

## Sarasota County Comments

**SC#1: Comment:** The Current Plan for the New College campus designates the Uplands Preserve Area for preserve and passive recreation purposes. The Current Plan depicts the 2035 future plan build out for this area for preservation purposes only, including passive recreation uses. A Memorandum of Agreement between USF and New College called for this area to remain for preservation purposes only. However, the Proposed Plan renames the area as the "Uplands Bayfront Area" and designates this area for active recreation purposes, including sports fields and a performance platform, instead of for passive recreation and preservation purposes as has been to date. Little detail exists in the Proposed Plan regarding the planned activities for this area, including the sports field and the performance platform. Another portion of the plan refers to an "athletic terrace" (page 125) for this area, rather than a performance platform. Based on comments received from the neighborhood, more details are requested so that potential off-site impacts to the Uplands neighborhood can be evaluated.

### **Response:**

The Uplands Preserve Area has been clarified in both the narrative and the updated campus illustrations to confirm that it will continue to function exclusively as recreation / open space and as a preservation area, consistent with the existing Master Plan. All existing native vegetation within the designated preserve will remain, and the plan graphics have been revised to accurately reflect vegetation retention. The feature previously labeled as a "performance platform" or "athletic terrace" has been clarified in the narrative (page 37) and on page 125 as an open, low-intensity recreational area intended solely for informal, low-intensity use. No sports fields, organized athletic events, amplified performances, or other similar recreational activities will occur in this area after phase 2 (years 4-6) of the Master Plan. Sporting events will continue to be hosted on the existing fields and facilities until the new fields and associated facilities are constructed on the East Campus. These clarifications ensure that the Uplands Preserve Area maintains its longstanding preservation role and that no off-site impacts to the Uplands neighborhood will result from the planned improvements.

**SC#2: Comment:** The Proposed Plan shows proposed North Shore Drive within the West Campus Area connecting to Uplands Boulevard. Uplands Boulevard is a County-maintained local road, platted as part of the Uplands Subdivision. Currently, Upland Boulevard serves the Uplands Subdivision and has no through traffic, but stubs out at New College's boundary. The Proposed Plan excludes public rights-of-way in its plans, but on pages 32, 34, 85, 91, 103, 108, 110, 114, 120, 121, and 125 Uplands Boulevard, a Sarasota County local road, is identified within the campus boundary. Please clarify. In addition, on page 120, in the "Comparison of Existing & 2035 Build Out," the Existing Campus Plan shows that the connection from North Shore Drive within the West

Campus Area as already existing to Uplands Boulevard. However, the connection does not currently exist.

If the intent is to add a connection to Uplands Boulevard, we suggest the connection be identified on the Plan and discussed and treated consistent to those shown for Bay Shore Road (Policy 11 C.4.1, page 190) and 58th Street (Policy 3.4.1, page 159), and coordination for this connection to include representatives of the Uplands Subdivision and Sarasota County, to address possible traffic calming, compatibility, and parking concerns as detailed in the Attachment. Please be advised that permitting with Sarasota County to connect to Uplands Boulevard may be required.

**Response:**

The Uplands access route depicted in the Master Plan is intended solely as a controlled emergency-access and pedestrian-only path. It is not planned or proposed for general vehicular circulation or for campus ingress or egress through the Uplands neighborhood, except when required for emergency response. The plan graphics have been updated to clearly label and distinguish this route as limited to pedestrian and emergency access. New College will coordinate with Sarasota County to obtain any necessary permits and approvals associated with establishing this footpath (page 34).

**Comment Concerns Addressed**

NCF Master Plan issues: Supporting Detail to Sarasota County Responses

1. Updated existing plan to no show future emergency / pedestrian path (page 120).
2. Correction of Property Line Depictions: All incorrect property boundaries have been corrected to accurately represent the true New College of Florida campus limits. Updated illustrations appear on pages 32, 34, 85, 91, 103, 108, 110, 114, 120, 121, and 125.
3. Stormwater Protection in Lake Uplands Area: The plan confirms that the Critical Drainage Way for The Uplands will not be altered or disturbed. The revised map on page 103 clearly reflects preservation of this stormwater feature.
4. Eastern Subdivision Flooding Concern: The area of concern on the east side will be redeveloped into a green park space, with grading and drainage engineered to improve stormwater performance and reduce localized flooding risks.
5. Uplands Preserve – Preservation Commitment: The Uplands Preserve will be fully conserved, maintaining its current character. Both narrative language and plan illustrations have been updated to clarify this commitment, as shown on pages 34 and 37.

## Florida State University Comments

**FS#1: Comment:** Proposed pedestrian trail from west campus to south campus raise serious security concerns security for the Ringling Campus.

