4.0 Future Land Use Element

The Florida Agricultural and Mechanical University (FAMU) Future Land Use Element represents existing and proposed development patterns within the campus boundaries to be coordinated and not conflict with the adjacent areas planned by the City of Tallahassee / Leon County, Florida, Quincy / Gadsden County, Florida, and Crestview / Okaloosa County, Florida. The Future Land Use Maps (Figures 4.A – 4.C) identify the developable parcels of University property and depict the land use zones appropriate for each.

The main campus of FAMU is separated into two (2) distinct areas for planning purposes. The northern portion of campus includes the majority of academic facilities as well as housing, recreation/open space, and support services. The area extends to campus-owned boundaries to the north at FAMU Way, west to Perry Street, east to Martin Luther King Drive/Bronough Street/Adams Street parallel, and south to the Okaloosa/Osceola Street parallel. The southern portion of campus, while also consisting of some academic facilities, housing, and support services, is primarily utilized for conservation and recreation/open space use. The southern portion of campus extends to the campus boundaries south (along both sides of Orange Avenue), west (along both sides of Wahnish Way), east to Martin Luther King Drive/Adams Street parallel, and north to the Okaloosa/Osceola Street parallel match line.

The academic functions of the University are projected to remain concentrated within the northern campus throughout the planning period. Although unimproved land resources to accommodate new buildings are limited, primary emphasis will be placed on efficient densification of this area. This will become most evident within those areas designated as academic land use zones. This initiative will, however, be met with an equal placement of importance on the retention and creation of connected campus green spaces.

The northern campus will also absorb the majority of recommended transportation improvements that will create a more efficient traffic pattern around the University and reinforce a pedestrian campus core. Included in these plans are the development of a traffic circle and arrival plaza at the Gamble Street / Wahnish Way intersection and the closing of Wahnish Way from Gamble Street to Osceola Street to vehicular traffic. These improvements will combine to improve vehicular circulation around the periphery of the University and will assist in limiting pass-through traffic, enabling FAMU to better function as true urban campus. Strategically placed parking structures at the periphery of the northern campus and east of the Recreation Center at the eastern campus boundary will further limit unnecessary vehicular intrusion into the campus interior.

Housing expansions and renovations are expected to occur in both the northern and southern portions of campus, creating ‘bookends’ and providing connection to the academic campus core. These expansions and renovations include the planned Polkinghorne Village project and the transformation of the Palmetto Street Apartments into expanded campus and Greek Life housing.

Conservation areas will be focused along the southeast portion of the campus boundary formed by Orange Avenue and Adams Street, bleeding north to Osceola Street creating an uninterrupted natural buffer between housing and recreation facilities in the southern portion of campus. There is also a proposed conservation area nestled between the School of Business and Industry and Lucy Moten in the northern portion of campus. Other proposed conservation areas are identified in Figures 16.1.A and 16.1.B. These conservation areas will also function as passive open space areas.

Agriculture has always been, and will continue to remain, a focus of the University. As a result, those designated areas south of Orange Avenue within campus boundaries will remain available for the agricultural and research/testing functions of FAMU. Further the Lafayette Vineyards...
Center Viticulture Sciences and Quincy Farms Campus in Quincy / Gadsden County, Florida will also function as agricultural and research/testing functions.

As a singular building the Alatex site in Crestview / Okaloosa County, Florida shall serve as a community interface land use, providing health care services to persons in need while functioning as an academic / support facility for students and faculty.

In conclusion, the land uses at FAMU have been established to more efficiently and compatibly address future growth. Transitional buffers between land use zones are further seen as an improvement to historical intrusions and lack of differentiation between land uses. The Goals, Objectives and Policies further outline the mechanisms that will be employed to address future growth at FAMU in a systematic and cohesive manner.
Future Land Use Element

GOAL 1: Florida Agricultural and Mechanical University (FAMU) shall promote a development pattern that guides future growth into developable areas and away from environmentally sensitive areas in a manner that is compatible with the City of Tallahassee and Leon County.

Objective 1.1: FAMU shall develop and adopt a Future Land Use Plan which establishes the following land use zones for the University-owned properties:

- Academic
- Agricultural
- Conservation
- Housing
- Parking (including surface & garage)
- Recreation/Athletics/Open Space
- Support Facilities (including utilities, roadways & infrastructure)
- Community Interface

Policy 1.1.1
FAMU shall continue to participate in the Florida Board of Governors master planning process, adopting a Master Plan Update, updating it in succeeding five (5)-year intervals and assessing progress toward achieving its stated goals, objectives and policies through the Florida Board of Governors strategic planning process.

Policy 1.1.2
FAMU shall define and approve the Future Land Use Map (Figure 4.1) as part of the master planning process which reflects the input of representatives of the University’s administration, student body, faculty, and support personnel. The Future Land Use Map establishes land use zones that include academic, agricultural, conservation, community interface, housing, parking, recreation/open space, and support services which shall include utilities and infrastructure.

Policy 1.1.3
FAMU shall endeavor to retain, at a minimum, an existing 25.5 acres of the University's property, which has been previously identified and determined to be environmentally sensitive as Conservation land use zones on the Future Land Use Map.

