

**INTERGOVERNMENTAL COORDINATION 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 achieve the goals, objectives, and policies of the Campus Master Plan through the use of joint processes for collaborative planning, decision making, and development review by governmental agencies.**

**Objective 1A**

**Establish a process for the reciprocal review of University Campus Master Plans and local government comprehensive plans and their amendments.**

**Policy 1A-1**

Upon adoption of the updated Campus Master Plan, the University's Facilities Department shall arrange a series of meetings with City of Tallahassee and Leon County, and City of Panama City planning officials for the purpose of negotiating the appropriate terms and conditions of this reciprocal review process.

**Policy 1A-2**

It shall be the policy of the University that proposed amendments to local government comprehensive plans which have the effect of changing land uses or policies that guide the development of land within the designated context areas (see **Figure 12.1**) surrounding the campuses and other properties, affect the provision of local services, or which otherwise impact University facilities and resources, should be submitted to the University's Facilities Department for review.

**Policy 1A-3**

Proposed amendments to the adopted Campus Master Plan that exceed the thresholds established in ch.1013.30 (9), F.S., shall be transmitted to the appropriate local, regional, and state agencies for review in accordance with the procedures established in Florida Board of Governors Regulation Chapter 21.

**Policy 1A-4**

Proposed amendments to the adopted Campus Master Plan which do not exceed the

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Revised: 26 June 2015  
NOT REVISED IN 2018

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thresholds established in ch.1013.30 (9), F.S., and which have the effects, or potential effects, of altering the manner in which development on campus may occur or impacting off-site facilities, services, or natural resources shall be submitted to appropriate host and affected local governments for review, consistent with the intergovernmental coordination process established pursuant to Chapter 21.210(3), BOG Regulations.

**Policy 1A-5**

Every effort will be made to formalize the terms and conditions of the reciprocal plan review process through an interlocal agreement or memorandum of understanding. The interlocal agreement or memorandum of understanding shall also establish a process for the mitigation of impacts identified during the reciprocal review of proposed plans and plan amendments.

**Policy 1A-6**

University planning officials shall meet with officials from the City of Tallahassee and Leon County on a regular (at least quarterly) basis, or as the need arises, for the purpose of coordinating planning activities. Other local, regional, state, and federal agencies shall be invited to participate in these meetings as the need arises. Annual meetings shall be held with the Panama City Commission and the Bay County Commission to review issues of mutual interest to the Panama City Campus.

**Policy 1A-7**

Until the Campus Master Plan and campus development agreement have been renegotiated, disputes between the University and a local government shall be resolved by the process established in ch.1013.30 (8), F.S.

**Objective 1B**

**Establish a process for the reciprocal review of proposed development activities both on-campus and in the context area whereby local officials are given an opportunity to review proposed campus development in order to assess its potential impacts on local, regional, and state resources and facilities, and whereby University officials are given an opportunity to review proposed development within the context area in order to assess its potential impacts on University resources and facilities.**

**Policy 1B-1**

It shall be the policy of the University that proposed development within the context area that has the potential to impact University facilities or resources shall be transmitted to the

University's Facilities Department for review, consistent with the intergovernmental coordination process established pursuant to Chapter 21.210(3), BOG Regulations.

**Policy 1B-2**

Except when otherwise stated in ch.1013.30, F.S., the provisions of the Campus Master Plan and associated campus development agreement supersede the requirements of Part II of Chapter 163, F.S.

**Policy 1B-3**

The University's Facilities Department shall meet with City and County officials to establish the criteria and thresholds for development proposals that would be subject to the intergovernmental coordination process established pursuant to Chapter 21.210(3), BOG Regulations. It is the intent of this policy to establish in the form of an interlocal agreement or memorandum of understanding mutually agreed upon thresholds for review that will allow both the University and the host and affected local governments to review significant development proposals within the context area. Proposed development orders and plans of development, which do not exceed these thresholds, shall not be subject to the reciprocal review process established pursuant to Chapter 21.210(3), BOG Regulations.

**Policy 1B-4**

Upon receipt of an application for a development order proposed for the context area, the University's Facilities Department shall assess the potential impacts of the proposed development on University facilities and resources. Findings shall be remitted in writing to the appropriate host or affected local government.

**Policy 1B-5**

When it has been determined that proposed development on campus would have an adverse impact on State or local facilities, services or natural resources, University officials shall participate and cooperate with local officials in the identification of appropriate strategies to mitigate the impacts of campus development on local, regional, and state resources, consistent with the terms and conditions of the inter-local agreement.

**Policy 1B-6**

When it has been determined that proposed development within the context area would have an adverse impact on University facilities or resources, University officials shall participate and cooperate with local officials in the identification of appropriate strategies to mitigate the impacts of off-campus development on local, regional, and state resources

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Revised: 26 June 2015  
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on University resources and facilities, consistent with the terms and conditions of the interlocal agreement.

