

DRAFT
MAP AMENDMENT FLU 04-4

SW 24TH AVENUE ROADWAY CORRIDOR

The University of Florida participates with the Metropolitan Transportation Planning Organization (MTPO) in its responsibilities for the continuing, comprehensive, and cooperative urban transportation planning program for the Gainesville Metropolitan Area. In June 1992, the MTPO began exploring opportunities to increase roadway capacity in the area around the southwest corner of campus. The plans initially began with recommendations for a four-lane Hull Road through campus. After numerous public hearings and a public participation process, known as a Charette, the MTPO revised its recommendations. In December of 2000, the MTPO adopted its 2020 Livable Community Reinvestment Plan that included the extension of SW 24th Avenue between SW 34th Street and Archer Road. This alignment would require a land donation from the university along a portion of campus known as the Natural Area Teaching Laboratory (NATL).

With this amendment, the University of Florida will designate that portion of campus land for transportation purposes and will allow the university to grant the easement/right-of-way necessary to accommodate a road extending SW 24th Avenue between SW 34th Street and Archer Road. This university will only grant this easement/right-of-way upon complete funding, implementation of a Planning, Design and Environmental (PD&E) study, approved minimization and mitigation plan for anticipated impact based on the PD&E study, and the actual approval of road construction by the appropriate host community.

<u>Figure</u>	<u>Title</u>
4-1F	Future Land Use
8-2F	Bicycle, Pedestrian and Open Space Linkages
13-1F	Natural Areas

EXISTING LAND USE

Conservation

PROPOSED LAND USE

Vacant/Undeveloped Use

Note that the Campus Master Plan does not currently designate any Vacant/Undeveloped Use lands in its Future Land Use Map. However, Policy 1.1 for Goal 1.0 in the Future Land Use Element provides the land use categories and development intensity appropriate for campus lands. These land use categories do not include transportation corridors. The Vacant/Undeveloped Use would be the most appropriate designation of lands that would be considered for easement or donation for a public roadway. This designation signifies lands that do not have any associated future land use or development purpose identified to serve campus. Specifically, the policy describes the Vacant/Undeveloped Use category as follows:

Vacant or Undeveloped Use: This land use category identifies existing vacant or undeveloped uses on an available basis. The vacant or undeveloped classification identifies those areas that, after review of natural and man-made constraints, are appropriate for future development. The availability of these uses is based upon the qualifications associated with each site. These sites represent a portion of the area on the campus available for future development. An amendment to the Master Plan establishing one or more of the above future land use categories will be necessary before

any development could occur on any vacant sites not identified in the future land use plan for development.

ACRES

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PUBLIC FACILITIES IMPACT

There are no public facilities impacts from this change in Land Use designation. The change in designation is made for the purpose of supporting community transportation project goals. The actual easement or right-of-way will only be granted for a transportation corridor that is fully funded and supported by the host local governments.

LAND USE COMPATIBILITY

The University President established a SW 24th Avenue Focus Group with the charge to 1) Identify and assess the potential impacts ~~of that~~ this proposed road may have on the University's academic and research programs; and 2) Identify or develop measures or alternative that could mitigate or minimize any impacts this proposed road may potentially create for the university. The Focus Group met from May 2002 through February 2004. Following extensive investigation, the Focus Group developed recommendations to mitigate and minimize identified impacts. These minimum recommendations are attached to this amendment and made a part thereof. With ~~the~~ implementation of these recommendations, the proposed road can be developed compatible with the adjacent campus lands designated as Conservation (NATL) and Academic (Surge Area buildings #684, 742, 772 and 226).

CONSISTENCY WITH GOP'S

A review of the goals, objectives and policies (GOP'S) of the Campus Master Plan indicates that the proposed road may be consistent with the Master Plan and the following objectives and policies if the identified mitigations and minimizations are implemented (see Final Report of the SW 24th Avenue Focus Group, attached and made a part hereof.)

