

CAMPUS DEVELOPMENT AGREEMENT

**Between the
UNIVERSITY OF NORTH Florida BOARD OF TRUSTEES and the CITY OF
JACKSONVILLE**

THIS AGREEMENT is made and entered into this ____ day of _____, 2026, by and between the **CITY OF JACKSONVILLE** (herein referred to as the "City"), a municipal corporation of the State of Florida, and the **UNIVERSITY OF NORTH FLORIDA** (hereinafter referred to as "UNF") **BOARD OF TRUSTEES** (hereinafter referred to as the UNF "BOT") by and on behalf of UNF.

WITNESSETH:

WHEREAS, the campus of UNF is considered to be a vital public facility which provides research and educational benefits of statewide and national importance and which further provides substantial educational, economic, and cultural benefits to the City; and

WHEREAS, in recognition of the unique relationships 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 plan and concurrency in Section 1013.30, Florida Statutes, which supersede the requirements of Part II of Chapter 163, Florida Statutes and Section 240.155, Florida Statutes; and

WHEREAS, on November 17, 2025, the UNF BOT adopted a campus master plan for UNF in compliance with the requirements that extends through year 2035 in compliance with the requirements set forth in Subsections 1013.30 (3)-(7); and

WHEREAS, upon adoption of the campus master plan update by the UNF BOT, the UNF BOT and City are required by Section 1013.30(10), Florida Statutes, to enter into a campus development agreement; and

WHEREAS, pursuant to Section 1013.30, the campus development agreement shall determine the impacts of proposed campus development reasonably 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, pursuant to Section 1013.30, the campus development agreement shall identify any deficiencies in public facilities and services which the proposed campus development will create or to which it will contribute and

WHEREAS, pursuant to Section 1013.30, the campus development agreement shall identify all improvements to facilities or services which are necessary to eliminate these deficiencies; and

WHEREAS, pursuant to Section 1013.30, the campus development agreement shall identify the UNF BOT's "fair share" of the cost of all improvements to facilities or services which are necessary to eliminate these deficiencies; and

WHEREAS, UNF BOT and City desire to enter into a campus development meeting the foregoing requirements:

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.

1.1 RESERVATION OF GOVERNMENTAL AUTHORITY

Except as provided in this Section 1.1, nothing contained in this Agreement shall be construed to limit or restrict the City's governmental, police power, or regulatory authority, including but not limited to authority relating to public health, safety, welfare, building safety, engineering review, utilities, environmental regulation, or emergency management. The City retains full authority to enforce applicable codes, standards, and regulations, except (i) as expressly provided herein; (ii) as provided by the Article IX of the Florida Constitution; (iii) as provided by the Florida Statutes, including without limitation Chapter 1001, Part IV and Chapter 1013 thereof; (iv) as provided by the regulations adopted from time to time by the Florida Board of Governors and the boards of trustees of the state universities pursuant to their administrative rulemaking authority.

2.0 DEFINITIONS OF TERMS USED IN THIS AGREEMENT

- 2.1 The term "Administration Commission" means the Governor and the Cabinet.
- 2.2 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.
- 2.3 The term "campus master plan" means the 2025-2035 plan that meets the requirements of Florida Statutes Section 1013.30 (3) through (6), Florida Statutes.
- 2.4 The term "comprehensive plan" means the City of Jacksonville's 2030 Comprehensive Plan, as may be amended from time to time, in a manner consistent with the requirements of Subsection 163.3177 and 163.3178, Florida Statutes.
- 2.5 The term "concurrency" means that public facilities and services needed to support development are available when the impacts of such development occur.
- 2.6 The term "development" means the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels. The following activities constitute development:
- (1) A reconstruction, alteration of the size, or material change in the external appearance of a structure or land;
 - (2) A change in the intensity of use of land, such as an increase in the number of dwelling units in a structure, or on land, or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land;
 - (3) Alteration of a shore or bank of a river or stream, lake, pond, or canal, including any coastal construction as defined in s.161.021, Florida Statutes;
 - (4) Commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land;
 - (5) Demolition of a structure;
 - (6) Clearing of land as an adjunct of construction; and
 - (7) Deposit of refuse, solid or liquid waste, or fill on a parcel of land.

The following operations or uses shall not be taken to involve development as defined herein:

- (1) Work by a transportation or public works agency or railroad company for the maintenance or improvement of a road or railroad track; if the work is carried out on land within the boundaries of the right of way;
 - (2) Work by any utility and other persons engaged in the distribution or transmission utilities, for the purpose of inspecting, repairing, or constructing on established rights of way any sewers, mains, pipes, cables, utility tunnels, power lines, towers, poles, tracks or the like;
 - (3) Work invoking the maintenance, renewal, improvement; or alteration of any structure, if the work affects only the interior or the color of the structure, or the decoration of the exterior of the structure;
 - (4) The use of any structure or land devoted to dwelling uses for any purpose customarily incidental to the enjoyment of the dwelling;
 - (5) The use of any land for the purpose of growing plants, crops, trees, and other agricultural or forestry products, raising livestock, or for other agricultural purposes;
 - (6) A change in the ownership or form of ownership of any parcel or structure; and
 - (7) The creation or termination of rights of access, riparian rights, easements, covenants concerning development of land, or other rights in land.
- 2.5.1 The term "development order" means any order granting, denying, or granting with conditions an application for a development permit.
- 2.8 The term "development permit" means an official document issued by the City which authorizes land alteration or the commencement of construction, without the need for any further applications or approvals.
- 2.9 The term "force majeure" means acts of God, earthquakes, blizzards, tornados, hurricanes, fire, flood, sinkhole, malicious mischief, insurrection, riots, strikes, lockouts, boycotts, picketing, labor disturbances, public enemy, war (declared or undeclared), landslides, explosions, epidemics, compliance with any court order, ruling, injunction, or decree by any court, tribunal, or judicial authority of competent jurisdiction, inability to obtain materials or supplies after the exercise of all reasonable efforts, compliance with rules and regulations of government authorities, and any other similar circumstances beyond the reasonable control of the parties.
- 2.10 The term "public facilities and services" means potable water, sanitary sewer, solid waste, drainage, parks and recreation, traffic circulation, and mass transit facilities for which level of services standards have been adopted in the 2045 Comprehensive Plan.
- 2.11 The term "state and planning agency" means the Department of Economic Development.