Policy 1.1.4
FAMU shall identify the developable parcels on the University's property and shall establish and adopt intensities and densities to be implemented for each land use zone shown on Table 4.1 and Figure 4.1. These standards shall serve as maximum development thresholds for each land use zone.
Table 4.1  Land Use Zones/Maximum Intensities and Densities for Development

<table>
<thead>
<tr>
<th>LAND USE ZONE</th>
<th>ACREAGE</th>
<th>INTENSITY</th>
<th>DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Academic</td>
<td>73.2</td>
<td>0.80</td>
<td>1.50 FAR</td>
</tr>
<tr>
<td>Housing</td>
<td>50.0</td>
<td>0.70</td>
<td>60 Bed Spaces</td>
</tr>
<tr>
<td>Support Services</td>
<td>70.0</td>
<td>0.80</td>
<td>1.25 FAR</td>
</tr>
<tr>
<td>Recreation/Open Space</td>
<td>165.1</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Parking (surface + garage)</td>
<td>63.0</td>
<td>0.80</td>
<td>125 Spaces (P)</td>
</tr>
<tr>
<td>Conservation</td>
<td>81.6</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Agricultural</td>
<td>24.2</td>
<td>0.10</td>
<td>.25 FAR</td>
</tr>
<tr>
<td>Community Interface</td>
<td>6.3</td>
<td>NA</td>
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</table>

Source: Figure 4.A – Future Land Use Map; WPi, 2011

<table>
<thead>
<tr>
<th>LAND USE ZONE</th>
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<th>DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Academic</td>
<td>8.05</td>
<td>0.80</td>
<td>1.50 FAR</td>
</tr>
<tr>
<td>Housing</td>
<td>-</td>
<td>0.70</td>
<td>60 Bed Spaces</td>
</tr>
<tr>
<td>Support Services</td>
<td>-</td>
<td>0.80</td>
<td>1.25 FAR</td>
</tr>
<tr>
<td>Recreation/Open Space</td>
<td>-</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Parking (surface + garage)</td>
<td>2.22</td>
<td>0.80</td>
<td>125 Spaces (P)</td>
</tr>
<tr>
<td>Conservation</td>
<td>-</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Agricultural</td>
<td>59.18</td>
<td>0.10</td>
<td>.25 FAR</td>
</tr>
<tr>
<td>Community Interface</td>
<td>-</td>
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<td>NA</td>
</tr>
</tbody>
</table>

Source: Figure 4.B – Future Land Use Map - Viticulture; WPi, 2011

<table>
<thead>
<tr>
<th>LAND USE ZONE</th>
<th>ACREAGE</th>
<th>INTENSITY</th>
<th>DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Academic</td>
<td>2.1</td>
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<td>1.50 FAR</td>
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<tr>
<td>Housing</td>
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<td>60 Bed Spaces</td>
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<td>Support Services</td>
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<td>1.25 FAR</td>
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<td>Recreation/Open Space</td>
<td>107.9</td>
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<tr>
<td>Parking (surface + garage)</td>
<td>1.9</td>
<td>0.80</td>
<td>125 Spaces (P)</td>
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<td>Conservation</td>
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<tr>
<td>Agricultural</td>
<td>82.3</td>
<td>0.10</td>
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<td>Community Interface</td>
<td>5.5</td>
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</table>

Source: Figure 4.C – Future Land Use Map – Gadsden County; WPi, 2011

1 Acreage totals do not include miscellaneous lands such as sidewalks, service areas, roads etc.
2 Represents the maximum percentage, per acre, of allowed impervious improvements.
3 Not applicable to required utility/infrastructure improvements.
4 Represents the maximum density (by unit) per acre allowed to be developed within each land use. Per level thresholds apply to housing and parking garage.
5 FAR = Floor Area Ratio, including multilevel construction not to exceed fifty (50) feet in height.
6 At a minimum, these spaces shall be not less than approximately nine (9) by eighteen (18) feet in size. (P) = Parking Garage, (S) = Surface Parking.
NA = Not applicable to the land use category.

Policy 1.1.5
FAMU shall establish a buffer area around each of the designated conservation areas. The criteria for establishing and adopting these buffers is contained within.
13.0 Conservation Element and shall be followed when designating these buffer areas.

Policy 1.1.6
Variation(s) from and/or exception(s) to the Future Land Use Map (Figure 4.1) shall require an amendment to this Master Plan Update. Amendments that, alone or in conjunction with other amendments, exceed the thresholds established in s. 1030.30 (a) F.S., shall be reviewed and adopted under the provisions of s. 1030.30 (6)-(8) F.S.

Objective 1.2: Using the Future Land Use Map (Figure 4.1) as a base, FAMU shall develop Master Plan Maps which detail the location and types of facilities required by the growth in student population anticipated during the planning period to meet their needs in the areas of academic, agricultural, conservation, community interface, housing, parking, recreation/open space, and support services and other related facilities improvements.

Policy 1.2.1
FAMU shall adhere to the 2010-2020 Master Plan Update Map when authorizing construction of new facilities or when relocating or expanding existing facilities.

