

**FSU Panama City Overview**

The Panama City Campus is a non-residential commuter campus or a branch campus as defined by the State of Florida. This 26-acre campus, situated on a beautiful site along the south shore of North Bay, serves a current enrollment over 1,000 (divided between day and evening students) and contains twelve buildings. Enrollment is projected to exceed 2,000 in ten years, requiring additional facilities to accommodate the additional programs and students. Panama City is rapidly growing and developing. As the campus population grows and more day classes are offered, the range of student activities and services will increase. The University also plans to become a cultural center both for its own students and the Panama City community. The need to serve this projected growth must be balanced with responsible stewardship of the land. The Panama City Campus Master Plan graphic, **Figure PC.MP.1**, shows how the campus will be developed.

Predominantly a wooded site in a suburban setting, the campus has three main clusters of academic and support buildings with adjacent surface parking. The lots are sensitively arranged. The land between the main buildings and the shore transitions from a man-made lawn and landscaping treatment to natural woods and shore vegetation. The lush trees many of which are draped with Spanish moss, lawns, and landscaping plus the personal scale and texture of the multi-shaped brick buildings exude a suburban air of repose and comfort and welcome. The Academic cluster of buildings houses classrooms, faculty offices, and administration. On the eastern side is the main maintenance and physical plant facility. Recreation and open spaces are primarily around the northern and western sides of the buildings toward the water. Maintenance and support activities also occur at the three small storage buildings on Bay Drive in the southwest corner.

The natural amenity of North Bay provides a northern boundary to the site as well as a spectacular view. Across Brown Avenue to the east is a modest, well-kept neighborhood of single-family homes. Gulf Coast Community College is to the south across Collegiate Drive with which FSU Panama City shares a library and police services and whose playing fields and courts are available to FSU students. FSU Panama City Campus will continue to explore additional common facility and infrastructure opportunities with Gulf Coast Community College. The site also adjoins a local county park on the west and lies in close proximity to the Gulf of Mexico.

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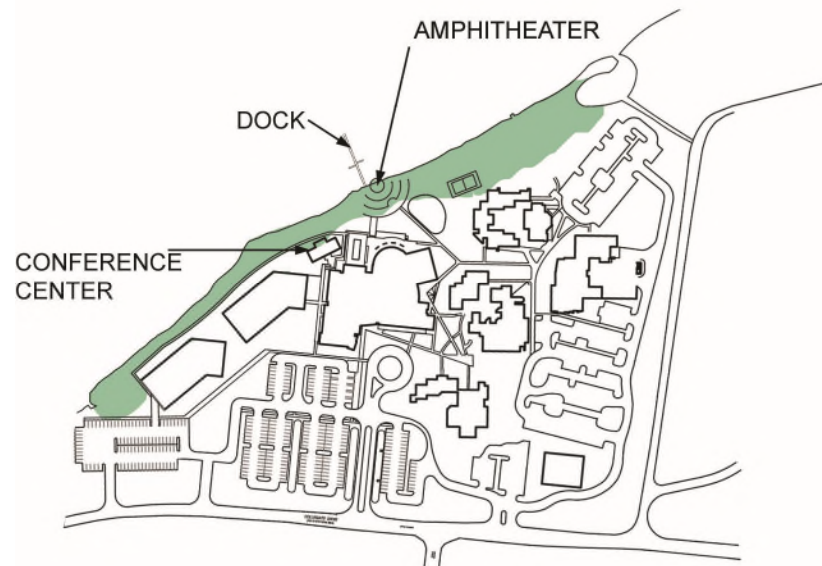
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PC-1



### **Preservation Zone**

The Master Plan for the Panama City Campus divides the site into three zones. The first zone is called the Preservation Zone and lies along the water's edge. It is aptly named to reflect the University's commitment to protect this sensitive riparian interface between land and sea. It preserves the site view corridors and contains three structures: a wood deck amphitheater, a short dock for small boats, and a conference center for students, faculty, staff, visitors, and community groups. In the future a naturalistic, curvilinear walkway system will connect the existing campus buildings to three Academic Centers, the largest of which was recently completed. This walkway will stretch from the tidal pool in the far northeast to a new, accessible clearing on the western edge adjoining the county park. By pulling the walkway away from the shore and penetrating the shoreline growth only at selected points, the water's edge can be both enjoyed and protected. Lighting, benches, and tables that take advantage of the filtered sun and the canopy of oaks should enhance the walkway. This zone should be maintained as a park and passive recreation area.