3.0 INTENT AND PURPOSE

- 3.1 This Agreement is intended to implement the provisions for campus planning contained in Section 1013.30, Florida Statutes. It is the intent of the UNF BOT and City to ensure that adequate public facilities such as potable water, sanitary sewer, solid waste, drainage, parks and recreation and multi-modal transportation facilities are available consistent with the level of service and mobility management standards for these facilities as adopted in the City's 2045 Comprehensive Plan.
- 3.2 This Agreement is intended to address the mitigation of impacts reasonably expected over the term of the campus development agreement on public facilities and services, including multi-modal transportation, sanitary sewer, solid waste, drainage/stormwater management, potable water, and parks and recreation.
- 3.3 This Agreement is not intended to alter or limit the land uses, densities, intensities, or site development or environmental management standards to be applied to campus development.

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 UNF BOT and the City.
- 4.2 The UNF 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 UNF BOT.
- 4.3 The City represents that it has full power and authority to enter into and perform this Agreement in accordance with its terms. The City represents that this Agreement has been duly authorized by the City and constitutes a valid, binding and enforceable contract of the City having been previously approved by an ordinance adopted by the City and has been the subject of one or more duly noticed public hearings as required by Section 163.3225, Florida Statutes. Further, the City represents that this Agreement complies with all requirements of law applicable to the City, and does not violate any other Agreement to which the City is a party, the constitution of the State of Florida, or any charter, ordinance, judgment or other requirement of law to which the City is subject.
- 4.4 State and regional environmental program requirements shall remain applicable.
- 4.5 In the event that all or a portion of a project reserving capacity pursuant to this Agreement should be destroyed by a fire, storm, or other force majeure, the UNF BOT, its grantees, successors and assigns, shall have be right to rebuild and/or repair, and the time periods for performance by the UNF BOT shall be automatically extended so long as there is compliance with this Agreement.
- 4.6 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.
- 4.7 Upon execution of this Agreement, all on-campus development identified in **Exhibit "A,"** attached hereto, may proceed without further review by the City if it is consistent with the terms of this Agreement and UNF's adopted campus master plan.
- 4.8 If any part of this Agreement is contrary to, prohibited by, or deemed invalid under any applicable law or regulation, 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 snail be given full force and effect.

5.0 DURATION OF AGREEMENT

The duration of this Agreement and the reservation of capacity provided for in Section 13 shall be from the effective date until December 31, 2035, unless extended by the mutual consent of the UNF BOT and the City in accordance with Section 15.0 of this Agreement.

6.0 GEOGRAPHIC AREA COVERED BY THE AGREEMENT

The real property subject to this Agreement and included within is identified in **Exhibit "B,"** and 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 development authorized under the terms of this Agreement:

- 7.1 Drainage facilities and services are provided by UNF. Accordingly, UNF is responsible for the operation and maintenance of all drainage facilities on campus in accordance with permits issued by the St. John's River Water Management District, Army Corps of Engineers and Department of Environmental Protection.
- 7.2 Potable water is provided by the City through a 12-inch water main entering the northeast campus boundary and a 16-inch water main entering from Kernan Boulevard, traversing the campus and extending to areas west of the campus. Potable water entering UNF is distributed to each building, the physical plant, and associated mechanical equipment by UNF's water distribution system.
- 7.3 Wastewater and sanitary sewer service for the campus is currently routed through a 18- inch gravity line that connects the campus to the new regional pumping station situated along St. Johns Bluff Road west of the campus. Wastewater treatment is provided by the City.
- 7.4 Solid waste material collection and disposal is accomplished by a combination of University staff, private contractors and public entities. Solid waste is currently collected and disposed of by contract services. The solid waste material is either recycled or sent to the landfill for disposal. The City of Jacksonville has responsibility for operating and maintaining the local landfill.
- 7.5 The City's Master Recreation Improvement Plan divides the City into districts that parallel the Planning Districts established by the Jacksonville Planning Department. Citywide, the City has 410 parks (recreational and open space facilities) covering approximately 37,000 acres (84,000 acres would include National Park, State Park, State Forests, SJWRMD Conservation Areas, etc). The inventory of public park space within District 3 (Southeast District) within which UNF lies includes a total of 6279 acres of public recreational and open spaces. The following 86 parks and recreational facilities are available to serve UNF.

