



University of Florida Comprehensive Master Plan, 2005-2015  
Master Plan Steering Committee

Facilities Planning & Construction, 226 Stadium  
May 26, 2005  
1:00 –3:00 PM

**AGENDA** (times are approximate)

<u>AGENDA ITEM</u>	<u>ACTION</u>
<b>1:00 I. Welcome and Introductions</b>	<b>Information</b>
<b>1:05 II. Approval of Agenda</b>	<b>Approval</b>
<b>1:07 III. Approval of Minutes</b>	<b>Approval</b>
<b>1:10 IV. Draft Data and Analysis Report</b>	<b>Approval</b>

A draft Data and Analysis Report has been prepared for the main campus and Alachua County Satellite Properties. The Data and Analysis Report includes detailed conditions inventory and assessment of these environmentally sensitive resources. These documents have been developed in collaboration with the Conservation Study Committee, which approved the draft report on May 19<sup>th</sup>. At this time, MPSC members are asked to review and approve the draft document. Members are encouraged to provide staff with written comments to cover editorial details and any suggested rewording. (View at – <http://www.masterplan.ufl.edu/draft.htm> )

<b>1:30 V. Draft Conservation Element</b>	<b>Discussion</b>
---	-------------------

A draft Conservation Element has been prepared for the main campus and Alachua County Satellite Properties. This plan element includes policies related to environmentally sensitive resources of the university. Please note that the currently adopted 2000-2010 Campus Master Plan Conservation Element includes additional policies related to hazardous materials, recycling, transportation and air quality. Staff proposes to move these policies to the appropriate plan element (i.e. Stormwater Sub-Element, Solid Waste Sub-Element, Transportation Element and Facilities Maintenance Element) to reduce redundancy. The Conservation Study Committee is still reviewing the draft Conservation Element and will conclude its review on June 2<sup>nd</sup>. At this time, MPSC members are asked to review and discuss the draft policies. Discussion should be limited to substantive issues, and members are encouraged to provide staff with written detailed comments. (See attached, or view at – <http://www.masterplan.ufl.edu/draft.htm> )

<b>2:00 VI. Draft 2015 Future Land Use Definitions</b>	<b>Approval</b>
--	-----------------

Following, are proposed new land use definitions that have been revised from the currently adopted 2010 Future Land Use map. At this time, the MPSC is asked to review and approve the draft definitions. The revised Future Land Use Definitions are proposed as follows:

***Future Land Use Definitions.*** Future land use classifications are assigned to campus areas for the purpose of describing the highest and best use of the land resource. These designations are determined by considering cultural and natural resources, physical constraints to development, proximity to existing facilities, accessibility, adjacent land uses, development patterns and facility needs by use type.

<b><i>Proposed 2005-2015 Definition</i></b>	<b><i>Currently Adopted 2000-2010 Definition</i></b>
<b><i>Academic/Research:</i></b> The Academic/Research land use classification identifies those areas on the campus that are appropriate for academic and research building development. Adjacent land use and proximity to other Academic/Research uses are primary location criteria for Academic/Research in order to consolidate these functions into convenient, walkable clusters of development. Extension functions are included in the Academic/Research land use classification and are encouraged to be located on the campus perimeter or satellite properties if they require frequent visitor access. Ancillary uses associated with an academic/research facility, such as utilities, service drives, user and disabled parking, and functional open space are allowed within the Academic/Research land use classification. Development densities, heights and patterns in the Academic/Research land use shall respect pedestrian connections, historic context (where applicable), adjacencies to other land uses and creation of functional open space while maximizing the efficient use of building footprints to the extent feasible within construction budgets and program requirements.	<b><i>Academic/Research Use:</i></b> This land use category shall allow academic/research uses at intensities ranging from a Floor Area Ratio (FAR) of 0.00 for teaching and research experimental fields to 5.5 for new construction or renovation. The corresponding Ground Area Coverage (GAC) averages 0.24 for land with structures on it. The academic/research use classification identifies those areas on the campus that, due to topography, soil conditions, archaeological and historic sites, adjacent land uses, existing space utilization and existing development patterns are appropriate for Academic/Research development. This promotes an increase in FAR ratios within the academic pedestrian areas, supports the cohesive functioning of academic units through space allocation and facilitates the clustering and concentration of existing and emerging academic/research areas on the campus in pedestrian zones within reasonable walking distance of classes.
<b><i>Academic/Research Outdoor:</i></b> The Academic/Research Outdoor land use classification identifies those areas on the campus that are appropriate for agriculture and livestock activities providing teaching, research and extension that require close proximity to other main campus resources or are located on satellite properties away from the main campus. Allowable structure development shall be limited to greenhouses, pole barns, equipment storage sheds, and other support buildings associated with an agricultural or livestock use. Office and laboratory structures shall be allowable on conditions that their size, scope and function are related to and compatible with agriculture and livestock activities. Ancillary uses associated with an academic/research outdoor activity, such as utilities, service drives, user and disabled parking, and functional open space are allowed within the Academic/Research Outdoor land use classification.	N/A
<b><i>Active Recreation:</i></b> The Active Recreation land use classification identifies those areas on the campus that are appropriate for recreation sports and athletics building development. Accessibility of the site to its customers (general public, students, etc.) is a primary location criterion for Active Recreation land use. Proximity to other recreational uses, housing and	<b><i>Active Recreation Use:</i></b> This land use category shall allow active recreation uses (activity-based) at an FAR of 0.75. The active recreation classification includes areas designated for organized sporting events (soccer, softball, etc.), and identifies those areas on the campus that, due to topography, soil conditions, archaeological and historic sites, adjacent land uses, proximity to

