



Item: SP: A-3

STRATEGIC PLANNING COMMITTEE

Wednesday, October 21, 2009

SUBJECT: DAVIE CAMPUS DEVELOPMENT AGREEMENT

PROPOSED COMMITTEE ACTION

Recommend approval by the Board of Trustees of the Davie Campus Development Agreement ("CDA") between Florida Atlantic University Board of Trustees and the Town of Davie.

BACKGROUND INFORMATION

On March 21, 2007, the Board adopted the Master Plan for the Davie Campus. Pursuant to Subsection 1013.30(15), Florida Statutes, following the adoption of the Master Plan, the university is required to enter into a CDA with the Town of Davie to address the impacts created by the proposed development on public facilities and services, including roads, sanitary sewer, solid waste, drainage/stormwater management, potable water, parks and recreations, and public transportation. Once the agreement is executed, and the university pays its fair share for improvements as identified in the agreement, all development on campus may proceed without further review by the host local government as long as it is consistent with the adopted campus master plan and the CDA.

The development identified in the Davie Campus Master Plan Updated Figure MP.02, attached hereto as reference, will cause or contribute to the degradation of the operating conditions on the level of service standards adopted by the Town of Davie. The proposed CDA constitutes an agreement for either the full payment of the university's fair share cost for these improvements in accordance with the terms set forth in the CDA.

The Campus Development Agreement has been reviewed with Town of Davie staff and the Davie staff has set forth the process required under law for the appropriate host community approval of the CDA.

IMPLEMENTATION PLAN/DATE

The Davie Campus Development Agreement will be effective for a term of five years upon approval and execution by the Board of Trustees.

FISCAL IMPLICATIONS

Upon execution of the CDA by both FAU BOT and the Town of Davie, the university will request funding to be provided from the State University Trust Fund in the amount of \$2,739,770 which shall constitute the BOT's fair share cost of these improvements in accordance with the terms as set forth in the campus development agreement. In the event the Town receives some funds from the BOT but less than the agreed upon \$2,739,770, then the future development may occur, in part and at the discretion of the BOT, as long as the fair share cost to mitigate the impacts associated with the future development projects selected by the BOT have been paid as set for in the CDA.

Supporting Documentation: Campus Development Agreement between Florida Atlantic University Board of Trustees and the Town of Davie

Presented by: Mr. Tom Donaudy, University Architect & VP

Phone: 561-297-2663

EXHIBIT A

**UPDATE TO THE
DAVIE CAMPUS
MASTER PLAN**

ADOPTED: MARCH 21, 2007

LEGEND:

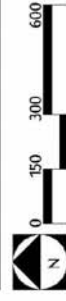
- EXISTING FACILITIES
- DEVELOPMENT VESTED UNDER 2009 CDA
- BEYOND MP HORIZON

LOCATION NUMBER	PROJECT DESCRIPTION	PROGRAM SIZE	ESTIMATED COMPLETION
1	STUDENT UNION BUILDING	20,000 SF	2006
2	PARKING STRUCTURE 1	1,000 CAR	2007
3	ADULT EDUCATION CENTER	20,000 SF	2007
4	ACADEMIC COLLEGE BLDG	20,000 SF	2010
5	GENERAL UNIV. PLANT	45,000 SF	2010
6	UNIVERSITY PARK	45,000 SF	2010
7	UNIVERSITY PARK 2	45,000 SF	2010
8	ACADEMIC BUILDING	20,000 SF	2011
9	UNIVERSITY PARK	45,000 SF	2011
10	ACADEMIC BUILDING	20,000 SF	2014
11	PROBATION / DETENTION	45,000 SF	2014
12	STUDENT UNION EXPANDED	25,000 SF	2015
13	UNIVERSITY PARK	45,000 SF	2015
14	UNIVERSITY PARK 2	45,000 SF	2015
15	UNIVERSITY PARK 3	45,000 SF	2015
16	UNIVERSITY CONFERENCE CENTER	25,000 SF	2015
17	UNIVERSITY PARK 4 (PALM DRIVE)	45,000 SF	2015
18	FUTURE ACADEMIC	20,000 SF	2020
19	FUTURE ACADEMIC	20,000 SF	2020
20	FUTURE ACADEMIC	20,000 SF	2020
21	FUTURE ACADEMIC	20,000 SF	2020

SOURCE:
FIGURE MP02 - PCAL MASTER PLAN FOR FAU

2009 CAMPUS DEVELOPMENT AGREEMENT

FAU
FLORIDA ATLANTIC
UNIVERSITY
DAVIE CAMPUS
BROWARD COUNTY, FLORIDA



**CAMPUS DEVELOPMENT AGREEMENT
BETWEEN FLORIDA ATLANTIC UNIVERSITY BOARD OF TRUSTEES AND
THE TOWN OF DAVIE**

THIS AGREEMENT is made and entered into this ____ day of _____, 2009 (“Effective Date”), by and between the **TOWN OF DAVIE** (herein referred to as the "Town"), a municipal corporation of the State of Florida, and the **FLORIDA ATLANTIC UNIVERSITY BOARD OF TRUSTEES** (hereinafter referred to as the "BOT" or “FAU”), a public body corporate of the State of Florida

W I T N E S S E T H:

WHEREAS, the Davie Campus of FAU is considered to be a vital public facility which provides research and educational benefits of local, regional, statewide and national importance, and which further provides substantial educational, economic, and cultural benefits to the Town, and

WHEREAS, in recognition of this unique relationship between campuses of the State University System and the local governments in which they are located, the Florida Legislature has established special provisions for campus planning and concurrency in Section 1013.30, Florida Statutes, which supersede the requirements of Part II of Chapter 163, Florida Statutes, except when stated otherwise, and

