FLORIDA STATE UNIVERSITY

BOARD OF TRUSTEES

Finance and Business Committee

ACTION ITEM V

Tuesday, February 24, 2026

SUBJECT: Campus Master Plan Amendment

PROPOSED COMMITTEE ACTION

Request for Approval

AUTHORITY FOR BOARD OF TRUSTEES ACTION

In 1993, the Florida Legislature passed legislation that recognizes the unique relationship between university campuses and local governments. Chapter 1013.30, F.S., describes the processes by which universities are required to develop, maintain, and update campus master plans and associated campus development agreements with local governments.

BACKGROUND INFORMATION

In September 2021, the Board of Trustees (BOT) adopted the University's current Campus Master Plan (CMP), which covers the years 2020 to 2030 (near-term and mid-term). Since then, projects that were proposed for the 2031 and beyond (far-term) have been reevaluated and need to be incorporated into the current CMP 2020-2030. Additionally, legislative appropriations have been received in 2025, and additional appropriations are expected to be received in 2026 necessitating an amendment.

Highlights of the proposed changes to the Tallahassee Campus Main Site:

The first group of changes includes several acquisitions including 535 W. College Avenue (Greene-Lewis House), which includes approximately 2,250 square feet of office space for Native American Indigenous Studies (NAIS).

The second acquisition includes 109 S. Copeland Street (formerly Dunkin' Donuts & Skoolers), which includes approximately 7,570 square feet of restaurant space to be operated by the FSU Office of Business Services.

The third acquisition includes 609 W. Tennessee Street (formerly Bare Naked Kitchen), which includes approximately 3,800 square feet of restaurant space to be leased out by the FSU Office of Business Services.

The next acquisition includes 1501 Governors Square Blvd (Torchlight Studios), which includes approximately 36,010 square feet of assembly space (600's) and 366 square feet of office space for the College of Motion Arts.

The acquisition of 1630 Riggins Road, (FSU Health – Nursing), includes 4,992 square feet of office, clinic, and laboratory space for the College of Nursing.

The last acquisition in this group includes buildings located at 623, 625, 631, 633 W. Tennessee St. and West Park Apartments located at 525, 529, 531-533 W. Park Ave. These buildings are all anticipated to be demolished over the next calendar year.

The next group of changes involves transfers of properties to the University. These include Champions Hall (residence hall), located at 232 Hayden Road, and the 1-acre lot and small building at 237 Hayden Road, as well as Burt Reynolds Hall, located at 215 Hayden Road. All transfers come from direct support organizations to the FSU Board of Trustees and both Burt Reynolds Hall and the small building on the 1-acre lot are to be razed in the near future.

An additional transfer includes property, 2390 Phillips Road, FSU Health – Phillips Road, which includes 22,278 square feet of office space, 356 square feet of study space, 2464 square feet of lounge space and 7230 square feet of clinical space.

The last group of changes to the CMP on the Tallahassee Main Campus Site includes the new FSU Health construct facility project located near the Tallahassee Memorial Hospital and updating the Moore Auditorium renovation project to a remodel and construct addition project. The University received legislative appropriations in 2025-2026 for Moore Auditorium and as a result, the project will be advanced from the 11+ Year Long-Term Plan to the 6-10 Year Mid-Term Plan.

Highlights of the proposed changes to the Tallahassee Campus Southwest Site:

The first group of changes involves the transfer of land by Leon County Research and Development Authority (LCRDA) to the FSU Board of Trustees. These transfers include Morgan Building, Johnson Building, Phipps Building, 1737 W. Paul Dirac Drive, Lots 1B, 2D, 3D, 1E through 7E, and the roadways and storm ponds shown on the attached Tallahassee Southwest Site – Mid Term (Years 6-10) map.

The next change to the CMP includes the remodeling and addition of the Middleton Golf Center and the addition of the Middleton Maintenance Facility along Orange Avenue.

Additionally, changes include razing of 1901A, 1901B, 1903, 1905 and 1907 University Farm Road (Dairy Farm) and razing of the former Florida Highway Patrol Academy and Florida Highway Patrol Dorm facilities located near 2908 Ridgeway Road.

Finally, the 37.43 acre of vacant land near S. Lake Bradford Road will be transferred from the FSU Real Estate Foundation to the FSU Board of Trustees, necessitating the update to the campus master plan.

There are no significant changes proposed for the Panama City Campus at this time.

