

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR A FIRST AMENDMENT TO THE DEVELOPMENT
AGREEMENT FOR ORDINANCE 2015-284

JUNE 2, 2015

The Planning and Development Department hereby forwards to the Land Use and Zoning Committee and City Council its comments and recommendation regarding the First Amendment to the Development Agreement for **Ordinance 2015-284**.

Name of Development: UNF Campus Agreement: 1st Amendment

Concurrency CCAS/CRC Number: 45686

Location: St. Johns Bluff Road/SR 9A to the west, Kernan Boulevard South to the east and J. Turner Butler Boulevard to the south.

Real Estate Numbers: 167458-0020, 167728-0020, 167460-0010, 165425-0350, 165425-3050, and 165425-1020

Current Zoning District: Public Buildings and Facilities-1 (PBF 1)

Current Land Use Categories: Public Buildings and Facilities (PBF) and Business Park (BP)

Planning District: Southeast

City Council Districts: The Honorable Richard Clark, Council District 3 and The Honorable Don Redman, Council District 4

Project Description: Development of the remaining 1,711,672 enclosed square feet of university facilities.

Applicant/Agent: Sam Mousa, P.E.
JBC Planning & Engineering, LLC
1301 Riverplace Boulevard, Suite 950
Jacksonville, Florida 32207

Owner: University of North Florida Board of Trustees
1 UNF Drive
Jacksonville, Florida 32224

Staff Recommendation:

APPROVE

GENERAL INFORMATION

Application for a First Amendment to the Campus Development Agreement for **Ordinance 2015-284** seeks to extend the duration of the Development Agreement for eighteen (18) months until December 30, 2016 to allow UNF to adopt a new Campus Master Plan that will extend from 2015 to 2025, as well as complete a new traffic study to determine the impacts the planned facilities will have on public facilities and services.

The contract was originally approved in 2006 for development of 1,711,672 enclosed square feet of university facilities and 1,000 multi-family units, and it included a fair share assessment of \$3,050,940 to eliminate the transportation deficiencies at the time. To date, all of the multi-family apartment units have been constructed. The fair share was paid in full and the funds were deposited into a Fair Share Specific Project Subfund, pursuant to the 2006 Agreement. The proposed improvements included widening the existing, platted First Coast Technology Parkway to a six-lane divided urban section and reconfiguring portions of First Coast Technology Parkway to permit its substitution (as Kernan Boulevard) for the portion of Kernan Boulevard now abutting First Coast Technology Park. The transportation improvement project was preliminarily designed but never constructed.

The amendment would repurpose the money to instead be utilized for a roadway improvement that shall be identified as a result of the updated UNF 2015-2025 Campus Master Plan and the accompanying traffic analysis.

SUPPLEMENTAL INFORMATION

Staff has reviewed the application for the First Amendment to the Campus Development Agreement for compliance with Part 2 of Chapter 655, Ordinance Code. Also attached to this report is a site plan of the subject property and Exhibit A of the application, which provides a summary of the proposal.

