

**Intergovernmental Coordination Supporting Data**

The purpose of the Intergovernmental Coordination Element is to identify and resolve incompatible goals, objectives, policies and development proposed in campus master plans and to determine and respond to the need for coordination with adjacent local governments, and regional and state agencies.

**ISSUE 1: Coordination and reciprocal review of the campus master plan and the local government's comprehensive plan.****Description**

The City of Tallahassee and Leon County have previously prepared a joint comprehensive plan to guide growth and development. The University is also required to prepare a campus master plan to guide growth and development on the campus. Coordination of these plans is necessary to address those problems that cross-jurisdictional boundaries.

**Coordinating Entities**

Primary      FSU Vice President of Finance and Administration  
                  FSU Facilities Department  
                  Tallahassee-Leon County Planning Department  
                  FDEP Division of State Lands (LMAC)

## Secondary

Office of the Secretary of State  
Florida Game and Fresh Water Fish Commission  
Department of Education  
Board of Trustees of the Internal Improvement Trust Fund  
Apalachee Regional Planning Council  
West Florida Regional Planning Council (for matters involving the Panama City  
Branch Campus and the City of Panama City).

**Coordination Mechanisms**

In 2005, Florida State University entered into a development agreement with the City of Tallahassee. That agreement provides the University the right to review proposed development that might affect the University. The University is required, pursuant to Florida Statute, to send copies of its draft campus master plan to the City of Tallahassee and Leon County for review prior to adoption. Any amendment to the adopted plan that exceeds the thresholds established in the statutes will also be sent

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to the City of Tallahassee and to Leon County for review. Amendments to the adopted plan that do not exceed these thresholds are not sent to the City or County for review prior to adoption.

The City and County have adopted their comprehensive plans consistent with the requirements of the applicable statutes. Proposed amendments to these plans are advertised in the local newspapers. Two public hearings are conducted on these amendments before they are adopted.

**Nature of Relationship**

The nature of the relationship between the University and the City and County can best be characterized as "separate but equal. " The University has the right and responsibility to establish and regulate land uses within the campus boundaries, just as the City and County have similar rights and responsibilities for land uses within their respective jurisdictions.

Florida's rapid growth will continue to exert pressure on the University to expand to meet the ever-growing demand for educational services. Growth and development in Tallahassee and Panama City, particularly in the context areas surrounding the three campuses, may limit FSU's expansion and adversely affect University facilities and resources. As these growth pressures increase, the need for better coordination of comprehensive plans and more frequent interaction between officials from the University and the host and affected governments can also be expected to increase.

**Recommendation**

University officials should work closely with planning officials from both the city of Tallahassee and Panama City to continue and improve the process for the reciprocal review of comprehensive plans and plan amendments.

**ISSUE 2: Incompatible land uses along the boundaries of the Main Campus and coordination of development impacts along those boundaries.****Description**

Land uses along the boundaries of the campus should be compatible with land uses on the opposite side of the boundaries. A comparison of existing and future land uses in the Tallahassee-Leon County comprehensive plan with future land uses on the expanded campus shows that, for the most part, land uses are compatible. Land uses along the northeast boundary of the University are mainly commercial, fronting Tennessee Street, which is the major east-west roadway through the City. Land uses along the northwest and west boundaries are mainly residential, with a mix of single-family and multi-family dwellings. Land uses along the southwest boundary are a mix of residential,

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commercial, and industrial. Land uses along the east boundary are a mix of multi-family residential and small commercial offices with some governmental offices.

**Coordinating Entities**

Primary      Vice President of Finance and Administration  
                  FSU Facilities Department  
                  Tallahassee-Leon County Planning Department

Secondary    Florida Department of Transportation  
                  Apalachee Regional Planning Council

**Coordination Mechanisms**

Under the terms of the current development agreement between the University and the City of Tallahassee, the City will review development proposals by the University to assess the impacts of that development on local facilities and services. Likewise, the University has the same ability to review proposed development near the boundaries of the campus in order to assess the potential impacts of that development on university facilities and resources.

Changes in land use by the City will require an amendment to its comprehensive plan. Proposed land use changes must be advertised in the local newspaper and a minimum of two public hearings must be held. The University has the opportunity to participate in the public hearings and to make verbal and/or written comments on any proposed changes in land uses.

