Introduction

When planning for the University of West Florida’s future growth and development, problems and issues may arise that extend beyond the boundaries of the campus into the surrounding communities. Problems and issues may include, but are not limited to: the compatibility of on-campus land uses with those off-campus; the provision of public facilities and services, such as roads, solid waste collection, stormwater management, potable water, sanitary sewer, etc.; the impacts of campus development on local public facilities and services; upgrading or improving the context area roadway network that serves the campus; public transit; and the need to protect significant natural and environmental resources that may or may not be shared by the university with the surrounding communities.

In order to effectively address these problems and issues, mechanisms and procedures must be in place, which facilitate coordination and communication between university officials, local government officials, and service providers in the surrounding community. These mechanisms must be implemented early in the development review process in order to assess the impacts of proposed development and determine appropriate strategies to mitigate those impacts. When disputes arise non-litigious dispute resolution processes should be available to bring issues to closure in a timely manner. Most importantly, these intergovernmental coordination mechanisms and procedures must establish “two-way” coordination between the University and governmental agencies or service providers.

The overall aim of intergovernmental coordination is the use of joint processes for collaborative planning, decision making, and development review by governmental agencies. The purpose of the intergovernmental coordination element is to establish mechanisms, processes and procedures to achieve the goals, objectives and policies of the Campus Master Plan. When provisions in the Campus Master Plan conflict with provisions in the Comprehensive Plans of host and affected local governments, these intergovernmental coordination mechanisms shall be used to resolve the conflict while working toward achievement of the goals, objectives and policies.

Before University facilities may be expanded or new facilities constructed, the University must submit an application and a proposed plan of development to the Escambia County Planning Department. Note: All development shown under the approved ’94 Master Plan is considered approved since this ’94 Master Plan submittal was reviewed and accepted by the County. Similarly all development shown within this Master Plan will be considered approved after the review and adoption process of this Master Plan as complete. The County reviews the proposed development for consistency with its adopted comprehensive plan and assesses the impacts of the proposed development according to its concurrency management system. Under the terms of an agreement with the County, the University pays for the concurrency management system. Under the terms of an agreement with the County, the University pays for the concurrency-related impacts associated with the development proposal.

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. 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.

Coordinating Entities

Primary - University Office of Architectural and Engineering Services
          Escambia County Planning Department
          FDEP Division of State Lands
          Escambia County Growth Management Department
          Escambia County Engineering Department

Secondary - Department of Community Affairs
            Department of Agriculture and Consumer Services
            Department of Corrections
            Department of Community Affairs
            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
            City of Pensacola Planning and Community Design Department
            Florida Department of Transportation
            West Florida Regional Planning Council
            Pensacola Metropolitan Planning Organization

Under the terms of a Master Planning agreement between the University and Escambia County, the University provides information to the County regarding its planning and construction projects, and agrees
to abide by the County's growth management and environmental management plans, ordinances, and regulations. The County reviews this information with the University, and jointly assesses the impacts of University development on local public facilities and services. The University must pay its costs to mitigate those impacts within a specified period of time.

Issues

A review of each element contained in the University Campus Master Plan identifies a number of planning issues, which may require coordination between the University and governmental agencies or service providers. For each issue, the agencies or entities involved, the coordination mechanisms used, and the nature of the relationship between the University and other governmental agencies or entities are identified.

Issue 1: Coordination Of Comprehensive Plans

Description

The City of Pensacola and Escambia County are required to prepare and adopt comprehensive plans to guide growth and development within their respective jurisdictions. The University is also required to prepare and adopt a Campus Master Plan to guide growth and development on 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.

The University of West Florida Campus is situated in Escambia County; and, the context area is predominately Escambia County. Except for a small residential area between Interstate I-10 and Olive Road, the City limits do not extend north of Interstate I-10, over 3 miles from the Campus, and in many instances, the City limits are considerably south of I-10.

Coordination Mechanisms

Although informal coordination has been on going since the inception of UWF, at present, there is no formal coordination mechanism for the reciprocal review of comprehensive plans by the University and the host and affected local governments. The University is required pursuant to s.240.155 (6), F.S., to send copies of its draft Campus Master Plan to Escambia County for review prior to adoption by the Board of Education (BOE). Any amendment to the adopted plan that exceeds the thresholds established in s.240.155 (9), F.S., will also be sent to Escambia 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 by the BOE.

