

## STATE BOARD OF EDUCATION

June 17, 2003

**SUBJECT:** Authorize release of funds from the University Concurrency Trust Fund in accordance with the Campus Development Agreement between the Florida Gulf Coast University Board of Trustees and Lee County

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**UNIVERSITIES AFFECTED:** Florida Gulf Coast University

### **PROPOSED BOARD ACTION**

Authorize the Chief Financial Office to release funds in the amount of \$1,476,660 to Lee County as agreed in the campus development agreement between the Florida Gulf Coast University Board of Trustees and Lee County. The parties have signed the campus development agreement consistent with this action.

### **AUTHORITY FOR STATE BOARD ACTION**

Section 1013.63, Florida Statutes

### **BACKGROUND INFORMATION**

Following the adoption of a campus master plan, the University Board of Trustees is required to enter into a campus development agreement with each host local government.

The campus development agreement is important for two reasons. First, all concurrency management responsibilities of the university are fulfilled if the University Board of Trustees pays its fair share for off-campus improvements as identified in the agreement. Second, once the agreement is executed, all on-campus development may proceed without further review by the host local government as long as it is consistent with the adopted campus master plan and the campus development agreement.

The campus development agreement must, by law, identify the geographic area covered by the agreement; establish the duration of the agreement (5-10 years); identify level of service standards for public facilities and services, the entity which provides these facilities and services, and any financial arrangements between the University Board of Trustees and the facility/service providers; determine the impact of proposed campus development on identified public facilities and services, and any deficiencies likely to occur as a result of proposed campus development; identify facility improvements necessary to correct identified deficiencies; identify the University Board of Trustees' fair share of the costs of necessary improvements; and be consistent with the adopted campus master plan and the host local government's comprehensive plan.

This proposed campus development agreement constitutes an agreement that the development identified in the adopted FGCU Campus Master Plan will cause or contribute to the degradation of the operating conditions on the following level of service standards adopted by the host community:

- \$ Various road segments identified in the Campus Development Agreement in the amount of \$670,773.
- \$ Various mass transit services identified in the Campus Development Agreement in the amount of \$555,887.
- \$ Various fire protection and rescue services identified in the Campus Development Agreement in the amount of \$250,000.

Through this agreement, the SBOE will provide funding from the University Concurrency Trust Fund in the amount of \$1,476,660 which shall constitute the Florida Gulf Coast University Board of Trustees' total fair share of the cost of these improvements in accordance with the terms as executed in the campus development agreement.

The host community has complied with the requirements under the law prior to its signature on the campus development agreement consistent with this recommended SBOE action. This agreement was approved at the October 10, 2002 FGCU Board of Trustees meeting.

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**Support Documents Available:** Campus Development Agreement between the Florida Gulf Coast University Board of Trustees and Lee County officials

**Facilitators/Presenters:** Wayne V. Pierson