<b>Proposed 2005-2015 Definition</b>	<b>Currently Adopted 2000-2010 Definition</b>
<p>parking are also important location criteria aimed at integrating recreation areas into the campus development pattern. Ancillary uses associated with an active recreation facility, such as utilities, service drives, user and disabled parking, and functional open space are allowed within the Active Recreation land use classification. Development densities, heights and patterns in the Active Recreation land use shall respect pedestrian connections, historic context (where applicable), adjacencies to other land uses and creation of functional open space while maximizing the efficient use of building footprints to the extent feasible within construction budgets and program requirements.</p>	<p>academic/research areas and existing development patterns are appropriate for active recreation development.</p>
<p><b>Active Recreation Outdoor:</b> The Active Recreation Outdoor land use classification identifies those areas on the campus that are appropriate for recreation sports and athletics facility development such as sports fields, courts and swimming pools. Accessibility of the site to its customers (general public, students, etc.) is a primary location criterion for Active Recreation land use. Proximity to other recreational uses, housing, parking and open spaces are also important location criteria aimed at integrating recreation areas into the campus development pattern. Allowable structure development shall be limited to locker rooms, ticket booths, rest rooms, equipment storage sheds, outdoor seating and other support structures associated with an active recreation use on conditions that their size, scope and function are related to and compatible with outdoor active recreation activities. Ancillary uses associated with an active recreation facility, such as utilities, service drives, user and disabled parking, and functional open space are allowed within the Active Recreation Outdoor land use classification. Development densities, heights and patterns in the Active Recreation Outdoor land use shall respect pedestrian connections, historic context (where applicable), adjacencies to other land uses and creation of functional open space while maximizing the efficient use of building footprints to the extent feasible within construction budgets and program requirements.</p>	<p>N/A</p>
<p><b>Conservation:</b> The Conservation land use classification identifies areas on campus that shall be preserved and managed to protect natural features including topography, soil conditions, archaeological sites, plant and animal species, wildlife habitats and wetlands. The preservation and management of natural features in Conservation shall be conducted in accordance with a Conservation Land Management Plan and policies of the Campus Master Plan. Allowable uses in Conservation areas include natural habitat preservation, water resource protection, teaching and research activities and nature parks. Stormwater facilities and utility conveyances shall be allowable on conditions of minimizing and mitigating any impacts with due consideration of the conservation intent of the</p>	<p><b>Conservation Use:</b> This land use category shall allow conservation uses in conformance with the Conservation Element of the Master Plan. This land use category shall allow Conservation uses at an intensity of a 0.1 FAR. No construction is anticipated in these areas except for minimal structures and improvements required to provide safe access and essential support functions. The conservation classification identifies those areas on the campus that, due to topography, soil conditions, archaeological and historic sites, plant species and wildlife habitats, wetlands and their required setback buffer areas and instructional uses are appropriate for conservation use.</p>