WHEREAS, the BOT has prepared and adopted a Campus Master Plan for FAU in compliance with the requirements set forth in Section 1013.30, Florida Statutes, and

WHEREAS, following the adoption of the Campus Master Plan by the BOT, and Town are required pursuant to Section 1013.30, Florida Statutes, to enter into a campus development agreement, and

WHEREAS, the campus development agreement shall determine the impacts created by the proposed campus development which are reasonably expected over the term of the campus development agreement on public facilities and services, including roads, sanitary sewer, solid waste, drainage/stormwater management, potable water, parks and recreation, and public transportation, and

WHEREAS, the campus development agreement shall identify any deficiencies in public facilities and services which are attributable to the development identified in the adopted Campus Master Plan, and

WHEREAS, the campus development agreement shall identify all improvements to capital facilities or services located within the Town which are necessary to eliminate these deficiencies, and

WHEREAS, the campus development agreement shall identify the BOT's "fair share" of the cost of all improvements to capital facilities or services located within the Town which may be necessary to eliminate these identified deficiencies, and

WHEREAS, the BOT agrees that no further improvements contemplated in the Campus Master Plan shall be made unless and until the total “fair share” cost to mitigate the impacts associated with those improvements has been paid, and

NOW, THEREFORE, in consideration of the covenants contained herein and the performance thereof, the parties do hereby agree as follows:

1.0 RECITATIONS

The foregoing recitals are true and correct and are incorporated herein by reference.

2.0 DEFINITIONS OF TERMS USED IN THIS AGREEMENT

- 2.1 The term "Administration Commission" means that entity created pursuant to Section 14.202, Florida Statutes.
- 2.2 The term "affected person" means a host local government; an affected local government; any state, regional or federal agency; or a person who resides, owns property, or owns or operates a business within the boundaries of a host local government or affected local government.
- 2.3 The term "aggrieved or adversely affected person" means any person or local government which will suffer an adverse effect to an interest protected or furthered by the local government comprehensive plan, including interests related to health and safety, police and fire protection service systems, densities or intensities of development, transportation facilities, health care facilities, equipment or services, or environmental or natural resources. The alleged adverse interest may be shared in common with other members of the community at large, but shall exceed in degree the general interest in community good shared by all persons.
- 2.4 The term "Campus Master Plan" or "Davie Campus Master Plan" means the Florida Atlantic University Davie Campus Master Plan Update dated March 21, 2007, adopted by the Florida Atlantic University Board of Trustees on March 21, 2007, as defined in Exhibit "A", which was prepared and adopted consistent with the requirements of Section 1013.30, Florida Statutes.
- 2.5 The term "comprehensive plan" means the Town of Davie, which was prepared and adopted consistent with the requirements of Subsections 163.3177 and 163.3178, Florida Statutes.
- 2.6 The term "concurrency" means that public facilities and services needed to support development are available when the impacts of such development occur.
- 2.7 The term "development" means the carrying out of any building activity, or the making of any material change in the use or appearance of any structure or land or the subdivision of land.
- 2.8 The term "development of regional impact" means any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county.
- 2.9 The term "force majeure" means acts of God, earthquakes, blizzards, tornadoes, hurricanes, fire, flood, sinkholes, malicious mischief, insurrection, riots, strikes, lockouts, boycotts, picketing, labor disturbances, landslides, explosions, epidemics, compliance with any court order, ruling, or injunction.
- 2.10 The term "public facilities and services" means potable water, sanitary sewer, solid waste, drainage/stormwater management, parks and recreation, roads, fire protection, and public transportation facilities.
- 2.11 The term "state land planning agency" means the Department of Community Affairs.

3.0 INTENT AND PURPOSE

- 3.1 This Agreement is intended to implement the requirements of concurrency contained in Subsections 1013.30, Florida Statutes. It is the intent of the BOT and Town to ensure that adequate potable water, sanitary sewer, solid waste, drainage/stormwater management, parks and recreation, roads, and public transportation facilities are available consistent with the level of service standards for these facilities as adopted in the Town's comprehensive plan.
- 3.2 This Agreement is intended to address concurrency implementation and the mitigation of impacts reasonably expected over the term of this Agreement on capital facilities and services located within the Town, including roads, sanitary sewer, solid waste, drainage/stormwater management, potable water, parks and recreation, fire protection, and public transportation.

4.0 GENERAL CONDITIONS

- 4.1 The conditions, terms, restrictions and other requirements of this Agreement shall be legally binding and strictly adhered to by the BOT and the Town.
- 4.2 The BOT represents that it has full power and authority to enter into and perform this Agreement in accordance with its terms and conditions without the consent or approval of any third parties, and this Agreement constitutes the valid, binding and enforceable Agreement of the BOT.
- 4.3 The Town represents that it has full power and authority to enter into and perform this Agreement in accordance with its terms. Further, the Town represents that this Agreement has been duly authorized and approved by the Town Council and has been the subject of two duly noticed public hearings as required by law; and does not violate any other Agreement to which the Town is a party, the Constitution of the State of Florida, or any charter, ordinance, judgment or other requirement of law to which the Town is presently subject.
- 4.4 State and regional environmental program requirements shall remain applicable, except that all other sections of Part II of Chapter 163, Florida Statutes, and Section 380.06, Florida Statutes, are superseded as expressly provided in Section 1013.30, Florida Statutes.
- 4.5 No development permits, development orders, or development approval shall be required from the Town for construction projects subject to this Agreement; provided, however, Town permits shall be required for connections to Town roadways and utilities
- 4.6 In the event that all or a portion of a project listed in the Campus Master Plan and Exhibit "A" to this Agreement should be destroyed by a fire, storm, or other force majeure, the BOT, its grantees, successors and assigns, shall have the right to rebuild and/or repair the project, so long as the project is rebuilt to the same size and footprint as the destroyed project and so long as the impacts of said project were previously mitigated pursuant to this Agreement. The time periods for rebuilding or repair shall be automatically extended so long as there is strict compliance with this Agreement.

