

FUTURE LAND USE ELEMENT

NOTE: Unless otherwise noted, the goals, objectives and policies contained in this element shall guide development of the Main Campus and Southwest Campus in Tallahassee as well as the Panama City Campus in Panama City, Florida.

Goal 1

To establish and follow land use patterns for the long-range development of the campuses.

Objective 1A

Reduce or eliminate existing incompatible on-campus land uses.

Policy 1A-1

Reduce traffic within the core of the Main Campus by removing parking from the central campus pedestrian zone, except for service, emergency, and handicapped spaces. The removed parking shall be relocated along the perimeter of the campus and shall be served by transit.

Policy 1A-2

Relocate the Maintenance Complex to the south of Gaines Street to release its current site for future redevelopment as a new quad. Redevelop the existing Maintenance Complex area to its highest and best academic use.

Policy 1A-3

Continue to redevelop the Medical and Life Sciences Quad to support new academic and research programs and facilities.

Policy 1A-4

Continue to develop the Student Life Quad area between Woodward, to Jefferson, Varsity, and Learning Way for a mixed-use development intended primarily for student related activities.

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Continue academic facility rezoning to complete academic zones (see Academic Facilities Element Policies 1B-5 and 1B-6). For example, consolidate visual and performing arts facilities into the northeast zone of the Main Campus.

Objective 1B

Enhance and develop the campuses future land uses. See Figures 4.1.1, 4.1.2, 4.2, and 4.3.

Policy 1B-1

Retain the current character of the Main Campus by creating campus clusters of different building types, mixing academic, residential, and recreational spaces.

Policy 1B-2

Choose appropriate campus land uses that would enhance major entrances/approaches to the Main Campus on College Avenue, Woodward Avenue, and all boundary streets.

Policy 1B-3

Land uses on the Main Campus shall be established according to the following:

- Through land acquisition, the primary boundaries of the Main Campus will be extended south toward Gaines, east to Macomb, north to Tennessee, and west to Stadium Drive
- Academic and research functions will be concentrated within the campus core area.
- New quadrangles will be created in the area bounded by Learning Way, Woodward, and Jefferson; in the existing Maintenance Complex site; in the far northwest corner for Sciences; in the northeast area of the campus for the visual and performing arts; and in the targeted southern area south of Jefferson.
- Athletic, recreational, and intramural fields and facilities will be relocated to the south and southwest area of the campus on land constrained by flood plains for building development.

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- Housing will continue to be located in close proximity to the existing campus core.
- Parking areas, new utilities, and support functions within the academic core will be relocated to the southern perimeter of the campus.
- A mixed-use residential, retail, and institutional zone will be maintained between Jefferson and Pensacola streets.
- A tiered system of enhanced transportation circulation will facilitate the removal of most vehicular traffic within the campus core.

Policy 1B-4

Land uses on the Panama City Campus shall be established according to the following:

- A zone of academic and research functions will be established along North Bay.
- Support services will be consolidated along the perimeter of the campus.
- Existing and future parking areas will be provided with access from Collegiate Drive.
- Maintain a buffer or preservation zone along North Bay to preserve its natural character.

Policy 1B-5

Land use of the Southwest Campus shall be established according to the following:

- Student recreation facilities will be developed on the northwest corner.
- Athletic facilities will be clustered along Pottsdamer Road and the golf course.

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- Research facilities will be expanded eastward along Levy Street toward Alumni Village and also in the southwest corner at Orange Avenue and Rankin. Long-term research may develop in the center between Eisenhower St. and Paul Dirac Drive.

Policy 1B-6

On the Main Campus, locate unforeseen facilities (arising from grant awards or other circumstances) according to schematic sites and zones as delineated on the master graphic, **Figure MP.1**. The adopted Master Plan will be amended as required to include such unplanned facilities. Amendments to the Plan that alone, or in conjunction with other Plan amendments, exceed the thresholds established in ch.1013.30 (9), F.S. shall be reviewed and adopted pursuant to ch.1013.30(6)-(8)F.S. Further, amendments that do not exceed these thresholds shall be consolidated into a single annual update.

Policy 1B-7

Proposed amendments to the adopted Master Plan which do not exceed the thresholds established in ch.1013.30(9), F.S., and which have the effect of changing land use designations or classifications, or impacting off-campus public facilities, services, or natural resources, shall be submitted to the host and affected local governments for a courtesy review.