<b>Proposed 2005-2015 Definition</b>	<b>Currently Adopted 2000-2010 Definition</b>
<i>Conservation land use.</i>	
<p><b>Cultural:</b> <i>The Cultural land use classification identifies those areas on the campus that are appropriate for cultural uses, including museums, fine art galleries, performing arts and related student organization and faculty support facilities. Accessibility of the site to its customers (general public, students, etc.) is a primary location criterion for Cultural land use. Adjacent land use and proximity to other Cultural uses are also important location criteria aimed at consolidating these functions into convenient, walkable clusters. Ancillary uses associated with a cultural facility, such as utilities, service drives, user and disabled parking, food vending, and functional open space are allowed within the Cultural land use classification. Development densities, heights and patterns in the Cultural land use shall respect pedestrian connections, historic context (where applicable), adjacencies to other land uses and creation of functional open space while maximizing the efficient use of building footprints to the extent feasible within construction budgets and program requirements.</i></p>	<p><b>Cultural Use:</b> <i>This land use category shall allow cultural uses at intensities averaging 0.77 FAR and 0.24 GAC. The cultural classification includes such uses as fine arts and museums, student organizations, etc., and identifies those areas on the campus that, due to topography, soil conditions, archaeological and historic sites, are appropriate for cultural development. This promotes the development of a concentration of cultural uses on the campus.</i></p>
<p><b>Green Space Buffer:</b> <i>The Green Space Buffer land use classification identifies areas on campus that shall be maintained as buffers to provide set-back, vegetative screening, fencing and/or other means of separating adjacent land uses in accordance with policies of the Campus Master Plan. Such buffers may be designated adjacent to non-university properties, designated Conservation Areas, roadways or major utility infrastructure. Stormwater facilities and underground utility conveyances shall be allowable within a Green Space Buffer on conditions of minimizing and mitigating any impacts with due consideration of the buffering intent of the Green Space Buffer land use.</i></p>	N/A
<p><b>Housing:</b> <i>The Housing land use classification identifies those areas on campus that are appropriate for housing development. Proximity to academic, student services and student recreation facilities are primary location criteria for Housing land use. Allowable uses in Housing areas include residence halls, graduate/family village communities and medical resident complexes. Academic support, student service and student recreation facilities shall be allowed and encouraged within the Housing land use classification on conditions that their size, scope and function are related to and compatible with student housing. Development densities, heights and patterns in the Housing land use shall respect pedestrian connections, historic context (where applicable), adjacencies to other land uses and creation of functional open space while maximizing the efficient use of building footprints to the extent feasible within construction budgets and program requirements. Ancillary uses associated with a housing facility, such as utilities, service drives, user and disabled parking, and functional open space are allowed within the Housing land use classification.</i></p>	<p><b>Housing Use:</b> <i>This land use category shall allow housing uses at densities ranging from 120 to 140 beds/acre for single housing and 14-16 units/acre for family housing. The housing classification identifies those areas on the campus that, due to topography, soil conditions, archaeological and historic sites, adjacent land uses, existing space utilization and existing development patterns are appropriate for housing development. This promotes providing housing on the campus within or immediately adjacent to academic/research areas.</i></p>