**Policy 1B-7**

Any dispute between the University and a host of affected local government regarding the assessment or mitigation of impacts shall be resolved in accordance with the process established in ch.1013.30 (8), F.S.

**Policy 1B-8**

Within 270 days after adoption of the Campus Master Plan by the University's Board of Trustees, a draft campus development agreement shall be transmitted to the City and County. This agreement must:

- Identify geographic area covered by the agreement;
- Establish duration of the agreement (5 - 10 years);
- Identify LOS standards for public services and facilities, the entity to provide these services and facilities, and any financial arrangements between the University and the service provider;
- Determine impact of proposed campus development on identified public services and facilities, and any deficiencies likely to occur as a result;
- Establish the University's right to review proposed development within the context area for its impact on the University's ability to develop its master plan and to affect its mission;
- Identify facility improvements to correct deficiencies;
- Identify the University's 'fair share' of the costs of needed improvements; and
- Be consistent with adopted Campus Master Plan and host local government comprehensive plan.

**Policy 1B-9**

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NOT REVISED IN 2018

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The University and host local government shall execute the campus development agreement within 180 days after receipt of the draft agreement.

**Policy 1B-10**

FSU and the City shall continue to abide by the terms and conditions established in the Campus Development Agreement between the University's Board of Trustees and the City dated June 10, 2005, and any subsequent amendments to this Agreement, until the successor campus development agreement is executed.

**Policy 1B-11**

FSU shall propose amendments to the existing Campus Development Agreement which will require the City to transmit to FSU for review any application for a development order or construction permit within the context area which exceeds criteria and thresholds to be developed jointly by FSU and the City pursuant to Policy 1B-3 above. These criteria and thresholds are intended to eliminate small-scale projects from the reciprocal review process established pursuant to Chapter 21.210(3), BOG Regulations.

**Policy 1B-12**

Once the Campus Development Agreement is renegotiated and executed, all campus development may proceed without further review by the City and County if it is consistent with the Campus Development Agreement and the adopted Campus Master Plan.

**Policy 1B-13**

Once the University pays its 'fair share' for capital improvements, as identified in the Campus Development Agreement, all concurrency management responsibilities of the University are deemed to be fulfilled.

**Policy 1B-14**

Any dispute between the University and the City and County that arises from the implementation of the Campus Development Agreement shall be resolved in accordance with the process established in ch.1013.30 (17), F.S.

**Objective 1C**

**Future updates of the Southwest Campus plan will take into consideration the recommendations and finding of such planning activities as Blueprint 2000, Southwest Sector Plan, Southside Economic Development Plan, and Innovation Park Master Plan. The**

**University will continue to work with state and local governments and appropriate planning agencies and long-range development plans to ensure compatibility and reduce conflicts especially within the University's context area.**

**Policy 1C-1**

The University will work with the local governments 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.

**Policy 1C-2**

Future updates of the Southwest Campus plan will take into consideration the recommendations and findings of such planning activities as Blueprint 2000, Southwest sector Plan, Southside Economic Development Plan and Innovation Park Master Plan.

**Objective 1D**

**FSU shall establish level of service standards and concurrency requirements for public facilities that are not in conflict with the City of Tallahassee's level of service standards and concurrency requirements.**

**Policy 1D-1**

FSU shall require that level of service standards for roads, sanitary sewer, solid waste, stormwater management, potable water, parks and recreation, and public transportation will not be in conflict with those of the City. These standards shall include the following items, referenced to the element of this plan in which the levels of service standards are established.

**Element 9 General Infrastructure:**

Stormwater Management Sub-Element

- Stormwater quantity
- Stormwater quality

Potable Water Element

- Potable water capacity

Sanitary Sewer Element

- Sanitary sewage collection and treatment capacity

Solid Waste Sub-Element

- Solid waste collection and disposal facility capacity

**Element 10 Transportation**

**Policy 1D-2**

FSU shall require that projects proposed for construction on the University campus not be in conflict with ch.1013.30, F.S. requirements for concurrency in the provision of infrastructure services and facilities.

**Policy 1D-3**

The University and the City of Tallahassee will coordinate to plan for and implement compatible development along the boundaries of the campus. Compatibility issues include:

- land use
- aesthetics and signage
- development restrictions.

**Objective 1E**

**The University shall continue to coordinate with civic and local government groups concerning the use of University facilities for recreational, entertainment, and other public service events.**

**Policy 1E-1**

The University will continue to support events consistent with the availability of resources and facilities.

**Policy 1E-2**

The University Campus Recreation and Intercollegiate Athletic Departments shall continue to coordinate annually with the City of Tallahassee Parks and Recreation Department to identify common recreation, athletic and open space needs and to determine if resources are available to share to meet common needs.