Policy 1B-8

Encourage careful use of the University's existing land resources and minimize deviations from the land use plan by continuing the current management and review procedures.

Policy 1B-9

Utilize the standards listed in **Table 4.1** for densities for Main Campus land uses to guide development in new areas and to prevent over-development in existing areas. Refer to **Figures 4.1.1, 4.1.2, and 4.2** for location of zones on the Main and Southwest Campuses.

Policy 1B-10

Provisions for stormwater management, open space, and safe and convenient on-campus traffic flow, considering needed vehicle parking, are included in the development density guidelines and should be provided at the adopted level of service as part of each facility

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development. Refer to Element 9 for related stormwater management policies, to Element 3 and Element 8 for open space policies, and to Element 11 for parking related policies.

Policy 1B-11

Coordinate all land use and development decisions with the annually updated schedule of capital improvements.

Policy 1B-12

Construction activities or other factors may dictate the need to allow modifications to land use designations to provide for temporary University facilities, such as portable classrooms or office trailers. These land use modifications shall be considered interim and shall remain in force only as long as the need for the temporary use exists. Existing or future land use designations illustrated in the Campus Master Plan shall be restored upon the removal of the temporary facility.

TABLE 4.1 Maximum Permitted F.A.R.

Future Land Use	Maximum F.A.R.
Mixed Use Zones:	
-Academic	0.8**
-Support	0.8**
-Residential	0.8**
Athletics	0.3
Recreational	0.1
Open Green spaces	0.1*
Utilities	0.8
Parking (not garages)	0.1
Research/Other	2.0
Conservation	0.1*

Source: Parsons recommendations based on actual conditions

*No construction is anticipated in these areas except for minimal structures and improvements necessary to ensure safe access and essential support functions.

**The existing pattern of development on the Main Campus promotes a mixed arrangement of academic, support, and residential uses. Therefore, a common F.A.R. may be applied to a large undifferentiated zone of the campus.

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Objective 1C

Develop the campus in ways that will protect natural resources from the adverse impacts of development.

Policy 1C-1

As part of the design process for any programmed improvement and prior to approval and acceptance of the design by the University, FSU shall require that geotechnical testing be conducted to determine relevant soil characteristics of the site and to ensure that the design(s) reflect consideration of these conditions.

Policy 1C-2

The University shall require the integration of natural topographic and other physical features in project designs in order to develop University property in harmony with its natural environment.

Policy 1C-3

The University shall permit no new development, expansion or replacement of existing development in areas designated on the Future Land Use Map as Conservation, unless federal or state government in the public interest undertakes development and the impacts are mitigated. Before any such development is authorized and a plan of development approved, FSU shall conduct a review of all available environmental and economic options (including the costs of mitigation). If this review indicates that development in designated conservation areas is the only viable option, then FSU will pursue all reasonable efforts to minimize and mitigate any unavoidable impacts to such areas.

Policy 1C-4

The University shall adopt and adhere to the Conservation Element policies regarding environmental management, and shall require adherence to these standards by all parties performing design and construction of facilities on University property.

Policy 1C-5

The University shall ensure that appropriate methods of controlling erosion and sedimentation to help minimize the destruction of soil resources are used during site development and use. Such methods shall include, but not be limited to:

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- Phasing and limiting the removal of vegetation;
- Minimizing the amount of land area that is cleared;
- Limiting the amount of time bare land is exposed to rainfall;
- Use of temporary ground cover on cleared areas if construction is not imminent; and
- Special consideration shall be given to maintaining vegetative cover on areas of high soil erosion potential (i.e., banks of streams, steep or long slopes, stormwater conveyances, etc.).

Objective 1D

Coordinate the locations for future land use zones with appropriate topography and soil conditions.

Policy 1D-1

Future land uses at the Main Campus as depicted on **Figures 4.1.1 and 4.1.2**, at the Southwest Campus on **Figure 4.2** and at Panama City on **Figure 4.3**. have been assigned in keeping with the following generalized topography criteria. There are no areas within the proposed boundaries of the Main Campus unsuitable for development due to topography constraints.

- Areas within the 100-year floodplain will be primarily reserved for athletic, recreational and open space uses.
- Relatively flat land will be reserved for athletic fields, open spaces, parking and related improvements.
- Sloping ground and ridge top sites are assigned to building zones.

