

INTRODUCTION

In 1993, the Florida Legislature promulgated special procedures by which the former Board of Regents was to prepare and adopt campus master plans for each institution within the State University System. These special campus planning and development authorization procedures for the State’s public universities were previously codified in Section 240.155, Florida Statutes, but can now be found in Section 1013.30, Florida Statutes. The need for these procedures was based on the recognition that, while universities contribute substantially to their host communities in the areas of education, research, culture, and commerce, at the same time the campus activities create significant demands on community services, infrastructure, and natural resources.

The Florida State University Campus Master Plan is based upon guidelines that were previously promulgated by the State University System. The resulting master plan clearly defines the University’s projected physical growth, ensures intergovernmental coordination between the University and its host communities, and provides a basis upon which to appropriately assess and mitigate the impacts of future growth and development of each entity upon the other.

Florida State University Master Plan

This document, entitled **Florida State University Master Plan, 2008 Update – Amended June 2019 and November 2019**, consists of two volumes. Volume I, called “Goals, Objectives, and Policies” (often abbreviated as the “GOP”), contains a description of the Master Plan and the goals, objectives, and policies required by the *Guidelines for the Comprehensive Campus Master Plan System, updated January 1994*. Volume II, called “Supporting Data”, contains background information on the Campus Master Plan. This information consists primarily of the data and analysis documentation for all the Elements.

In addition to these two volumes, the University has completed an Evaluation and Appraisal Report that analyzes the University’s adopted Campus Master Plan.

Organization of Volume I

Following this **Introduction** is a series of **Master Plan Overviews**, one for each of the three campuses now included under the Master Plan – the **Main Campus** in Tallahassee (which includes several separate but annexed properties), the branch campus at **Panama City**, and the new addition as of the 2008 update, the so-called **Southwest Campus** in Tallahassee, additional acreage formerly called “The Farm” just a short distance from the Main Campus plus two nearby parcels. These overviews serve as an executive summary presenting the major principles of the Plan for each location and describe, along with diagrams, the many features that build the Plan. The overviews describe the short-term development (a 10-year horizon) of each campus.

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Following the overviews is a series of divider tabs for each of the eighteen Elements in which the goals, objectives, and policies and supporting maps are presented. Although primarily developed in response to conditions and needs on the Main Campus, the goals, objectives, and policies are generally applicable to the other campuses and properties as well. In instances where an objective and/or policy are specifically identified for one location it is so noted. Unless otherwise noted, therefore, the principles for guiding development on the Main Campus shall apply to the Southwest Campus and the Panama City Campus as well.

Next is the **Southwest Campus** tab which contains an overview of the Master Plan for that site. Following the SWC tab is the **Panama City Campus** tab which contains an overview of the Master Plan for that site.

The final tab, **Appendix**, contains information pertaining to the document as a whole. The first item is **Figure A.1** that shows existing University buildings on the Main Campus. The last item is a compilation of all the buildings in the FSU inventory and includes all sites.

Website Links

Throughout the book, website links are provided to access infrastructure drawings or other information. If hard copies of these documents are needed they can be made available upon request to the FSU Facilities Department.

Master Planning Process

The master planning process is divided into two major parts: preparation of the draft master plan and the state and local review process leading to the adoption of the plan. The preparation of the master plan followed the guidelines under which the University's current Campus Master Plan was originally developed. The process used to prepare and adopt the plan typically occurs over five phases or steps.

A preparatory task, the Evaluation and Appraisal Report (EAR), reviewed the goals, objectives, and policies contained in the University's adopted Campus Master Plan in terms of having been accomplished, relevance to the future, and effectiveness.

The first phase of the planning process, Data Gathering, involved the master planning consultants working closely with the University staff to gather considerable information about the University's programs, projected enrollments, existing facilities and grounds, and the host community conditions and needs. During the second phase, Analysis, the planning team evaluated the data and the existing master plan to derive understandings of current facility needs, site plan opportunities, and long-range strategies. The third phase, Preliminary Master Plan, involved the development and evaluation of various scenarios from which the recommended scheme was

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derived. The fourth phase, Goals, Objectives, and Policies, took the recommended concept, narratives, and sketches and developed the detailed text and drawings to form the preliminary goals, objectives, and policies. Again, extensive on-campus work sessions were conducted with University representatives to develop the information and ideas. The fifth phase, the Pre-Final Master Plan, prepared the Draft Master Plan that was submitted for review by state, regional, and local government and agencies and the general public.

The public review process is the second major part of the planning process. After posting the Draft Master Plan for public review, the University conducted two public hearings. Comments received from the hearings were reviewed and acted upon as appropriate. In addition to the hearings, written comments were received from the various affected government entities and agencies that reviewed the Plan. Any unresolved issues between the University and an entity with standing may be subject to the dispute resolution process outlined in the statutes. This document, the Final Master Plan as adopted by the University's Board of Trustees will be the official guide to development of the University for the next five years. Annual amendments will be possible under procedures in the statutes to allow the University to respond to changing conditions, both internal and external.

Minor Amendments

This edition of the 2008 Updated Master Plan was amended in 2009, 2011, 2015, 2016, and 2018. Additionally, this Master Plan now presents here two separate amendments in 2019, June 7th and November 1st as explained below.

The June 7, 2019 Minor Amendment contains new information about the recently acquired parcels annexed to the Main and Southwest Campus plus new or revised information about many of the components of the overall Master Plan.

The November 1, 2019 Minor Amendment is being implemented to document a change in location of the Joint Mixed-Use Development and Academic C and D Buildings within the Panama City Campus. This Introduction, Figure PC.MP.1 of the Panama City Campus Overview tab, and Policy 1B-4 of Element 4-Future Land Use have been modified for the November 1, 2019 Minor Amendment. Policy 1B-4 on page 4-3 has been modified by striking through the first bullet item: "A zone of academic and research functions will be established along the North Bay". In future editions, Figure 4.3 will be modified to reflect this change.

Because of the limited nature of these amendments, not all applicable sheets within this Campus Master Plan document have been modified, only the key documents necessary for explanation of these minor amendments. To the extent there is any conflict between other sheets within the

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Campus Master Plan and these minor amendments, then the intent of the minor amendments as presented to the Board of Trustees shall control and shall be effectuated through future edits if necessary. Additionally, FSU Planning is in the midst of compiling a major update in which the entire Campus Master Plan document will be fully updated and revised.

Because the limited amount of acquired land and facilities and the relative value of new projects or revisions to existing ones are less than a 10% threshold of change established by subsection 1013.30(9), Florida Statutes, this amendment need not be processed through all the agencies and review procedures, including public hearings, that a full master plan update is required to follow. Once approved by FSU's internal reviews and accepted by the Board of Trustees, the amendments become fully incorporated into the master plan.

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Campus Master Plan Updates and Minor Amendments

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