

**2019**  
**CAMPUS DEVELOPMENT AGREEMENT**  
**BETWEEN THE FLORIDA STATE UNIVERSITY**  
**AND THE CITY OF PANAMA CITY**

**THIS AGREEMENT** is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2019, by and between the **CITY OF PANAMA CITY** (herein referred to as the "City"), a municipal corporation of the State of Florida, and **THE FLORIDA STATE UNIVERSITY BOARD OF TRUSTEES**, a public body corporate of the State of Florida, acting for and on behalf of **THE FLORIDA STATE UNIVERSITY**, (hereinafter referred to as "FSU").

**WITNESSETH:**

**WHEREAS**, the Florida State University Panama City Campus 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 of Panama City, 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 FSU has prepared and adopted a campus master plan for the Florida State University, which includes the Panama City Campus, in compliance with the requirements set forth in Subsections 1013.30 (3)-(6), Florida Statutes, and

**WHEREAS**, upon adoption of the campus master plan by FSU, FSU and the City are required to enter into a campus development agreement, and

**WHEREAS**, the campus development agreement shall determine the impacts of proposed campus development 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 the proposed campus development will create or to which it will contribute, and

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

**WHEREAS**, the campus development agreement shall identify FSU's "fair share" of the cost of all improvements to facilities or services which are necessary to eliminate these deficiencies.

**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 "affected person" shall have the meaning given to it in Subsection 1013.30(2)(b), Florida Statutes, as amended.
- 2.2 The term "aggrieved or adversely affected person" shall have the meaning given to it in Subsection 1013.30(20), Florida Statutes, as amended.
- 2.3 The term "campus master plan" means the current Florida State University Comprehensive Campus Master Plan originally adopted on June 13, 2008, as revised on June 10, 2016, and last amended on June 6, 2019, all of which was prepared and adopted consistent with the requirements of Subsections 1013.30 (3)-(6), Florida Statutes.
- 2.4 The term "comprehensive plan" means the City of Panama City Comprehensive Plan, which was prepared and adopted consistent with the requirements of Subsections 163.3177 and 163.3187, 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, or the making of any material change in the use or appearance of any structure or land or the subdivision of land into three or more parcels.
- 2.7 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" includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exemption, variance or any other official action of local government having the effect of permitting the development of land.
- 2.9 The term "force majeure" means acts of God, earthquakes, blizzards, tornadoes, hurricanes, fire, flood, sinkholes, war, invasion, act of foreign enemies, hostilities (whether war is declared or not), civil war, rebellion, revolution, terrorist activities, 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, and public transportation facilities.

- 2.11 The term "state land planning agency" means the Department of Economic Opportunity.

### **3.0 INTENT AND PURPOSE**

3.1 This Agreement is intended to implement the requirements of concurrency contained in Subsections 1013.30 (11)-(14), Florida Statutes. It is the intent of FSU and City 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 City's comprehensive plan.

3.2 This Agreement is intended to address concurrency implementation and the mitigation of impacts from campus development reasonably expected over the term of this Agreement on public facilities and services, including roads, sanitary sewer, solid waste, drainage/stormwater management, potable water, parks and recreation, and public transportation.

### **4.0 GENERAL CONDITIONS**

4.1 The conditions, terms, restrictions and other requirements of this Agreement shall be legally binding and adhered to by FSU and the City.

4.2 FSU 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 FSU.

4.3 The City represents that it has full power and authority to enter into and perform this Agreement in accordance with its terms. Further, 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 approved by the City and having been the subject of one or more duly noticed public hearings as required by law, including specifically Section 1013.30, Florida Statutes; 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, 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 Except as specifically referenced herein, no development permits, development orders, or development approval shall be required from the City for construction projects subject to this Agreement as identified herein.

- 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, FSU, 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. The time periods for rebuilding or repair shall be automatically extended during such re-building and/or alteration period.
- 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. Notwithstanding this paragraph, the parties acknowledge that the adopted FSU Campus Master Plan, as amended, and various interlocal agreements, none of which is incorporated into this Agreement, may be related to the same topics that are the subject matter of this Agreement. This Agreement is supplemental to those documents, and is not intended to replace them in any manner.
- 4.8. Upon execution of this Agreement, all campus development identified in Exhibit "A" and Exhibit "B", which summarizes projects identified in the adopted FSU Campus Master Plan, may proceed without further review by the City if it is consistent with the terms of this Agreement and the FSU Campus Master Plan as amended.
- 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, 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.
- 4.10 It shall be expressly clear and understood that the principles to guide the use, location, and timing of development identified in Exhibit "A" and "B" shall be those established in FSU's campus master plan, and not in this Agreement.