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Policy 1D-2

All areas of the current and proposed Main Campus have been previously developed. There are no known soil conditions that would prevent development except in the flood plain area on the Main Campus near the athletic facilities where some sinkholes have opened. However, at the Southwest Campus there are suspected areas of poor soil conditions. During programming and design phases, each construction project at either campus will be examined for localized soil conditions to determine unique characteristics or poor building conditions that might damage some form of natural resources. Should land uses be changed, soil conditions will be reviewed to assess the appropriateness of the proposed application.

Policy 1D-3

The University shall maintain information about existing soils and topographic conditions, which shall be updated with "as-built" and survey data developed for future construction projects.

Policy 1D-4

The Facilities Department shall review all future construction projects for consistency with existing soils and topographic data.

Objective 1E

Ensure coordination of future land uses with the provision of infrastructure and utility facilities and services.

Policy 1E-1

The Facilities Department shall coordinate future land uses with the availability of facilities and services to ensure that utilities and infrastructure needed to support future development are available at adopted levels of service, consistent with the concurrency provisions contained in Ch.1013.30, F.S. The Facilities Department shall review and evaluate all future construction projects to ensure that adequate provisions for infrastructure and utilities have been incorporated into the design by documenting:

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- The provision and maintenance of necessary utility easements, corridors, and points of connection;
- The provision of adequate supply lines to accommodate future development and facility expansion;
- The provision of open space and safe and convenient traffic flow and parking at established levels of service.

Objective 1F

Allocate suitable land on the University's campuses to develop additional utility facilities required to support proposed on-campus development and to meet the future needs of the University.

Policy 1F-1

Maintain existing land allocations around the existing Central and Satellite Utility Plants to allow for expansion or new processes.

Policy 1F-2

Reserve the land denoted on **Figure 4.1.1** and **Figure 6.1.1** for a new Satellite Utility Plant in the southern expansion area. This plant will include chilled water and possibly cogeneration systems, primary electricity, and telecommunications.

Policy 1F-3

Identify utility corridors and easements on the Southwest Campus to facilitate future development.

Objective 1G

Protect historic and archaeological resources on the campuses from adverse impacts of development.

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The University shall maintain an inventory and evaluation of all archaeological and historic properties under University ownership that appear to qualify for the National Register of Historic Places.

Policy 1G-2

The University shall consult and coordinate with the Department of State's Division of Historical Resources prior to any land clearing, ground disturbing, or rehabilitation activities which may disturb or otherwise affect any property which is included, or eligible for inclusion, in the National Register of Historic Places.

Policy 1G-3

The University shall consider the effects of such an undertaking identified in Policy 1G-2 above on any historic property that is included, or eligible for inclusion, on the National Register for Historic Places. The University shall afford the State Division of Historical Resources a reasonable opportunity to comment on such an undertaking.

Policy 1G-4

Prior to a historic property being demolished or substantially altered in a way that adversely affects its character, form integrity or archaeological or historical value, the University shall consult with the Department of State's Division of Historical Resources to avoid or mitigate any adverse impacts, or to undertake any appropriate archaeological salvage excavation or recovery action.

Objective 1H

It is the objective of FSU to acquire land for University uses in a manner that implements the adopted Campus Master Plan; uses public funds wisely; protects the public health, safety and welfare; and maintains an attractive transition between FSU and the community.

Policy 1H-1

FSU shall attempt to phase land acquisition consistent with the development phases in the adopted Campus Master Plan.

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Continue an aggressive program of land acquisition within the proposed new campus borders: north to Tennessee St., west to Stadium Drive West, south to Gaines St., and east to Macomb St. Funding will be provided through the current legislatively allocated funds, and potentially by PECO funds, private donations, and other sources. Refer to **Figures 4.1.1 and 4.1.2** and **MC.MP.4.1 and 4.2**.

Policy 1H-3

Due to the uncertainty of the Gaines Street corridor improvements, the University shall continue its land acquisition program towards Gaines Street, but will coordinate land use designations, transportation improvements, and other related design issues with the City of Tallahassee for future University development in the corridor.

Policy 1H-4

Reevaluate annually the acquisition plans of the University to encourage the acquisition of cohesive blocks of land that will lend themselves to development of meaningful increments of the Master Plan. Priorities for acquisition are generally as follows:

- First Tier: properties between Campbell Stadium and Woodward Ave., and the Northeast Quadrant.
- Second Tier: properties along Woodward Ave. and Jefferson St. and between Copeland St. and Macomb St.
- Third Tier: infill properties between Jefferson St. and Gaines St.
- Fourth Tier: properties along Tennessee St.