### **Response:**

To address security concerns for the Ringling Campus, the previously proposed pedestrian egress route passing through Ringling property has been removed from the Master Plan. Students and pedestrians will instead utilize the public sidewalks along Bay Shore Road for north–south circulation, ensuring that movement between campus areas occurs entirely within public rights-of-way and does not compromise Ringling campus security.

## City of Sarasota

### COS#1: Future Land Use Map (FLUM) Consistency

The City notes that while the college campus is designated **Metropolitan-Regional #2**, the **properties along 58th Street** are designated **Single Family – Very Low Density**. The City states that **planned dormitories** on these parcels **cannot proceed** unless

New College obtains:

- A **Future Land Use Map amendment** to Metropolitan-Regional #2, or
- Ownership of **all** single-family lots along 58th Street.  
Otherwise, dormitory construction would be inconsistent with the City's adopted FLUM.

#### **Response:**

New College acknowledges the City's determination that the parcels along 58th Street, currently designated Single Family - Very Low Density, must obtain a Future Land Use Map amendment to Metropolitan-Regional #2 in order to support the planned dormitory development. The College will pursue and secure the required FLUM amendment prior to any construction activity on these parcels to ensure full consistency with the City's adopted land use classifications. No dormitory development will proceed until the appropriate land use designation is in place.

### COS#2: Inaccurate Representation of Existing Roads and Connections

The City notes that some plan pages incorrectly show:

- **Uplands Boulevard** included within the campus boundary, even though it is a **Sarasota County right-of-way**, and
- A **connection from North Shore Drive to Uplands Boulevard** as *existing*, even though it **does not currently exist**.

#### **Response:**

The existing conditions map has been revised to accurately reflect roadway ownership and connectivity. Uplands Boulevard has been removed from the depicted campus boundary to correctly show it as a Sarasota County right-of-way, and the erroneously illustrated connection between North Shore Drive and Uplands Boulevard has been

eliminated. The updated mapping now accurately represents existing roadway conditions and campus limits.

### **COS#3: Future Right-of-Way or Access Changes**

If New College intends to create **vehicular or pedestrian connections** to Uplands Boulevard in the future, the City requests:

- Clear identification of these connections in the plan.
- Coordination with the **Uplands Subdivision** and **Sarasota County** to address traffic calming, compatibility, and parking impacts.
- Acknowledgment that **county permitting** will be required.

### **Response:**

The Uplands access route depicted in the Master Plan is intended solely as a controlled emergency-access and pedestrian-only path. It is not planned or proposed for general vehicular circulation or for campus ingress or egress through the Uplands neighborhood, except when required for emergency response. The plan graphics have been updated to clearly label and distinguish this route as limited to pedestrian and emergency access. New College will coordinate with Sarasota County to obtain any necessary permits and approvals associated with establishing this footpath.

### **COS#4: Need for a Campus Development Agreement**

After the Master Plan is adopted, the City expects:

- A formal **Campus Development Agreement** submission, including
- A **Level of Service (LOS) analysis** evaluating impacts on utilities, public works, transportation, and other infrastructure.  
The City's Development Review Committee will review these materials before approval.

### **Response:**

New College will prepare and submit a formal Campus Development Agreement to the City following adoption of the Master Plan. As part of this submission, the College will provide the required Level of Service (LOS) analysis addressing utilities, public works,

transportation, and other applicable infrastructure impacts. These materials will be coordinated with the City's Development Review Committee for review and approval in accordance with statutory requirements.

**COS#5: Corrections and Additions to Coordinating Entities**

**Suggest Revisions for Intergovernmental Coordination (additions and deletions)**

**Response:**

Corrections have been made as suggested in the letter on master plan pages 139 – 150, topics 1-13.

## **Manatee County**

### **MC#1: Public Outreach & Neighborhood Impacts**

Manatee County asks whether outreach has been conducted with the Upland Residential community and other nearby neighborhoods to address potential disturbances from proposed North Campus uses — including weddings, conferences, seminars, and events — which may increase noise and traffic affecting surrounding residents.

#### **Response:**

New College is committed to maintaining positive relations with surrounding neighborhoods and ensuring that proposed North Campus uses do not create unanticipated disturbances. As part of the ongoing planning process, the College will conduct outreach with the Upland Residential community and other nearby neighborhoods to share information about potential event-related uses — such as weddings, conferences, seminars, and similar gatherings — and to discuss strategies for minimizing noise, traffic, and other impacts. This outreach will be carried out during the planning and development phases of the project and will continue after the Master Plan has been approved, helping to inform final operational plans and ensure that North Campus activities remain compatible with adjacent residential areas.

### **MC#2: Future Land Use Category (R/OS) Compliance**

The North Campus is designated Recreation/Open Space (R/OS) on the County's Comprehensive Plan. The County emphasizes that:

- Public schools are only allowed when associated with a public park.
- Allowed intensity must be minimal.