ADDITIONAL COMMITTEE CONSIDERATIONS

By statutory definition, these modifications constitute a minor amendment to the Campus Master Plan. Accordingly, it is not expected that the adoption of this amendment will create the need to substantially revise the existing Campus Development Agreement between the University and the City of Tallahassee, approved and executed in December of 2022.

Supporting Documentation Included:

Revised graphic map for:
Tallahassee Campus Main Site - Near Term (Years 1-5)
Tallahassee Campus Main Site - Mid Term (Years 6-10)
Tallahassee Campus Main Site - Far Term (Years 11+)
Tallahassee Campus Main Site - Additional Properties

Tallahassee Campus Southwest Site - Near Term (Years 1-5)
Tallahassee Campus Southwest Site - Mid Term (Years 6-10)
Tallahassee Campus Southwest Site - Far Term (Years 11+)

Submitted by: Kyle Clark, Senior Vice President for Finance & Administration

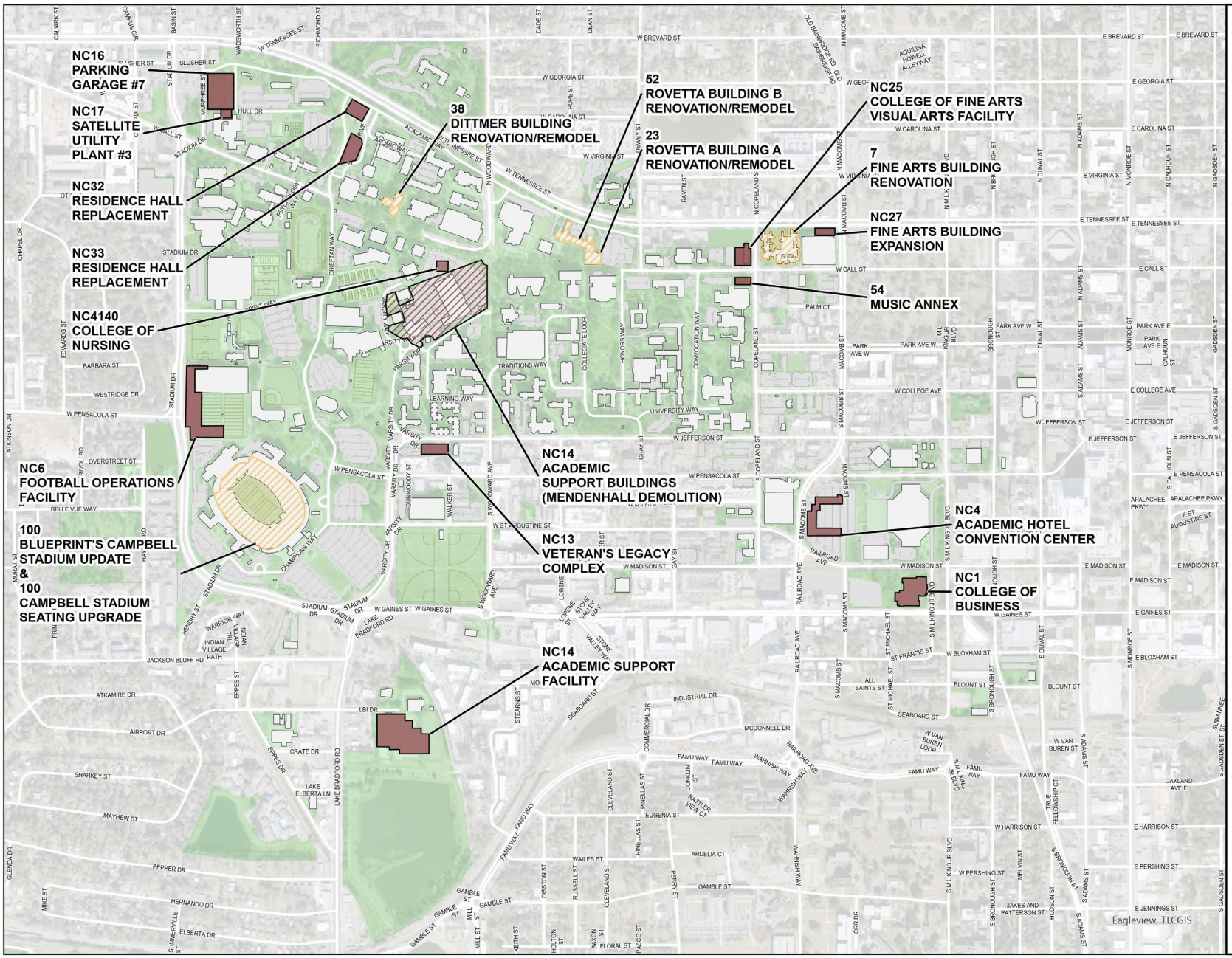

FIGURE MC.MP.2

TALLAHASSEE CAMPUS MASTER PLAN NEAR-TERM (YEARS 1-5)