## **5.0 DURATION OF AGREEMENT**

This Agreement shall become effective upon execution by both parties and shall remain in effect through December 31, 2024, unless extended by the mutual consent of FSU and the City, or amended, in accordance with Section 15.0 of this Agreement. It is recognized and understood that FSU anticipates completing a new campus master plan within eighteen (18) months of executing this Agreement, and the parties acknowledge and agree that a new campus development agreement will be adopted upon completion of the new campus master plan.

## **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 development authorized under the terms of this Agreement.

- 7.1 The stormwater management system for the FSU Panama City Campus is a combination of percolation, overland flow, exfiltration systems, and positive drainage systems with outfalls to North Bay.
- 7.2 The potable water and fire protection needs for the FSU Panama City Campus are provided by the City.
- 7.3 Sewage generated by the FSU Panama City Campus is pumped into a force main owned and operated by the City. Sanitary sewage treatment is also provided by the City.
- 7.4 Solid waste (trash) is collected by the City in dumpsters located throughout the campus and transported to the Bay County Landfill for disposal.
- 7.5 Passive recreation and open space facilities are provided by FSU. Within the context area, Gulf Coast Community College provides athletic fields and recreational facilities that are available for use by FSU students, faculty, and staff.
- 7.6 There are no pass-through roadways located within the boundaries of the Panama City Campus. Access to the campus is provided by Collegiate Drive, which is a two-lane minor arterial defining the southern boundary of the campus.

## **8.0 LEVEL OF SERVICE (LOS) STANDARDS ESTABLISHED BY THE CITY**

- 8.1 The Panama City Comprehensive Plan establishes the following level of service standards for stormwater management facilities:
  - (a) Quality --- Retention of runoff from the first one-half inch of rainfall for drainage areas less than 100 acres. For areas 100 acres or more, the runoff from one inch of rainfall shall be retained with the runoff coefficient being no less than 0.5.
  - (b) Quantity --- All developments shall provide facilities to attenuate the 25-year frequency storm event of critical duration while limiting the peak discharge rate to pre-development levels or to the capacity of the receiving waters as determined by the Panama City stormwater master plan, or by standard engineering analysis.
- 8.2 The Panama City Comprehensive Plan establishes a level of service standard for potable water facilities of 125 gallons per person per day for residential uses, and 166 gallons per day per 1,000 square feet for non-residential uses.
- 8.3 The Panama City Comprehensive Plan establishes the following level of service standards for sanitary sewer facilities:
  - (a) For the purpose of determining concurrency, the City shall use the level of service standard of 110 gallons of wastewater per capita per day for

residential uses, and the level of service standard of 166 gallons per 1,000 square feet, or 90% of the potable water concurrency standard, whichever is greater, for non-residential uses.

- (b) 4.5 million gallons per day average monthly flow for each of the St. Andrews and Millville sewage treatment plant service area.

8.4 The Panama City Comprehensive Plan establishes a following level of service standard for solid waste of 4.5 pounds of solid waste per person per day for residential uses, and 6.89 pounds of solid waste per 1,000 square feet for non-residential uses.

8.5 The Panama City Comprehensive Plan establishes the following level of service standard for parks, open space, and recreational facilities:

Recreational site standards

Neighborhood parks --- 1 acre per 1,000 population

Community parks --- 2.75 acres per 1,000 population.

8.6 The Panama City Comprehensive Plan establishes the following level of service standards for transportation systems and facilities:

Functional Classification System	Peak Hour LOS
Principal arterial	D
Minor arterial	E
Collector	E
Local Street	E

**9.0 FINANCIAL ARRANGEMENTS BETWEEN FSU AND SERVICE PROVIDERS**

FSU 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 FSU Panama City Campus:

9.1 There are no financial arrangements between FSU and the City or any other entity for the provision of stormwater management facilities or service to the campus.

9.2 FSU pays a **monthly metered charge** to the City for the provision of potable water facilities or service to the campus in accordance with the City’s adopted schedule of public rates.

9.3 FSU pays a **monthly metered charge**, based on water consumption, to the City for the provision of sanitary sewer facilities or service to the campus in accordance with the City’s adopted schedule of public rates.