They state the proposed building site does not satisfy these requirements and quote several R/OS policies describing limitations on allowable uses.

#### **Response:**

New College recognizes the limitations of the Recreation/Open Space (R/OS) land use category and has ensured that the proposed North Campus building is not located within the R/OS-designated area. The Master Plan has been updated to clearly distinguish the Uplands Preserve Area and other R/OS lands as recreational open space only, consistent with County policy. The narrative and campus illustrations have been revised to reflect preservation of existing vegetation within the designated R/OS area, and the athletic terrace has been clarified (page 37 and page 125) as an

“open/recreational area” intended solely for recreational use, with no organized sports or active-intensity events occurring in this location. These refinements ensure that all R/OS-designated areas remain low-intensity, and fully compliant with the County’s Comprehensive Plan requirements.

### **MC#3: Use Agreement / Greenspace Violation**

The County raises a major concern that the proposed North Campus building is located within the area legally designated as Greenspace per the 2024 Use Agreement.

- The Use Agreement requires this designated area to remain greenspace, allowing only footpaths, passive recreation, or ancillary uses supporting the greenspace.
- The Agreement explicitly states: “Only passive recreation is permitted to protect the existing seagrass.”
- The building site shown in the Proposed Master Plan overlaps this restricted area (highlighted image on page 2).

This is presented as a direct conflict with the binding Use Agreement.

### **Response:**

New College acknowledges the greenspace restrictions established in the 2024 Use Agreement and has revised the North Campus development plan to ensure full compliance. The proposed building footprint has been shifted eastward, completely outside the designated greenspace area where only recreation, footpaths, and ancillary greenspace-supporting uses are permitted. This relocation eliminates the previous overlap and preserves the protected shoreline and seagrass buffer consistent with the Agreement’s requirement that “only recreation is permitted to protect the existing seagrass.” The revised building location and updated site diagrams reflecting this change appear on pages **32, 51, and 63** of the Master Plan.

### **MC#4: Conservation & Preservation for North Campus**

The County states that the Master Plan’s conservation and preservation section (starting on page 72) makes *no mention* of the North Campus, despite it being located within multiple environmental overlays:

- Coastal Evacuation Area Overlay
- Coastal High Hazard Area Overlay
- Coastal Planning Area Overlay
- Historic Resources Overlay
- Historic & Archaeological Overlay

Request clarification on what protections or mitigation measures will be applied to the North Campus.

**Response:**

The updated Master Plan acknowledges that the North Campus lies within several environmental and historic resource overlays, including the Coastal Evacuation Area, Coastal High Hazard Area, Coastal Planning Area, Historic Resources, and Historic & Archaeological overlays. While the conservation and preservation section beginning on page 72 focuses primarily on existing core campus conditions, protections for the North Campus are addressed through the revised development approach and compliance commitments outlined in the North Campus section of the Plan. Specifically, the proposed building location has been shifted eastward to reduce exposure to coastal hazards and to avoid sensitive greenspace areas, and all future development will meet Manatee County's applicable coastal standards, elevation requirements, stormwater criteria, and environmental protections associated with these overlays. Additionally, archaeological and historic resource considerations will be incorporated into site planning, with required assessments and mitigation conducted prior to development activities. These measures collectively ensure that the North Campus development aligns with the intent of the applicable overlays and upholds the County's environmental, safety, and preservation expectations.

**MC#5: Coastal Overlay District Standards**

Manatee County references LDC Section 403.8 governing development in CHHA, CEA, and CPA areas, intended to protect public safety and welfare.

How does New College will ensure compliance with these coastal standards for the North Campus?

**Response:**

New College will ensure compliance with Manatee County LDC Section 403.8 by incorporating coastal safety and resiliency measures into the North Campus development plan. The building has been shifted eastward, reducing exposure to

vulnerable coastal areas and supporting conformance with coastal hazard limitations. All structures will meet required elevation, floodproofing, and material standards, and stormwater systems will be designed to prevent increased runoff toward protected coastal zones. Existing preserve areas and natural vegetation will be maintained to provide environmental buffering consistent with coastal protection requirements. Campus circulation and emergency access will align with evacuation expectations for CHHA, CEA, and CPA areas, and all plans will undergo county review to verify full compliance. These measures, together with adherence to the 2024 Land Use Agreement, ensure that the North Campus development supports public safety, environmental protection, and long-term coastal resiliency.

### **MC#6: Transportation & Circulation**

The transportation section of the Master Plan (page 86) does not include the North Campus, leading to several concerns:

- How circulation to/from the North Campus will occur.
- Availability of pedestrian and multimodal routes.
- How event-related activity (beyond student use) will be managed for automobile circulation.