- 4.7 This Agreement incorporates and includes all prior negotiations, correspondence, conversations, agreements or understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in or incorporated into this Agreement. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written.
- 4.8 Upon execution of this Agreement and payment by BOT of the total fair share cost identified in this Agreement, all campus development identified in Exhibit "A", which summarizes projects identified in the adopted FAU Davie Campus Master Plan, may proceed without further review by the Town provided the development proposed is consistent with the terms of this Agreement and the FAU Davie Campus Master Plan.
- 4.9 If any part of this Agreement is found by a court of law to be contrary to, prohibited by, or deemed invalid under any applicable law or regulation, as referenced in Section 14.0 of this Agreement, such provisions shall be inapplicable and deemed omitted to the extent so contrary, prohibited, or invalid. The remainder of this Agreement hereof shall not be invalidated thereby and shall be given full force and effect.

5.0 DURATION OF AGREEMENT

This Agreement shall become effective upon execution by both parties and shall remain in effect for a period of 10 years, unless extended by the mutual consent of the BOT and the Town, in accordance with Section 15.0 of this Agreement.

6.0 GEOGRAPHIC AREA COVERED BY THIS AGREEMENT

The real property subject to this Agreement and included within is identified in Exhibit "B", attached hereto and incorporated herein by this reference.

7.0 DESCRIPTION OF PUBLIC FACILITIES AND SERVICES

The following public facilities and services are available to support campus development authorized under the terms of this Agreement.

- 7.1 Stormwater Management:
- ◆ South Florida Water Management District
 - ◆ Central Broward Water Control District (CBWCD)
 - ◆ Town of Davie
- 7.2 Potable Water:
- ◆ Town of Davie
- 7.3 Sanitary Sewer:
- ◆ Town of Davie
- 7.4 Solid Waste Collection:
- ◆ Broward County Office of Integrated Waste Management Solid Waste Operations Division (Disposal)
 - ◆ Private Contract (Collection)

7.5 Recreation and Open Spaces:

- ◆ FAU
- ◆ Town of Davie

7.6 Transportation:

- ◆ The campus is located in Broward County within five (5) miles of I-95. The primary entrance to the campus is from College Avenue which runs north south between Nova Drive and SW 30th Street. The Broward County Transit Authority provides transit service in the area of the campus.

7.7 Reclaimed Water:

- ◆ Town of Davie

8.0 LEVEL OF SERVICE (LOS) STANDARDS ESTABLISHED BY THE TOWN

8.1 Stormwater Management:

The Town of Davie Comprehensive Plan establishes a level of service standard for drainage/stormwater management as follows:

FEMA Criteria for minimum floor elevations of building sites & flood plain protection provisions.

Maximum allowable discharges of 1-1/2” per acre per day (for properties east of S.W. 100th Avenue).

8.2 Potable water:

The Town of Davie Comprehensive Plan establishes the following level of service standards for raw water demand.

150 gallons per capita per day

8.3 Sanitary Sewer:

The Town of Davie Comprehensive Plan establishes a level of service standard for sanitary sewer facilities of 110 gallons per capita per day.

8.4 Solid waste:

The Town of Davie Comprehensive Plan refers to Broward County level of service standards for solid waste of 7.13 lbs./capita/day.

8.5 Parks and recreation:

The Town of Davie Comprehensive Plan establishes the following level of service standards for park acreage:

10 acres per 1000 population

8.6 Transportation:

The Town of Davie Comprehensive Plan establishes the following level of service standards for State and local roads:

All context roadways – LOS -D

9.0 FINANCIAL ARRANGEMENTS BETWEEN THE BOT/FAU AND SERVICE PROVIDERS

The BOT has entered into the following financial arrangements for the provision of public facilities and services necessary to support the continued growth and development of the FAU Davie Campus:

9.1 Stormwater Management:

The BOT agrees to continue to mitigate all stormwater concurrency on a project basis.

9.2 Potable water:

In addition to applicable monthly charges, the BOT and Town agree to enter into an agreement for the water service impact fees associated with the development proposed under the Campus Master Plan and in Exhibit “A” of the Agreement for the provision of potable water facilities or service to the campus.

9.3 Sanitary Sewer

In addition to applicable monthly charges, the BOT and Town agree to enter into an agreement for the sanitary sewer service impact fees associated with the development proposed under the Campus Master Plan and in Exhibit “A” of the Agreement for the provision of sanitary sewer facilities or service to the campus.

9.4 Solid waste:

There are no financial arrangements between the BOT and the Town for the collection and disposal of solid waste facilities or service to the campus and the Town has no obligation to provide such services.

9.5 Parks and recreation:

There are no financial arrangements between the BOT and the Town for the provision of parks and recreation facilities or service to the campus.

9.6 Transportation:

The BOT agrees with the Town to the provisions for roadway improvements as outlined in Exhibit “C”.

9.7 Fire/Rescue Services

The BOT agrees with the Town to the provisions of fire/rescue services to the campus as outlined in Exhibit “C”.

9.8 Security/Police Services

There are no financial arrangements between the BOT and the Town for the provision of security/police services. The BOT and the Town agree that the University shall provide its own sworn officers for routine security services. The BOT agrees to coordinate with Town of Davie Police Department for special events and will compensate the Town for use of Town of Davie Police services on an as needed basis.