LEGEND:

- PROPOSED RENOVATION/REMODEL
- PROPOSED RAZING
- PROPOSED NEW CONSTRUCTION

SOURCES:

FSU FACILITIES PLANNING
TLCGIS

FLORIDA STATE UNIVERSITY
TALLAHASSEE CAMPUS

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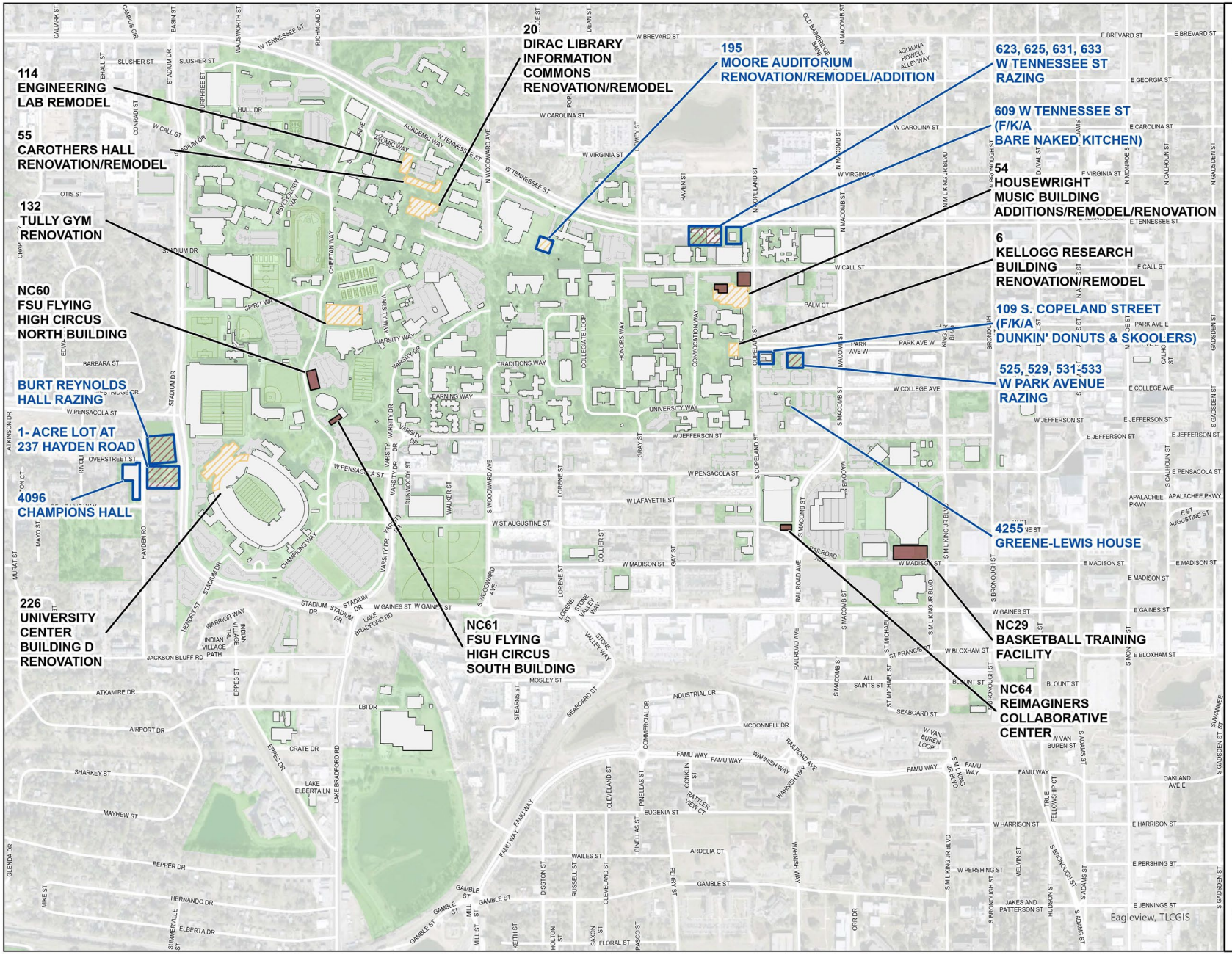