The City of Pensacola and Escambia County have adopted their comprehensive plans consistent with the requirements of Chapter 163, Part II, F.S. Proposed amendments to these plans are noticed in the local newspaper of general paid circulation, consistent with the requirements of s.163.3185 (15), F.S. 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.

Use Of University Resources and Facilities During Hurricanes and Other Disasters

Coordinating Entities

Primary -
University Campus Police Department
University Architectural and Engineering Services and Facilities Management
Escambia County Emergency Management (ECEM)
University Environmental, Health and Safety

Secondary -
Escambia County Sheriff’s Department

Coordination Mechanisms

The Escambia County Emergency Management is responsible for determining shelter or evacuation procedures and requirements. University Police Department will maintain communications with the County and enforce directions and advice received from the County.

Transportation – Roadway Network

Description

The University is currently served by a network of roads in the adjacent context area. Some segments of the network are at or near unacceptable levels of service. As the University expands its student, faculty, and staff populations, the increase in vehicular traffic may impact the context area roadway level of service. Studies are in progress and plans exist for the improvement of certain context area roadways to maintain or improve roadway levels of service that may be impacted by University expansion programs.

Coordinating Entities

Primary -
University Architectural and Engineering Services and Facilities Management
Escambia County Metropolitan Planning Organization (MPO)
Escambia County Growth Management
University Environmental, Health and Safety

Secondary -
Florida Department of Transportation (FDOT)

Transportation – Bikeways
12 - INTERGOVERNMENTAL

Description

The University is not currently served with bikeways from the Context area, nor does the University provide bikeways along University Drive or Campus Boulevard. Though on-campus paths may be utilized for bicycle traffic, current use is very low and Campus access from the Context area is non-existent.

Consideration should be given to improving bicycle access to the Campus as a means of encouraging use of the bike as another mode of travel to, from and within the Campus.

Improvements to University Parkway, south of Nine-Mile Road, include bikeway provisions. Such provisions should be incorporated into other Context area roadway designs.

Coordinating Entities

Primary - University Architectural and Engineering Services and Facilities Management
Escambia County Metropolitan Planning Organization (MPO)
Escambia County Growth Management
University Environmental, Health and Safety

Secondary - Florida Department of Transportation (FDOT)

Stormwater Management Facilities

Stormwater facilities on the UWF Campus are not shared with the host community. Accordingly, the University has operational responsibility for all stormwater facilities serving the UWF Campus. There is no reason to believe that UWF storm drainage structures will ever be shared with the host community.

Future Campus growth will result in the need for additional stormwater collection and treatment facilities. Any additions to the Stormwater management system will be governed by the Florida Administrative Code (FAC) and regulated by the Florida Department of Environmental Protection (FDEP).

Coordinating Entities

Primary - University Architectural and Engineering Services and Facilities Management
University Environmental, Health and Safety

Secondary - Florida Department of Environmental Protection (FDEP)

Coordination Mechanisms
Best management practices will be employed for any on-Campus stormwater facilities required to serve the Campus Expansion. Discussions with FDEP will take place and the appropriate permit applications prepared by the University for submission to the FDEP.

The University should request the FDEP to map the jurisdictional Boundaries of wetlands on Campus. Once this mapping is Complete, any revisions to the Future Land Use, Conservation, Recreation and Open Space, or any other element necessitated by this mapping should be submitted to the BOE in the form of a plan amendment.
Goals, Objectives and Policies

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 1.1: To establish a process for the reciprocal review by University and local government officials of growth management plans and plan amendments.

Policy 1.1.1: The University's Office of Architectural and Engineering services and Facilities Management shall arrange a series of meetings with Escambia County planning officials for the purpose of negotiating the appropriate terms and conditions of this reciprocal review process.

Policy 1.1.2: 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 area surrounding the University, affect the provision of local services, or which otherwise impact University facilities and resources, should be submitted to the University's Architectural and Engineering services and Facilities Management for review.

