development,
Avoidance of urban sprawl/encouragement of revitalization, redevelopment, and infill, and

Protection of natural, historic and archaeological resources.

The comprehensive plan indicates policies for the sustained vitality of the areas surrounding the campus, within the general parameters outlined above. The plan for the USFSP campus responds to these considerations in the following ways:

- Campus land use development should be contained within existing land holdings as much as possible to protect surrounding land use patterns,

- Campus land use development should occur at densities and distributions of land use that are compatible with surrounding uses

- Campus land use development should occur in such a way that the campus is itself a source of community vitality and an activity center for the surrounding community

- Campus land use development should occur in such a way as to enhance the community open space environment and continuity of natural systems.