PARK NAME	ADDRESS	ZIP	CPAC District	TYPE
Adolph Wurn Park	2115 Dean Rd	32216	3	Community
Alberts Field	12073 Brady Rd	32223	3	Community
Alejandro Garces Camp Tomahawk Park	8419 San Ardo Road	32217	3	Community
Alexandria Oaks Park	1620 Marco Place	32207	3	Neighborhood

Angelina Danese Park	3310 St. Augustine Road	32207	3	Neighborhood
Baker-Skinner Park	7641 Powers Avenue	32217	3	Community
Balis Community Center [Southside Park]	1999 San Marco Blvd	32207	3	Center
Balis Park	1999 San Marco Blvd	32207	3	Neighborhood
Beach & Peach Urban Park	10013 Anders Blvd.	32246	3	Preservation
Beach Blvd. Boat Ramp	8540 Beach Blvd	32216	3	Ramp
Bee Street Park	720 South Shores Road	32207	3	Undeveloped
Belmonte Park	1440 Belmonte Avenue	32207	3	Undeveloped
Bishop Circle Park	5661 Bishop Circle	32207	3	Neighborhood
Boney Park	Old Hickory Blvd/Southhampton Rd	32207	3	Special
Brackridge Park	8650 Newton Road	32216	3	Community
Brown Whatley Park	1507 Alexandria Place South	32207	3	Neighborhood
Burnett Park	3740 Burnett Park Road	32257	3	Community
Chapelgate Park	3824 Chapelgate Road	32223	3	Neighborhood
Chets Creek Elementary Park	13200 Chets Creek Blvd	32224	3	Neighborhood
Colonial Manor Lake Park	3625 San Jose Blvd	32207	3	Neighborhood
County Dock	2400 County Dock Road	32223	3	Ramp

Crabtree Park	1704 University Blvd West	32217	3	Neighborhood
Crown Point Elementary	3800 Crown Point Road	32257	3	Neighborhood
Cuba Hunter Center	4380 Bedford Road	32207	3	Center
Cuba Hunter Park	4380 Bedford Road	32207	3	Community
Deerwood Rotary Childrens Park	7901 Baymeadows Road East	32256	3	Neighborhood
Drew Park	6621 Barnes Road South	32216	3	Community
Earl Johnson Memorial Park	5308 St. Augustine Road	32207	3	Community
Elizabeth "Betty" Wolfe Park	3302 Chrysler Drive	32257	3	Undeveloped
Englewood High School Pool	4412 Barnes Road	32207	3	Pool
Ferngully Preserve	12375 Woodside Drive	32223	3	Preservation
Fletcher Morgan	6736 Beach Blvd	32216	3	Community
Fletcher Park	1652 Atlantic Blvd.	32207	3	Neighborhood
Forestry Tower Park	10430 Beach Blvd	32246	3	Neighborhood
Fort Family Regional Park at Baymeadows	8050 Baymeadows Road E	32256	3	Regional
G.E.N.A. Park	4603 Clinton Ave.	32207	3	Neighborhood
Genovar Park	12810 Genovar Street (Bayard)	32256	3	Neighborhood
Goodbys Creek Preserve	9145 San Jose Blvd.	32257	3	Preservation

Granada Park	3960 Alcazar Avenue	32207	3	Neighborhood
Greenland Park	11808 Faval Drive	32258	3	Community
Greenridge Park	3850 San Jose Blvd.	32207	3	Neighborhood
Greenscape Celebration Park	801 LaSalle St	32207	3	Neighborhood
Henry T. Jones Center	3856 Grant Road	32207	3	Community
Henry T. Jones Park [Pine Forest Park]	2335 Gattis Lane	32207	3	Pool
Historic Kings Road Park	1972 Kings Avenue	32207	3	Neighborhood
Hood Landing Boat Ramp	12925 Hood Landing Road	32223	3	Ramp
Huguenot Park	3145 Nain Road	32207	3	Neighborhood
Huntington Forest	10106 Huntington Forest Blvd	32257	3	Neighborhood
Isle of Palms Park	3780 Eunice Road	32250	3	Neighborhood
Jerusalem and White	2331 Jerusalem Street	32207	3	Undeveloped
Jim Rink Park	801 Cedar Street	32207	3	Neighborhood
Joe Davis Memorial Park	2545 Larsen Road	32207	3	Neighborhood
John T. Lowe Boat Ramp at Goodby's Lake	9021 San Jose Blvd	32257	3	Ramp
Julington-Durbin Creek Preserve	13130 Bartram Park Blvd.	32223	3	Preservation
Landon Park	1800 San Marco Blvd	32207	3	Neighborhood

Largo Well Park	1964 Largo Road	32207	3	Neighborhood
Lillian S. Davin Park	2311 River Road	32207	3	Neighborhood
Lillian Saunders Center	2759 Bartley Circle	32207	3	Community
Losco Regional Park	10931 Hood Road South	32258	3	Regional
Lovelace Park	6401 Barnes Road	32216	3	Neighborhood
Mandarin High School Pool	4831 Greenland Road	32258	3	Pool
Mandarin South Library Park	12125 San Jose Blvd	32223	3	Community
Mickey King Park	3758 Hendricks Ave.	32207	3	Neighborhood
Nathan Krestul Park	2001 La Vaca	32217	3	Neighborhood
Pablo Creek Preserve	5100 Hodges Blvd.	32256	3	Preservation
Palmer Terrace	1100 Palmer Terrace	32207	3	Neighborhood
Palmetto Leaves Regional Park	5720 Greenland Road	32257	3	Regional
Pine Forest Elementary	3939 Grant Road	32207	3	Neighborhood
River Oaks Park	1000 River Oaks Road	32207	3	Community
Riverfront Park	901 Landon Ave	32207	3	Neighborhood
Rogers Park	11950 San Jose Blvd	32223	3	Community
San Jose Acres Park	2965 Caballero Dr.	32217	3	Undeveloped