10.0 IMPACTS OF CAMPUS DEVELOPMENT ON PUBLIC FACILITIES AND SERVICES

10.1 Stormwater management:

The BOT and Town agree that development proposed in the adopted FAU Davie Campus Master Plan and further defined in Exhibit “A” should not degrade the operating conditions for stormwater management facilities below the level of service standards adopted by the Town as long as stormwater impacts continue to be mitigated pursuant to section 9.1 above. Without the compensating improvements to the Town’s stormwater management facilities funded in part by this mitigation, the reliable level of service currently provided by the Town will be

jeopardized.

10.2 Potable water:

The BOT and Town agree that development proposed in the adopted FAU Davie Campus Master Plan and further defined in Exhibit “A” is likely to generate an additional demand on the Town's potable water system through the year 2015. Without compensating improvements to the Town's water supply facilities, the reliable level of service currently provided by the Town will be jeopardized.

10.3 Sanitary sewer:

The BOT and Town agree that development proposed in the adopted FAU Davie Campus Master Plan and further defined in Exhibit “A” is likely to generate an additional demand on the Town's sanitary sewer system through the year 2015. Without compensating improvements to the Town's sanitary sewer facilities, the reliable level of service currently provided by the Town will be jeopardized.

10.4 Solid waste:

The BOT and Town agree that development proposed in the adopted FAU Davie Campus Master Plan and further defined in Exhibit “A” should not degrade the operating conditions for solid waste facilities below the level of service standards adopted by the Town.

10.5 Parks and recreation:

The BOT and Town agree that development proposed in the adopted FAU Davie Campus Master Plan and further defined in Exhibit “A” should not degrade the operating conditions for open space and recreational facilities below the level of service standards adopted by the Town.

10.6 Transportation:

The BOT and Town agree that development identified in the adopted FAU Davie Campus Master Plan and further defined in Exhibit "A" will contribute to existing or projected deficiencies on the following roadway segments identified in Exhibit “C”. The BOT and Town agree that this impact is calculated based on the projected growth of 149 full time equivalent students (FTE), which equates to 353 headcounts (utilizing an FTE to headcount ratio of 2.37) for the years 2005-2015, as included in the *FAU Davie Campus Traffic Impact Study* prepared by Miller Legg, dated August 2009. For each fall semester FAU shall provide a report to the Town which shall certify the current student enrollment (including full-time, part-time, auditing, and all other students or individuals permitted to attend course sessions) and the current number of faculty and staff either dedicated or commuting to the Davie Campus. The BOT and Town agree that in the event the total headcount grows by more than 10 percent then the BOT shall amend the campus master plan and campus development agreement to address the additional impact and provide compensation for its fair share cost for improvements to projected deficiencies.

10.7 Fire/Rescue Services

The BOT and Town agree that development identified in the adopted FAU Davie Campus Master Plan and further defined in Exhibit “A” will generate an additional demand on the Town's Fire/Rescue Services. Without compensating improvements to the Town's Fire/Rescue System, the reliable level of service currently provided by the Town will be jeopardized.

11.0 IMPROVEMENTS REQUIRED TO MAINTAIN LEVELS OF SERVICE

In order to meet the Town's concurrency requirements, the construction of the following off-campus improvements shall be required.

11.1 Stormwater management:

The BOT agrees to continue to mitigate all stormwater concurrency on a project basis.

11.2 Potable water:

To construct improvements required by proposed developments, the Town requires certain fees to be paid to recover its costs in maintaining established level of service standards for potable water. The BOT and the Town agree that the development proposed in the Campus Master Plan and further defined in Exhibit "A" will have an added impact on the Town's established level of service standards for potable water. The Town's cost of recovery is based upon the measurable fair share portion of the water systems treatment plant and master transmission line system capacity for new consumers. The BOT and Town agree that the BOT's fair share of the cost of improvements necessary to maintain established level of service standards for potable water may be determined by converting its anticipated demand into equivalent residential connections and then computing the fees due by multiplying the applicable residential connections costs for treatment plant capacity charges and off-site transmission line costs.

11.3 Sanitary sewer:

To construct improvements required by proposed developments, the Town requires certain fees to be paid to recover its costs in maintaining established level of service standards for sanitary sewer. The BOT and the Town agree that the development proposed in the Campus Master Plan and further defined in Exhibit "A" will have an added impact on the Town's established level of service standards for sanitary sewer. The Town's cost of recovery is based upon the measurable fair share portion of the water systems treatment plant and master transmission line system capacity for new consumers. The BOT and Town agree that the BOT's fair share of the cost of improvements necessary to maintain established level of service standards for sanitary sewer may be determined by converting its anticipated demand into equivalent residential connections and then computing the fees due by multiplying the applicable residential connections costs for treatment plant capacity charges and off-site transmission line costs.

11.4 Solid waste:

The BOT and Town agree that there is sufficient solid waste facility capacity to accommodate the impacts of development proposed in the adopted FAU Davie Campus Master Plan and to meet the future needs of FAU for the duration of this Agreement. The BOT and Town further agree that no off-campus solid waste improvements need be provided and no Town services need to be provided.

11.5 Parks and recreation:

The BOT and Town agree that there is sufficient open space and recreation facility capacity to accommodate the impacts of development proposed in the adopted FAU Davie Campus Master Plan and to meet the future needs of FAU for the duration of this Agreement. The BOT and Town further agree that no off-campus open space and recreation improvements need be provided.

11.6 Transportation:

The BOT and Town agree that road improvements that are necessary to correct deficiencies identified in Section 10.6 of this Agreement are listed in Exhibit "C Table-2".

11.7 Fire/Rescue Services:

The BOT and Town agree that the BOT will pay its fair share of the cost of improvements necessary to maintain the existing levels of service for fire/rescue services.