Future Land Use Element, Goal 1

Policy 4.4: The University shall identify any discernible off-site impacts prior to initiating a major construction project on the campus. Parties believed to be directly affected by these impacts which could result in deviation from the adopted Master Plan shall be notified in accordance with policy 4.8 of this element and comments solicited. Steps will be taken to minimize encroachment into designated conservation areas and areas used for outdoor instructional purposes by complying with the provisions of Goal 1, Objective 5.0, policies 5.1 through 5.3 of this element and addressing the replacement and/or relocation of outdoor teaching and research labs resulting from conversion of use. This compliance shall also be coordinated with Objective 4.0, policies 4.2 and 4.3 of the 2.8 Recreation and Open Space Element of the Master Plan which promotes the preservation of existing open space and recreation areas on the campus.

Policy 5.1: A detailed environmental and economic assessment shall be required with any application for a project which may impact a Conservation area identified in the Conservation Element of the Master Plan. The study shall verify existing conditions and determine whether a major plan amendment will be required. The study will also include an analysis of alternative off-site location(s) of the proposed project and technical and cost proposals for mitigating any potential on-site impacts. The University shall utilize the provisions of Policy 4.4 of this element to facilitate the resolution of any potential conflicts. If this review indicates that development in

the designated Conservation area is the only viable option, then UF shall pursue all reasonable efforts to minimize and mitigate any unavoidable impacts to such areas.

Policy 5.2: Encroachment into designated Conservation areas will be permitted only under the following conditions:

- If the environmental assessment required by Policy 5.1 of this element does not determine significant environmental constraints or acceptable alternatives that may preclude the development of the site, then encroachments into conservation areas may be necessary. However, the necessary encroachments will require compliance with state and regional environmental program requirements.
- Encroachments into jurisdictional wetlands will require prior permit approval from federal and state environmental regulatory agencies. Wetlands, as defined in subsection 373.019(17) of the Florida Statutes and [Chapter 17-340.200\(19\)](#) of the Florida Administrative Code (FAC) include those areas that are inundated or saturated by surface water or ground water at a frequency or duration sufficient to support vegetation typically adapted for life in hydric or alluvial soils. The wetland limits shall be delineated utilizing the methodology described in [Chapter 17-340.300](#), FAC. Permits must be submitted and approval obtained from the regulatory agencies prior to impacts to areas determined to be wetlands. Impacts include any activity which may negatively affect the vegetative composition, water quality, water quantity, hydrologic regime, soil composition or substrate of defined wetlands.
- Since the University of Florida is the site of both National Champion and Heritage Specimens, the University will protect and preserve these trees by utilizing the landscape guidelines adopted as part of the Landscape Architectural Guidelines Element of the Master Plan to encourage the use of these plant materials for teaching purposes and preparing standards for inclusion into its Construction Standards to protect them from encroachment and/or potential removal by future development.

Policy 5.3: Any encroachment into Conservation Areas shall require the following mitigation of impacts:

- After the University has reviewed all practicable alternatives to eliminate or minimize adverse impacts to Conservation Areas, mitigation shall be proposed to offset the impacts. If this review indicates that development in the designated Conservation area is the only viable option, then UF shall pursue all reasonable efforts to minimize and mitigate any unavoidable impacts to such areas. Mitigation usually consists of the restoration, enhancement, creation or preservation of wetland and/or upland habitat.
- Wetland mitigation shall occur as defined in 17-312.300, FAC. The requirements for mitigation are listed in the St. Johns River Water Management District Environmental Resource Permitting Handbook in Section 12.3 (DRAFT). This section states that mangrove swamps, cypress swamps and hardwood swamps created or restored as mitigation for impacts to similar habitats will require ratios of 2:1 to 5:1 (acres created or restored: acres impacted). Saltwater and freshwater marshes require 1.5:1 to 4:1 (acres created or restored: acres impacted). The ratio for wetland enhancement varies from 4:1 to 20:1 (acres enhanced: acres impacted). Off-site preservation for impacts will be examined on a case by case basis.

