

Florida Agricultural and Mechanical University  
2020 – 2030 Campus Master Plan Update  
(Five Year Comprehensive)  
BR-352

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Evaluation and Appraisal Report  
August 2023

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TABLE OF CONTENTS

Tab	Element Title
	Introduction
1	4- Future Land Use Element
2	5- Academic Facilities
3	6- Support Facilities
4	7- Housing Element
5	8- Recreation and Open Space Element
6	9- General Infrastructure Element
7	11- Transportation Element
8	12- Intergovernmental Coordination
9	13- Conservation
10	14- Capital Improvements Element

## Introduction

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Florida Agricultural and Mechanical University (FAMU) must submit to the Board of Governors, within four years from the date of the five-year Campus Master Plan (6C-21 .203(7), FAR) adoption and every five years thereafter, an Evaluation and Appraisal Report (EAR) which:

- Lists accomplishments during the implementation of the Campus Master Plan, describing major problems associated with development and land uses, and the degree to which the goals, objectives, and policies have been successfully reached;
- Identifies obstacles, problems or conditions which resulted in underachievement of goals, objectives, or policies;
- Identifies the need for new or modified goals, objectives, or policies needed to correct unanticipated and unforeseen problems and opportunities that have occurred since adoption of the Campus Master Plan;
- Addresses local government and public participation in the process;
- Addresses the effects of changes to the state comprehensive plan and to the comprehensive plans of the host local government and any affected local governments;
- Identifies a means of ensuring continuous monitoring and evaluation of the plan during the remainder of the overall planning period.

A proposed Plan Amendment will be submitted, which incorporates the findings and recommendations contained in the Evaluation and Appraisal Report, and which contains updated baseline data (as appropriate) and goals, objectives and policies to be accomplished during the remainder of the overall planning period. This Campus Master Plan Amendment shall:

- Be submitted to Board of Governors within five years from the date of plan adoption and every five years the thereafter;
- Incorporate the findings and recommendations contained in the Evaluation and Appraisal Report, and contains updated baseline data (as appropriate) and goals, objectives, and policies to be accomplished during the remainder of the overall planning period;

The 2020-2030 Campus Master Plan Update includes the updates to Elements 4 – Future Land Use, 5 – Academic Facilities, 6 – Support Facilities, 7 – Housing Facilities, 8 - Recreation and Open Space, 9 - General Infrastructure, 11 -

Transportation, 12 – Intergovernmental Coordination, 13 – Conservation and 14  
- Capital Improvements for the Main Campus.

## 4.0 Land Use Element

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### Accomplishments, Obstacles and Proposed Plan Amendments

The goal of the Land Use Element is to 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 host community. The Future Land Use Map shall detail the location and types of facilities required by the growth of student population to meet their needs. The map will also correct existing internal land use compatibility problems while continuing to avoid land use compatibility conflicts with surrounding non-university properties. This element will support optimization of developable land resources and protection of natural resources, including historic and archeological resources, while allowing flexibility to meet long-range needs. Further provisions for infrastructure, parking and traffic circulation, utilities and support services systems required by newly expanded and / or relocated facilities concurrent with facilities' construction, including the provision for required land set aside(s) shall be included in this element.

The 2015-2025 Master Plan established goals, objectives, and policies to ensure the success of the Land Use Element. For adherence to the Master Plan FAMU faculty and staff evaluated the following conditions:

- The university adopted and adhered to a Future Land Use Plan in accordance with the land use zones identified in the current plan as well as established and adopted intensities and densities for each zone.
- At least 40 acres of environmentally sensitive property were retained in the conservation land use zone and appropriate measures to provide buffer zones around these areas were provided.
- Land use and development decisions were coordinated with the priorities of the capital improvement plan as legislative funding allowed for.
- FAMU optimized developable land resources while simultaneously protecting its natural resources.
- Provisions for infrastructure, parking and traffic circulation, utilities, and support services systems were achieved in conjunction with facilities' construction.

## 5.0 Academic Facilities Element

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### Accomplishments, Obstacles and Proposed Plan Amendments

The goal of the Academic Facilities Element addresses the need to meet academic needs of the projected student enrollment through the construction of new academic facilities and through the maintenance, renovation, and expansion of existing academic buildings. Available funding appropriations for the development of new academic facilities must be continued as well as maintenance of an acceptable level-of-service of the existing academic facilities to encourage their maximum usage.