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PC-2



### **Academic Zone**

The Academic Zone lies to the south of the Preservation Zone squarely in the center of the site. The original three cluster buildings are situated on the east side of the Campus and line-up along a north-south axis. The two future structures and the recently completed Holley Academic Center curve westward along the edge of the Preservation Zone. They will be primarily academic facilities that will include science, engineering, and laboratory spaces, in addition to general purpose classrooms, faculty offices and administrative offices. These new facilities will have a height, a density, and an architectural design that complement the rest of the campus. The Academic Centers will be more focused to the water and to each other, creating courtyards and pedestrian connections that are user-friendly and combine the assets of sun, shade, seating, views, and landscaping to enhance academic life. Compact arrangement of all new facilities will facilitate the preservation of the mature trees in this area to the maximum extent possible.

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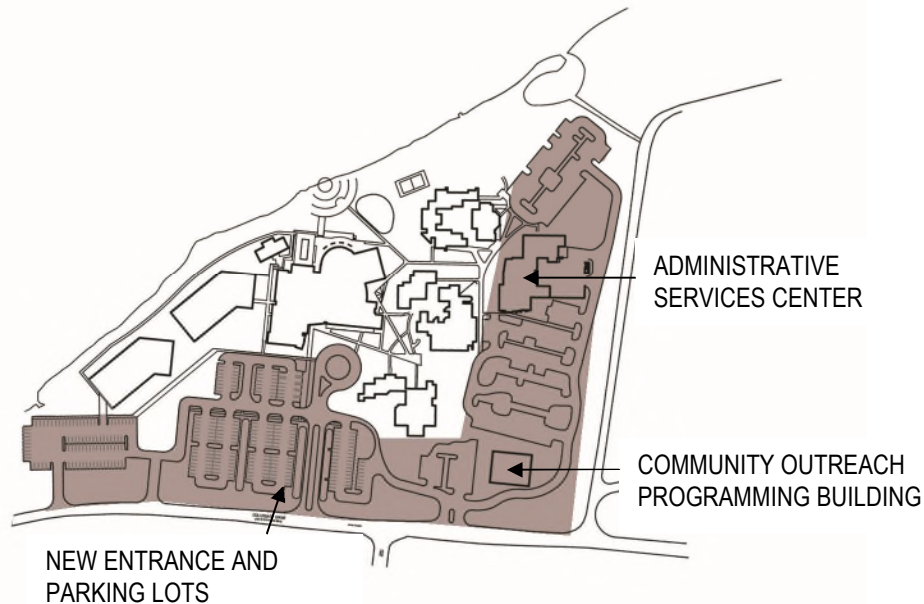
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### **Service Zone**

The Service Zone contains parking areas, service areas, the new Administrative Services Center, and the future Community Outreach Programming Building. The proposed Community Outreach Programming Building has been located in the southeast corner of the campus to allow for maximum exposure and easy access to the public requiring minimal intrusion into the academic areas of the campus. Parking lots and drives will be planned around the mature trees in this area to the maximum extent possible, as they are now. The main entry to the Panama City Campus has been reconfigured to provide a stronger approach to the heart of the campus, additional visitor parking, and a better connection to the campus registration and information functions. The main campus sign will be relocated to this entry to provide clear signage to visitors and first-time students and their families. Along the edge of this front entry, a green space has been preserved to provide a gracious entry for the public and an attractive connection to Gulf Coast Community College.