- 9.4 FSU pays a monthly charge to the City for the collection and disposal of solid waste on the campus.
- 9.5 There are no financial arrangements between FSU and the City or any other entity for the provision of parks and recreation facilities or service to the campus.
- 9.6 There are no financial arrangements between FSU 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 FSU and City agree that development proposed in the adopted FSU Campus Master Plan and in Exhibit "A" and "B" should not degrade the operating conditions for public stormwater management facilities below the level of service standards adopted by the City.
- 10.2 FSU and City agree that development proposed in the adopted FSU Campus Master Plan and in Exhibit "A" and "B" should not degrade the operating conditions for public potable water facilities below the level of service standards adopted by the City.
- 10.3 FSU and City agree that development proposed in the adopted FSU Campus Master Plan and in Exhibit "A" and "B" should not degrade the operating conditions for public sanitary sewer facilities below the level of service standards adopted by the City.
- 10.4 FSU and City agree that development proposed in the adopted FSU Campus Master Plan and in Exhibit "A" and "B" should not degrade the operating conditions for public solid waste facilities below the level of service standards adopted by the City.
- 10.5 FSU and City agree that development proposed in the adopted FSU Campus Master Plan and in Exhibit "A" and "B" should not degrade the operating conditions for public open space and recreation facilities below the level of service standards adopted by the City.
- 10.6 FSU and City agree that development identified in the adopted FSU Campus Master Plan and in Exhibit "A" and "B" should not degrade the operating conditions on roadway segments below the level of service standards adopted by the City.

**11.0 IMPROVEMENTS REQUIRED TO MAINTAIN LEVELS OF SERVICE**

In order to satisfy the requirements contained in Subsection 1013.30(13), Florida Statutes, the following are identified.

- 11.1 The FSU and City agree that there is sufficient stormwater management facility capacity to accommodate the impacts of development proposed in the adopted FSU Campus Master Plan and Exhibits "A" and "B", and to meet the future needs of FSU for the duration of this Agreement. FSU and the City further agree that no off-campus stormwater management improvements need to be provided.
- 11.2 FSU and City agree that there is sufficient potable water facility capacity to accommodate

the impacts of development proposed in the adopted FSU Campus Master Plan and Exhibits “A” and “B”, and to meet the future needs of FSU for the duration of this Agreement. FSU and the City further agree that no potable water improvements need be provided.

- 11.3 FSU and City agree that there is sufficient sanitary sewer facility capacity to accommodate the impacts of development proposed in the adopted FSU Campus Master Plan and Exhibits “A” and “B”, and to meet the future needs of FSU for the duration of this Agreement. FSU and City further agree that no sanitary sewer improvements need be provided.
- 11.4 FSU and City agree that there is sufficient solid waste facility capacity to accommodate the impacts of development proposed in the adopted FSU Campus Master Plan and Exhibits “A” and “B”, and to meet the future needs of the University for the duration of this Agreement. FSU and City further agree that no solid waste improvements need be provided.
- 11.5 FSU and City agree that there is sufficient open space and recreation facility capacity to accommodate the impacts of development proposed in the adopted FSU Campus Master Plan and Exhibits “A” and “B”, and to meet the future needs of FSU for the duration of this Agreement. FSU and City further agree that no open space and recreation improvements need be provided.
- 11.6 FSU and City further agree that there is sufficient roadway capacity to accommodate the impacts of development proposed in the adopted FSU Campus Master Plan and Exhibits “A” and “B”, and to meet the future needs of FSU for the duration of this Agreement. FSU and the City further agree that no roadway or public transportation improvements need be provided.

## **12.0 FINANCIAL ASSURANCES FOR PUBLIC FACILITIES**

The following financial assurances are provided by FSU to guarantee FSU's fair share of the costs of improvements to public facilities and services necessary to support development identified in the adopted Campus Master Plan and Exhibits "A" and “B”:

- 12.1 FSU and the City agree that no stormwater management improvements need be assured by FSU.
- 12.2 FSU and the City agree that no potable water improvements need be assured by FSU.
- 12.3 FSU and the City agree that no sanitary sewer improvements need be assured by FSU.
- 12.4 FSU and the City agree that no solid waste improvements need be assured by FSU.
- 12.5 FSU and the City agree that no parks and recreation improvements need be assured by FSU.
- 12.6 FSU and City agree that no roadway or public transportation improvements need be

assured by FSU.

### **13.0 CONCURRENCY VESTING FOR DEVELOPMENT**

- 13.1 FSU is reserving capacity pursuant to this Agreement. The development being vested from the City's concurrency requirements is identified in the Capital Improvements Element of the FSU Campus Master Plan and Panama City Campus Overview, adopted on June 13, 2008, as revised June 10, 2016 and January 18, 2018, and as attached hereto as Exhibits "A" and "B", all of which is incorporated herein by this reference. Any extension of this Agreement or a subsequent campus development agreement shall recognize that any development identified herein which has not been built shall remain vested from the City's concurrency requirements.
- 13.2 The uses, maximum densities, intensities and building heights for development reserving capacity shall be those established in the Future Land Use Element of the FSU Campus Master Plan, adopted on June 13, 2008, as revised June 10, 2016, and on \_\_\_\_\_, 2019.
- 13.3 The City agrees to vest from its concurrency requirements development identified herein for the duration of this Agreement. FSU shall comply with all the terms and conditions of this Agreement and shall provide financial assurances as set forth in Section 12.0 of the 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 This Agreement may be amended as provided in Section 1013.30, Florida Statutes, and in conjunction with the five-year Campus Master Plan update, as required by Subsection 1013.30(3), Florida Statutes, or any amendment to the adopted FSU Campus Master Plan within the geographic area identified in Exhibit "B" which reaches the thresholds identified in Subsection 1013.30(9), Florida Statutes. This agreement may be amended if either party delays by more than 12 months the construction of a capital improvement identified in this Agreement.
- 15.2 Requests for 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 City finds that this Agreement and the proposed development and capacity reservations provided for herein are consistent with the City's adopted Comprehensive Plan.