Future Land Use Element, Goal 2

Policy 1.1: The University will evaluate and consider off-campus constraints which may limit future development on campus (i.e., traffic, utilities). The University shall work with the Metropolitan Transportation Planning Organization (MTPO) to assess the impacts of proposed on-campus development and traffic limitations on the transportation system of the context area.

Recreation and Open Space Element, Goal 1

Policy 5.2: The University's inventory of passive recreation and conservation areas shall be utilized to continue to identify open space and natural reservation areas on the campus (Conservation areas). These conservation areas shall be designated to help provide visual relief, buffering between conflicting land uses, conservation of natural functions and/or the preservation of the integrity of soils, steep slopes, stormwater filtration, water bodies, drainage conveyance, wetlands and floodplains and opportunities for instructional use. The University shall strive to develop management plans for each of the conservation areas under Policy 1.1 of the Conservation Element and encourage the integration of both the conservation areas and recreation facilities into a functional and aesthetically pleasing network. This effort shall be coordinated with policy ~~23.5 and 4.6~~ of this element.

Transportation Element – Transit, Circulation & Parking Sub-Element, Goal 2.0

Policy 1.4: The University shall take, at a minimum, the following steps to reduce non-university traffic traveling through the campus:

- Reduce speed limits on campus roadways as described in Policy 1.2 above;
- Work with the City, County, and MTPO to ensure that transportation system improvements do not direct non-university related trips onto campus roads;
- Provide directional signage at major gateways to the campus;
- Improvements to the Pedestrian Enhancement Zone; and
- Installation of traffic calming devices at pedestrian/bicycle crossings.

Conservation Element, Goal 1

Policy 1.1: [The University shall refine the definition of "conservation areas" and complete a formal land survey of the conservation areas shown conceptually on the Future Land Use Map.](#)

Policy 1.45: The University shall establish a buffer of 25 feet for upland areas adjacent to identified on-campus conservation areas.

Policy 1.56: Before any encroachment into the buffer established in Policy 1.4 above is authorized and a plan of development approved, the University shall review all available environmental and economic options (including the costs of mitigation). If this review indicates that encroachment into the buffer is the only viable option, then the University shall pursue all reasonable efforts to minimize and mitigate any unavoidable impacts.

Policy 1.67: Any proposed development adjacent to a designated conservation area shall be carefully sited and integrated into the existing landscape to have a minimal visual impact on the area. Landscape treatments shall preserve significant existing vegetation to allow a graduated transition from developed areas to undeveloped areas to preserved areas. The existing vegetation shall serve to

essentially buffer proposed development in order to maintain the natural and undeveloped character of the area.

[Policy 4.2: The University will respect existing conservation networks with respect to future growth and building placement, and continue to encourage and shape these linkages.](#)

Policy 7.1: As hereby established by the adoption of this Plan, the University shall maintain, in a managed natural state, all of those sites identified for preservation on the Conservation Areas Map. Consistent with Future Land Use Element Policy 1.1, no construction is anticipated in these areas except for minimal structures and improvements necessary to ensure safe access and essential support functions.

Policy 8.1: The University shall continue to protect and conserve endangered and threatened species of plants and wildlife, and species of special concern, as required by the Endangered Species Act of 1973, as amended, Chapter 372, F.S., Chapter 39, F.A.C., and federal and state management policies relating to the protection of threatened and endangered species and species of special concern.

Policy 8.2: During the initial planning phase of any physical changes to the campus, the University shall perform a census of wildlife and plants in the area to be affected. Plants or animals identified in the "Official Lists of Endangered & Potentially Endangered Fauna and Flora in Florida", which is updated annually by the Florida Game and Fresh Water Fish Commission, or otherwise afforded protection by the host communities and local, state and federal agencies, shall be noted. Protection plans for listed species shall be formulated consistent with those of the host communities and appropriate local, state and federal agencies.