12.0 FINANCIAL ASSURANCES FOR PUBLIC FACILITIES

The following financial assurances are provided by the BOT to guarantee the BOT's fair share of the costs of off-campus improvements to public facilities and services necessary to support development identified in the FAU Davie Campus Master Plan and further defined in Exhibit "A":

12.1 Stormwater management:

No stormwater management improvements need be assured as long as stormwater impacts continue to be mitigated pursuant to Section 9.1 above.

12.2 Potable water:

The BOT and Town agree that BOT's responsibility for paying its fair share of the costs of improvements identified in Section 11.2 may be met by providing funding to support improvement to the Town's water production, treatment, storage, pumping and distribution facilities, of which the BOT's total fair share cost is \$888,305. Of this total \$156,770 has already been paid to the Town by FAU.

12.3 Sanitary sewer:

The BOT/~~FAU~~ and Town agree that BOT's responsibility for paying its fair share of the costs of improvements identified in Section 11.3 may be met by providing funding to support improvement to the Town's wastewater treatment, storage, pumping and distribution facilities, of which the BOT's total fair share cost is \$872,889. . Of this total \$150,088 has already been paid to the Town by FAU.

12.4 Solid waste:

The BOT and the Town agree that no solid waste improvements need be assured by the BOT.

12.5 Parks and recreation:

The BOT and the Town agree that no parks and recreation improvements need be assured by the BOT.

12.6 Transportation:

The BOT and the Town agree that the BOT's responsibility for paying its fair share of the cost of improvements identified in Section 11.6 may be met by providing funding to support the improvements, the total cost of which does not exceed the BOT's total fair share cost of \$203,694. BOT agrees that the Town may apply this money to any improvement listed in Section 11.6 or other improvements that address impacts of FAU development in the Town's sole discretion. The BOT and Town agree that fair share costs for improvements to projected deficiencies attributable to increased headcounts beyond the allowable threshold of ten percent will be addressed through an amendment to the campus master plan and campus development agreement.

12.7 Fire/Rescue Services:

The BOT and the Town agree that the BOT's responsibility for paying its fair share of the cost of improvements identified in Section 11.7 may be met by providing funding to support the improvements, to the Town's fire/rescue services, of which BOT's total fair share cost is \$774,882.00.

12.8 Upon execution of this Agreement, the BOT shall request State University System Concurrency Trust Funds in the amount of \$ 2,739,770.00, which shall constitute the total fair share contribution

contemplated under this Agreement. The BOT will pay the amount of \$ 2,432,912.00 in full to the Town, which recognizes the \$306,858 already paid to the Town for potable water and sanitary sewer referenced in Sections 12.2 and 12.3 within 90 days after receiving funding from the Concurrency Trust Fund.

13.0 CONCURRENCY VESTING FOR DEVELOPMENT

13.1 The development being vested from concurrency is identified in the FAU Davie Campus Master Plan Update dated March 21, 2007, as adopted by the FAU Board of Trustees on March 21, 2007, is defined in Exhibit "A" to this Agreement for the specific geographic area identified in Exhibit "B" to this Agreement, and is incorporated herein by this reference. Any amendment or extension to this Agreement or subsequent campus development agreement shall recognize development identified in the FAU Davie Campus Master Plan Update dated March 21, 2007, adopted by the FAU Board of Trustees on March 21, 2007, and Exhibits "A" and "B" hereto, as vested from concurrency by this Agreement, provided that the payment required in Section 12.8 shall have been made, and that development which remains unbuilt shall remain vested from the Town's concurrency requirements provided that the payment required in Section 12.8 shall have been made.

13.2 The uses, maximum densities, intensities and building heights for development defined in Exhibit "A" for the specific geographic area identified in Exhibit "B" shall be those established in the Future Land Use Element of the Campus Master Plan.

13.3 The Town agrees to vest from its concurrency requirements the development identified in the Campus Master Plan, as defined in Exhibit "A" to this Agreement, for the specific geographic area identified in Exhibit "B" to this Agreement, for the duration of this Agreement. The BOT shall comply with all the terms and conditions of this Agreement and provide financial assurances as set forth in Section 12.0 of this Agreement.

14.0 APPLICABLE LAWS

14.1 The state government law and policies regarding concurrency and concurrency implementation governing this Agreement shall be those laws and policies in effect at the time of approval of this Agreement.

14.2 If state or federal laws are enacted subsequent after execution of this Agreement, which are applicable to or preclude either party's compliance with the terms and conditions of this Agreement, this Agreement shall be modified or revoked or amended, as is necessary, to comply with the relevant state or federal laws.

15.0 AMENDMENT

15.1 Amendments of this Agreement shall be made in accordance with the provisions set forth in Subsection 1013.30, Florida Statutes.

15.2 Amendment of this Agreement shall be made in accordance with the notification requirements set forth in Section 22.0 of this Agreement.

15.3 It is further agreed that no modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document approved and executed by all the parties hereto.

15.4 In the event of a dispute arising from the implementation of this Agreement, both parties shall resolve the dispute in accordance with the dispute resolution requirements set forth in Section 18.0 of this Agreement.

16.0 CONSISTENCY WITH ADOPTED COMPREHENSIVE PLANS

The Town finds that this Agreement and the proposed campus development provided for herein are consistent with the Town's adopted Comprehensive Plan.

17.0 ENFORCEMENT

In accordance with Subsection 1013.30, Florida Statutes, any party to this Agreement or aggrieved or adversely affected person may file an action for injunctive relief in the circuit court where the Town is located to enforce the terms and conditions of this Agreement, or to challenge the compliance of the Agreement with Section 1013.30, Florida Statutes. This action shall be the sole and exclusive remedy of an adversely affected person other than a party to the agreement to enforce any rights or obligations arising from this Agreement.