However, despite these priorities, an opportunity to acquire any targeted parcel at any priority level will be immediately pursued. Opportunities for future expansion of the Panama City Campus and the Southwest Campus will likewise be pursued.

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Policy 1H-5

Interim uses shall be consistent with University needs and compatible with established adjoining land uses.

Goal 2

Coordinate University land use patterns with the host community.

Objective 2A

Eliminate or minimize land use compatibility problems and constraints between the University and the host community.

Policy 2A-1

The University, through the office of the Vice President for Finance and Administration, will work with the host community to eliminate or minimize land use compatibility problems and constraints.

Policy 2A-2

The University shall participate with the City of Tallahassee and Leon County in the reciprocal review of plans and development proposals, consistent with the policies supporting Intergovernmental Coordination Element objectives 1A and 1B.

Policy 2A-3

The University shall develop the perimeter of the campus as described in Urban Design Element policies 1D-1 through 1D-4, and 1G-1 and 1G-2, and Future Land Use Element policies 2A-1 through 2A-5, to ensure compatibility of on-campus development with the surrounding community.

Policy 2A-4

Where the acquisition of additional lands is necessary for the continued growth and expansion, the University shall coordinate with the City-County Planning Department on any required amendment to the City-County Comprehensive Plan.

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Policy 2A-5

Where road closings are necessary for the continued growth and expansion, the University shall coordinate with City transportation planners to ensure that proper procedures for closing the road and vacating the right of way are followed.

Objective 2B

Enhance connections to the host community by collocating similar functions.

Policy 2B-1

To enhance accessibility and convenience, locate functions and facilities that heavily support the host community to the edge of campus (such as theaters, clinics, and sporting venues).

Objective 2C

It is an objective of FSU to promote its presence in Tallahassee through the establishment of land uses that support a strong interface between the Main Campus, the downtown, the Capitol Complex, and the Florida A&M University.

Policy 2C-1

In establishing land uses at the perimeter of the campus, FSU shall be guided by its needs and the following community objectives:

- Enliven the downtown to create an 18-hour per day activity center;
- Promote the revitalization of deteriorated areas in and around downtown and along the Gaines St. Redevelopment Corridor (such as the related private venture between Madison and Gaines along Woodward called “College Town”);
- Create a pedestrian-friendly interface between FSU, the downtown, the Capitol Complex, and the Florida A&M University;

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- Promote economic development;
- Attract housing that supports the University population, downtown employees, and nearby residents.

Policy 2C-2

FSU affirms the existence, intent, and location of the “University Transition” future land use category of the Tallahassee-Leon County Comprehensive Plan. FSU supports the location of student-oriented housing and student-oriented businesses and services in the “University Transition” area and in the area between the campus and downtown as a means of revitalizing the area.

- For purpose of definition, the University recognizes that the area generally referred to as “Downtown” occurs on the property to the east of Macomb St.

Policy 2C-3

It shall be recognized that the boundaries of the campus edge shall change from time to time to reflect the acquisition of additional properties, such as those identified in **Figures MC.MP.4.1** and **MC.MP.4.2** (Land Acquisition Program). It shall also be expressly clear and understood that, with regard to those properties designated for future acquisition in **Figures MC.MP.4.1** and **MC.MP.4.2**, FSU supports the future development of these properties as designated in Future Land Use Element **Figures 4.1.1** and **4.1.2**.

Policy 2C-4

Within the areas of special concern as depicted on **Figure 4.1.1**, the University will continue working with the City to establish guidelines and thresholds for the size, density, character, and use of improvements that may affect the long-term compatibility with the University’s mission.