San Jose Elementary Park	5805 St. Augustine Road	32207	3	Neighborhood
San Pedro Park	0 San Pedro Road	32217	3	Undeveloped
Southside Park	1541 Hendricks Avenue	32207	3	Community
Southside Tennis Complex	1539 Hendricks Avenue	32207	3	Special
St. Nicholas Playground	2260 Spring Park Road	32207	3	Neighborhood
St. Nicholas Train Station Park	2564 Atlantic Blvd.	32207	3	Special
Tommy Hazouri, Sr. Park [Mandarin Park & Boat Ramp]	14780 Mandarin Road	32223	3	Community
Touchton Road Park	8305 Touchton Road	32216	3	Neighborhood
Verona Park	7155 San Jose Blvd	32217	3	Neighborhood
Victoria Park	6335 Barnes Rd S	32216	3	Community
Walter Anderson Memorial Park	2738 Orange Pickers Road	32223	3	Neighborhood
Walter Jones Historical Park	11964 Mandarin Road	32223	3	Special
Windy Hill Center & Park	10540 Anders Boulevard	32246	3	Center
Windy Hill Elementary Park	3850 Skycrest Drive	32246	3	Community
Wolfson High School Pool	7000 Powers Avenue	32217	3	Pool

(Source: City of Jacksonville Department of Parks, Recreation)

7.6 UNF traffic circulation is served by two primary and two minor roadways:

Major On-Campus Roadway

- UNF Drive, which encircles the campus core and extends west to the main entrance of the campus, which is immediately east the interchange of Interstate 295 West at UNF Drive.

- Alumni Drive, which extends from Kernan Boulevard on the east side of the campus to UNF Drive; and

Minor On-Campus Roadways

- Betty Holzendorf Drive, which links Alumni Drive to campus housing, the University Center, and the UNF Golf Complex in the southeast quadrant of the campus, terminating at Kernan Boulevard;
- North Entrance Road, which connects parking lot #18 on the northern parcel to Central Parkway, which is located in the East Park Industrial Park immediately north of the University;
- Varsity Lane, which connects UNF Drive to Osprey Ridge Road;
- Osprey Ridge Road, which connects North Entrance Road to Kernan Boulevard South and provides access to the residence halls (Osprey Fountains and Osprey Ridge) and related improvements constructed on the campus's East Ridge; and
- Eco Road, which extends between UNF Drive and Central Parkway and connects to the western terminus of North Entrance Road.

The major roadways on campus are classified as Collector roadways. The minor roadways are classified as Local roadways.

The following are the primary off-campus roadways serving the University:

East-West Roadways

<u>Roadway</u>	<u>Segment</u>	<u>Classification</u>
Beach Boulevard (SR 212/US 90)	Hodges Blvd to Kernan Boulevard Kernan Boulevard to I-295 (SR 9A) I-295 (SR 9A) to Southside Blvd.	Principal Arterial Principal Arterial Principal Arterial
Butler Boulevard (SR 202)	Hodges Blvd. to Kernan Boulevard Kernan Boulevard to I-295 (SR 9A) I-295 (SR 9A) to Gate Parkway	Freeway Freeway Freeway
Central Parkway	Beach Blvd to St Johns Bluff Road	Collector

North-South Roadways

<u>Roadway</u>	<u>Segment</u>	<u>Classification</u>
I-295 (SR 9A)	Butler Boulevard to Beach Boulevard	Freeway SIS
St Johns Bluff Road	Beach Blvd to Town Center Pkwy	Minor Arterial
Town Center Parkway	Gate Parkway to I-295(SR 9A)	Collector
Kernan Boulevard	Butler Boulevard to Beach Boulevard	Minor Arterial
First Coast Tech Parkway	Kernan Boulevard South to Kernan Boulevard South	Local Road

Interstate 295 (SR 9A) has interchanges at Beach Boulevard, UNF Drive and Butler Boulevard, and overpasses Central Parkway. Central Parkway provides ground level access for persons traveling between the Southeast, Arlington and northern beaches areas and UNF.

Additional traffic analysis is provided in the current version of the UNF Master Plan Update.

- 7.7 The Jacksonville Transportation Authority provides bus service to UNF with a single route (Route 8). The route operates every 30 minutes from 5:00 AM to midnight on weekdays, Monday through Friday, every 60 minutes from 4:30 AM to midnight on Saturday and every 60 minutes from 5:45 AM to 11:00 PM on Sunday. JTA overall service standards are every 15-30 minutes during weekdays and every 30-60 minutes on weekends.

8.0 LEVEL OF SERVICE STANDARDS ESTABLISHED BY THE CITY

Additional details of City adopted Level of Service standards, as defined by the *2045 Comprehensive Plan*.

- 8.1 The *2045 Comprehensive Plan* establishes level of service standards for drainage facilities which define the depth of flooding allowed within and adjacent to the street rights-of-way as stated below, based upon a 5-year design storm design:

LOS A: For new systems: Hydraulic gradeline at or below inlet grate: lowest roadway grade elevation at or above the 25-year design high-water elevation for the stormwater management facility.