Policy 1.2.2
FAMU shall coordinate land use and development decisions with the priorities of capital improvement implementation specified within Table 14.1 of the 14.0 Capital Improvements Element.

Policy 1.2.3
In the event that unforeseen grant awards or other circumstances create a need to modify the Master Plan Update Map, FAMU shall, at a minimum, ensure that the planned facility is consistent with the Future Land Use Map.

Policy 1.2.4
The FAMU Director of Facilities Planning and Construction shall be responsible for coordinating future development densities with appropriate land use zones and shall amend the Capital Improvement Plan each year, if needed, under the requirements of 14.0 Capital Improvements Element. FAMU shall further coordinate inconsistent land use policies with the procedures established herein.

Objective 1.3: FAMU shall utilize the 2010-2020 Master Plan Update Map and Future Land Use Map to correct existing internal land use compatibility problems through such actions as densification, relocation, and acquisition of adjacent properties while continuing to avoid land use compatibility conflicts with surrounding non-University properties.

Policy 1.3.1
FAMU shall create a more homogenous Academic land use zone through densification and the relocation of non-academic facilities (such as housing, agriculture and parking) to newly developed areas along the periphery of campus.

Policy 1.3.2
FAMU shall locate Community Interface activities on the periphery of the University property. Such activities may include, but are not limited to, expanded athletic facilities, research facilities, multi-purpose educational facilities, mixed use development, and hospitality / conference facilities, and in
certain cases, academic facilities of not more than fifty (50) percent of the net assignable square footage of proposed building construction or additions. This will allow functions including public/private research and teaching functions to be conducted in a nontraditional academic environment when deemed appropriate by FAMU.

Policy 1.3.3
FAMU shall continue to be an active participant in City of Tallahassee-Leon County planning and zoning activities to assure that decisions regarding University land uses have a neutral or positive impact on surrounding land uses and, conversely, that land use decisions affecting properties proximate to the University have a neutral or positive impact on University activities.

Policy 1.3.4
The FAMU Director of Facilities Planning and Construction shall be responsible for ensuring compliance in coordinating land use and development decisions with the schedule of capital improvements specified in 14.0 Capital Improvements Element.

Objective 1.4: FAMU shall utilize the Future Land Use Map and 2010-2020 Master Plan Update Map to optimize the University’s developable land resources and protect its natural resources, including its historic and archeological resources, while allowing the University flexibility in meeting its long-range needs.

Policy 1.4.1
Respecting the University property’s natural resources, improvement and expansion of University facilities for the ten (10)-year planning period shall be limited to those areas identified in the Future Land Use Map.

Policy 1.4.2
As part of the design process for any programmed improvements and prior to approval and acceptance of the design of the University, FAMU shall require that geotechnical testing be conducted to determine the relevant soil characteristics of the site.

Policy 1.4.3
FAMU shall require that appropriate methods of controlling erosion and sedimentation to help minimize the destruction of soil resources be used during site development and use. These specific methods shall include, at a minimum, the following:
1. Adherence to the adopted Architectural Design Guidelines.
2. Adherence to the adopted Landscape Design Guidelines.

Policy 1.4.4
FAMU shall require integration of natural topographic and other physical features in project designs in order to develop University property in harmony with its natural environment.

Policy 1.4.5
FAMU shall permit no new development, expansion or replacement of existing development in areas designated on the Future Land Use Map as Conservation.
Policy 1.4.6
FAMU shall adopt and adhere to the policies stated in 13.0 Conservation Element with regard to environmental management and shall require adherence to these standards by all parties performing design and construction of facilities on University property.

Policy 1.4.7
FAMU shall protect and preserve all existing structures deemed to be historically or archaeologically significant. Methods for protection/preservation are outlined in 15.0 Architectural Design Guidelines Element.

Objective 1.5: FAMU shall make provisions for the infrastructure, parking and traffic circulation, utilities and support services systems required by new, expanded and/or relocated facilities concurrent with the facilities' construction. These provisions shall include required land(s) set aside.

Policy 1.5.1
As part of the planning, programming, design and construction of new facilities or the relocation or expansion of existing facilities, FAMU shall include modification of those infrastructure, utilities, parking and traffic circulation, and other support systems which are required to maintain the minimum service levels established under 9.0 General Infrastructure Element 10.0 Utilities Element and 11.0 Transportation Element of this Master Plan Update.

Policy 1.5.2
FAMU shall require that the modification of infrastructure, utilities and support service systems shall be completed concurrent with occupancy of new or expanded programmed facilities.
FIGURE NUMBER 4.C

FUTURE LAND USE MAP

LEGEND:
- ACADEMIC
- AGRICULTURAL
- CONSERVATION
- COMMUNITY INTERFACE
- HOUSING
- SURFACE PARKING
- RECREATION/ATHLETICS/OPEN SPACE
- SUPPORT FACILITIES

2010-2020 MASTER PLAN
FINAL MASTER PLAN
FLORIDA A&M UNIVERSITY
QUINCY, FLORIDA
DATE: NOVEMBER 2012

SHADE FARM RD.