Policy 1.1.3: Proposed amendments to the adopted Campus Master Plan which exceed the thresholds established in s.240.155 (9), F.S., shall be transmitted to the appropriate local, regional and state agencies for review in accordance with the procedures established in Chapter 6C-21, Part 1, Florida Administrative Code.

Policy 1.1.4: Proposed amendments to the adopted Campus Master Plan which do not exceed the thresholds established in s.240.155 (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 a courtesy review.

Policy 1.1.5: Every effort will be made to formalize the terms and conditions of the reciprocal plan review process through an inter-local agreement or memorandum of understanding.

Policy 1.1.6: University planning officials shall meet with officials from Escambia 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.
Policy 1.1.7: Until the Campus Master Plan and campus development agreement have been finalized, disputes between the University and a local government shall be resolved by the process established in s.240.155 (8), F.S.

Policy 1.1.8: When it has been determined that proposed development within the designated context area would have an adverse impact on university facilities and resources, University officials will participate and cooperate with County officials in the identification of appropriate strategies to mitigate the impacts on University facilities and recourse.

Policy 1.1.9: Any dispute between the University and any host or affected local government regarding the assessment or mitigation of impacts shall be resolved in accordance with the process established in s.240.155 (8), F.S.

Policy 1.1.10: Within 270 days after adoption of the Campus Master Plan by the Board of Education, a draft campus development agreement shall be transmitted to appropriate host and affected local governments. 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 service and facilities, and any financial arrangements between the Board of Regents 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;
- Identify facility improvements to correct deficiencies;
- Identify the State's "fair share" of the costs of needed improvements; and
- Be consistent with adopted Campus Master Plan and host local government Comprehensive Plan.

Policy 1.1.11: The Board of Education/Board of Trustees and host local government shall execute the campus development agreement within 180 days after receipt of the draft agreement.

Policy 1.1.12: Once the campus development agreement is executed, all campus development may proceed without further review by the host local government if it is consistent with the campus development agreement and the adopted Campus Master Plan.
Policy 1.1.13: Once the State pays its "fair share" for capital improvements, as identified in the campus development agreement, all concurrency management responsibilities of the University and Board of Education/Board of Trustees are deemed to be fulfilled.

Policy 1.1.14: Any dispute between the University and host local government which arises from the implementation of the campus development agreement shall be resolved in accordance with the process established in s.240.155 (16), F.S.

Objective 1.2: To establish procedures and mechanisms to be used in coordinating comprehensive plans with Escambia County, and the City of Pensacola.

Policy 1.2.1: The University shall continue to be represented on technical advisory committees, and provide coordination through input mechanisms with the community planning offices.

Policy 1.2.2: The University shall continue to be represented at public hearings where amendments to the local Comprehensive Plans are open for discussion and public input.

Policy 1.2.3: The University shall participate through committee meetings with the local planning agencies and the West Florida Regional Planning Council in the development of the Intergovernmental Coordination Element of local Comprehensive Plans which must be brought up to current standards as a result of recent legislative action and the latest Elms Committee recommendations.

Objective 1.3: To establish procedures and mechanisms to be used in coordinating with Escambia County officials and private collection companies to meet the future demands for University solid waste disposal.

Policy 1.3.1: The University shall, on an annual basis, communicate with Escambia County officials and the collection companies to determine disposal capacity, rates, tipping fees and the ability of each entity to meet projected solid waste characteristics by volume from the University.

Objective 1.4: To establish procedures and mechanisms to be used in establishing level of service standards for public facilities with any state, regional or local entity having operational and/or maintenance responsibility for such facilities.

Policy 1.4.1: The University shall meet with state, regional and local entities annually, or as needed to determine level of service standards, or to review potential or proposed changes to such standards that may have an impact on the University, its operation and/or growth potential.
12 - INTERGOVERNMENTAL

Objective 1.5: To establish procedures and mechanisms to be used in coordinating the expansion of the water supply system to meet the needs of the University.

Policy 1.5.1: Officials of the University shall continue to serve as a member of the Northwest Florida Water Management District (NFWWMD) board and regularly attend their meetings; and, solicit NFWWMD's cooperation in any expansion of the present well system and associated permitting should it be required for future capacity.

Policy 1.5.2: The University shall solicit the cooperation of the Escambia County Utility Authority (ECUA) in determining the most cost effective way of meeting current and future water supply demands of the University; and, the ability of ECUA to meet these demands, over time.