<b>Proposed 2005-2015 Definition</b>	<b>Currently Adopted 2000-2010 Definition</b>
<p><b>Parking:</b> The Parking land use classification identifies those areas on campus that are appropriate for general parking in surface lots or garage structures. Accessibility, proximity and adjacent land uses are primary location criteria for Parking in order to direct traffic to appropriate perimeter intercept locations on roadways capable of accommodating associated traffic and avoiding impacts in areas with high volume pedestrian activity. Stormwater facilities and utility conveyance systems are allowed within the Parking land use. Structured parking facilities are encouraged to include liner buildings containing non-parking land uses. Where this occurs, the application of land use classification boundaries shall be flexible to promote co-location of uses. Parking facility development in the Parking land use shall respect pedestrian connections, historic context (where applicable) and adjacencies to other land uses to minimize or mitigate any negative impacts of noise, air quality or appearance.</p>	<p><b>Parking Use:</b> This land use category shall allow parking uses at intensities ranging from 0.77 FAR for surface parking to 5.0 FAR for structured parking. Corresponding GAC is 0.77 for surface parking and structured parking. The parking classification identifies those areas on the campus where:</p> <ul style="list-style-type: none"> <li>• the location of parking structures should help to direct trips to the campus in a manner that promotes and encourages a pedestrian-friendly academic oriented campus (northeast quadrant);</li> <li>• the location of parking structures should help to direct automobile traffic to those roadways with adequate capacity and on which heavy traffic will help to minimize impacts on adjacent land uses;</li> <li>• due to topography, soil conditions, archaeological and historic sites, adjacent land uses, and existing and proposed needs, are appropriate for parking development; and</li> <li>• structured parking facilities can be used to conserve available land and promote the development of the 'intercept' parking concept.</li> </ul>
<p><b>Support/Clinical:</b> The Support/Clinical land use classification identifies those areas on campus that are appropriate for support building development. Accessibility of the site to its customers (general public, students, etc.) is a primary location criterion for Support/Clinical land use. Allowable uses in Support/Clinical areas include administrative, student services, research support, medical clinics, office and similar non-instructional activities. Clinical, research support and office functions that require frequent visitor access are encouraged to locate on the campus perimeter or satellite properties. Ancillary uses associated with a support facility, such as utilities, service drives, user and disabled parking, and functional open space are allowed within the Support/Clinical land use classification. Development densities, heights and patterns in the Support/Clinical land use shall respect pedestrian connections, historic context (where applicable), adjacencies to other land uses and creation of functional open space while maximizing the efficient use of building footprints to the extent feasible within construction budgets and program requirements.</p>	<p><b>Support Use:</b> This land use category shall allow support facilities at intensities averaging 0.77 FAR and 0.24 GAC. The Support classification includes administrative and similar non-academic uses, and identifies those areas on the campus that, due to topography, soil conditions, archaeological and historic sites, adjacent land uses, existing space utilization and existing development patterns are appropriate for support facilities. This promotes providing support facilities on the campus within or immediately adjacent to academic/research and housing areas.</p>
<p><b>Urban Park:</b> The Urban Park land use classification identifies areas on campus that shall be maintained as Urban Park resources to provide vital green spaces within built areas and connections between built areas in accordance with policies of the Campus Master Plan. Urban Park land use shall be designated for significant existing or proposed gardens, greenways, lawns and plazas. Stormwater facilities and underground utility conveyances shall be allowable within Urban Parks on conditions of minimizing and mitigating any impacts with due consideration of the passive recreational park intent of the Urban Park land use. Additional open space connections shall be protected by identifying</p>	<p><b>Passive Recreation Use:</b> This land use category shall allow passive recreation (resource based) uses at an FAR of 0.2 in conformance with the Recreation and Open Space Element of the Master Plan. No construction is anticipated in these areas except for minimal structures and improvements required to provide safe access and essential support functions. The passive recreation classification includes campus open areas, and identifies those areas on the campus that, due to topography, soil conditions, archaeological and historic sites, conservation areas, adjacent land uses, and existing development patterns, are appropriate for passive recreation use.</p>

<b><i>Proposed 2005-2015 Definition</i></b>	<b><i>Currently Adopted 2000-2010 Definition</i></b>
<i>Pedestrian Connections that may occur in any land use classification.</i>	
<i><b>Utility:</b> The Utility land use classification identifies those areas on campus that are appropriate for utility structure development. Proximity of the site to existing utility structures, distribution systems and end-users is a primary location criterion for Utility land use. Allowable uses in utility areas include all utility infrastructure necessary to support the university's electrical, stormwater, sanitary sewer, potable water, chilled water, steam, natural gas, telecommunication and solid waste systems. User and disabled parking and service drives are also allowed within the Utility land use classification. Infrastructure development in the Utility land use shall respect pedestrian connections, historic context (where applicable) and adjacencies to other land uses to minimize or mitigate any negative impacts of noise, odor or appearance.</i>	<i><b>Utility Use:</b> This land use category shall allow utility uses at intensities averaging 0.77 FAR and 0.24 GAC. The utility classification identifies those areas on the campus that, due to topography, soil conditions, archaeological and historic sites, adjacent land uses, and existing and proposed development patterns, are appropriate for utility development and telecommunications facilities and can best serve the existing and projected demands for facilities on the campus.</i>
<i><b>Vacant/Undeveloped:</b> This land use classification identifies existing vacant or undeveloped sites that are appropriate for future development due to physical site properties, adjacent land use, proximity, accessibility, and development patterns. An amendment to the Campus Master Plan establishing one of the above future land use classifications is necessary before development can occur on any vacant sites not identified in the future land use plan for development.</i>	<i><b>Vacant or Undeveloped Use:</b> 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.</i>

