

November 12, 2025

Christie Fitz-Patrick
President's Office
New College of Florida
5800 Bayshore Road
Sarasota, FL 34243

submitted electronically to campusmasterplan@ncf.edu

RE: 2025 Update - New College Campus Master Plan – Request for Comments

Dear Ms. Fitz-Patrick:

On August 18, 2025, Sarasota County received the above referenced 2025 Update to New College's Campus Master Plan ("Plan") for review, pursuant to Florida Statute 1013.30. The majority of the New College Campus is within the City of Sarasota, with a newly added, smaller portion located in unincorporated Manatee County; both of which are the host local governments. Unincorporated Sarasota County abuts portions of New College, specifically near the West Campus Area, and is an affected local government, per Florida Statute 1013.30. The Uplands, a subdivision located within unincorporated Sarasota County, abuts the West Campus Area.

Sarasota County appreciates the opportunity to review the 2025 Campus Master Plan Update. Staff compared the draft 2025 Campus Master Plan Update ("Proposed Plan") to the 2015 adopted Campus Master Plan ("Current Plan"), as amended. Sarasota County's comments mainly concern the area designated as the "Uplands Bayfront Area" as it directly affects the Uplands Subdivision, a community of residential homes, platted in 1949. The Uplands Bayfront Preserve Area was platted as part of the Uplands Subdivision, transferring ownership to the University system in the 1970s. Uplands Boulevard, a county-maintained local road that serves the Uplands Subdivision, abuts New College's Uplands Bayfront Preserve Area. On September 5, 2025, Sarasota County received comments from the Uplands Subdivision highlighting their concerns with the Proposed Plan (see Attachment 1). As such, we offer the following comments relating to the Uplands Preserve Area and Upland Boulevard:

- 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.
- 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 11C.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.

In addition to the above, please note the following:

- Coordination with appropriate wildlife agencies (USFWS, for example) may be required for activity within the 660-foot eagle nest buffer along the waterfront.
- Coordination with the Florida Department of Transportation may be required for any changes or improvements for access on U.S. 41.
- Sarasota County Natural Resources Department and Sarasota County Parks and Recreation merged in 2014 and is now Sarasota County Parks, Recreation and Natural Resources (PRNR) - Intergovernmental Coordination (Appendix 5).
- PRNR appreciates being listed as a coordinating entity for Topic 12 (Conservation and Preservation) and would also appreciate being added as a coordinating entity for Topic 5 (Recreation and Open Space). This would allow for enhanced coordination for future parks' projects that may affect New College and its students.
- PRNR would appreciate inclusion in the proposed coordination meetings described in Policy 8.3.1., "The College shall establish a procedure and assign responsibility for regularly scheduled coordination meetings with City of Sarasota parks and recreation officials relative to the provision of adequate parks and recreational facilities." PRNR views coordination with NCF and the City of Sarasota as a valuable opportunity to align level of service goals, learn more about the needs of NCF students, and plan for adequate provision of facilities.

Thank you for the opportunity to review and provide comments to the 2025 New College Campus Master Plan Update.

If you have any questions regarding the above comments, please contact Laura Wilson, AICP, Manager – Comprehensive Planning, at lwilson@scgov.net or 941-861-5208.

Sincerely,



Lisa Wenzel, CPM
Planning and Zoning Division Manager, Planning and Development Services

Attachments:

1. Uplands Subdivision Association letter, dated October 6, 2025

Uplands Association, Inc.
8484 Kaywood Drive
Sarasota, FL 34234

Comments sent to Sarasota County:

2025-10-06: Supporting Details

NCF Master Plan issues: Supporting Detail to Sarasota County

1. New roadway connection - a proposed through-road on Uplands Boulevard - a Sarasota County road. President Richard Corcoran has said in recent meetings with neighbors that he will not open the road to vehicles and yet it still appears in the plan under review.