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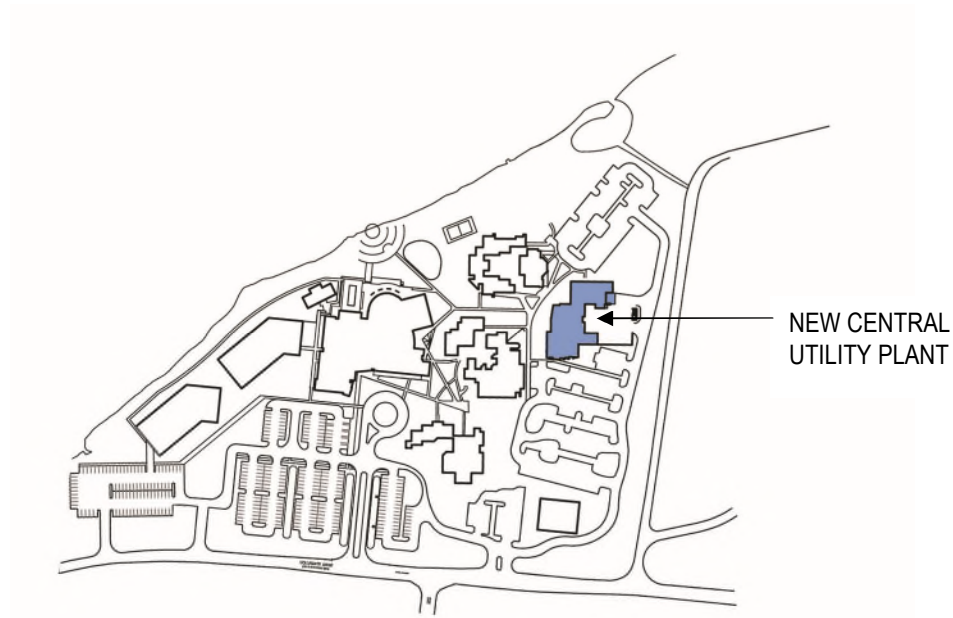
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### **Utilities**

Increased utilization of the Panama City Campus is anticipated by increasing the hours of use for the facilities as well as the number of students, faculty/staff, and community. Increasing the hours of use will not affect the operation or capability of the electrical system or of the telecommunications system because these systems were designed to handle the estimated maximum demand. Extending the operating hours does not increase the electricity demand factor.

Also, increasing the hours of use in the existing facilities will not affect the operation or capability of the steam and chilled water system. A new central thermal energy plant was included in the Administrative Services Center.

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**Conclusion**

With the further development of these three zones over the next ten years, the Panama City Campus, as guided by the Master Plan, provides a campus that will meet academic needs, foster student life, and support future growth. The existing natural amenities are enhanced and used in such a way that will both protect them as well as permit their enjoyment.

The goals, objectives, and policies for the Panama City Campus have been incorporated into each Element of the FSU Master Plan. Unless otherwise noted, the principles for guiding development on the Main Campus in Tallahassee shall apply to the Panama City Campus. In instances where an objective or policy is specifically applicable to Panama City, it is so noted.

The context area for the Panama City Campus is that area within three-quarter miles of the property boundaries. The Panama City Campus is encouraged to explore expansion opportunities to accommodate projected growth on campus. Through land acquisition, the proposed coastline boundaries of the Panama City Campus will be extended westward towards the existing park. The proposed west acquisition will include the existing ditch that leads to the Bay and the property immediately west of the existing campus. Eastward expansion towards the intersection of Collegiate Drive and 23<sup>rd</sup> Street will also be explored.

The priorities, timing, and phasing for University projects on the Panama City Campus are identified in Element 14 Capital Improvements.

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**TABLE MP.4.1 Panama City Campus**

**New Construction and Remodeling/Renovations**

(\* = completed, under construction, or previously funded)

<b>Figure # MP.7</b>	<b>New Construction</b>	<b>Remodeling/Renovations</b>
<b>Years 1-5</b>		
PC1*	Administrative Services Center	
PC2*	Academic Building	
PC3*		Barron Building Remodeling
PC4		Campus Building Renovations
<b>Years 6-10</b>		
PC6	Community Outreach Programming Building	
PC7	Academic Building B	
PC8	Academic Building C	

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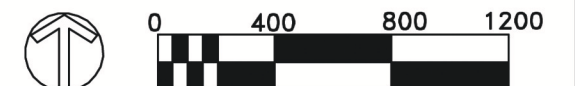
FIGURE PC. MP.1