**Policy 1E-3**

The University shall continue its policy to recover the cost of special events sponsored by non-University groups, except in those cases where the Vice President determines it for Finance and Administration that the event is of benefit to and in the best interests of the University and the expenditure of University resources is appropriate.

**Objective 1F**

**The University shall continue to discuss issues associated with the provision of affordable off-campus student housing as needed, with interested campus and community constituents, including participants from:**

- **Local government agencies;**
- **Citizen interest groups;**
- **Private real estate interests; and**
- **Other interested parties.**

**Policy 1F-1**

The Off-Campus Student Housing Office will continue to work with local realtors and real estate information sources to obtain information about off-campus housing and provide that information to students.

**Policy 1F-2**

The University Housing Department will continue to work with local government agencies, private developers, or committees to provide information on student enrollment and housing.

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**NOT REVISED IN 2018**

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**Objective 1G**

**Ensure adequate infrastructure services coordinated with local government providers to support University functions and facilities.**

**Policy 1G-1**

The University shall seek membership to local government advisory groups, citizens committees, task forces, local regulatory authorities, and similar groups where issues relating to general infrastructure (stormwater management, potable water, sanitary sewer, solid waste, and any other elements) are considered in order to ensure that University interests are coordinated with local entities.

**Policy 1G-2**

The University shall continue to explore with local government agencies solutions to common problems relating to general infrastructure and utility issues.

**Policy 1G-3**

The University will coordinate with local government entities long-range utility and infrastructure planning to prevent future problems and to facilitate efficient and effective operations and maintenance.

**Policy 1G-4**

Continue to work with the City of Tallahassee to monitor the operation of the regional stormwater facility and related improvements.

**Policy 1G-5**

When future data collection studies identified in the adopted Campus Master Plan are undertaken after the execution date of the Campus Development Agreement, the City shall have the opportunity to review and comment on the findings of those studies.

**Objective 1H**

**Ensure adequate utility services coordinated with local government and private providers to support University functions and facilities.**

**Policy 1H-1**

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Revised: 26 June 2015  
**NOT REVISED IN 2018**

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The University shall seek membership to local government advisory groups, citizen's committees, task forces, local regulatory authorities, and similar groups where issues relating to the generation and distribution of utilities (including electricity, natural gas, cable TV, telecommunications, and any others) are considered, in order to ensure that University interests are coordinated with local entities.

**Policy 1H-2**

The appropriate University representatives shall meet with representatives of local and state utilities to resolve issues relating to the maintenance and ownership of components of the utility and infrastructure distribution system. These representatives may include, but not be limited to:

- City of Tallahassee Public Works Department;
- City of Tallahassee Water and Sewer Department;
- City of Tallahassee Gas Department;
- City of Tallahassee Electric Department;
- Leon County Solid Waste Division;
- State of Florida Division of Communications;
- Century Link
- Comcast; and
- Florida Energy Office.

**Objective 1J**

**Provide an effective multi-mode transportation system for the University in cooperation with appropriate local and state government agencies.**

**Policy 1J-1**

The University will negotiate with local governments and state agencies to effect the following major roadway improvements:

- The enhancement of Gaines Street.
- Other projects as outlined in the master plan.

**Policy 1J-2**

University officials will continue to participate with all appropriate government agencies to develop an acceptable plan for an effective multi-mode transportation system.

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Revised: 26 June 2015  
NOT REVISED IN 2018

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13 June 2008

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**Policy 1J-3**

Existing transportation models shall be utilized to assess the off-site impacts of these road improvements on other surrounding roadways, and to calculate the costs to the University to mitigate those off-site impacts.

**Policy 1J-4**

Funding for the mitigation of identified off-site impacts shall be provided through the State University System Concurrency Trust Fund.

**Policy 1J-5**

Any dispute between the University and any host or affected local government regarding plan for the roadway closing, or the assessment or mitigation of off-site impacts shall be resolved in accordance with the process established in ch.1013.30 (8), F.S.

**Policy 1J-6**

The University shall seek membership in local transportation advisory groups to ensure the development of coordinated transportation systems and plans, including those for:

- transit;
- pedestrian;
- vehicular; and
- bicycle.

**Policy 1J-7**

Continue to coordinate as needed with StarMetro, public safety agencies, the Civic Center Authority, and others as identified to expand, enhance, and promote a park and ride system for major campus events.

**Objective 1K**

**Provide a safe environment on campus for students, faculty, staff and visitors.**

**Policy 1K-1**

The University will coordinate long-range planning efforts with fire, public safety, and environmental departments and agencies to enhance the safety of the campus and its population. These departments and agencies may include, but not be limited to:

- City of Tallahassee Fire Department;
- City of Tallahassee Police Department;
- Leon County Sheriff's Office;
- Florida Department of Law Enforcement;
- Florida Highway Patrol;
- Leon County Emergency Management Office; and
- State of Florida Department of Environmental Protection.