### **Response:**

The campus circulation system is well developed, providing safe and efficient movement through established roadways, walkways, and paths, with planned enhancements as new buildings and common spaces are added. The updated Master Plan incorporates emerging transportation modes such as rideshare services, shared bikes, and scooters by defining separated travel corridors, preserving a pedestrian-only core, establishing an outer vehicular ring, creating dedicated multi-use paths, and adding designated mobility facilities, and now also includes the North Campus in the overall circulation plan as shown on page 87.

### **MC#7: Access & Road Capacity (Seagate Drive)**

Seagate Drive is the sole access point serving:

- USF Sarasota-Manatee

- Crosley Estates
- The proposed North Campus

The County is concerned the road **may not have capacity** to handle increased traffic, especially considering events at Crosley Estates and activity at the new campus.

### **Response:**

New College recognizes the County's concern regarding Seagate Drive as the primary access route serving USF Sarasota-Manatee, the Crosley Estates, and the proposed North Campus. The Master Plan anticipates modest traffic increases associated with academic use and occasional events; however, preliminary analysis indicates that these increases can be accommodated within the existing roadway network. As part of the development of the North Campus, New College will coordinate closely with Manatee County, USF, and the Crosley Estate operators to review roadway capacity, evaluate event-related traffic demands, and identify any operational improvements needed to maintain safe and efficient access. Additional measures—such as scheduled event management, rideshare pickup zones, on-site parking controls, and staggered programming—will be incorporated as necessary to minimize peak-period impacts. A detailed traffic assessment will also be completed during the site-planning and permitting phases to ensure that Seagate Drive continues to operate effectively for all users.

### **MC#8: Pedestrian Access & Trail Requirements**

The County asks whether the Master Plan will provide **pedestrian access across Crosley Estates**, which separates the North and West Campus.

They also cite the Use Agreement requiring New College to:

- **Extend the multi-purpose trail north and south**
- Ensure the trail is **publicly accessible**

This requirement should be reflected in the plan.

## **Response:**

The Master Plan has been updated to reflect the required pedestrian connectivity consistent with the Use Agreement. A pedestrian access trail is now illustrated on page 51, demonstrating a continuous connection across the Crosley Estate between the West Campus and the North Campus. This trail alignment supports the extension of the multi-purpose path both north and south and is intended to remain publicly accessible as required. The College will continue coordinating with Manatee County and the Crosley Estate to ensure that final design, access provisions, and public use parameters are incorporated during the planning and implementation phases.

## **MC#9: Environmental Planning Concerns**

### **a. Open Space Reductions**

Under F.A.C. 1013.30(9)(b), any Master Plan amendment reducing natural areas, open space, or buffers by more than 10% requires an amendment.

The County recommends that New College include acreage and percentage values to track compliance.

### **b. Listed Species Surveys**

Policy 13.7.5 encourages consultation with FWC/USFWS if protected species are found, but the County wants stronger, explicit language requiring:

- Listed species surveys by qualified Wildlife Biologists before development.

### **c. Policy Alignment Issues**

Objective 13.7 concerns habitat/species protection, but its follow-up policies (13.7.1–13.7.3) deal with:

- Erosion control
- Sediment control
- Hazardous waste

The County suggests relocating these policies and adding more specific habitat and species protection policies.

**Response:**

New College appreciates the County's detailed environmental planning comments and will incorporate additional clarity and protections into the Master Plan to address them. To ensure compliance with F.A.C. 1013.30(9)(b), the Plan will include explicit acreage and percentage values for open space areas so that any future reductions can be accurately tracked against the 10% threshold. The College will also strengthen its listed-species protection measures by requiring formal surveys conducted by qualified Wildlife Biologists prior to any development activity, with coordination and consultation with FWC and USFWS whenever protected species or sensitive habitats are identified. In addition, Objective 13.7 will be refined to better align supporting policies with habitat and species protection goals; existing erosion, sediment control, and hazardous materials policies will be relocated to more appropriate sections, and new policies will be added to directly address habitat preservation, species management, and mitigation requirements. Collectively, these enhancements will reinforce the College's commitment to environmental stewardship and ensure that development across all campuses, including the North Campus, is consistent with the County's conservation, safety, and regulatory expectations. (pages 73, 198)

## **Florida Commerce**

**FC#1: Comment:** The proposed Master Plan update is incomplete because it lacks the required 10 year planning horizon, enrollment projections, and infrastructure needs analysis, and therefore does not meet the data and analysis requirements of Section 1013.30(3), F.S.

### **Response:**

The Master Plan has been updated to reflect the required 10-year planning horizon. Enrollment projections and phase build-out information have been revised accordingly, and the associated infrastructure needs analysis has been incorporated to meet the data and analysis requirements of Section 1013.30(3), F.S. (pages 124 -125)