The 2015-2025 Master Plan established goals, objectives, and policies to ensure the success of the Academic Facilities Element. For adherence to the Master Plan, FAMU faculty and staff evaluated the following conditions:

- The plan is presently adhering to Florida Board of Governors funding rules and administrative procedures for requesting funding appropriations for capital projects through the three-year PECO project list. The construction of academic spaces occurred as funding was made available. Specific items were identified to be deficient with the existing academic facilities.
- The Educational Plant Survey was completed and provides recommendations for site improvements, remodeling, and renovations well as general university-wide recommendations including corrections or modifications necessary to comply with the Americans with Disabilities Act. Construction of new facilities was not recommended.
- Secondary funding sources were secured for selected projects and additional secondary funding sources may be pursued for future projects.
- FAMU will continue to implement landscaping and site improvements associated with future construction, expansion, and renovated academic facilities. These enhancements will incorporate energy efficiency and sustainable practices when possible.

## 6.0 Support Facilities Element

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### Accomplishments, Obstacles, and Proposed Plan Amendments

The goal of the Support Facilities Element is to provide facilities that efficiently meet FAMU's current and projected student enrollment needs. Objectives to achieve this goal include providing additional support facilities to meet the needs of an expanding academic program and correct deficiencies using SUS space standards, maintain support facilities in a manner to encourage their maximum usage, and to continue to pursue all available funding sources. Policies have been established to design and construct a minimum square footage of administrative office space, student services space, and support services space. Available funding appropriations for the renovation of existing support facilities and the development of new support facilities shall be pursued.

The 2015-2025 Master Plan established goals, objectives, and policies to ensure the success of the Support Facilities Element. For adherence to the Master Plan, FAMU faculty and staff evaluated the following conditions:

- Support facilities were provided in accordance with the Land Use Element and Land Use Map, the Capital Improvements Element, and the Capital Improvements Element.
- The Center for Access and Student Success (CASS) was completed.
- FAMU adhered to rules and procedures and pursued available appropriation and funding mechanisms for the development of new support facilities.
- The university has identified the need to construct a data center and a hurricane / emergency shelter on campus.

## 7.0 Housing Element

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### Accomplishments, Obstacles, and Proposed Plan Amendments

The goal of the Housing Element is to continue providing stable and secure student housing facilities within the campus boundaries, offering a social environment that is affordable and conducive to the academic enrichment and development of the University's student enrollment, and shall encourage and support the development of housing on campus. Objectives to achieve this goal include ensuring the availability of affordable housing within walking distance of the University's academic buildings, maintaining a bed space inventory of approximately 44 percent of the student enrollment, eliminate substandard housing and provide needed structural and aesthetic improvements to existing housing units. This goal may seek to encourage privately initiated on-campus housing developments as well as through Department of Education funding sources.

The 2015-2025 Master Plan established goals, objectives, and policies to ensure the success of the Housing Element. For adherence to the Master Plan, FAMU faculty and staff evaluated the following conditions:

- The university continued to strive to meet its goal to provide 30 percent of student enrollment with on-campus housing (Student Housing Comprehensive Plan 2004) for the year 2015. The university has adopted a new goal to provide 44% on-campus housing by the year 2025. The remaining balance of housing needs may be met by off-campus facilities operated by the private sector.
- The first phase of the FAMU Towers, a dormitory, was constructed in the southeastern portion of campus, providing 700 new beds which replaced aging facilities that were taken off-line and / or demolished.
- FAMU acquired an housing complex, known as Rattler Point, which provided an additional 234 beds for on-campus housing.
- FAMU is seeking U.S. Department of Education funding to renovate and construct improved student housing.
- The university may continue to advance private-public partnerships (P3) to enhance its on-campus housing inventory.
- FAMU is expanding upon current number of living-learning communities to enhance the student experience.
- The university adheres to the Student Housing Comprehensive Plan which identifies three critical objectives:



- Accommodate an increased percentage of students in on-campus housing;
  - Improve recruitment and retention efforts;
  - Increase student and parent satisfaction with on-campus living options.
- The Student Housing Comprehensive Plan provides for a detailed analysis of funding for planning, design, and construction as well as maintenance of student housing facilities.

## 8.0 Recreation and Open Space Element

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### Accomplishments, Obstacles, and Proposed Plan Amendments

The goal of the Recreation and Open Space Element is to continue to provide, maintain and expand recreation and open space facilities at acceptable service standards to meet the anticipated demands created by existing and anticipated faculty and student enrollment growth. The objective shall ensure the availability of an adequate supply of on-campus recreation and open space facilities at adopted level-of-service standards. The objectives to achieve this goal include ensuring the availability of an adequate supply of on-campus facilities and to maintain policies that support and encourage use of public and private funding resources to meet the projected demands of the FAMU faculty, student enrollment, and intercollegiate athletic programs growth.