LOS B: For retrofitting an existing system: Flooding of streets and some yard areas but contained within the right-of-way.

LOS C: For existing system: Flooding up to the finished floor elevation of structures.

- 8.2 The *2045 Comprehensive Plan* establishes the following level of service standard for potable water:

1. Existing and proposed water facilities shall be designed and constructed in such a manner as to maintain the capacity associated with reasonably expected water demand consistent with all federal, State, and local standards. The capacity shall be based on the following minimum water consumption rates:

Single Family Residential:

Where reclaim water is not available – 250 gpd/EDU (EDU – Equivalent dwelling unit); or

Where reclaim water is available – 200 gpd/EDU

Multi-Family Residential:

State of Florida Department of Health (FDOH) Chapter 64E - 6 FAC Standards for Onsite Sewage Treatment and Disposal Systems, Part 64E-6.008 (1); or Fixture Counts; or 80 gpd/bedroom

Commercial and Industrial:

State of Florida Department of Health (FDOH) Chapter 64E - 6 FAC Standards for Onsite Sewage Treatment and Disposal Systems, Part 64E-6.008 (1)

Or as addressed in the JEA Water, Wastewater and Reclaimed Water Design Guidelines.

2. The water supply system within the City shall operate with a rated capacity, which is no less than 5 percent above the historical maximum daily flow.
3. Minimum Pressure--All systems and grids:

<u>CONDITION</u>	<u>PRESSURE</u>
Minimum.....	20 psi
Normal Operations.....	40 to 80 psi

4. Storage Volume
 - a. System-wide storage capacity for the regional system for finished water shall equal no less than 17 percent of system-wide average daily demand.
 - b. Nongrid systems without ground or elevated storage reservoirs shall provide for ten (10) minute retention time within the hydropneumatic tank along with adequate and redundant well capacity to meet the fire peak demand condition of the system.
5. Fire Flow

Unless otherwise stipulated by the City Public Safety Department, minimum fire flows based on land use shall be maintained as follows, or as determined by the National Fire Protection Association (NFPA):

LAND USE	GALLONS PER MINUTE (GPM)
Single Family	1,000 (500 gpm if automatic sprinklers used)
Manufactured Homes	750
Multi-family Residential, and Commercial	1,500 (750 from 2 hydrants)
Institutional and Industrial	2,000 (1,000 from 2 hydrants)

- 8.3 The *2045 Comprehensive Plan* establishes the following level of service standards for sanitary sewer facilities:
 1. Effluent discharged from wastewater treatment plants shall meet all federal, state, and local standards.
 2. Proposed wastewater collection, transmission, treatment and disposal facilities shall be designed and constructed to maintain the capacity associated with the following wastewater generation rates:

Residential - In accordance with 64E-6.008 F.A.C., or as addressed in the JEA Water, Wastewater and Reclaimed Water Design Guidelines.

Non-Residential - flows to be evaluated on a site-specific basis using Section 64E-6-008 F.A.C., or as addressed in the JEA Water, Wastewater and Reclaimed Water Design Guidelines.

Peak Flows will be determined in accordance with "Recommended Standards for Sewage Works", latest edition (Ten State Standards) and the Water Environment Federation Manual of Practice #9.

8.4 The *2045 Comprehensive Plan* establishes a level of service standard for solid waste disposal facilities of 6.7 pounds of solid waste generation per capita per day.

8.5 The *2045 Comprehensive Plan* establishes the following level of service standard for recreation and open space:

The City shall maintain the following Level of Service (LOS) standards for the provision of parks in the City:

The City shall provide 1.93 acres per thousand population of "Active/Passive" parks by Planning District.

The City shall provide 2.50 acres per thousand population of "Regional" parks Citywide.

However, in no event shall existing park and open space acreage be reduced in accordance with Section 122.421(b) of the Ordinance Code.

The City shall provide one week of open public swimming at all public aquatic facilities per each 70,000 population.

The City shall provide one athletic field per each 2,000 population.

The City shall provide one court per each 2,400 population.

The City shall provide one mile of trail per each 50,000 population.

On an on-going basis the Parks, Recreation and Community Services Department shall collect and track participation/use data in order to further define recreation facility guidelines based on demand.

9.0 FINANCIAL ARRANGEMENTS BETWEEN THE UNF BOT AND SERVICE PROVIDERS

The City shall recognize the Campus Master Plan (CMP) for the University of North Florida approved by the UNF Board of Trustees as the basis for development covered by the Campus Master Plan. Development of University of North Florida properties within the boundaries of Duval County, not covered by the CMP shall be consistent with the Comprehensive Plan.

The UNF 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 UNF campus:

9.1 There are no financial arrangements between the UNF BOT and the City or any other entity for the provision of drainage facilities or service to the campus.

9.2 The UNF BOT pays a monthly charge to the City for the provision of potable water and sanitary sewer facilities or service to the campus.

9.3 The UNF BOT contracts with a private firm that is responsible for providing the University with trash collection and removal services.

9.4 There are no financial arrangements between the UNF BOT and the City or any other entity for the provision of parks and recreation facilities or service to the campus.

9.5 There are no financial arrangements between the UNF BOT and the City or any other entity for the provision of transportation facilities or service to the campus.