Additionally, the University has been an active participant in the on-going multi-agency committee effort to study the development of the Gaines Street corridor. This "Gaines Street Vitalization Committee" contains representatives from both local governments, both state universities, and other local/state agencies that are involved in the design and operation of Gaines Street and development of the adjoining corridor. Other interests are also represented on this committee, including those representing affected property owners, business interests, and private individuals.

**Nature of Relationships**

The nature of the relationship between the University and the City of Tallahassee can best be characterized as "separate but equal." The University has the right and responsibility to establish and regulate land uses within the campus boundaries, just as the City has similar rights and responsibilities for land uses within its jurisdiction.

**Recommendation**

FSU officials should continue to work closely with City of Tallahassee officials to improve the reciprocal process whereby FSU is given the opportunity to review applications for development

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permits within the context area surrounding the University to determine impacts on FSU facilities and resources. Additionally, the University should continue its active participation as a member of the Gaines Street Vitalization Committee and continue its efforts to coordinate development plans along the Gaines Street corridor with local governments and other relevant agencies and groups.

**ISSUE 3:      **Transportation Improvements******Description**

Since the adoption of the Campus Master Plan, the University has made several significant improvements to the local transportation network in and around the Main Campus. In some instances, these improvements have been made with the assistance of the City of Tallahassee, the Florida Department of Transportation, and Leon County. These improvements range from major capital projects, such as the closure of Woodward Avenue and the relocation of Pensacola Street, to more routine efforts such as improving the condition of bus shelters on the Main Campus. The nature and variety of these improvements have caused the University and local governments, primarily the City of Tallahassee, to establish periodic dialogues on specific projects, such as the more recent joint effort to improve College Avenue, remove on-street parking along adjacent city streets, the city's abandonment of several rights-of-way inside the campus and the relocation of Capital Circle SW.

These dialogues should be promoted and continued either on a regular basis or on a case-specific basis.

**Coordinating Entities**

Primary      Vice President of Finance and Administration  
                  FSU Facilities Department  
                  Blueprint 2000  
                  Florida Department of Transportation  
                  City of Tallahassee  
                  Apalachee Regional Planning Council

**Coordination Mechanisms**

University officials have met with City and County officials on several occasions to discuss various University proposals. Studies and discussions are continuing at this time on a variety of transportation-related issues.

**Nature of Relationships**

Due to its very nature, there is a significant relationship between the transportation systems and networks that the University shares with the City of Tallahassee. Primary concerns are the impacts

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that road projects may have on the local network, the development or redevelopment of existing land uses that are located along certain roadways, such as Gaines Street or the possible realignment of Capital Circle SW (as it affects the Southwest Campus), and the cost of operating and maintaining certain roadways and transportation systems, such as local bus service. As student oriented development has continued along the Gaines Street corridor, it will be important to create better connections between campus and Gaines Street.

**Recommendation**

Discussions between the University, the City, the County, and the FDOT should continue and solutions and alternatives should be explored for the issues mentioned above.

**ISSUE 4: Off-Campus Student Housing****Description**

The projected enrollment increase for FSU will exceed the University's ability to finance and construct new housing for all of the additional students. The University receives no funding for housing from the Legislature and all housing must be self-supporting from revenues charged the students. The private sector has sufficiently provided housing without intervention by the University. However, the comprehensive planning process is demanding better coordination between the University and local agencies and other groups that might provide student housing. The City Housing Authority administers housing programs.

It is important that an adequate supply of affordable housing units be located near the campus. In addition to easing the burden on the University to provide affordable on-campus housing, locating affordable housing near the campus also helps reduce on-campus parking and automobile circulation requirements, and increases the use of pedestrian and non-vehicular facilities and transit services.

In recent years this issue has dissipated somewhat with the construction of several hundred units of housing along the Gaines Street corridor and around the Arena District. Progress continues to be made as there are plans to pursue further development in the area. The next task will be to properly integrate and connect these new developments with campus.