**2:25 VII. Draft 2015 Future Land Use Map**

**Discussion**

Staff will present the draft 2015 Future Land Use Map for discussion. Staff will discuss the proposed modifications and change in campus acreage by land use type as compared to the currently adopted 2000-2010 Campus Master Plan. The MPSC is asked to review the draft map and provide feedback to staff.

**2:55 VIII. June Meeting Workshop**

**Approval**

Staff is requesting that the next regularly scheduled MPS Committee meeting on June 23<sup>rd</sup> be conducted as a half-day workshop to review future building sites, academic facilities, support facilities, housing, recreation, and capital improvement element components. This workshop would be scheduled from 1:00 P.M. to 5:00 P.M. Members are advised that June 23<sup>rd</sup> falls during the Summer A/C semester break, so an alternate date could be arranged for June 30<sup>th</sup>. MPS committee members are asked to approve a date and time for a half-day workshop in late June.

**3:00 IX. Adjourn**

**Policy 1.2:** It is the intent of the University to remove non-native, nuisance animals where feasible.

**Policy 1.3:** 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 native vegetation to allow a graduated transition from developed areas to Conservation Areas. The existing native vegetation shall serve to essentially buffer proposed development in order to maintain the natural and undeveloped character of the area.

**Objective 2.0:** *To protect and conserve the natural functions of creeks ,lakes , ponds, sinkholes, floodplains and wetlands on or adjacent to the main campus or satellite properties.*

**Policy 2.1:** An average of 25 feet and minimum of 15 feet upland buffer shall be identified and protected around all wetlands/water bodies that are not within a Conservation Area prior to construction of any buildings. Where a buffer cannot be provided, mitigation shall be required and reviewed by the Lakes, Vegetation and Landscaping Committee.

**Policy 2.2:** No development shall be permitted within the required upland buffer, unless appropriate minimization of impact and mitigation is approved by the Lakes, Vegetation and Landscaping Committee.

**Policy 2.3:** All ornamental landscaping improvements within required upland buffers shall use only native plants in a naturalistic way and shall be approved by Lakes, Vegetation and Landscaping Committee.

**Policy 2.4:** All proposed development projects within 50 feet of a wetland shall be submitted to the appropriate Water Management District for review in the design phase of the project.

**Policy 2.5:** Development within the 100-year floodplain, as mapped for the University's current Master Stormwater Permit should be discouraged unless it can be demonstrated that such development has elevated base floor elevations at least 1 foot above the 100-year floodplain, preferably two feet, and has provided for compensating storage elsewhere on proposed building area site. If compensating storage is not necessary to protect other structures, the development may mitigate by funding stormwater enhancements that help address problems within the floodplain. Examples include, in-stream erosion control measures and low impact development techniques as addressed in the Stormwater Element of this Master Plan. For 100-year floodplains not mapped in the University's current Master Stormwater permit the Federal Emergency Management Agency's (FEMA) 100-year floodplain mapping shall be used as best available data.

**Policy 2.6:** Encroachments into jurisdictional wetlands shall be required to receive prior permit approval from federal and state regulatory agencies. Wetlands, as defined in subsection 373.019(17) of the Florida Statutes and Chapter 62-340.200(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 62-340.300, FAC. Impacts include any activity which may negatively affect the vegetative composition, water quality, water quantity, hydrologic regime, soil composition or substrate of defined wetlands. All mitigation shall be in conformance with an approved permit from the appropriate Federal and State agencies (including agencies of the State).

**Objective 3.0:** *To restrict University activities known to threaten the habitat and survival of endangered and threatened species on or adjacent to the main campus or satellite properties.*

**Policy 3.1:** 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 3.2:** During the initial planning phase of any physical changes to the campus, the University shall perform an analysis 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.