10.0 IMPACTS OF CAMPUS DEVELOPMENT ON PUBLIC FACILITIES AND SERVICES

10.1 The UNF BOT and City agree that development proposed in the UNF Campus Master Plan will not degrade the operating condition for public drainage facilities below the level of service standards adopted by the City.

10.2 The UNF BOT and City agree that development proposed in the adopted UNF Campus Master Plan will not degrade the operating conditions for public potable water facilities below the level of service standards adopted by the City.

10.3 The UNF BOT and City agree that development proposed in the adopted UNF Campus Master Plan will not degrade the operating conditions for public sanitary sewer facilities below the level of service standard adopted by the City.

10.4 The UNF BOT and City agree that development proposed in the adopted UNF Campus Master Plan will not degrade the operating conditions for public solid waste facilities below the level of service standards adopted by the City.

10.5 The UNF BOT and City agree that development proposed in the adopted UNF Campus Master Plan will not degrade the operating conditions for public open space and recreation facilities below the level of service standards adopted by the City.

10.6 The UNF BOT and City agree that currently all roadway segments will operate within acceptable levels of service in the presence of additional traffic generated by UNF.

11.0 UNF BOT TO MAINTAIN SUFFICIENT LEVELS OF SERVICE

In order to meet concurrency, the construction of the following improvements shall be required.

11.1 The UNF BOT and City agree that there is sufficient drainage facility capacity to accommodate the impacts of development proposed in the adopted UNF Campus Master Plan and to meet the future needs of UNF for the duration of this Agreement. The UNF BOT and City further agree that no off-campus drainage improvements need be provided.

11.2 The UNF BOT and City agree that there is sufficient potable water facility capacity to accommodate the impacts of development proposed in the adopted UNF Campus Master Plan and to meet the future needs of UNF for the duration of this Agreement. The UNF BOT and City further agree that no off-campus potable water improvements need be provided.

11.3 The UNF BOT and City agree that there is sufficient sanitary sewer facility capacity to accommodate the impacts of development proposed in the adopted UNF Campus Master Plan and to meet the future needs of UNF for the duration of the Agreement. duration The UNF BOT and City further agree that no off-campus sanitary sewer improvements need be provided.

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

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

12.0 FINANCIAL ASSURANCES FOR PUBLIC FACILITIES

The following financial assurances are provided by UNF BOT to guarantee the UNF BOT's pro rata share of the costs of improvements to public facilities and services necessary to support development identified in Exhibit "A".

- 12.1 The UNF BOT and City agree that no stormwater management improvements need be assured by the UNF BOT for the proposed developments in the adopted UNF Campus Master Plan.
- 12.2 The UNF BOT and City agree that no potable water improvements need be assured by the UNF BOT for the proposed developments in the adopted UNF Campus Master Plan.
- 12.3 The UNF BOT and City agree that no sanitary sewer Improvements need be assured by the UNF BOT for the proposed developments in the adopted UNF Campus Master Plan.
- 12.4 The UNF BOT and City agree that no solid waste improvements need be assured by the UNF BOT for the proposed developments in the adopted UNF Campus Master Plan.
- 12.5 The UNF BOT and City agree that no open space and recreation improvements need be assured by the UNF BOT for the proposed developments in the adopted UNF Campus Master Plan.
- 12.6 The UNF BOT and City agree that no transportation improvements need be assured by the UNF BOT for the proposed developments in the adopted UNF Campus Master Plan.

13.0 CAPACITY RESERVATION FOR DEVELOPMENT

- 13.1 The UNF BOT are reserving capacity pursuant to this Agreement. The development for which capacity is reserved is identified in the Capital Improvements Element of the UNF 2035 campus master plan is attached hereto as Exhibit "A", and incorporated herein by this reference.
- 13.2 The uses, maximum densities, intensities and building heights for development reserving capacity shall be those adopted in the Future Land Use Element of the UNF 2035 campus master plan.
- 13.3 The City agrees to reserve present and planned capacity of the public facilities and service necessary to support the development identified in Section 11.0 for the duration of this Agreement. The UNF BOT shall comply with all the terms and conditions of this Agreement and to provide financial assurances as set forth in Section 12.0 of this Agreement.
- 13.4 The City acknowledges that subsequent development projects may reserve capacity of public facilities in the same geographic area identified in Exhibit "B". The City also acknowledges that this shall in no way necessitate the construction of additional capital facility improvements by the UNF BOT to meet concurrency requirements and/or to prevent development identified in

UNF's adopted campus master plan from going forward in accordance with its timetable of development.

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 This Agreement may be amended in conjunction with any amendment to the adopted UNF Campus Master Plan which, alone or in conjunction with other amendments, increases density or intensity of use of land on the campus by more than 10 percent, decreases the amount of natural areas, open spaces, or buffers on the campus by more than 10 percent, or rearranges land uses in a manner that will increase the impact of any proposed campus development by any percent on a road or on another public facility or service provided or maintained by the state, the City, or any affected local government.
- 15.2 This Agreement may be amended if either party delays, by more than 12 months, the construction of a capital improvement identified in this Agreement.
- 15.3 Amendment of this Agreement shall be made in accordance with the notification requirements set forth in Section 1010.30, Florida Statutes.
- 15.4 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.
- 15.5 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 City finds that this Agreement and the proposed development and capacity reservations provided for herein are consistent with the *2045 Comprehensive Plan*.