FIGURE MC.MP.2

TALLAHASSEE CAMPUS MASTER PLAN MID-TERM (YEARS 6-10)

LEGEND:

- PROPOSED RENOVATION/REMODEL
- PROPOSED RAZING
- PROPOSED NEW CONSTRUCTION
- ADDED WITH THIS REVISION

SOURCES:

FSU FACILITIES PLANNING
TLCGIS

FLORIDA STATE UNIVERSITY
TALLAHASSEE CAMPUS

REVISED: 24 FEBRUARY 2026

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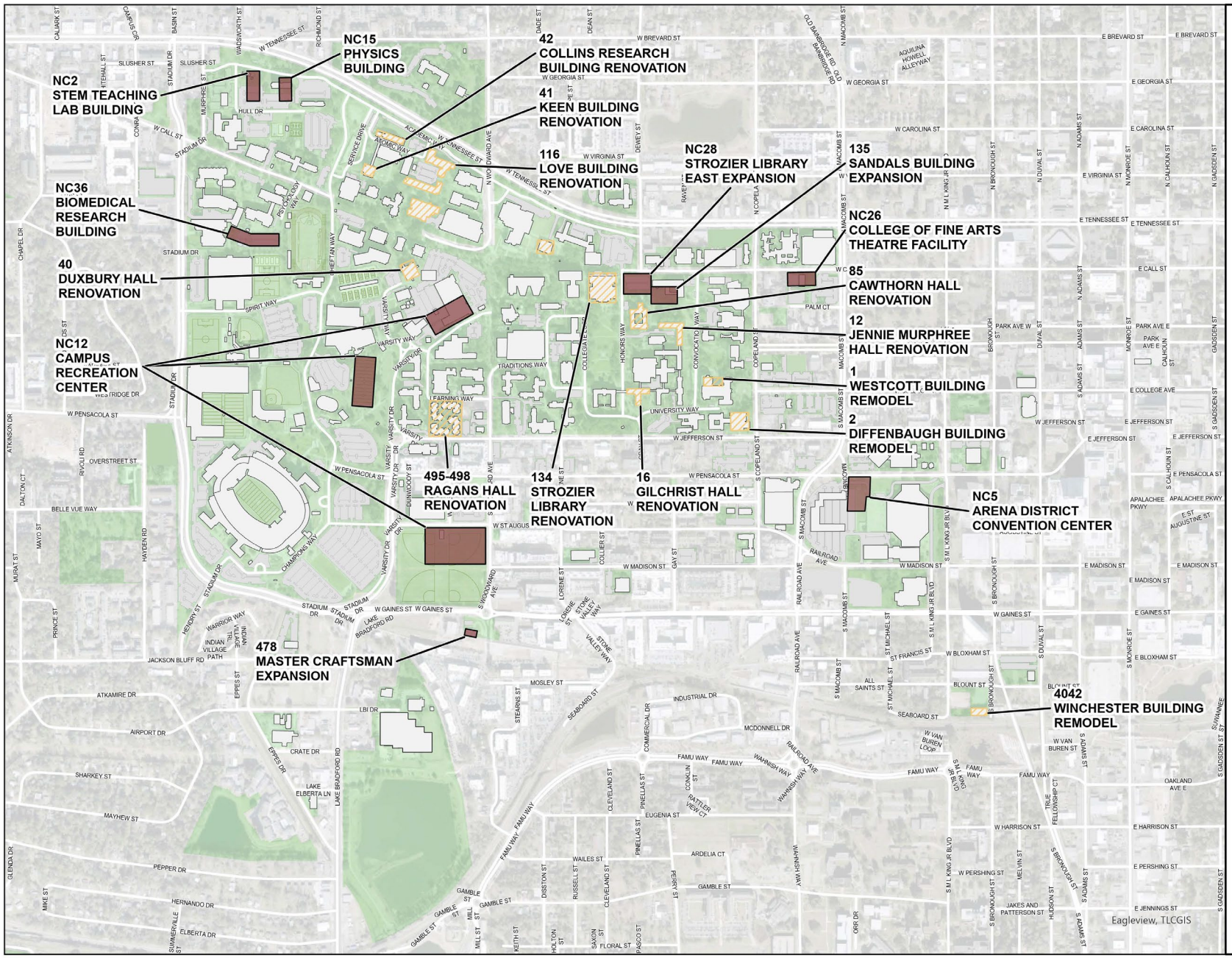

FIGURE A.4

TALLAHASSEE CAMPUS MASTER PLAN FAR-TERM (YEARS 11+)