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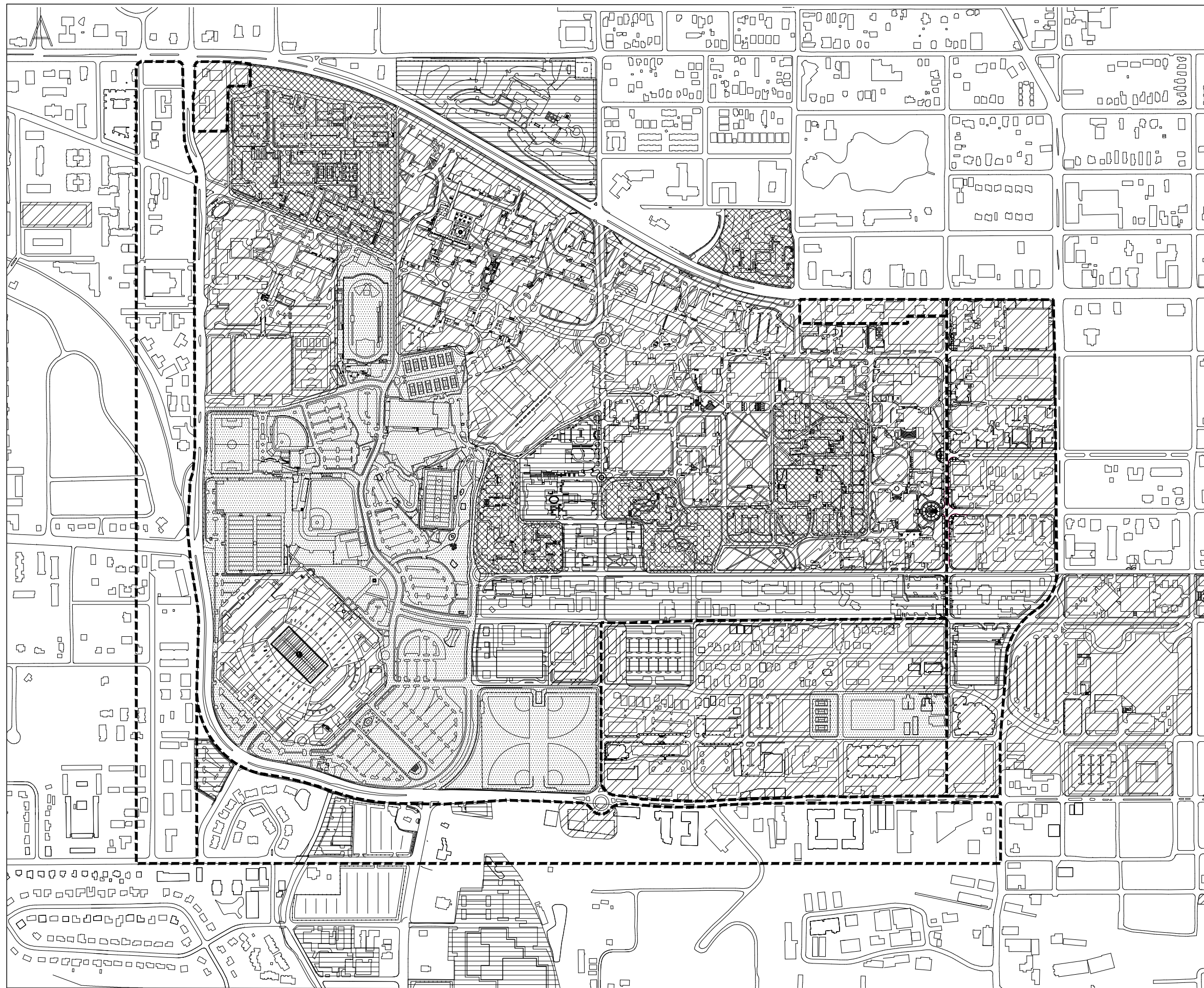







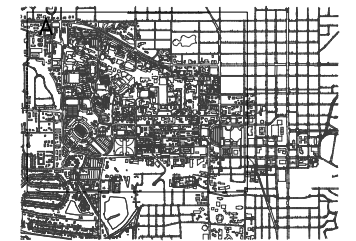
FIGURE 4.1.1

FUTURE LAND USE ZONES

LEGEND:

-  MIXED USE DEVELOPMENT
-  HOUSING
-  SUPPORT ZONES
-  ATHLETIC/RECREATION ZONE
-  AREA OF SPECIAL CONCERN

KEY PLAN:



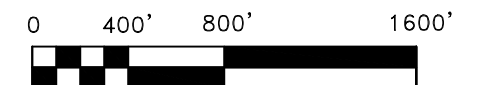
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 MASTER PLAN BY PARSONS