17.0 ENFORCEMENT

Any party to this Agreement or aggrieved or adversely affected person may file an action for injunctive relief in the circuit court where the City is located to enforce the terms and condition 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, 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 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 UNF BOT or City rejects the recommended resolution of the issues in dispute, the matter shall be forwarded to the state land planning agency which, pursuant to Subsection 1013.30 (16), Florida Statutes, has 60 days to hold informal hearings, 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 task 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 this matter, the Administration Commission may, pursuant to Subsection 1013.30 (16), Florida Statutes, prescribe by order the contents of this Agreement.

19.0 MONITORING AND OVERSIGHT

- 19.1 Pursuant to Section 655.207, Jacksonville Ordinance Code, UNF BOT shall provide biennial reports to the City. If no such changes have occurred, then UNF BOT shall provide a report indicating the same.
- 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 22.0 of this Agreement.
- 19.3 Disputes that arise in the implementation of this Agreement shall be resolved in accordance with the provisions of Section 17.0 and 18.0 above.

20.0 SUCCESSORS AND ASSIGNS

This Agreement shall be binding upon the parties hereto and their successors in interest.

21.0 RECORDING OF THIS AGREEMENT

This Agreement shall be recorded by the City in the public records of the City of Jacksonville, Florida. Pursuant to Section 1013.30, Florida Statutes, within 14 days of execution of the Agreement by both parties, a copy of the Agreement shall be forwarded to the state land planning agency by the UNF BOT. The effective date of this Agreement shall be the date upon which the last party has executed the Agreement.

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22.0 NOTICES

All notices, requests, demands, and other communications required or permitted to be given under this Agreement shall be in writing and sent to the address(es) set forth below. All rent payments shall be Each communication shall be deemed duly given and received: (1) as of the date and time the same is personally delivered with a receipted copy; (2) if delivered by U.S. Mail, three (3) days after depositing with the United States Postal Service, postage prepaid by certified mail, return receipt requested, or (3) if given by nationally recognized or reputable overnight delivery service, on the next day after receipted deposit with same.

City: City of Jacksonville
Planning Department
ATTN: Director
Ed Ball Building, 3rd Floor
214 N. Hogan Street
Jacksonville, FL 32202

With a copy to: Office of General Counsel
ATTN: General Counsel
117 West Duval Street, Suite 480
Jacksonville, FL 32202

or such other address as City may direct from time to time.

UNF BOT: University of North Florida
ATTN: Vice President, Administration & Finance
1 UNF Drive
Jacksonville, FL 32224

With a copy to: University of North Florida
ATTN: General Counsel
1 UNF Drive
Jacksonville, FL 32224

or to such other address as UNF BOT may direct from time to time.

[REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

ATTEST:

**CITY OF JACKSONVILLE, a Florida
municipal corporation**

By: _____
James R. McCain, Jr.
Corporation Secretary

By: _____
Donna Deegan, Mayor

Date: _____

FORM APPROVED:

By: _____
Office of General Counsel

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by _____, Mayor, City of Jacksonville, Florida.

Name: _____
Notary Public
State of Florida at Large
Commission No.: _____
My Commission Expires: _____
Personally Known _____
Or Produced I.D. _____
Type of Identification _____

**UNIVERSITY OF NORTH FLORIDA
BOARD OF TRUSTEES**

Federal EID: 59-2976169

By: _____

Print Name: Scott Bennett

Its: Senior Vice President, Administration & Finance

Date: _____

Signed in our presence:

Printed Name: _____

Printed Name: _____

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by _____, personally known to me, as Senior Vice President, Administration & Finance, for and on behalf of the University of Florida Board of Trustees, a public body corporate. .

Name: _____

Notary Public
State of Florida at Large
Commission No.: _____
My Commission Expires: _____
Personally Known _____
Or Produced I.D. _____
Type of Identification _____

Exhibit "A"



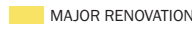



EXHIBIT A

Capital Improvements	GSF	# of Beds
Academics		
Hicks Honors College Academic Building	20,000	
Advanced Computing Building	90,000	
Behavioral Sciences Building	95,000	
Outdoor Lab	5,000	
Greenhouse Expansion	15,000	
Amphitheater Research Building	135,000	
Academic Building	150,000	
Research Park	300,000	
Holzendorf Drive Research Building	50,000	
Art Museum	100,000	
Academic Building II	170,000	
Police Expansion	5,000	
Preschool Expansion	5,000	
Student Union Addition	10,000	
Subtotal	1,150,000	
Athletics		
Sports Performance Center	60,000	
Soccer Practice Fields	N/A	
Soccer Facility	15,000	
Hodges Stadium South Addition	70,000	
Hodges Stadium East Addition	105,000	
Harmon Stadium Remodel & Improvements	20,000	
Softball Stadium Addition	10,000	
Track and Field Stadium	100,000	
Arena Addition	30,000	
Subtotal	410,000	
Housing		
Greek Housing Development	65,000	200
30 th North Phase II Housing Development	360,000	700
President's Residence	20,000	
Osprey Village Housing Replacement Building 1	95,000	
Osprey Village Housing Replacement Building 2	90,000	
Osprey Hall Housing Replacement	125,000	
University Center Conference Hotel	300,000	500
Subtotal	1,055,000	
Recreation & Open Space		
Wellness Center Phase II	75,000	
Ogier Gardens Expansion	N/A	
North Rec Fields Expansion	N/A	
North Rec Fields Storage Building	10,000	
East Ridge Rec Fields	N/A	
East Ridge Rec Fields Storage Building	20,000	
Greek Housing Rec Fields	N/A	
Eco Adventure Building	15,000	
Subtotal	120,000	
Transportation		
Parking Garage (500 Spaces)	175,000	
Parking Garage II (1000 Spaces)	350,000	
Parking Garage III (1000 Spaces)	350,000	
Boardwalks	N/A	
Shared Use Path Segments 2 and 3	N/A	
UNF Drive Roundabout	N/A	
Subtotal	875,000	
Total	3,610,000	1,400