## **17.0 ENFORCEMENT**

In accordance with Subsection 1013.30(20), Florida Statutes, any party to this Agreement or aggrieved or adversely affected person, as defined in s. 163.3215(2), Florida Statutes, may file an action for injunctive relief in the circuit court where the City 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(17), 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 FSU 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.

## **19.0 MONITORING AND OVERSIGHT**

- 19.1 The City may inspect related activity on the FSU Panama City Campus to verify that the terms of this Agreement are satisfied. The City 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 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 18.0 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 TRANSMITTAL OF THIS AGREEMENT**

A copy of this Agreement shall be forwarded to the state land planning agency by FSU within 14 days after the date of 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.

- 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 FSU shall be:

The Florida State University Board of Trustees  
Vice President for Finance and Administration  
222 South Copeland Street, Suite 214 Westcott Building  
Tallahassee, Florida 32306-1400

With a copy to:

The Office of the General Counsel  
222 S. Copeland Street, Suite 424 Westcott Building  
Tallahassee, Florida 32306-1400

The Address of the City shall be:

City Manager

City of Panama City  
501 Harrison Avenue  
P.O. Box 1880  
Panama City, Florida 32402

With a copy to:

Director of Planning and Economic Development  
City of Panama City  
P.O. Box 1880  
Panama City, Florida 32402

**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 And Vested From the City's Concurrency Requirements

Exhibit "B" --- Geographic Area Covered By The Agreement

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

On the \_\_\_\_ day of \_\_\_\_\_, 2019, The Florida State University Board of Trustees, at a regularly scheduled and noticed public meeting, APPROVED this Campus Development Agreement and authorized its execution by the President of The Florida State University or his designee.

**THE FLORIDA STATE UNIVERSITY  
BOARD OF TRUSTEES**

By: \_\_\_\_\_  
John E. Thrasher  
As its President

Date: \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF LEON**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared John E. Thrasher, as President of The Florida State University, 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 \_\_\_\_\_, 2019.

**NOTARY PUBLIC**

(Seal)

\_\_\_\_\_

My Commission Expires: \_\_\_\_\_

REVIEWED BY:  
Office of the General Counsel

\_\_\_\_\_  
Dustin N. Dailey  
Associate General Counsel

APPROVED by the City Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**THE CITY OF PANAMA CITY, FLORIDA**

ATTEST:

\_\_\_\_\_  
By: Greg Brudnicki, as its Mayor

Date: \_\_\_\_\_

\_\_\_\_\_  
Darlene Hachmeister  
City Clerk

Date: \_\_\_\_\_

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Nevin J. Zimmerman, City Attorney

**EXHIBIT "A"**

**DEVELOPMENT AUTHORIZED BY THIS AGREEMENT FOR WHICH  
CAPACITY IS RESERVED**

Project No.	Project Name	Net Assignable Square Feet
PC1	Administrative Services Center	11,200
PC2	Holley Academic Center	63,015
PC3	Barron Building Remodeling & Renovation	5,333
PC4	Student Housing Mixed Use Development	145,500
PC5	Campus Building Renovations	42,000
PC6	Utilities/Infrastructure	
PC7	Community Outreach Programming Building	13,000
PC8	Academic Building B	33,000
PC9	Academic Building C	40,000
	<b>TOTAL</b>	<b>353,048</b>

**Space Type**

**Net Assignable Square Feet (NASF)**

Classroom	38,200
Teaching Labs	11,276
Research Labs	20,000
Office	40,680
Study	1,020
Auditorium/Exhibit	20,000
Student Services	3,810
Campus Services	5,475
Student Housing Mixed Use	145,500

TOTAL

**285,961**

**EXHIBIT “B”**



FIGURE PC.MP.1

**PANAMA CITY  
MASTER PLAN**

**LEGEND:**

- PROPOSED BUILDING
- EXISTING BUILDING

**SOURCE:**  
 BASEMAP BY FSU  
 MASTER PLAN BY PARSONS

**COMPREHENSIVE MASTER PLAN  
 FLORIDA STATE UNIVERSITY  
 TALLAHASSEE, FLORIDA  
 GOP  
 13 JUNE 2008  
 REV.: 10 JUNE 2016**