The 2015-2025 Master Plan established goals, objectives, and policies to ensure the success of the Recreation and Open Space Element. For adherence to the Master Plan, FAMU faculty and staff evaluated the following conditions:

- The university has adopted and adhered to a minimum level-of-service standard for recreational acreage for both passive and active recreation.
- Through the next campus master plan update, FAMU will evaluate minimum level-of-service standards for recreational space facility improvements which may lead to new standards.
- As the university grows, pressure has been placed on the retention of campus open space and recreation facilities. Additional land acquisition may be required in order to meet level-of-service standards and maintain intensities and densities for development, which maximizes the retention of open space as student enrollment grows.
- The university has secured funding and has initiated renovations to Bragg Memorial Stadium.

## 9.0 General Infrastructure Element

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### Accomplishments, Obstacles, and Proposed Plan Amendments

The goals of the General Infrastructure Element are to provide adequate stormwater management drainage capacity to protect the welfare of both the university and host community residents as well as to ensure adequate potable water supply and distribution for domestic and fire protection use, ensure adequate sanitary sewer collection, and to ensure adequate solid waste handling and disposal capacity.

The 2015-2025 Master Plan established goals, objectives, and policies to ensure the success of the General Infrastructure Element, for adherence to the Master Plan, FAMU faculty and staff evaluated the following conditions:

- The Campus Development Agreement, which addresses the General Infrastructure Element and associated Sub-Elements, was executed during the last planning period

#### Stormwater Sub-Element:

- A Stormwater Master Plan was not developed and completed during the planning period. Stormwater management facilities are designed on a project-by-project basis. The university is interested in the development of a regional stormwater management facility off-campus in conjunction with the City of Tallahassee and the Blueprint Intergovernmental Agency and attended meetings with both agencies to evaluate the feasibility of partnering.
- FAMU developed and maintained construction projects on campus in a manner consistent with the City of Tallahassee land development regulations and applicable statutory requirements of the Northwest Florida Water Management District and Florida Department of Environmental Protection Environmental Resource Permits including the adoption of level-of-service standards for stormwater management and drainage which met State of Florida water quality regulations.
- FAMU continued to support the maintenance of the quality of on-campus jurisdictional wetland resources, natural stormwater management, and hydrological areas by meeting university adopted level-of-service standards for stormwater runoff quality regulations. Policies and procedures are adhered to mitigate impacts of university generated stormwater.

#### Potable Water Sub-Element:

- FAMU continues to work towards ensuring the adequate provision of potable water supply and distribution for domestic use and fire protection use based on university needs and to meet and maintain adopted level-of-service standards.
- Potable water supply is provided by the City of Tallahassee Utilities. FAMU has indicated that the City of Tallahassee has provided service in accordance with adopted level-of-service standards. The university coordinated with the service provider to identify needed corrective actions. During the planning period it was determined that no major corrective actions were required.
- The university has conformed with the requirements of the Potable Water System Analysis, implementing repair, renovation, and new construction projects in accordance with the Campus Development Agreement
- As construction projects were undertaken during the planning period the university coordinated with the service provider to ensure the adequate improvement to or expansion of potable water systems and water main services.
- FAMU has integrated water conserving fixtures for new and renovated projects. The master plan update shall evaluate opportunities for additional water conservation measures related to future renovation projects.
- Facilities staff performed studies on energy saving activities during the planning period.

#### Sanitary Sewer Sub-Element:

- FAMU continues to work towards ensuring the adequate provision of sanitary sewer collection based on university needs and to meet and maintain adopted level-of-service standards.
- The university has conformed with the requirements of the Sanitary Sewer Collection and Disposal System Analysis, implementing repair, renovation, and new construction projects in accordance with the Campus Development Agreement
- FAMU utilized the City of Tallahassee sanitary sewer collection and treatment system.

#### Solid Waste Sub-Element:

- FAMU ensured the adequate provision of solid waste handling and disposal services based on university needs and to meet and maintain adopted level-of-service standards.
- The university continues to work on a monitoring program to estimate solid waste generation.
- The City of Tallahassee provided the university with solid waste handling and transporting services as well as the provision of acceptable disposal facilities.
- The university continues to implement more efficient solid waste handling systems such as compactors and will continue to explore opportunities to utilize more efficient solid waste handling systems in other locations on campus. Opportunities for the relocation and appropriate screening will be evaluated during the plan update.
- FAMU continues to implement techniques towards the reduction of solid waste stream and achieving increased recyclable volumes including the increased use of compactors and recycling stations on campus.