18.0 DISPUTE RESOLUTION

18.1 In the event of a dispute arising from the implementation of this Agreement, the provisions of Subsection 1013.30, Florida Statutes, shall govern the resolution of the dispute. Each party shall select one mediator and notify the other party in writing of the selection. Thereafter, within 15 days after their selection, the two mediators shall select a neutral third mediator to complete the mediation panel.

18.2 Each party shall be responsible for all costs and fees payable to the mediator selected by it and shall equally bear responsibility for the costs and fees payable to the third mediator for services rendered and costs expended in connection with resolving issues in dispute.

18.3 Within 10 days after the selection of the mediation panel, proceedings must be convened by the panel to resolve the issues in dispute. Within 60 days after the convening of the mediation panel, the panel shall issue a report containing a recommended resolution of the issues in dispute.

18.4 If either the BOT or Town rejects the recommended resolution of the issues in dispute, the matter shall be forwarded to the state land planning agency which, pursuant to Section 1013.30, Florida Statutes, has 60 days to hold informal hearings and, if necessary, identify remaining issues in dispute, prepare a record of the proceedings, and submit the matter to the Administration Commission for final action. The report to the Administration Commission shall list each issue in dispute, describe the nature and basis for each dispute, identify alternative resolutions of each dispute, and make recommendations. The Administration Commission shall then take action to resolve the issues in dispute. In resolving the matter, the Administration Commission may, pursuant to Section 1013.30, Florida Statutes, prescribe, by order, the contents of this Agreement.

19.0 MONITORING AND OVERSIGHT

19.1 The Town may, upon request, review all relevant information concerning development on the FAU Davie Campus to verify that the terms of this Agreement are satisfied. The Town may review said activity to determine if there has been demonstrated good faith compliance with the terms of this Agreement.

19.2 If either party finds that there has been a failure to comply with the terms of this Agreement, the aggrieved party shall serve notice on the other that such failure to comply has occurred in accordance with the notification requirements set forth in Section 23.0 of this Agreement.

19.3 Disputes that arise in the implementation of this Agreement shall be resolved in accordance with the provisions of Section 19.0 above.

20.0 SUCCESSORS AND ASSIGNS

This Agreement shall be binding upon the parties hereto, their successors in interest, heirs, assigns and personal representatives.

21.0 FORWARDING OF THIS AGREEMENT

A copy of this Agreement shall be forwarded to the state land planning agency by the BOT within 60 days after execution.

22.0 NOTICES

22.1 All notices, demands, requests to replies provided for or permitted by this Agreement shall be in writing and may be delivered by any of the following methods:

- By personal service or delivery;
- By registered or certified mail;
- By deposit with an overnight express delivery service.
- By fax with follow-up written confirmation of receipt

22.2 Notices by personal service or delivery shall be deemed effective at the time of personal delivery. Notices by registered or certified mail shall be deemed effective three business days after deposit with the United States Postal Service. Notices by overnight express delivery service shall be deemed effective one business day after deposit with the express delivery service.

For the purpose of notice, the address of the BOT shall be:

Office of the President
Florida Atlantic University Administration Bldg., Room #339
777 Glades Road
Boca Raton, Florida 33431

With a copy to:

University Architect & Vice President for Facilities
Florida Atlantic University,
CO#69-Room 101
777 Glades Road
Boca Raton, Florida 33431

and

Office of the General Counsel
Florida Atlantic University
ADM 367
777 Glades Road
Boca Raton, Florida 33431

The address of the Town shall be:

Mr. Gary Shimun, Town Administrator
Town of Davie
6591 Orange Drive
Davie, FL 33314-3399

With a copy to:

Mr. John Rayson, Town Attorney
Town of Davie
6591 Orange Drive,
Davie, Florida 33314-3399

23.0 EXHIBITS AND SCHEDULES

The Exhibits and Schedules to this Agreement consist of the following, all of which are incorporated into and form a part of this Agreement:

- Exhibit "A" --- (Development Authorized by the Agreement-FAU Davie Campus Master Plan)
- Exhibit "B" --- (Campus Master Plan Phasing – Figure MP.02)
- Exhibit “C” --- (Campus Development Agreement – Fair Share Cost)
- Exhibit “C” Table 1 – (Potable Water & Sanitary Sewer)
- Exhibit “C” Table 2 – (Transportation)
- Exhibit “C” Table 3 – (Fire Rescue)

IN WITNESS THEREOF, the parties have set their hands and seals on the day and year indicated.

Signed, sealed and delivered in the presence of:

FLORIDA ATLANTIC UNIVERSITY BOARD OF TRUSTEES

Date: _____

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared _____ of the Florida Atlantic University Board of Trustees, to me known to be the person described herein and who executed the foregoing, and acknowledged the execution thereof to be his free act and deed, for the purposes therein mentioned.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 20____.

Notary Public

(Notarial Seal)

My Commission expires:

APPROVED by the Town Council of the Town of Davie on _____, 20____.