NEW COLLEGE OF FLORIDA MASTER PLAN UPDATE 2024

CAMPUS PROGRAM & IMPLEMENTATION

COMPARISON OF EXISTING & 2035 BUILD OUT



120

Supporting details:

- The plan shows on pg 120 EXISTING CAMPUS PLAN that this connection already exists - it does not
- Page 91 introduces a new roadway between the campus and Uplands Boulevard with no explanation or justification.
- Uplands Boulevard is a quiet, residential subdivision street with very low traffic. It functions more like a pedestrian path, often used more by children, walkers, and dog owners than by motor vehicle traffic.
- Introducing student traffic would substantially increase risk. According to the National Highway Traffic

Safety Administration, young drivers are 2.5 to 3.5 times more likely to be involved in fatal accidents.

- Opening Uplands Boulevard to through traffic—currently with nearly zero car volume—would constitute a **traffic volume increase far beyond 10%**, clearly triggering review under Florida Statute 1013.30(9).
- Uplands is not engineered for through traffic, and such a change would:
 - Require an engineering and safety analysis (including LOS projections)
 - Violate Sarasota County Neighborhood Traffic Management guidelines
 - Trigger roadway and infrastructure upgrades
 - Require a development agreement with Sarasota County
- The plan does not explain why this connection is necessary, nor does it address the public safety and cost burden placed on surrounding residents and the County.

2. Incorrect property lines - several maps in the master plan incorrectly show part of Uplands Boulevard within New College of Florida's property. Uplands Boulevard is a Sarasota County road.

Supporting details:

- Several maps in the Master Plan (pages 32, 34, 85, 91, 103, 108, 110, 114, 120, 121, and 125) incorrectly show part of Uplands Boulevard within NCF's property.

NEW COLLEGE OF FLORIDA MASTER PLAN UPDATE 2024

FOCUS ON SPECIFIC AREAS

WEST CAMPUS

This section, Plan Focus, describes design improvements in the form of discreet, yet coordinated clusters of projects. These are concentrated in particular areas of the campus to establish place-making as a fundamental strategy in campus design. The future overall improvement in the appearance and livability of the campus depends on the successful execution of these multi-faceted projects.

Since the West Campus remains mostly undeveloped, it is critically important that future plans consider ways of preserving its best qualities. The desire to preserve this portion of the campus must be balanced with the fact that parts of the West Campus are located at the physical center of New College's land holdings. This is particularly true of the areas located between the Cook Library and the Heiser Natural Sciences Center.

For practical reasons, it makes sense to seek a balance between the desire to develop such areas, and the need to respect the compelling natural landscapes near the bay front.

AREAS OF FOCUS

In the following pages, these areas on the campus are highlighted and described more in detail:

- A** WEST CAMPUS ACADEMIC AREA
- B** DORT PROMENADE
- C** WEST CAMPUS WATERFRONT AREA
- D** UPLANDS BAYFRONT AREA
- E** RECREATION / OPEN SPACE
- F** HOUSING
- G** NEW PARKING STRUCTURE / PARKING AREA

34

- This is inaccurate according to official Sarasota County Property Appraiser records (parcel 2002010024).

2002010024
 TIIF/NEW COLLEGE OF FLORIDA
 NEW COLLEGE CAMPUS

Zoom to

2024 Values [MORE INFO](#)

Just:	Assessed:	Taxable:
\$8,136,300	\$8,136,300	\$0
Bedrooms: 0	Bath: 0	Year built: 0
		Units:

Building Gross Area: sqft
 Building Living Area: sqft
 Land Area: 272,173 sqft
 Land Use: Vacant Institutional Land

6201 UPLANDS BLVD SARASOTA FL, 34243

[Property Detail Page](#)
[Sarasota County Flood Map](#) Note: This is an external link to a map maintained by Sarasota County Government and the Property Appraiser's general customer should.

Search results

0001050001
 TIIF/NEW COLLEGE - BOT

Zoom to

2024 Values [MORE INFO](#)

Just:	Assessed:	Taxable:
\$47,418,000	\$47,418,000	\$0
Bedrooms: 0	Bath: 0	Year built: 1968
		Units:

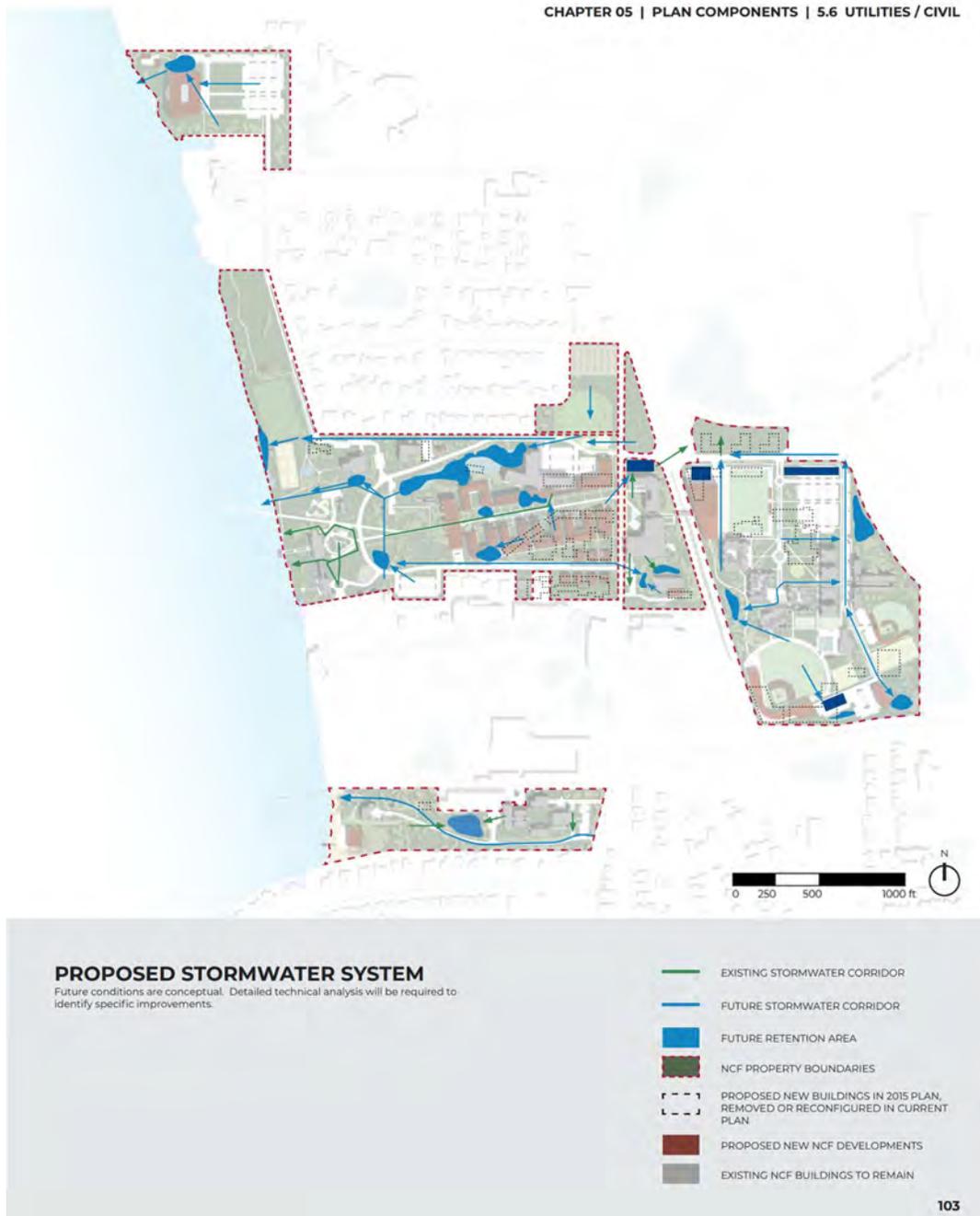
Building Gross Area: 195,538 sqft
 Building Living Area: 168,742 sqft
 Land Area: 1,685,772 sqft
 Land Use: College (public)

513 BAYSHORE RD SARASOTA FL, 34243

[Property Detail Page](#)
[Sarasota County Flood Map](#) Note: This is an external link to a map maintained by Sarasota County Government and the Property Appraiser's general customer should.

3. **Stormwater management and maintenance of swales** - any new road connection and further development in Uplands Preserve may impact drainage and make flooding of Uplands Boulevard an issue.

Supporting details:



Pg. 103 shows proposed stormwater system for the new 2025 NCF Master Plan.