**Objective 1L**

**Preserve historically important facilities of the University.**

**Policy 1L-1**

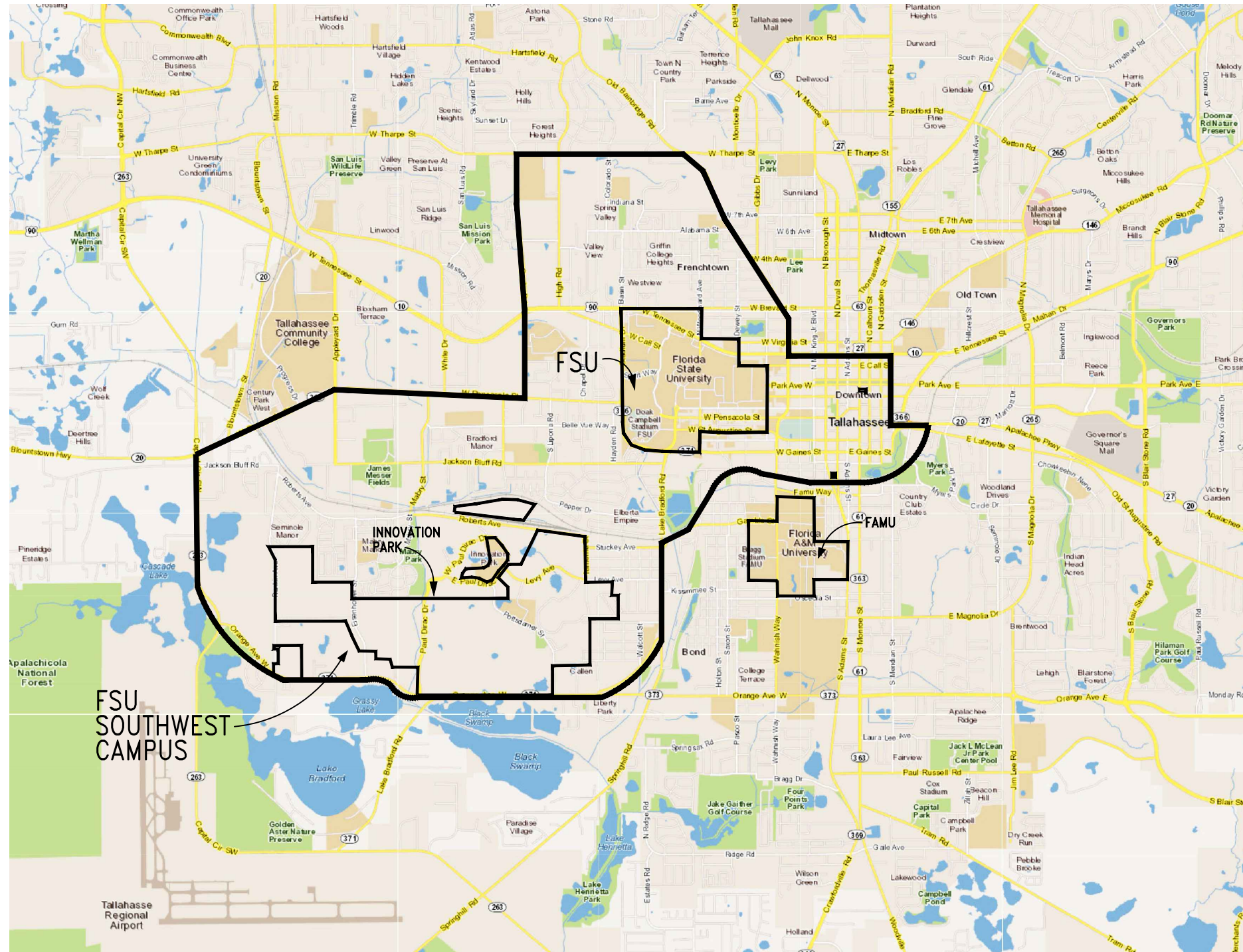
The University will continue to investigate the feasibility of the development of a campus historic zone and will work with the appropriate agencies to develop and implement a plan to protect that zone. The University will amend the Master Plan as necessary to include recommendations of the Plan.

**Policy 1L-2**

Work with State Division of Historical Resources and other appropriate agencies to identify and document important historic facilities on campus (see Future Land Use Element policies 1G-1 through 1G-4).

FIGURE 12.1

FSU CONTEXT AREA



LEGEND:

— BOUNDARY OF FSU CONTEXT AREA

SOURCE:  
TLGIS I-MAPS

COMPREHENSIVE MASTER PLAN  
**FLORIDA STATE UNIVERSITY**  
TALLAHASSEE, FLORIDA  
GOP

13 JUNE 2008  
REV: JANUARY 18, 2018

