ELEMENT 12 – Intergovernmental Coordination Element

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:**

St. Lucie County has prepared a comprehensive plan. The University is preparing a campus master plan to guide growth and development on the campus. The University, as a state agency managing lands owned by the Board of Trustees of the Internal Improvement Trust Fund, is also required to prepare a five-year land management plan. Coordination of these plans is necessary to address those problems that cross jurisdictional boundaries.

**Coordinating Entities**

Primary:  
- FAU University Architect and Vice President for Facilities  
- FAU Assistant Vice President for Facilities  
- St Lucie County Planning Department  
- FDEP Division of State Lands (LMAC)

Secondary:  
- Department of Community Affairs  
- Office of the Secretary of State  
- Florida Department of Environmental Protection  
- Florida Game and Fresh Water Fish Commission  
- Department of Education  
- Board of Trustees of the Internal Improvement Trust Fund  
- Indian River County Planning Department  
- HBOI Foundation

**Coordination Mechanisms**

At present, an agreement does not exist between Florida Atlantic University and St. Lucie County that would give FAU the right to review proposed development that might affect the University. The University is required, pursuant to s.1013, F.S., to send copies of its draft campus master plan to St Lucie County for review prior to adoption. Any amendment to the adopted plan that exceeds the thresholds established in s.1013, F.S., will also be sent to St Lucie County for review. Amendments to the adopted plan that do not exceed these thresholds are not sent to the County for review prior to adoption.
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The County has adopted their comprehensive plans consistent with the requirements of Chapter 163, Part II, F.S. Proposed amendments to these plans are advertised in the local newspapers. Two public hearings are conducted on these amendments before they are adopted.

The University is required to submit its five-year land management plan to the Division of State Lands and the Land management Advisory Council (LMAC) for review. The LMAC comments are then forwarded to the Board of Trustees of the Internal Improvement Trust Fund, which ultimately approves or rejects the plans.

Nature of Relationship

The nature of the relationship between the University and the County can be 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 County has similar rights and responsibilities for land use 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 St. Lucie County, particularly in the context area surrounding the Campus may limit FAU'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 County can also be expected to increase. The relationship between the University and the Board of trustees of the Internal Improvement Trust Fund has increased dramatically over the past year.

Recommendation

University officials should work closely with planning officials from the St. Lucie County to establish a process for the reciprocal review of comprehensive plans and plan amendments.

ISSUE 2: Incompatible land uses along FAU boundaries 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 St. Lucie County comprehensive plan with future land uses on the HBOI Campus shows that land uses are compatible. The land adjacent to the existing FAU Campus as well as the new property is for educational use. FAU is surrounded by Foundation Land, State Land, and St. Lucie County Land.

Coordinating Entities

Primary: FAU University Architect and Vice President for Facilities
FAU Assistant Vice President for Facilities
St. Lucie County Planning Department
Coordination Mechanisms

Under the terms of State Statutes, the County will review Master Plan amendments that exceed thresholds by the University to assess the impacts of the development on local facilities and services. There is no reciprocal arrangement, however, whereby FAU officials would review proposed development near the boundaries of the campus in order to assess the potential impacts of that development on the university facilities and resources.

Changes in land use by the County will require an amendment to its comprehensive plan. Proposed land use changes must be advertised in the local newspaper and 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.

Nature of Relationships

The nature of the relationship between the University and St. Lucie 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 County has similar rights and responsibilities for land uses within its jurisdiction.

Recommendation

FAU officials should work closely with St. Lucie County officials to establish a reciprocal process whereby FAU is given the opportunity to review applications for development permits within the context areas surrounding the University to determine impacts on FAU facilities and resources.

ISSUE 3: Off-Site Student Housing

Description

The projected enrollment for FAU may exceed the University’s ability to finance and construct new housing for additional students. The University receives limited funding for housing from the Department of Education (DOE) by legislative regulation and all housing must be self-supporting from revenues charged to the students. Furthermore, limited housing is offered at the HBOI Campus because it is a satellite FAU Campus. A number of students commute to each of the FAU campuses from significant distances due to family and job considerations. The private sector has sufficiently provided housing without intervention by the University, however, the comprehensive planning process would like to see better coordination between the University and local agencies and other groups that might provide student housing. Housing programs are administered by the Local Housing Authority. Changes to Part II of chapter 163, F.S., require local governments to include provisions in their comprehensive plans to locate affordable housing in a manner that minimizes the need for additional local
services and avoids the concentration of affordable housing units only in specific areas. It is important that an adequate supply of affordable housing units be located near the campus. In addition to easing the burden of 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 increase the use of pedestrian and non-vehicular facilities including access from the west to the east side of campus.