Concern #1 – Lake Uplands: A Critical Drainage Way for The Uplands

- Lake Uplands is a spring-fed lake that vents directly into Sarasota Bay.
- The subdivision's steep drop to sea level makes the vent essential for stormwater flow.
- Uplands Boulevard crosses the vent; a culvert was built to support the road allowing the platted lake to flow underneath to Sarasota Bay.
- The vent is shown on an 1895 map; a fresh water source cited as important for early homesteading.
- Recent college land-use changes have caused disruption of drainage and swales. (examples: In May 2024, clear-cutting 138 trees on 2.2 acres of Uplands Preserve to build a soccer field, and demolition of the first section of the historic Edith Ringling wall. The 2nd section was removed in July 2025).
- Additional tree clearing (trees catch and store rainfall) and new impervious surfaces (which reduce ground absorption of rainfall) will further interrupt infiltration.
- Result: new stormwater flooding where none occurred before.
- The proposed stormwater plan does not even show the current natural drainage that needs to be considered for any new development.



Concern #2 – Swale System (North–South and East–West)

- West of Uplands Boulevard: a swale runs south from the lake vent to the boulevard's southern terminus.
- At the terminus, it joins an east–west swale running the length of the subdivision.
- Purpose: to direct stormwater into the lake vent, flowing to Sarasota Bay.
- A turnaround exists at the boulevard's southern terminus as well as at the northern terminus.
- Turnaround, the east–west swale connected to the north–south swale. The southern turnaround is now compacted and disrupted.
- This connection was disrupted by heavy vehicles compacting the land during soccer field construction (May 2024).
- The plan inaccurately depicts a portion of Uplands Boulevard as being within New College boundaries. If that were the case, the associated swale and stormwater drainage from Lake Uplands to the bay should be included. The omission of the platted connection from the lake to the bay and its associated stormwater flow is a significant oversight.
- **Result:** new stormwater flooding in the subdivision.

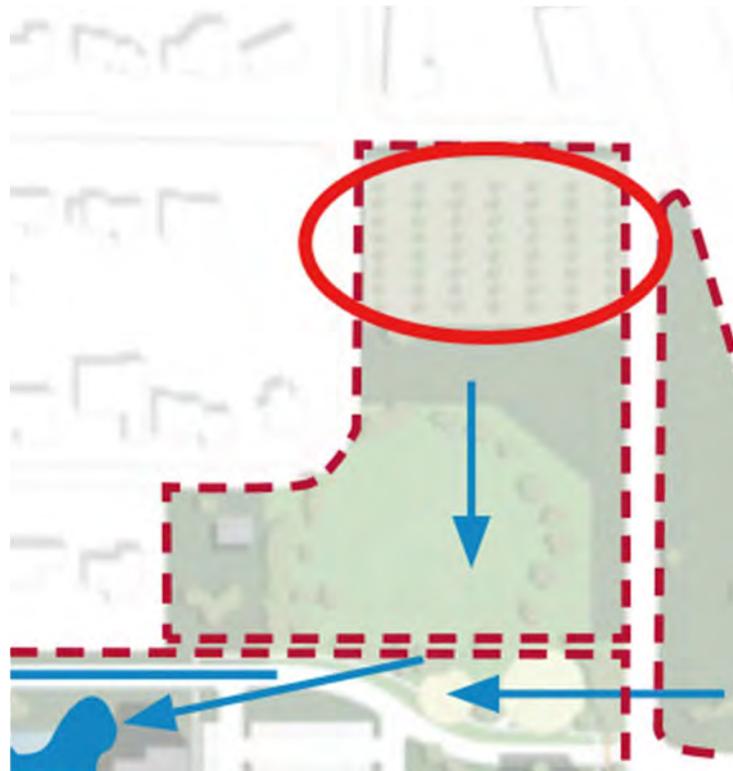


Concern #3 – Bayfront Swales

- The college filled and compacted bayfront swales for truck access during demolition of the historic Edith Ringling wall (July 2025).
- Restoration efforts appear less functional than the original swales.
- **Result:** increased flooding along Uplands Boulevard.
- **Request:** county maintenance to restore the swales to their original condition.