## PANAMA CITY MASTER PLAN



SOURCE:  
BASEMAP BY FSU  
MASTER PLAN BY PARSONS

COMPREHENSIVE MASTER PLAN  
**FLORIDA STATE UNIVERSITY**  
TALLAHASSEE, FLORIDA  
GOP  
13 JUNE 2008  
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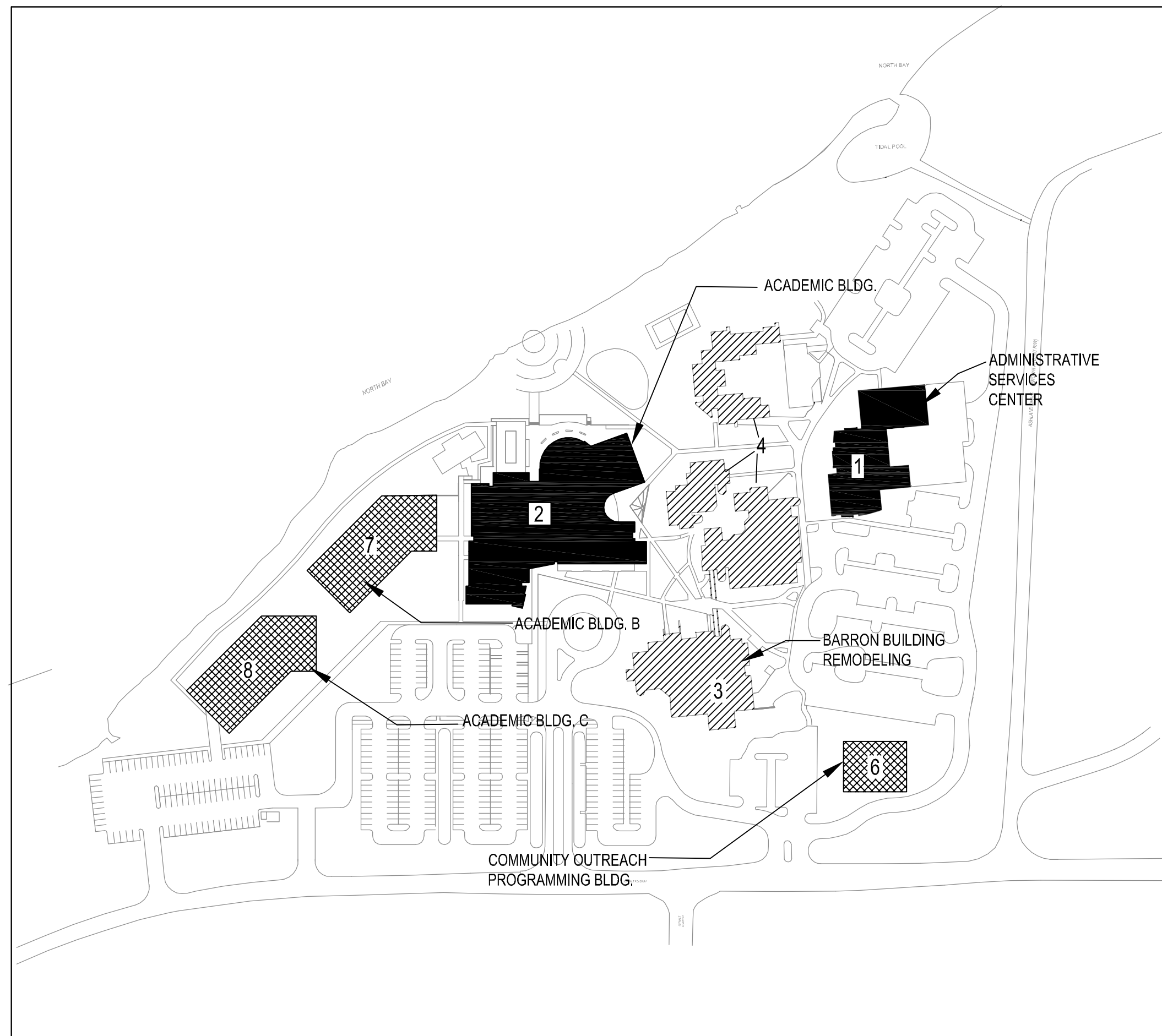


FIGURE PC. MP. 2

# PANAMA CITY MASTER PLAN YEARS 1-10

## LEGEND:

- FUTURE BUILDINGS  
YEAR 1-5
- ▨ FUTURE RENOVATIONS  
YEAR 1-5
- ▩ FUTURE BUILDINGS  
YEAR 6-10
- ▤ FUTURE RENOVATIONS  
YEAR 6-10

## SOURCE:

BASEMAP BY FSU  
MASTER PLAN BY PARSONS

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