**Policy 3.3:** University personnel shall follow procedures and seek consultation with the appropriate agencies as identified in the Florida Game and Fresh Water Fish Commission's Wildlife Methodology Guidelines (January 15, 1988) when any land alterations are proposed for a site where a listed species is likely or known to occur.

**Objective 4:** *To preserve, enhance, manage and appropriately use wetlands and uplands, wildlife habitat, and water resources, while also enabling outdoor teaching and research opportunities on all of the University's designated Conservation Areas (the following policies under this Objective are only applicable within Conservation Areas, as identified on the Future Land Use Map, unless otherwise stated within the policy).*

**Policy 4.1:** Conservation Area Land Management (CALM) plans, specific plans for each designated Conservation Area(s) shall be reviewed, updated and approved on an annual basis by the Lakes, Vegetation and Landscaping Committee.

**Policy 4.2:** CALM plans will be developed within one year of adoption of this Master Plan for each Campus Master Plan Alachua County Satellite property that contains Conservation land use designations.

**Policy 4.3:** Preserve and restore natural habitat functions on all campus Conservation Areas as identified in each area's management plan.

**Policy 4.4:** The University shall seek funding to implement the recommendations contained in the Conservation Area Land Management Plan.

**Policy 4.5:** Maintain hydrologic function and improve water quality, utilizing innovative best management practices (BMPs) in line with the University's teaching mission.

**Policy 4.6:** Support the University's teaching and research mission by coordinating with departments involved in ecological research.

**Policy 4.7:** Improve appearance, security and controlled access in all campus Conservation Areas.

**Policy 4.8:** New exterior lighting installations shall be prohibited within Conservation Areas.

**Policy 4.9:** All new utilities in Conservation Areas shall minimize impacts and be placed underground, unless it is deemed that underground placement will create undue hardship or disturb habitat for listed species. A utility installation plan must be submitted to and approved by the University's Lakes, Vegetation and Landscaping Committee for any utility installation in a Conservation Area.

**Policy 4.10:** All Stormwater improvement projects within Conservation Areas shall conform to the intent of being in a conservation area. This means that these improvements will emphasize wildlife habitat, use native vegetation and be designed to blend in with the natural environment. All new or expanded stormwater improvements that do not relate to on-going maintenance shall be reviewed by the Lakes, Vegetation and Landscaping Committee for approval, unless declined by the Chair.

**Policy 4.11:** All lakes, ponds, streams and sinkholes shall have a 25 foot upland buffer included in their Conservation boundary. The exception to this policy is where existing buffer encroachment already exists such as sidewalks, roads, or structures

**Policy 4.12:** Within the buffer of all Lakes, Ponds, Streams and Sinkholes all uses, activities and improvements shall be in accordance with the management plan and Conservation land use definition.

**Policy 4.13:** Development activity that necessitates a land use change reducing the upland area in a designated Conservation Area is strongly discouraged and must meet the requirements of the Future Land Use Element for evaluation of alternatives and impact minimization strategies. However, if such development is deemed necessary following these evaluations, then mitigation for upland Conservation Areas shall be required in the form of either: 1) designation of equal acreage in the Conservation land use classification for a zero net loss of Conservation acreage; 2) acquisition and preservation of property with similar habitat and ecological value of at least equal size; and/or 3) enhancement and restoration of designated Conservation Areas equal to the value of land acquisition described in the previous option and approved by the Lakes, Vegetation and Landscaping Subcommittee.

**Policy 4.14:** Development activity that necessitates a land use change reducing the wetland area in a designated Conservation Area is strongly discouraged and must meet the requirements of the Future Land Use Element for evaluation of alternatives and impact minimization strategies. However, if such development is deemed necessary following these evaluations, then mitigation for wetland Conservation Areas shall include wetland restoration, enhancement, creation or protection as approved by the appropriate Water Management District and the United States Corps of Engineers including or in addition to the enhancement of wetland teaching and research resources on university properties as approved by the Lakes, Vegetation and Landscaping Subcommittee. Such wetland teaching and research enhancements shall not exceed a value equal to one-quarter (25%) of the wetland mitigation performed as part of State regulatory requirements.