## 11.0 Transportation Element

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### Accomplishments, Obstacles, and Proposed Plan Amendments

The goal of the Transportation Element is to provide staged expansion and improvement to existing transportation facilities to meet the needs of its student body, faculty, staff, and support personnel. In addition, the university shall develop and maintain an orderly, safe on-campus pedestrian and bicycle circulation system that encourages the use of non-motorized transportation modes.

The 2015-2025 Master Plan established goals, objectives, and policies to ensure the success of the Transportation Element. For adherence to the Master Plan, FAMU faculty and staff evaluated the following conditions:

- The Campus Development Agreement, which addresses the Transportation Element, was executed during the last planning period. There were no on and off-campus transportation concurrency mitigation measures required nor adopted level-of-service standard issues.
- FAMU provided sufficient parking capacity without increasing the acreage dedicated to parking facilities. During the current planning period the university will identify opportunities for parking garages in order to make land available for the development of new academic, support, athletic, and housing facilities.
- FAMU operated two passenger shuttle buses, throughout campus during the weekdays and weekends known as the Venom Shuttle which provides transportation to numerous stops on and off campus along with a route that runs between main campus and the College of Engineering. The UPass program allows students to utilize StarMetro routes adjacent to campus as well as city wide.
- The university continues to evaluate strategies to encourage the use of multiple transportation modes such as bicycle lanes and multi-use paths.
- The restructuring of on-campus traffic circulation is limited. Despite this limitation, the plan update will continue to examine opportunities to restructure on-campus circulation, internal roadway circulation, road closures, and intersection improvements in order to improve transportation systems of various modes associated with the plan. Funding limitations restricted the advancement the university's efforts in this area.
- Coordination with local, regional, and state transportation agencies to advance motorized and non-motorized facilities occurred during the planning period.

- FAMU made provisions for the expanded use of multiple transportation modes on campus during the planning period. The success of these provisions has been marginal. Additional efforts to evaluate the utilization of the multiple transportation modes offered for users will be examined in the current plan. The integration of multiple transportation modes in campus facilities plans, designs, and construction contract documents will also be reviewed.
- It was observed during the planning period that the use of bicycles on campus continues to be limited. Mopeds are favored over bicycles. Provisions for bicycle facilities on campus were limited during the planning period. Evaluation of bicycle facilities will be conducted during the current planning period.
- Provisions for pedestrian circulation and corridors on campus were addressed during the planning period, but the need for enhancement of such facilities still exists. Evaluation of pedestrian circulation and corridors will be undertaken during the current planning period.
- Additional funds are necessary to make appropriate repairs and/or modifications to existing sidewalks and pedestrian corridors. The cross-campus corridor needs to be completed. Funding limitations continued to be an obstacle to achieving the goal.
- As new facilities were constructed, provisions were made in accordance with the Americans with Disabilities Act (ADA). Funding limitations did not allow for outstanding noncompliant ADA facilities to be resolved.
- There are outstanding conflicts between pedestrians and vehicles at crossing locations that need to be examined in the plan update.
- FAMU is evaluating the construction of facilities and infrastructure that support electric vehicles.

## 12.0 Intergovernmental Coordination Element

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### Accomplishments, Obstacles, and Proposed Plan Amendments

The goal of the Intergovernmental Coordination Element is to coordinate the planning and policy making of the university with Tallahassee and Leon County as well as other local, regional, state, and federal agencies to ensure that the university develops, provides services, and implements the goals, objectives, and policies of the Master Plan.

FAMU shall establish level-of-service standards and concurrency requirements for public facilities which are not in conflict with Tallahassee and Leon County standards and concurrency management provisions. A process for reciprocal plan review with local agencies as well as the establishment of an Intergovernmental Coordination Committee with local, regional, and state agencies may be evaluated. The university shall monitor and participate in the review and comment of proposed development activities within the context area of FAMU's campuses. The update of the plan shall be coordinated with units of government at all levels.

The 2015-2025 Master Plan established goals, objectives, and policies to ensure the success of the Intergovernmental Coordination Element. For adherence to the Master Plan, FAMU faculty and staff evaluated the following conditions:

- The Campus Development Agreement, which addresses the Intergovernmental Coordination Element, was executed during the planning period.
- FAMU maintained level-of-service standards and concurrency requirements for public facilities. The standards were not in conflict with adopted local, regional, and state level-of service standards.
- The university continues to work towards meeting the level-of-service standards for public facilities and services that are interconnected with local facilities and services for which the local government had operational and maintenance responsibilities. These facilities included stormwater management, potable water, sanitary sewer, solid waste, and transportation.
- The university adhered to a process for reciprocal plan review with the City of Tallahassee. No proposed amendments exceeded the thresholds in s. 1013.30 (9) F.S. which therefore did not require submittal to local, regional, and state governments for review and comment.
- FAMU was informed of and participated in review and comment of proposed development activities within the context area of campus.