**Coordinating Entities**

Primary      University Housing Department  
                  City Housing Authority

Secondary    FSU Facilities Department  
                  City of Tallahassee/Leon County Planning Department  
                  Any local associations of housing providers

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**12 Intergovernmental Coordination****Coordinating Mechanisms**

At present there is insufficient communication or mechanism occurring for interaction between the University and the City and other entities. The University has maintained an open but passive policy to providing information to providers. It allows providers to list housing opportunities for perusal by interested students.

**Nature of Relationship**

All of the entities involved in affordable housing have worked independently of each other in providing affordable housing.

**Recommendation**

Establishment of a housing forum composed of local government agencies, University representatives, interested citizens and private providers to exchange information about projected enrollments at the University and potential needs in the community as a means of determining if proactive programs are needed in the future.

**ISSUE 5: Provision of a safe environment for students, faculty, and staff.****Description**

The University provides a first line of public safety protection with its own police staff. However, it does not have the resources to provide other public safety services such as fire, rescue, and emergency medical services.

**Coordinating Entities**

Primary      University Police Department  
                  City of Tallahassee Fire Department  
                  City of Tallahassee Police Department

Secondary    University Vice President of Finance and Administration  
                  University Environmental Health and Safety Department  
                  Leon County Sheriff's Department  
                  Florida Department of Law Enforcement  
                  Florida Highway Patrol  
                  Leon County Emergency Management Office  
                  State of Florida Department of Environmental Protection  
                  Apalachee Regional Planning Council  
                  West Florida Regional Planning Council

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**12 Intergovernmental Coordination****Coordination Mechanisms**

The University has an interlocal agreement with the City for provision of fire and rescue services. Police services are available on an on-call basis.

**Nature of Relationships**

The University enjoys an excellent relationship with the several City departments providing these services.

**Recommendation**

Continue with existing arrangements and agreements. Additional liaison with other related agencies of the State and County would bring added capability and safety to the campus population.

**ISSUE 6: Provisions for shared stormwater management facilities.****Description**

The University and the City of Tallahassee entered into an agreement to develop and fund on a shared basis a regional stormwater management facility (RSMF) to the south of the Main Campus. This RSMF which is now known as Lake Elberta is critical to the long-term development of FSU facilities to meet the Master Plan projections and it is important to the City for its development needs and to protect downstream residents, property, and natural resources. In September 2001, the facility was completed and now has stormwater capacity to allow for over 400 acres of development.

**Coordinating Entities**

Primary      University Vice President of Finance and Administration  
                 University Office of Facilities Planning  
                 City of Tallahassee Public Works

Secondary    City of Tallahassee/Leon County Planning Department  
                 Regional Water Management District  
                 Apalachee Regional Planning Council

**Coordination Mechanisms**

The City and the University have worked together to develop and operate the RSMF.

**Nature of Relationship**

The existing agreement has been effective in coordinating the interests of the City and the University regarding development and growth management and the provision of stormwater management.

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The current agreement should continue. Both the University and the City should continue to study additional opportunities for improving the utilization of the existing regional storm water facility and to look for other opportunities to jointly develop additional storm water facilities.

**ISSUE 7: Provision of adequate infrastructure and utilities.****Description**

The University will continue to grow and expand its boundaries such that additional distribution services will be needed for sanitary sewer, potable water, fire protection water, electricity, and natural gas, solid waste, and telecommunications. Capacities appear to be available but planning for upgrading and relocating portions of the infrastructure need to be coordinated better. There are areas of the campus for which little or no documentation of the infrastructure is available. Ownership and resulting maintenance and repair responsibilities are unclear in these areas.

**Coordinating Entities**

Primary      FSU Facilities Department  
                  City Public Works Departments related to specific services  
                  Embarq (or local provider at other locations)  
                  County Waste Management Department

**Coordination Mechanisms**

The University traditionally coordinates with local providers on a case-by-case, or project-by project basis. Better coordination by proactive, periodic meetings will help providers anticipate infrastructure needs in expansion areas and in existing service areas that need upgrading.

**Nature of Relationship**

The University and the service departments and private providers have a good working basis. Improvements can be fostered through sharing plans for growth and development.

**Recommendation**

Periodic meetings to discuss future plans and update development schedules should enhance the existing pattern of coordination.

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