LEGEND:

- PROPOSED RENOVATION/REMODEL
- PROPOSED NEW CONSTRUCTION

SOURCES:

FSU FACILITIES PLANNING
TLCGIS

FLORIDA STATE UNIVERSITY
TALLAHASSEE CAMPUS

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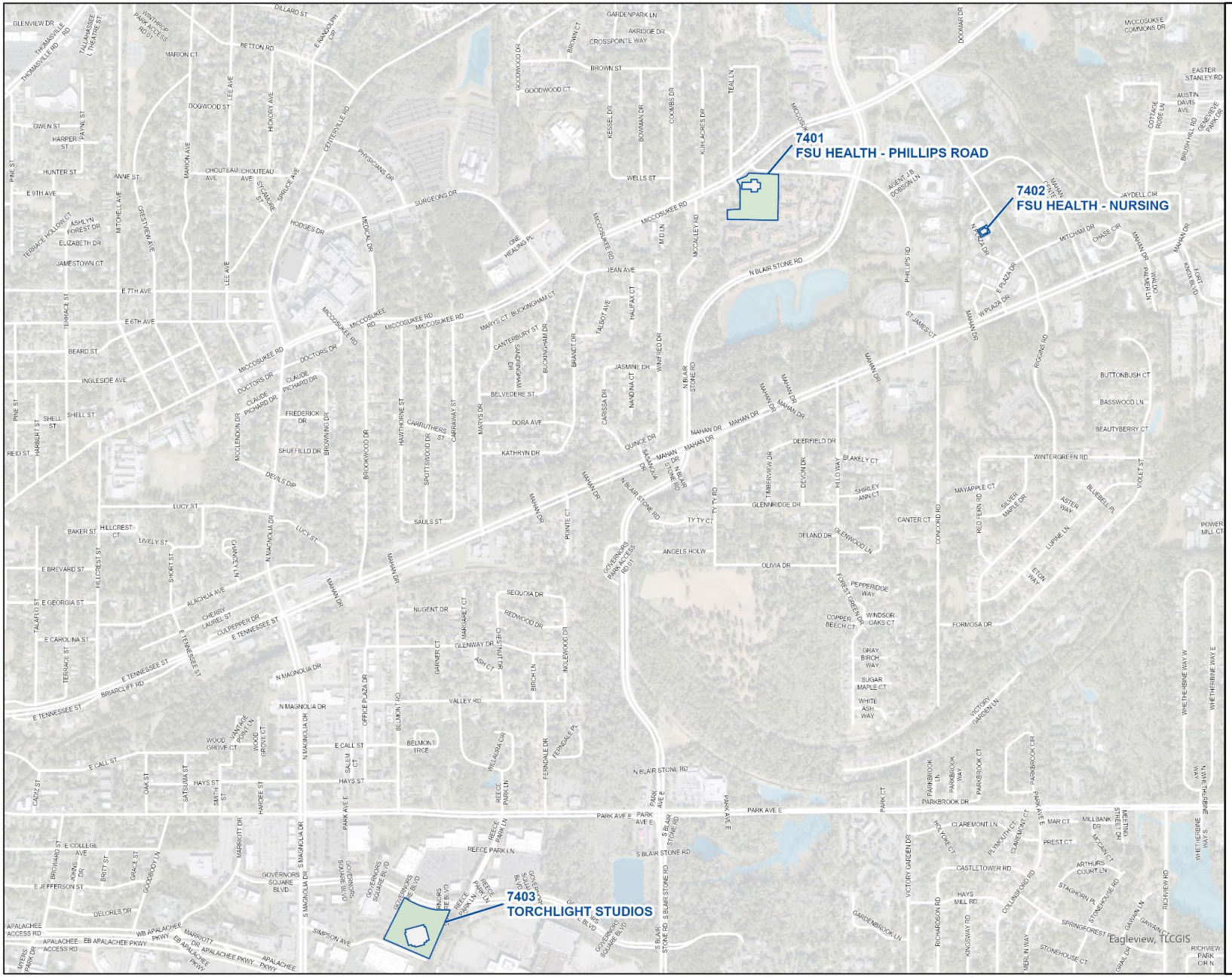

FIGURE MC.MP.4

TALLAHASSEE CAMPUS
MASTER PLAN
ADDITIONAL PROPERTIES
MID-TERM
(YEARS 6-10)

LEGEND:

- PROPOSED NEW CONSTRUCTION
- BUILDINGS ACQUIRED WITH THIS REVISION
- ADDED WITH THIS REVISION

SOURCES:
FSU FACILITIES PLANNING
TLCGIS

FLORIDA STATE UNIVERSITY
TALLAHASSEE CAMPUS

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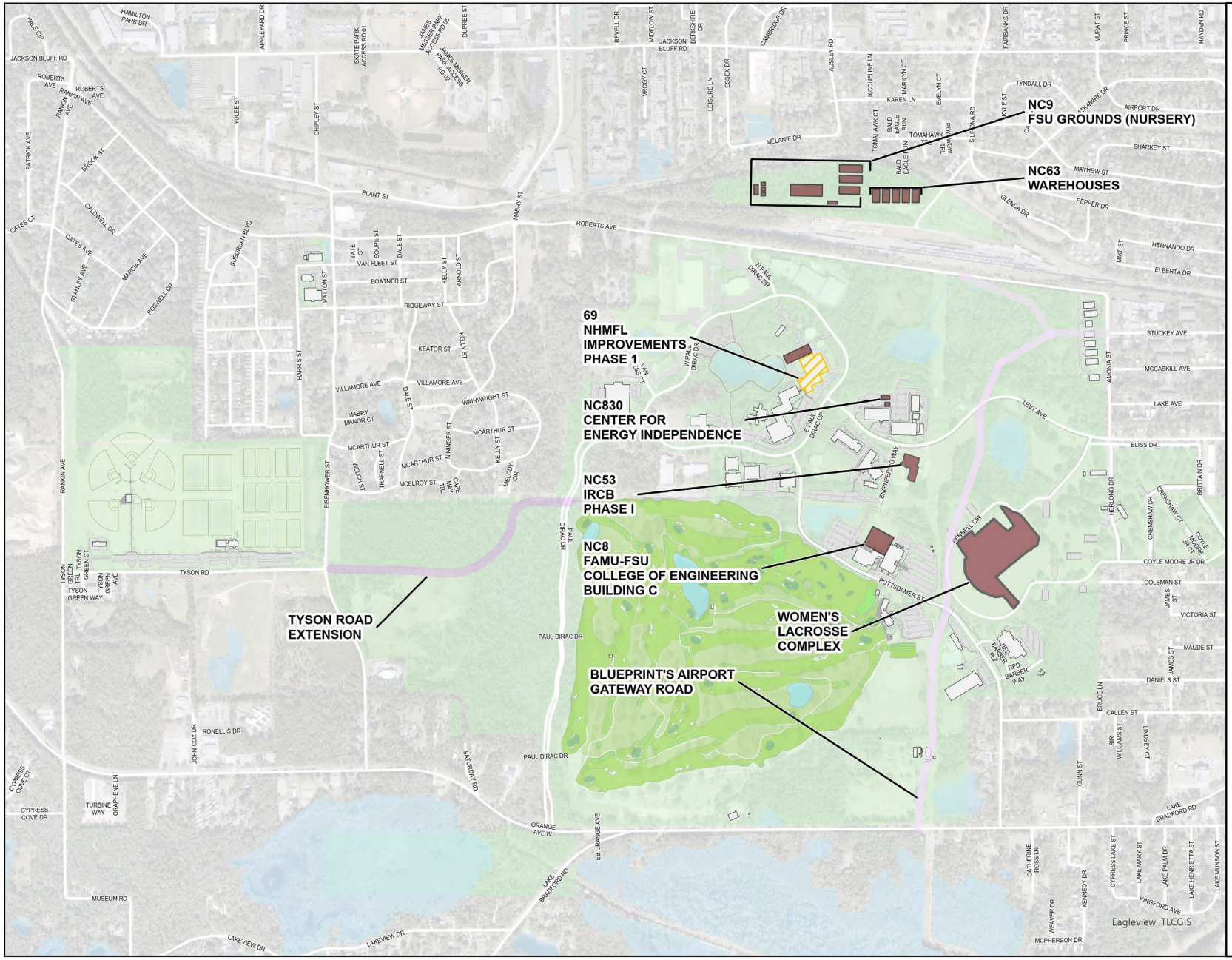

FIGURE SWC.MP.2

TALLAHASSEE CAMPUS SOUTHWEST MASTER PLAN NEAR-TERM (YEARS 1-5)

LEGEND:

- PROPOSED RENOVATION/REMODEL
- PROPOSED NEW CONSTRUCTION
- AREA OF PROPOSED ROADWAY

SOURCES:
FSU FACILITIES PLANNING
TLCGIS

FLORIDA STATE UNIVERSITY
TALLAHASSEE CAMPUS SOUTHWEST

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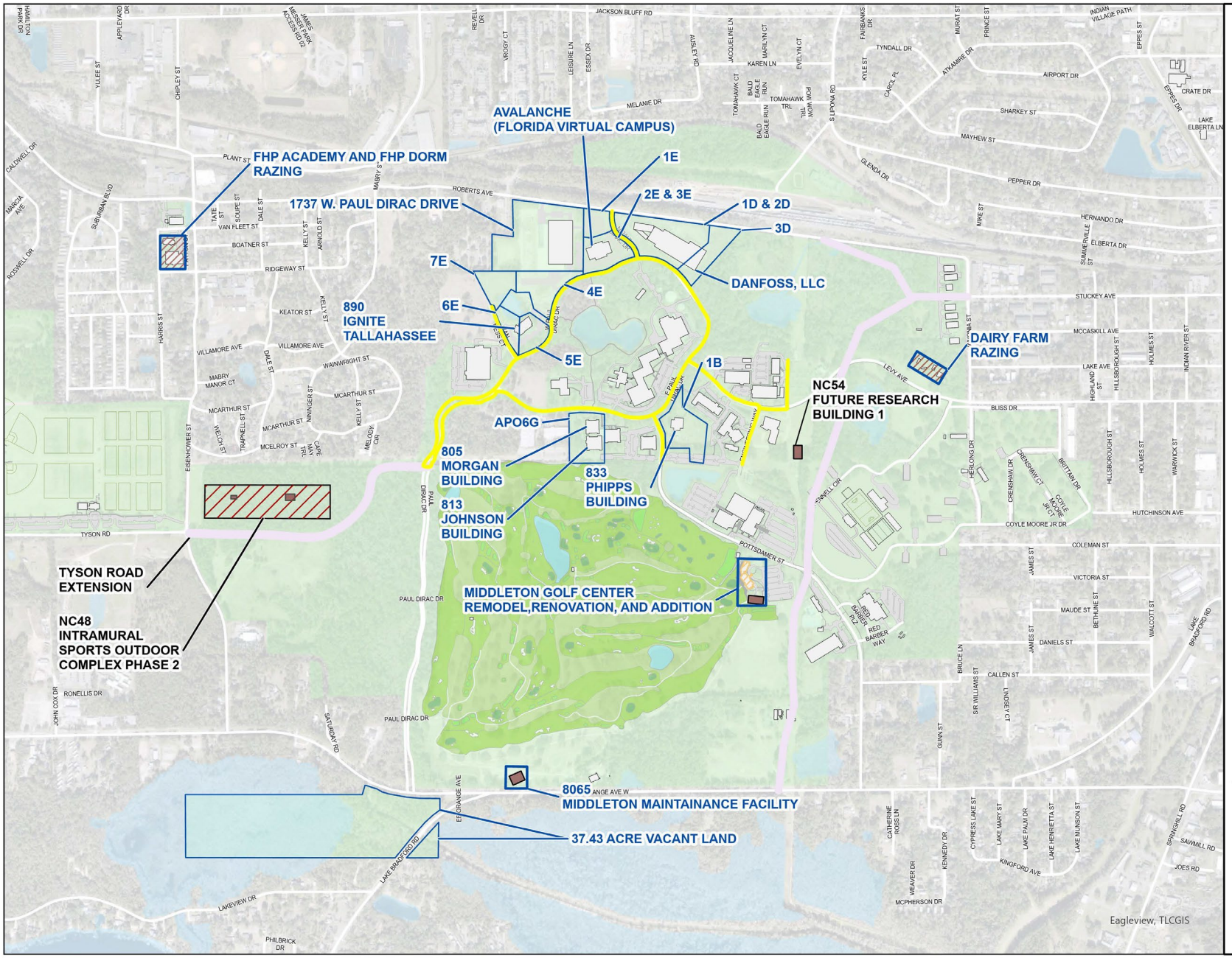

FIGURE SWC.MP.3

TALLAHASSEE CAMPUS SOUTHWEST MASTER PLAN MID-TERM (YEARS 6-10)

LEGEND:

- PROPOSED RENOVATION/REMODEL
- PROPOSED RELOCATION
- PROPOSED NEW CONSTRUCTION
- PROPOSED RAZING
- AREA OF PROPOSED ROADWAY
- ADDED WITH THIS REVISION
- INNOVATION PARK-ROADS, PONDS, COMMON AREAS