- The plan update has and will continue to be coordinated with units of government at all levels as required.
- FAMU entered into and executed an extension of the Campus Development Agreement with the City of Tallahassee through December 31, 2024.

## 13.0 Conservation Element

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### Accomplishments, Obstacles, and Proposed Plan Amendments

The goal of the Conservation Element is to conserve, protect, and provide for the appropriate management of FAMU's natural resources and conservation areas. The university will continue to facilitate conservation programs that protect the campus air quality and allow for the conservation and appropriate utilization of existing and future energy sources. It will also conserve and appropriately utilize its water resources, both water quality and water quantity, continue to protect its wildlife habitat and native vegetative communities and reduce the volume and degree of hazardous waste generated by university facilities.

The 2015-2025 Master Plan established goals, objectives, and policies to ensure the success of the Conservation Element. For adherence to the Master Plan, FAMU faculty and staff evaluated the following conditions:

- The university adhered to all programs to protect campus air quality that allowed for the conservation and appropriate utilization of existing and future energy resources.
- FAMU maintained and continues to maintain recycling programs across campus.
- On-campus energy awareness programs were adhered to during the planning period. Further programs will be evaluated during the current planning period.
- Energy audits did and will continue to be conducted for campus buildings. Energy efficient materials and mechanical systems were included on newly constructed and substantially renovated campus buildings.
- The university adhered to the Florida Clean Indoor Air Act..
- Conservation land use areas were adopted in accordance with the plan.
- FAMU conserved and appropriately utilized its water resources both in terms of quantity and quality.
- The university will continue to evaluate the use of stormwater retention facilities for irrigation on campus during the current planning period. Stormwater borne pollutants were minimized through Best Management Practices.
- FAMU continued to protect and conserve wetland areas by maintaining compliance with the appropriate regulatory agencies. Compliance with applicable regulations and mitigation requirements across regulatory agencies was adhered to for development impacting flood prone areas.

Other regulations affecting the development of environmentally sensitive lands were adhered to.

- The university adhered to a cleanup program for the forested wetland areas on campus. FAMU continued to comply with existing water quality and quantity programs including those that impact wetland areas. Buffer standards for upland areas adjacent to wetlands were adhered to.
- FAMU continued to conserve and protect its wildlife habitat and native vegetative communities through appropriate care techniques.
- FAMU will seek to adopt appropriate wildlife and vegetation management, protection, and conservation lists and programs when evaluating campus development projects.
- FAMU has and will continue to reduce the volume and degree of hazardous wastes generated on campus. The university adhered to its Hazardous Communication Program Policy to assist with managing its generated hazardous wastes. The program is reevaluated on an on-going basis.

## 14.0 Capital Improvement Element

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### Accomplishments, Obstacles, and Proposed Plan Amendments

The goal of the Capital Improvements Element is to undertake appropriate actions necessary to provide academic and support facilities to all enrolled students in a manner that protects the investment and maximizes the use of existing facilities and promotes orderly, planned development. The objective is to provide capital improvements to correct existing deficiencies, to accommodate anticipated growth, and to replace aging or obsolete facilities. The university shall base the coordination of land use decisions associated with the implementation of capital improvements upon the development requirements of the plan, the development agreements of the plan, and the availability of necessary facilities needed to support development activities.

The 2015-2025 Master Plan established goals, objectives, and policies to ensure the success of the Capital Improvements Element. For adherence to the Master Plan, FAMU faculty and staff evaluated the following conditions:

- The university made provisions for prioritized and scheduled capital improvements based on evaluation and ranking criteria to correct existing deficiencies, accommodate anticipated campus growth, and replace aging and obsolete facilities in accordance with the Capital Improvement Program / Plan (CIP).
- The basis for the coordination of land use decisions was associated with the implementation of capital improvements as outlined within the plan as well as development agreements contained within, and level-of-service standards for infrastructure and open space.
- FAMU ensured compliance with adopted level-of-service standards for roadways and transportation facilities during the planning period.
- The university continued to adhere to capital improvement programming procedures, the recommendations for which will continue to rely on funds appropriated by the Florida Board of Governors. Proper consideration was given to and will continue to project criteria consisting of site improvements, utility extension and easements, parking and traffic circulation needs, compliance with standards, and compliance with architectural and landscape design guidelines.
- The university completed the Educational Plant Survey and engaged in the preparation of the Needs Assessment, which formed the basis for capital improvements.