Master Plan Guidelines
The Central Florida Community College, Citrus Campus is expected to experience steady growth in the coming decades. The campus, situated on 98 acres in Lecanto, Florida, is characterized by pedestrian scale buildings interspersed with oak trees and rolling green hills, exemplifying its central Florida rural setting. The following guidelines are recommendations to preserve the unique character of the existing campus and to allow for growth in coming years.

- **Campus Core Urban Design**
The creation of a pedestrian campus core should be foremost in the consideration of future building and site planning. The establishment of related open spaces defined by building edges, and the creation of linked pathways reinforce the urban character of the campus core.

- **Building Design/ Placement**
Building design and placement should reinforce the master plan open spaces and linkages. The scale of the existing campus should be maintained with 1-3 story structures planned in the future.

- **Landscape Design**
Landscape design should be a principle consideration in future planning. Preservation of the existing mature oak trees and natural vegetation should be maintained in outlying areas. The campus core could make use of formal landscape designs to accentuate pedestrian pathways and urban spaces.

- **Parking/ Site Circulation**
The separation of vehicles from the pedestrian campus core is paramount. Access to the campus should be limited to a few entrance points. From there, a ring road would encompass the campus and gain access to parking areas situated around the campus perimeter. Existing parking lot configuration may benefit from modification in the future.

- **Storm Water Management**
As the campus grows, and impervious coverage increases, storm water retention ponds will be required to occupy an increasingly greater area of the site. Future retention pond placement, similar to the current pond placement, should occur in areas of lower elevation and act as a buffer between the highway and the campus.
EXISTING FACILITIES

1) Existing Building L1
2) Existing Building L2
3) Existing Tower
4) Existing Building L3
5) Parking
6) Services Storage Building
7) Outside Activities Storage Building
8) Portable Classrooms
9) Instructional & Conference Center
10) Chiller Plant
11) Maintenance Complex
12) Existing Retention Pond
EXISTING FACILITIES
1) Existing Building L1
2) Existing Building L2
3) Existing Tower
4) Existing Building L3
5) Parking
6) Instructional & Conference Center

FUTURE PHASE 1
7) Future Parking
8) Future Buildings
9) Future Landscape Feature
10) Future Paving
EXISTING FACILITIES
1) Existing Building L1
2) Existing Building L2
3) Existing Tower
4) Existing Building L3
5) Parking
6) Instructional & Conference Center

FUTURE PHASE 1
7) Future Parking - Phase 1
8) Future Buildings - Phase 1
9) Future Landscape Feature - Phase 1
10) Future Paving - Phase 1

FUTURE PHASE 2
11) Future Parking - Phase 2
12) Future Buildings - Phase 2
13) Future Water - Phase 2
14) Future Landscape Feature - Phase 2
15) Future Paving - Phase 2
16) Modified Existing Parking - Phase 2
M A S T E R  P L A N
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