Concern #4 – Eastern Subdivision Flooding

- **Location:** northern portion of the old Circus Hall of Fame property (bounded by Poinciana Dr., Downey Rd., Bay Shore Rd., and College Dr.).
- **Issue:** stormwater no longer drains; standing water remains for days.
- **Hazards:** mosquito breeding and a possible threat to City Lift Station #19.
- **Previous drainage:** flowed east to College Dr. or into the east–west swale (via ROW near the police station).
- **College actions:** elevated land, compacted soil, and built berms that block drainage. This action was taken to connect vehicular access to College Drive for the police station.
- **Result:** new flooding in the eastern subdivision, never seen before.
- **Request:** restore former drainage; engineering may be needed to reconnect flow.



MEMORANDUM OF AGREEMENT BETWEEN
NEW COLLEGE OF FLORIDA
AND
UNIVERSITY OF SOUTH FLORIDA

Ana McArthur
New Colleges

This Memorandum of Agreement (MOA) is entered into this 1st day of September, 2005 by and between the New College of Florida Board of Trustees (hereinafter "NCF") and the University of South Florida Board of Trustees, a public body corporate, on behalf of the University of South Florida Sarasota/Manatee (hereinafter "USF-SM").

~~1pm~~
1pm
Wed

WHEREAS, NCF and USF-SM currently share a campus located in Sarasota and Manatee Counties; and

WHEREAS, USF-SM is currently constructing a new campus on property (hereinafter "Crosley Campus"), that is presently a part of the shared campus; and

WHEREAS, upon completion of the Crosley Campus USF-SM will relocate to that site and other properties depicted on the Agreement as to Campus Footprints in the Fall of 2006; and

WHEREAS, NCF and USF-SM have adopted agreements that assign space on the current shared campus until USF-SM is able to relocate to the Crosley Campus and that identify the separate campuses that will be established after USF-SM is able to relocate to the Crosley Campus:

NOW, THEREFORE, in consideration of the terms and conditions set forth hereafter, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, NCF and USF-SM hereby agree as follows:

1. The above recitals are true and correct and are incorporated herein as if fully set forth below.
2. The Amended Restated Shared Services Management Agreement between NCF and USF-SM dated as of June 11, 2002 is incorporated herein by reference.
3. The Joint Relocation and Use Plan Agreement between NCF and USF-SM dated as of January 17, 2003 is incorporated herein by reference.
4. The Separate Agreement on Outstanding Issues In The Shared Services Agreement between NCF and USF-SM dated as of January 17, 2003 is incorporated herein by reference.
5. The Agreement as to Campus Footprints between NCF and USF-SM dated as of October 27, 2003 is incorporated herein by reference.

6. Effective October 1, 2005, NCF and USF-SM will submit updated Space Inventory Files to the Board of Governor's Information Resource Management Division that recognize, for the purpose of the Space Inventory Files, NCF as the "owner" of land and improvements depicted on the NCF footprint (as described in the Agreement as to Campus Footprints), and USF as the "owner" of land and improvements depicted on the USF-SM footprint (as described in the Agreement as to Campus Footprints), with both parties accurately recording the assignment and use of space on each footprint to the extent permitted under existing Space Inventory File parameters. Following this submittal, all future space file submittals and other facility documents will be submitted consistent with actions taken in Sections 8, 9, and 10 of this Memorandum of Agreement.
7. On or before October 1, 2005, NCF and USF-SM will provide a report to the Chancellor of the State University System summarizing the portion of the current (fiscal year 2005-06) shared Plant Operation and Maintenance (hereinafter "PO&M") funding that should be allocated to NCF in support of existing educational and general (hereinafter "E&G") facilities on the NCF campus footprint and the portion of PO&M funding that should be allocated to USF-SM in support of the existing E&G facilities located on the USF-SM campus footprint. NCF and USF-SM will work in concert with the Board of Governors, Governor and Legislature during the 2006 Legislative process to have appropriate legislation or proviso language enacted that will effect these changes in the NCF and USF-SM operating budgets effective July 1, 2006.
8. Effective July 1, 2006, USF will execute and cause to be recorded a document disclaiming and releasing to NCF any leasehold interest USF-SM might have for the properties within the NCF footprint, including property designated for use by NCF and property designated for shared use by NCF and USF in the Agreement as to Campus Footprints, with the exception of the Uplands Preserve.
9. Effective July 1, 2006, NCF will execute and cause to be recorded a document disclaiming and releasing to USF any leasehold interest NCF might have for the properties within the USF-SM footprint, including property designated for use by USF-SM and property designated for shared use by NCF and USF-SM in the Agreement as to Campus Footprints.
10. Effective July 1, 2006, USF will execute and cause to be recorded a document disclaiming and releasing to NCF any leasehold interest USF-SM might have for properties within the area designated as the Uplands Preserve on the Agreement as to Campus Footprints, that lie south of the line between Manatee County and Sarasota County.
11. Effective July 1, 2006, NCF will execute and cause to be recorded a document disclaiming and releasing to USF any leasehold interest NCF might have for properties within the area designated as the Uplands Preserve on the Agreement as to Campus Footprints, that lie north of the line between Manatee County and Sarasota County.