Coordinating Entities

Primary: University Architect and Vice President for Facilities

Assistant Vice President for Facilities

University Housing Department

St. Lucie County

Secondary: Indian River County

City of Fort Pierce

Coordinating Mechanics

At present there is no communication or mechanism occurring for specific interaction between the University and St Lucie County and other entities. The University has maintained an open but passive policy in providing student information to housing providers. The University policy allows housing providers to list their property with the University. Interested students may then contact the providers themselves.

Nature of Relationship

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

Recommendation

Establishing a program that would alert all interested government, University, and community agencies, as to what the housing need will be, may be helpful in the future.

ISSUE 4: 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

St. Lucie County Fire District
ELEMENT 12 – Intergovernmental Coordination Element

St. Lucie County Sheriff’s Office
Secondary: University Architect and Vice President for Facilities
Assistant Vice President for Facilities
University Environmental Health and Safety Department
Florida Department of Law Enforcement
Florida Highway Patrol
St. Lucie County Emergency Management Office
State of Florida Department of Environmental Protection

Coordination Mechanisms
The University does not have an inter-local agreement with the County for provision for fire and rescue services. Police services are available on an on-call basis.

Nature of Relationships
The University enjoys an excellent relationship with several County departments providing these services.

Recommendation
Continue with existing arrangements and agreements since this is a new FAU Campos. An additional liaison with other related agencies of the State and County will bring added capability and safety to the campus population.

ISSUE 5: Provision of adequate infrastructure and utilities.

Description
The University will be growing and expanding 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 for electric and telecommunications but planning for upgrading and relocating portions of the infrastructure need to be coordinated. Service availability for potable water is approximately two miles away. Sanitary Sewer is available along U.S. Highway One for connection by force main. The University needs to work to connect to the public water and sewer systems and develop a distribution plan between the west and east campus.

Recommendation
The existing pattern of coordination should be enhanced by periodic meetings to discuss future plans and update development schedules.

Issue 6: Coordinating Use of University Facilities for Public Civic, Athletic, and Entertainment Events
Description

Florida Atlantic University, as part of its mission of public service and involvement, has traditionally made available to civic and cultural organizations many of its facilities, such as outdoor facilities, theaters, and meeting areas. FAU is host to many groups throughout the year. FAU is host to several excellent facilities sponsored by local environmental groups.

Such events require University resources to prepare for events and to recover afterwards. The University is pleased to make its facilities available when appropriate. These events also affect the surrounding community through traffic, noise congestion, and increased commerce.

Coordinating Entities

Primary: FAU University Architect and Vice President for Facilities
FAU Vice President of Northern Campuses
FAU Vice President of Finance and Chief Operating Officer
St Lucie County Parks and Recreation Department
Indian River County Parks and Recreation Department
City of Fort Pierce Parks and Recreation Department
St Lucie School District

Secondary: University relations
Major Civic Organizations
St Lucie County Sheriff’s Office
St Lucie County Fire District

Coordinating Mechanisms

Individual event sponsors may approach the University on an as-needed basis.

Nature of Relationships

The University has the responsibility to provide appropriate facilities for its students, faculty and staff as its first priority, then work with outside or off-campus groups to assist in their activities where appropriate and reasonable within the Board of Trustees guidelines. Relations with civic groups and local government groups may be characterized as cordial and informal.

Recommendation

The University and potential users should establish regular coordination mechanisms to project activities that might utilize FAU facilities to assist the University in planning and determining availability.
ELEMENT 12 – Intergovernmental Coordination Element

ISSUE 7: Coordination of programs and facilities utilization at branch campuses and sites with host institutions.

This issue is not applicable at this location. Coordination between the St Lucie School District and the Harbor Branch Foundation should continue.