Exhibit "B"





PROPOSED FACILITIES

-  PROPOSED BUILDING
-  PROPOSED PARKING DECK
-  PROPOSED PARKING LOT
-  PROPOSED RETENTION POND
-  MAJOR RENOVATION
-  PROPOSED DEMOLITION
-  PROPOSED MONUMENTAL SIGNAGE FEATURE
-  PROPOSED MONUMENT SIGN
-  PROPOSED BOARDWALK
-  PROPOSED SHARED USE PATH

PROPOSED FACILITIES

- A. RESEARCH BUILDING
- B. ACADEMIC BUILDING
- C. ACADEMIC BUILDING
- D. STUDENT SUPPORT BUILDING
- E. BEHAVIORAL SCIENCES BUILDING
- F. ADVANCED COMPUTING BUILDING
- G. STUDENT HOUSING
- H. HONORS ACADEMIC BUILDING
- I. DINING
- J. GREEK HOUSING VILLAGE
- K. RESEARCH LAB
- L. RENOVATION FOR RESEARCH
- M. RESEARCH FACILITY
- N. COMMUNITY ATTRACTION
- O. PRESIDENT RESIDENCE
- P. STORAGE FACILITY
- Q. PRESCHOOL EXPANSION
- R. ECO ADVENTURE FACILITY
- S. POLICE EXPANSION
- T. GREENHOUSE
- U. WELLNESS COMPLEX EXPANSION
- V. ARENA EXPANSION
- W. STADIUM EXPANSION
- X. STADIUM CONVERSION TO FOOTBALL
- Y. FOOTBALL PRACTICE FIELD
- Z. HIGH PERFORMANCE CENTER
- AA. BASEBALL STADIUM + SUPPORT FACILITY
- BB. SOCCER/TRACK + FIELD STADIUM
- CC. SOCCER FIELDS + STADIUM (ATHLETICS)
- DD. OGIER GARDENS EXPANSION
- EE. RECREATION FIELDS
- FF. ADDITIONAL FIELDS (ATHLETICS)
- GG. ATHLETICS SUPPORT FACILITY
- HH. MEETING SPACE ADDITION
- II. TRACK + FIELD PRACTICE AREA/ ROTC PARADE GROUNDS
- JJ. OUTDOOR LAB
- KK. SOFTBALL STADIUM ADDITION
- LL. HOTEL
- MM. UNF DRIVE ROUNDABOUT

EXISTING FACILITIES

-  EXISTING WETLAND OR CONSERVATION AREA
-  EXISTING BOARDWALK
- 1. J. J. DANIEL HALL
- 2. FOUNDERS HALL
- 4. SKINNER-JONES HALL
- 5. PHYSICAL FACILITIES
- 6. UNF ANNEX
- 8. LASSITER HALL
- 9. SCHULTZ HALL
- 10. BUILDING 10
- 12. CARPENTER LIBRARY
- 14. ROBINSON BUILDING
- 14A. ROBINSON THEATER
- 14B. HOUSING & RESIDENCE LIFE
- 15. MATHEWS COMPUTER SCIENCE BUILDING
- 16. OSPREY COMMONS
- 17. OSPREY CLUBHOUSE
- 25. POOL COMPLEX
- 26. FIELD HOUSE
- 27. HARMON BASEBALL STADIUM
- 28A. BATTING/PITCHING FACILITY
- 31. SOFTBALL COMPLEX
- 34. UNF ARENA
- 38. ARENA PARKING GARAGE
- 39. & 39A. BROOKS HALL
- 40. OSPREY NEST (BASEBALL)
- 41. POLICE BUILDING
- 42. COGGIN COLLEGE OF BUSINESS
- 43. HERBERT UNIVERSITY CENTER
- 44. & 44A. FINE ARTS CENTER PARKING GARAGE
- 45. FINE ARTS CENTER
- 46. HODGES STADIUM
- 47. PARKING ADMINISTRATION OFFICES
- 48. GOLF COMPLEX
- 49. PRESCHOOL
- 50. SCIENCE & ENGINEERING BUILDING
- 51. SOCIAL SCIENCES BUILDING
- 52. PARKING SERVICES
- 53. HICKS HALL
- 54. ECO EDUCATION PAVILION
- 55. OSPREY FOUNTAINS
- 57. PETWAY HALL
- 58. DELANEY STUDENT UNION
- 59. BIOLOGICAL SCIENCES BUILDING
- 60. ALUMNI HALL
- 61. STUDENT WELLNESS COMPLEX
- 62. HOUSING MAINTENANCE BUILDING
- 64. CAMPUS MAINTENANCE FACILITY
- 65. THE FLATS AT UNF
- 66. BEACH VOLLEYBALL COMPLEX
- 67. HONORS HOUSING