Policy 1.5.3: The University shall expand its existing Utility Service Agreement with ECUA to include additional on-Campus potable water supplies and ECUA tie-ins as may be required by Campus growth.

Policy 1.5.4: The University shall periodically review and update, if necessary, the Utility Service Agreement to reflect changes to the system, maintenance and operating procedures, or policies that may develop over time.

Policy 1.5.5: The University shall consult with the Florida Department of Environmental Protection (FDEP) to determine the University's responsibility for any future system expansion or upgrading requirements; and, solicit FDEP's cooperation in any permitting requirements.

Objective 1.6: To establish procedures and mechanisms to be used in coordinating the expansion or upgrading of the wastewater treatment system to meet the needs of the University.

Policy 1.6.1: The University shall consult with the Escambia County Utility Authority regarding their ability to take over the present wastewater treatment and collection systems for maintenance and operation; and, ECUA's ability to up-grade and expand the systems as required to fulfill the demands of growth by the University.

Policy 1.6.2: If it is determined that it would benefit the University for ECUA to maintain, operate and/or expand the wastewater treatment and/or collection system, this shall be accomplished through a Utility Service Agreement with ECUA.

Policy 1.6.3: The University shall cooperate with the Florida Department of Environmental Protection regarding the maintenance, operation, expansion and/or up-grading of the wastewater treatment facility and the University obligations under any permitting requirements or conditions.
**Objective 1.7:** To establish procedures and mechanisms to be used in coordinating the expansion of the electric power system to meet the needs of the University.

**Policy 1.7.1:** The University shall continue to consult with Gulf Power Company regarding a second supply-side electrical power feed to serve as a backup to the existing single electrical service.

**Policy 1.7.2:** The University shall continue to coordinate with Gulf Power Company in obtaining underground electrical power feeders for any future system expansion.

**Objective 1.8:** To establish procedures and mechanisms to be used in coordinating the use of University facilities and resources in the event of a hurricane or other disaster.

**Policy 1.8.1:** The University shall continue to cooperate with Escambia County Emergency Management (ECEM) in the event of a severe storm or other disaster; however, the University is not equipped, nor does it expect to be equipped to provide safe shelter and other related services to the general public.

**Policy 1.8.2:** The University shall continue their communications efforts with ECEM and perform specific functions as may be directed by ECEM during evacuation events or University student/faculty/staff sheltering.

**Objective 1.9:** To establish procedures and mechanisms to be used in coordinating transportation improvements on-campus and within the context area.

**Policy 1.9.1:** The University shall continue to have representatives serve on the Escambia County Metropolitan Planning Organization (MPO) task force and/or technical advisory committees.

**Policy 1.9.2:** The University shall continue to attend public hearings related to improvements to the context area roadways.

**Policy 1.9.3:** The University shall continue to coordinate with Escambia County officials and FDOT, and have representatives serve on technical advisory committees related to the I-110 connection north of Interstate Highway I-10.

**Objective 1.10:** To establish procedures and mechanisms to be used in coordinating increased availability and use of public transit services.

**Policy 1.10.1:** The University shall continue to seek the cooperation of the Escambia County Area Transit (ECAT) in promoting the use of public transit by students, faculty and staff, and regularly confer with ECAT on University/Public Transit issues.
Policy 1.10.2: The University shall seek the cooperation of ECAT in expanding (improving) the on-campus and context area system routing as a means of increasing ridership.

Policy 1.10.3: The University shall seek the cooperation of ECAT in providing special rates for University students.

Policy 1.10.4: The University shall seek the cooperation of ECAT in improving the level of service and scheduling.

Goal 2: Provision of Fire, Rescue and Emergency Medical Services

Description

The University does not have the capacity or resources to provide fire, rescue and emergency medical services for its students, staff and faculty.

The University has an inter-local agreement with Escambia County for the provision of fire, rescue, and emergency medical service on Campus. The County and others will provide first response and back-up services on calls from the University.

Coordinating Entities

Primary-

University Environmental Health and Safety Office
University Police Department
Escambia County Fire Rescue
Escambia County Emergency Medical Services
Ferry Pass Volunteer Fire Department