COMPREHENSIVE MASTER PLAN
 FLORIDA STATE UNIVERSITY
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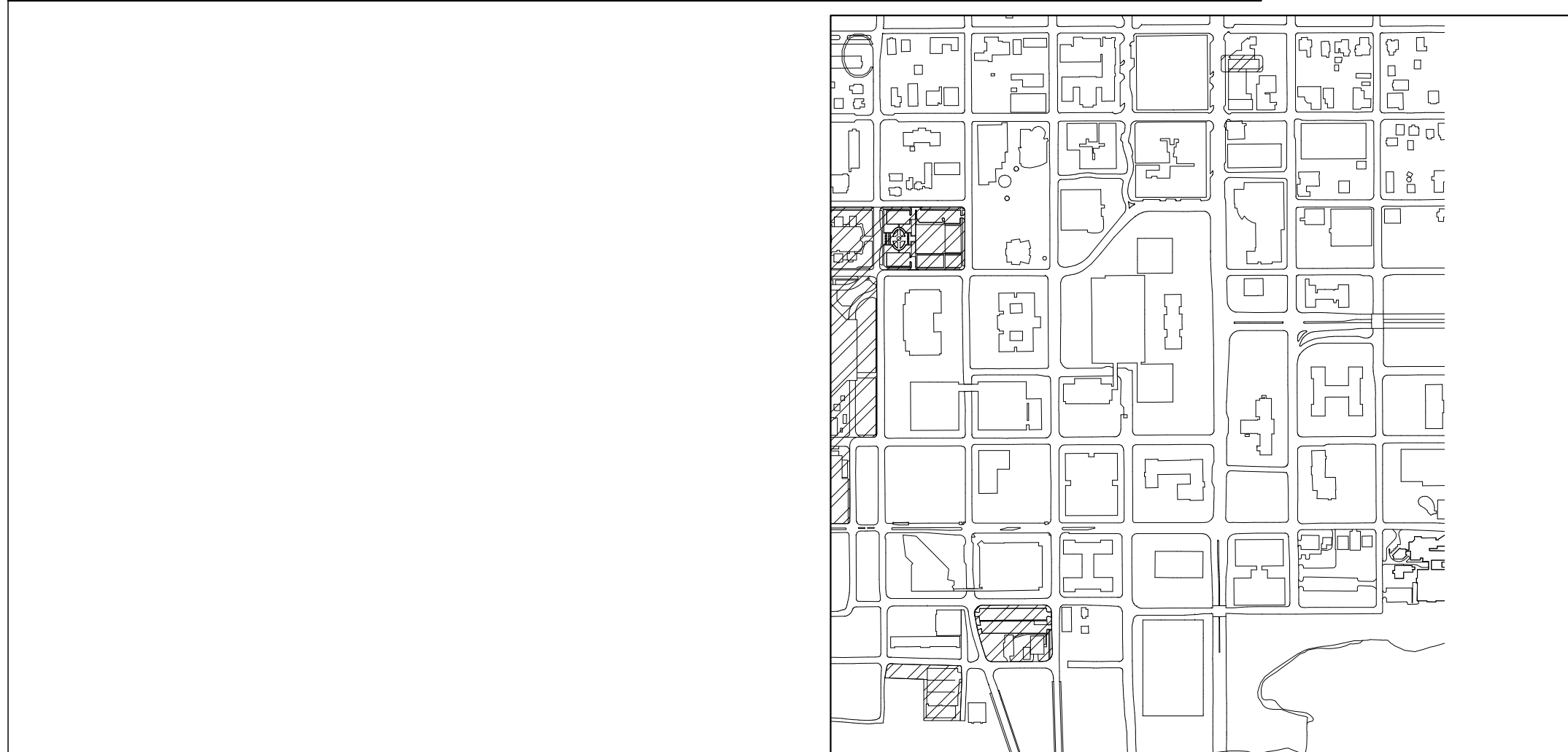
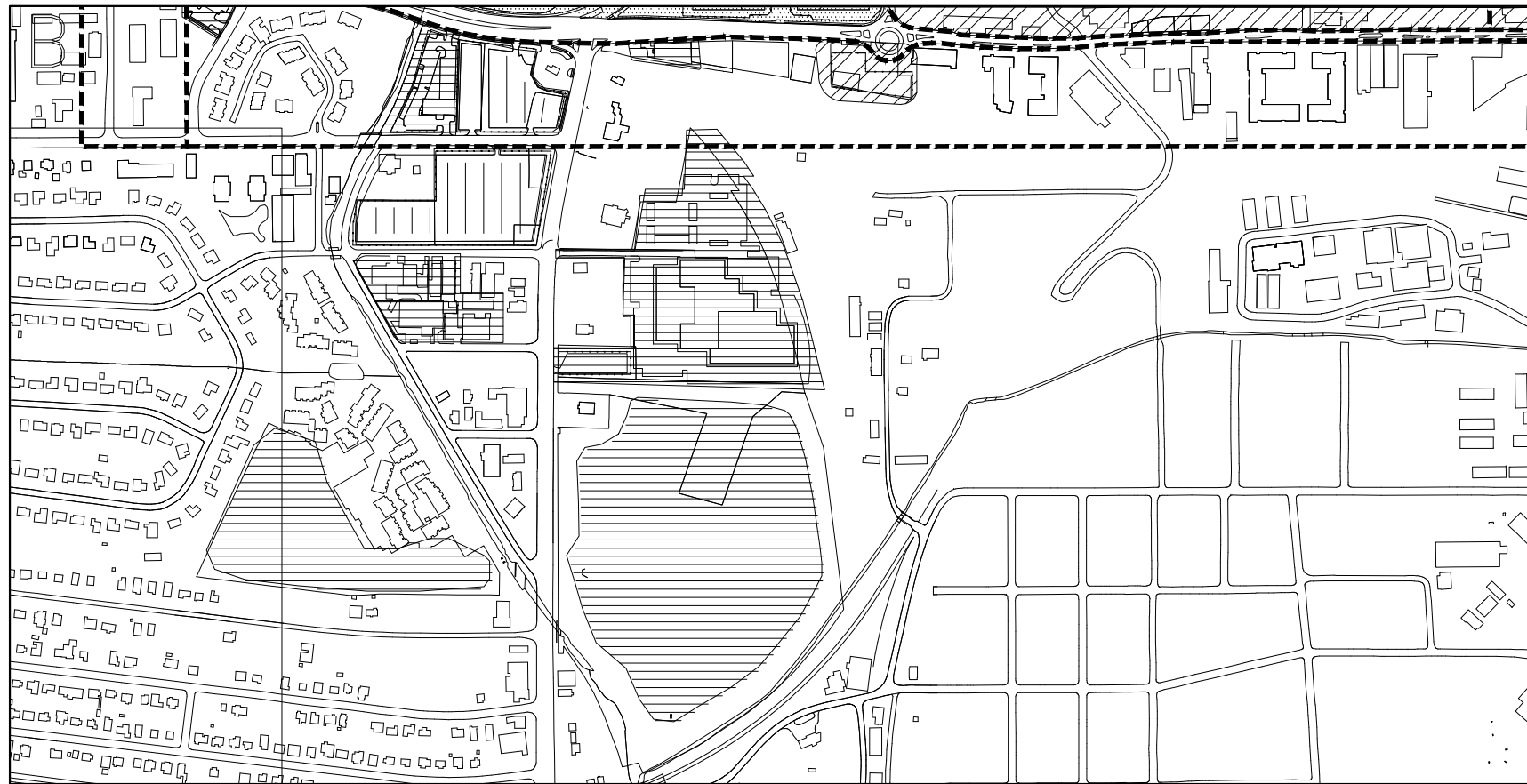