RECOMMENDATION

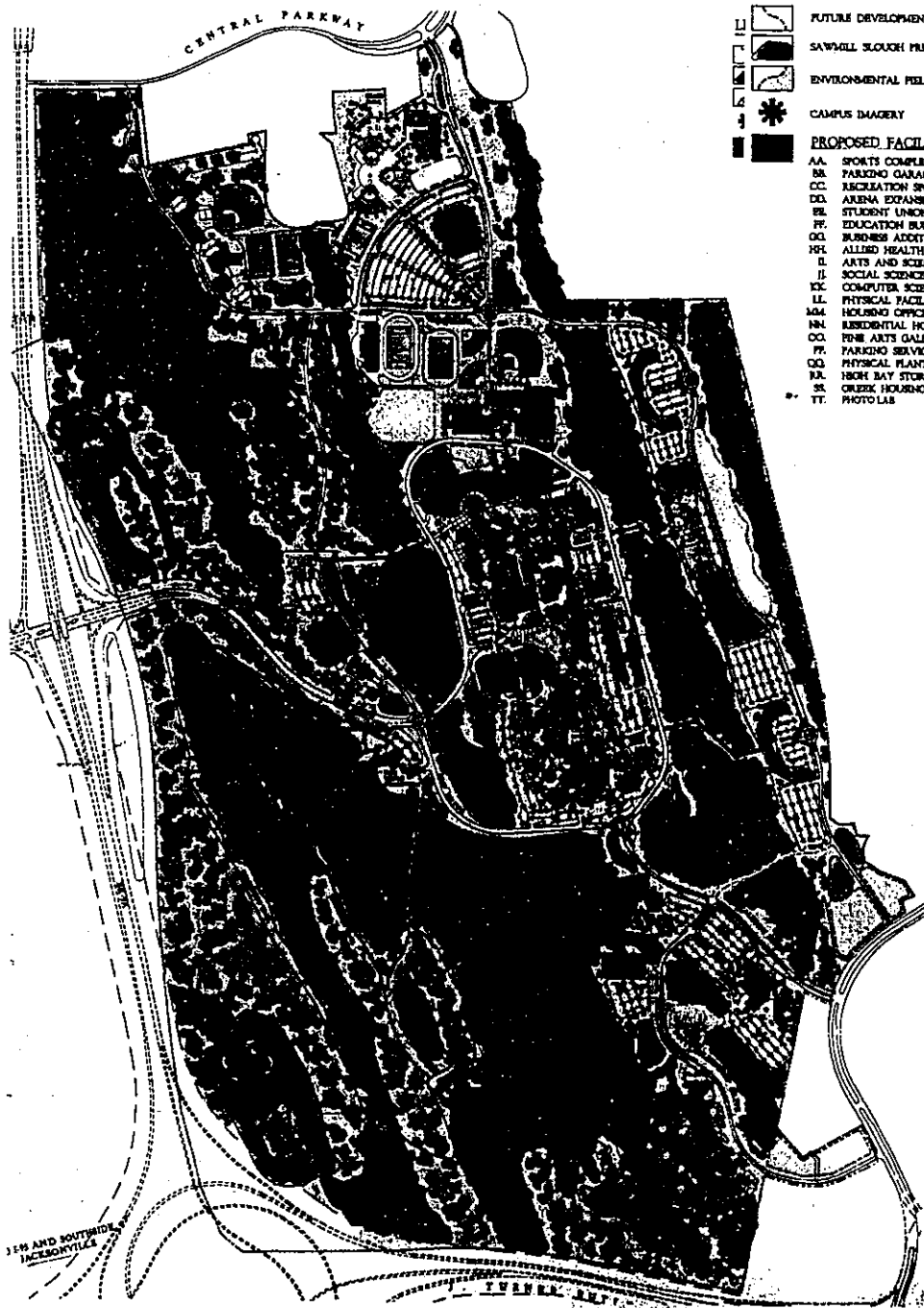
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for the First Amendment to Development Agreement **2015-284** be **APPROVED**.



UNIVERSITY OF NORTH FLORIDA
2005-2015 MASTER PLAN UPDATE

LEGEND

- FUTURE DEVELOPMENT
- SAWHILL SLOUGH PRESERVE
- ENVIRONMENTAL FIELD RESEARCH
- CAMPUS IMAGERY
- PROPOSED FACILITIES**
 - AA. SPORTS COMPLEX
 - BA. PARKING GARAGE
 - CC. RECREATION SPORTSPLEX
 - DD. ARENA EXPANSION
 - EE. STUDENT UNION
 - FF. EDUCATION BUILDING
 - GG. BUSINESS ADDITION
 - HH. ALLIED HEALTH FACILITY
 - II. ARTS AND SCIENCE ADDITION
 - JJ. SOCIAL SCIENCE
 - KK. COMPUTER SCIENCES ADDITION
 - LL. PHYSICAL FACILITIES EXPANSION
 - MM. HOUSING OFFICE
 - NN. RESIDENTIAL HOUSING
 - OO. FINE ARTS GALLERY
 - PP. PARKING SERVICES/WELCOME CENTER
 - QQ. PHYSICAL PLANT
 - RA. HORN BAY STORAGE FACILITY AND PHYSICAL PLANT
 - SK. GREEK HOUSING
 - TT. PHOTO LAB



University of North Florida 2015 Master Plan Update

UNF 2015 Master Plan

Figure A-1



Exhibit A

The University of North Florida's (UNF) current 10-year Campus Development Agreement with the City of Jacksonville (COJ) is set to expire on June 30, 2015. Concurrently, as required by state statute each five years, UNF is updating the Campus Master Plan. UNF is requesting an 18 month extension of the current development agreement to allow for completion of the 2015-2025 Campus Master Plan. At that time, a new development agreement will be created based on the updated Master Plan and the COJ's 2030 Mobility Plan.

UNF current and anticipated future student enrollment is still within, and well below, student enrollment projections as outlined in the 2005-2015 Master Plan, the basis of the current development agreement, and the 2010-2020 Master Plan.

In addition, the current development agreement required that UNF contribute \$3,050,940.00 for transportation mitigation. The development agreement furthermore stipulated that these funds become appropriated to the realignment of Kernan Blvd. Since that time, the Kernan realignment project has been abandoned due to the many issues which surfaced during the preliminary study phase. UNF now desires to have these funds (and interest earned, since day of appropriation) segregated from the Kernan Blvd. Capital Improvement Project Account and placed into its own UNF Transportation Mitigation account.

The effort to update the UNF Master Plan for 2015-2025 will encompass a traffic study, and it is our anticipation that the study will show how on-campus roadway improvements and the expenditure of the previously deposited funds, thereon, will positively impact off-campus roadway links. When the traffic study is concluded UNF would desire to review and discuss the specific project(s) re-appropriation for the \$3,050,940.00, plus interest, as deemed appropriate.