ATTEST:

TOWN COUNCIL OF THE
TOWN OF Davie, FLORIDA

(enter name), Town Clerk

BY: _____

Tom Truex, Mayor

APPROVED AS TO FORM:

John Rayson, Town Attorney

EXHIBIT "A"

**DEVELOPMENT AUTHORIZED BY THE AGREEMENT
FAU DAVIE CAMPUS MASTER PLAN**

Bldg. No. Shown on Exh. A	Type/Use of Bldg.	Estimated Year of Completion	Gross Bldg. Area	Revised Estimated Year of Completion	Adjusted Bldg. Area-GSF
1	Student Union Bldg.	2006	25,000 GSF	Complete	30,630
2	Parking Structure 1 (in conjunction w/Broward College)	2007	1,000 Cars	2009	
3	Demolition IFAS Area 1	2007	As Req.	2009	
4	Academic Joint Use Bldg.	2010	165,000 GSF	2010	80,820
5	Central Utility Plant	2010	As Req.	2010	
6	Roadway/site work	2010	As Req.	2010	
7	Demolition IFS Area 2	2010	As Req.	2015	
8	Academic Bldg.	2011	75,000 GSF	2015	75,000
9	USGS Facility	2011	50,000 GSF	2016	Beyond Horizon
10	Parking Structure 2	2012	1,000 Cars	2016	Beyond Horizon
11	Academic Bldg.	2014	65,000 GSF	2016	Beyond Horizon
12	Roadway/site work	2014	As Req.	2016	Beyond Horizon
13	Student Union Expansion	2015	25,000 GSF	2020	Beyond Horizon
14	Academic Bldg.	2015	25,000 GSF	2020	Beyond Horizon
15	Demolition IFAS Area 3	2015	As Req.	2020	Beyond Horizon
16	University Conference Center	2015	25,000 GSF	2020	Beyond Horizon
17	Demolition IFAS Area 4 (Palm Grove)	2015	As Req.	2020	Beyond Horizon
18	Transit Station	2015	By Others	2020	Beyond Horizon
19	Future Academic	+2020	Beyond Horizon	2025	
20	Future Academic	+2020	Beyond Horizon	2025	
21	Future Parking Structure 3	+2020	Beyond Horizon	2025	
TOTAL FUTURE FAU BUILDINGS			495,000 GSF		186,450 GSF

EXHIBIT A

**UPDATE TO THE
DAVIE CAMPUS
MASTER PLAN**

ADOPTED: MARCH 21, 2007

LOCATION NUMBER	PROJECT DESCRIPTION	PROGRAM S.A.L.	ESTIMATED YEAR OF COMPLETION
1	STUDENT UNION BUILDING	30,000 SF	2008
2	UNIVERSITY CENTER	10,000 SF	2007
3	UNIVERSITY CENTER	10,000 SF	2007
4	ACADEMIC ADULT LEAF BUILDING	9,000 SF	2007
5	CENTRAL UTILITY PLANT	45,000 SF	2009
6	UNIVERSITY CENTER	10,000 SF	2007
7	UNIVERSITY CENTER	10,000 SF	2007
8	ACADEMIC BUILDING	25,000 SF	2011
9	UNIVERSITY CENTER	10,000 SF	2007
10	UNIVERSITY CENTER	10,000 SF	2007
11	ACADEMIC BUILDING	25,000 SF	2011
12	UNIVERSITY CENTER	10,000 SF	2007
13	STUDENT UNION OUTPAK	25,000 SF	2013
14	UNIVERSITY CENTER	10,000 SF	2007
15	UNIVERSITY CENTER	10,000 SF	2007
16	UNIVERSITY CENTER	10,000 SF	2007
17	UNIVERSITY CENTER	10,000 SF	2007
18	UNIVERSITY CENTER	10,000 SF	2007
19	UNIVERSITY CENTER	10,000 SF	2007
20	UNIVERSITY CENTER	10,000 SF	2007
21	UNIVERSITY CENTER	10,000 SF	2007

- LEGEND:**
- EXISTING FACILITIES
 - DEVELOPMENT VESTED UNDER 2009 CDA
 - BEYOND MP HORIZON

SOURCE
FIGURE MP02 - PCAL MASTER PLAN FOR FAU

2009 CAMPUS DEVELOPMENT AGREEMENT

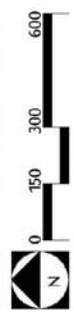



EXHIBIT "B"

Geographic Area Covered by This Agreement



EXHIBIT "C"

**CAMPUS DEVELOPMENT AGREEMENT BETWEEN THE
FLORIDA ATLANTIC UNIVERSITY BOARD OF TRUSTEES (BOT) AND TOWN OF DAVIE**

The BOT's fair share cost for all improvements listed in Exhibit "A" are as follows:

<u>Public Facilities and Services</u>	<u>BOT Fair Share Cost</u>	
Stormwater management	FAU will continue to pay monthly fee	
Potable Water	\$ 888,305.00	See Table 1
Sanitary Sewer	\$ 872,889.00	See Table 1
Solid Waste	\$ -	
Park & Recreation	\$ -	
Transportation	\$ 203,694.00	See Table 2
	BOT will provide FTE reports on a per semester basis	
Fire/Rescue Services	\$ 774,882.00	See Table 3
 TOTAL	 <u>\$ 2,739,770.00</u>	

**EXHIBIT "C" – TABLE 1
Potable Water and Sanitary Sewer**

				Potable Water Connection Fee \$3,050/ERC	Sanitary Sewer Connection Fee \$2,920/ERC
1	Student Union Bldg.	Yr. of Const. 2006	Revised GDF 30,630	ERC 19.48	\$ 59,414
2	Parking Structure 1	2007			\$ 56,882
3	Demolition IFAS Area 1	N/A			
4*	Academic Joint Use Building	2010	80,820	51.4	\$ 156,770
5	Central Utility Plant				\$ 150,088
6	Roadway/site work	N/A			
7	Demolition IFAS Area 2	N/A			
8	Academic Building 2015	2015	75,000	47.7	\$ 145,485
					\$ 361,669
					\$ 346,254
Upgrade existing pipe sizes to accommodate FAU Flows for both Water & Sewer \$1,053.271 (distributed at 50% for both water sewer)					
					\$ 888,305
					\$ 872,889
* Payment for Academic Joint Use Building Water & Sewer Connection in advance of CDA –File No. 09-009					
					\$ (156,770)
					\$ (150,088)
Adjusted Water & Sewer Utility Impact Fees to Town of Davie					
					\$ 731,535
					\$ 772,801