SOURCES:
FSU FACILITIES PLANNING
TLCGIS

FLORIDA STATE UNIVERSITY
TALLAHASSEE CAMPUS SOUTHWEST

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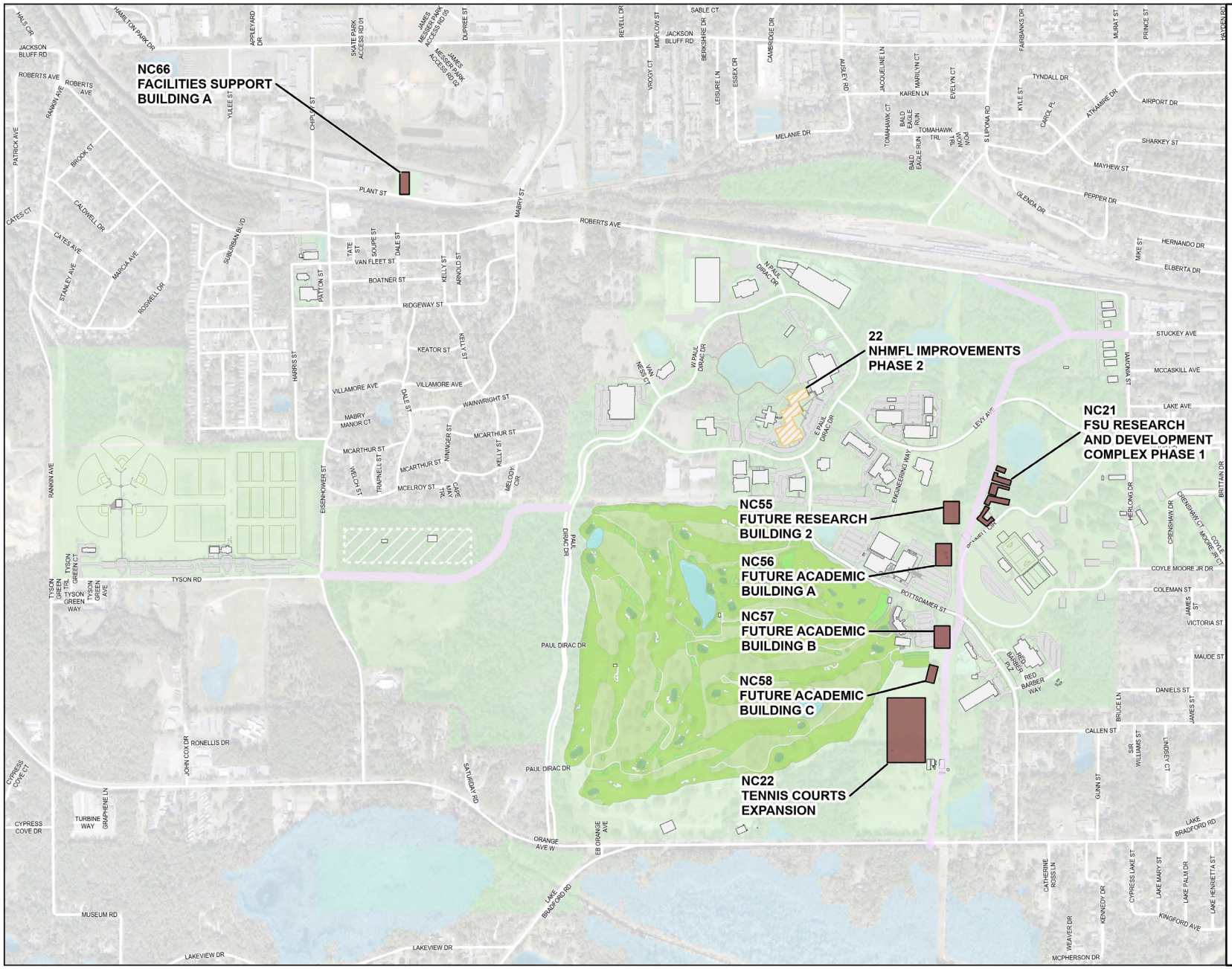

FIGURE A.5

TALLAHASSEE CAMPUS SOUTHWEST MASTER PLAN FAR-TERM (YEARS 11+)

LEGEND:

- PROPOSED RENOVATION/REMODEL
- PROPOSED NEW CONSTRUCTION
- AREA OF PROPOSED ROADWAY

SOURCES:
FSU FACILITIES PLANNING
TLCGIS

FLORIDA STATE UNIVERSITY
TALLAHASSEE CAMPUS SOUTHWEST

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