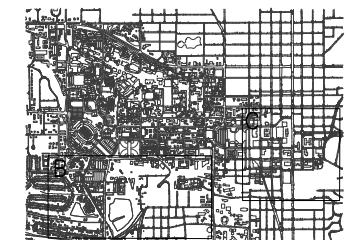
FIGURE 4.1.2

FUTURE LAND USE ZONES

LEGEND:

-  MIXED USE DEVELOPMENT
-  HOUSING
-  SUPPORT ZONES
-  ATHLETIC/RECREATION ZONE
-  AREA OF SPECIAL CONCERN

KEY PLAN:

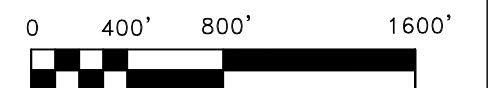


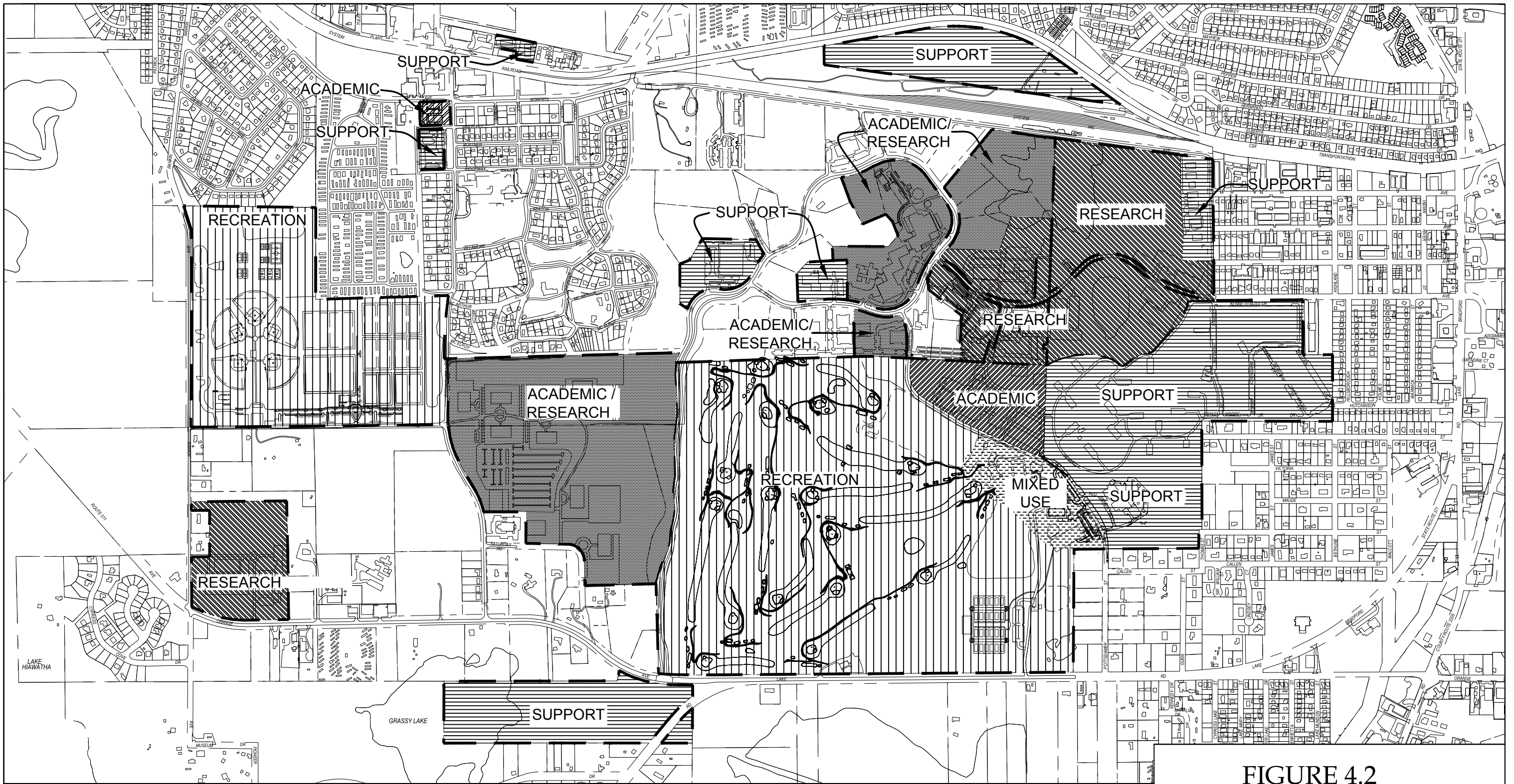
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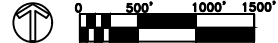


LEGEND:

--- CAMPUS BOUNDARY	■ ACADEMIC / RESEARCH	▨ RECREATION	▧ RESEARCH	▩ ACADEMIC
▨ SUPPORT USE	▩ MIXED USE	▧ UNIVERSITY HOUSING	▩ FUTURE OPEN SPACE/ RECREATION & PARKING	

FIGURE 4.2
FUTURE LAND USE

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SOURCE:
BASEMAP BY FSU
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COMPREHENSIVE MASTER PLAN:
FLORIDA STATE UNIVERSITY
TALLAHASSEE, FLORIDA

SOUTHWEST CAMPUS
GOALS, OBJECTIVES AND POLICIES

FIGURE 4.3

PANAMA CITY FUTURE LAND USE

LEGEND:

-  ACADEMIC USE
-  SUPPORT USE
-  PARKING USE
-  PRESERVATION ONE
-  GREENSPACE
-  OPEN GREENSPACE USE

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