**EXHIBIT "C" – TABLE 3
FIRE RESCUE**

Fire Rescue Impact Fees

		Yr. of Construction	Revised GSF		Impact Fee
1	Student Union Bldg.	2006	30,630		\$ 1,583
2	Parking Structure 1	2007			
3	Demolition IFAS Area 1				
4	Academic Joint Use Bldg.	2010	80,820		\$ 4,178
5	Central Utility Plant				
6	Roadways/sitework				
7	Demolition IFAS Area 2				
8	Academic Building	2015	75,000		\$ 3,877
				TOTAL	\$ 9,638

Fire Rescue Assessment Fee

		Yr. of Const.	Revised GSF	2007	2008	2009	2010	2011	2012	2013	2014	2015	TOTAL
1	Student Union Bldg.	2006	30,630	\$ 8,133	8,344	8,561	8,784	9,012	9,247	9,487	9,734	9,987	\$ 73,157
2	Parking Structure 1	2007											
3	Demolition IFAS Area 1												
4	Academic Joint Use Bldg.	2010	80,820	\$21,686	22,250	22,828	23,422	24,031	24,656	25,297	25,954	26,629	149,989
5	Central Utility Plant												
6	Roadways/sitework												
7	Demolition IFAS Area 2												
8	Academic Building	2015	75,000	\$ 18,975	19,468	19,975	20,494	21,027	21,573	22,134	22,710	23,300	23,300
													\$ 246,446

Fire Rescue Portion of Ad Valorem Revenue- Building Value

		Yr. of Const.	Revised GSF	Value Per Sq.Ft.	2007	2008	2009	2010	2011	2012	2013	2014	2015	TOTAL
1	Student Union Bldg.	2006	30,630	\$ 300.00	\$ 9,180	\$ 9,627	\$10,096	\$10,588	\$11,104	\$11,644	\$12,211	\$12,806	\$13,430	\$ 100,687
2	Parking Structure 1	2007	300,000	\$ 75.00	\$22,479	\$23,573	\$24,721	\$25,925	\$27,188	\$28,512	\$29,900	\$31,357	\$32,884	
3	Demolition IFAS Area 1													
4	Academic Joint Use Bldg.	2010	80,820	\$ 300.00				\$24,223	\$25,403	\$26,640	\$27,937	\$29,298	\$30,724	\$ 164,225
5	Central Utility Plant													
6	Roadways/sitework													
7	Demolition IFAS Area 2													
8	Academic Building	2015	75,000	\$300.00									\$22,479	\$ 22,479
														\$ \$287,390

Land Value based on IFAS & PBC Leased parcel	Acres of Land	Value/Acre	\$22,778	\$23,462	\$24,166	\$24,891	\$25,637	\$26,406	\$27,199	\$28,015	\$28,855	\$ 231,408
	38	\$600,000										
TOTAL ASSESSMENT FOR FIRE RESCUE												\$ 774,882



Florida Atlantic University
Davie Campus – Campus Development Agreement

Strategic Planning Committee

Tom Donaudy, University Architect & Vice President for Facilities
Azita Dashtaki, Assistant Vice President for Facilities

October 21, 2009

FLORIDA ATLANTIC UNIVERSITY

Update to the Davie Campus Master Plan – Timeline

1. Initial Master Plan – Included in Master Plan for Boca adopted Nov. 6, 2001
2. No Campus Development Agreement (CDA) was implemented with Town of Davie for 2001 MP
3. Updated Master Plan completed – July 10, 2005
4. First Public Hearing – February 22, 2006
5. Documents transmitted for Agency Review
6. Second Public Hearing – November 29, 2006
7. Master Plan Adopted – March 21, 2007

Davie Campus – Campus Development Agreement

FLORIDA ATLANTIC UNIVERSITY



No.	Project Title	Proposed Gross Square Footage
1	Student Union Building	30,630
2	Parking Structure I	1,000 Cars
3	Demolition IFAS Area 1	\$3,099,790
4	Academic Joint Use Building	80,820 GSF
5	Central Utility Plant	As Required
6	Roadways Site Work	As Required
7	Demolition IFAS Area 2	\$1,279,400
8	Academic Building	75,000 GSF
9	USGS Facility	50,000 GSF
10	Parking Garage II	1,000 Cars
11	Academic Building	85,000 GSF
12	Roadways/Site Work	As Required
13	Student Union Expansion	25,000 GSF
14	Academic Building	85,000 GSF
15	Demolition IFAS Area 3	\$818,040
16	University Conference Center	25,000 GSF
17	Demolition Area 4 (Palm Grove)	As Required
18	Transit Station	By Others
19	Future Academic	TBD
20	Future Academic	TBD
21	Future Parking Structure III	TBD

Davie Campus – Campus Development Agreement

FLORIDA ATLANTIC UNIVERSITY

	Current	Authorized Under CDA
Full Time Equivalent (FTE) (2.37 FTE to HC ratio)	2,017 FTE	2,384 FTE
Gross Square Footage	313,246 GSF	388,246 GSF
Residential Units – Number . of Beds	N/A	N/A
Parking Spaces	1,433	1,433

Davie Campus – Campus Development Agreement

Campus Development Agreement

1. Fair Share Payment to Mitigate Impact

- Potable Water / Sanitary Sewer \$1,761,194
- Transportation \$ 204,694
- Fire/Rescue \$ 774,882

2. Development Parameters

- Includes all existing buildings and buildings under construction
- Additional 75,000 GSF vested for development
- New traffic study/concurrency required if FTE exceeds 2,384

3. Total Payment of \$2,739,770 from SUS Concurrency Trust Fund