12. The Uplands Preserve shall remain on the Agreement as to Campus Footprints as property designated for joint use by NCF and USF-SM for passive recreational purposes, except that the two lots (Lots 7 and 8, Block 7, as per plat of the Uplands, Inc., recorded in Plat Book 7, page 44 of the Public Records of Manatee County) that lie east of the coastal portion of the Uplands Preserve shall hereafter be designated as within the USF-SM footprint in the Agreement as to Campus Footprints. This paragraph is intended to modify the Agreement as to Campus Footprints regarding the two lots. A revised footprint map depicting this Agreement is attached hereto as Exhibit A. The revised footprint map is intended to replace Attachment A to the Agreement as to Campus Footprints. The parties acknowledge that in some respects Attachment A to this Agreement does not accurately place certain identified parcels, and the parties intend to be bound by the legal descriptions of the designated parcels.

13. Each party will bear their costs for surveys or other services needed to accomplish the release of leasehold interests and the proper assignment of leases by the Florida Department of Environmental Protection all in accordance with this Memorandum of Agreement. NCF and USF-SM will share in the costs of any surveys needed for the Uplands Preserve.

14. The Shared Facilities/Services Use Board described in the Joint Relocation and Use Plan Agreement shall be immediately appointed to take actions consistent with the agreements set out in paragraphs 2 - 5 of this Memorandum of Agreement for the shared use facilities including the Jane Bancroft Cook Library the Sudakoff Center, and the student recreational facilities. NCF and USF-SM recognize the existence of the Jane Bancroft Cook Library Management Agreement, and intend that such agreement shall continue to be in effect. Nothing herein is intended to modify prior agreements regarding management of the Jane Bancroft Cook Library.

15. The parties agree that until July 1, 2006, USF-SM and NCF will continue to share PO&M funds for the current shared campus on a fifty/fifty (50/50) basis and the Shared Services Agreement will govern services regardless of which party receives such funds from the State of Florida.

16. NCF and USF agree to disclaim interests as set out herein without regard to whether the Crosley Campus is ready for occupancy by July 1, 2006. In the event that USF is unable to relocate to the Crosley Campus or if the Crosley Campus is not completed and ready for occupancy by July 1, 2006, the parties agree that USF-SM shall remain on the NCF campus under the terms and conditions of use existing as of the date of this MOA, and that the disclaimed interests shall not operate to change the terms and conditions of use existing as of the date of this MOA.

PAGE OF EXECUTION TO FOLLOW

NEW COLLEGE OF FLORIDA BOARD OF TRUSTEES,
A public body corporate of the State of Florida

By: Gordon E. Michalson
Gordon E. Michalson, President

8/1/05
Date

[Signature]
Witness

Steve Pfeiffer
Print Name

UNIVERSITY OF SOUTH FLORIDA BOARD OF TRUSTEES,
A public body corporate of the State of Florida

By: Judy Genshaft
Judy Genshaft, President

8/31/05
Date

[Signature]
Witness

Cynthia Piper
Print Name

USF SARASOTA/MANATEE

By: Laurey Stryker
Laurey Stryker, CEO

9/1/05
Date

[Signature]
Witness

Lynn Evensen
Print Name

58754
59411

I hereby certify the plat hereon is a true and correct representation of the land described in the C.A.P. and that permanent reference monuments have been placed as prescribed by Section 7 of the Survey laws of 1926.

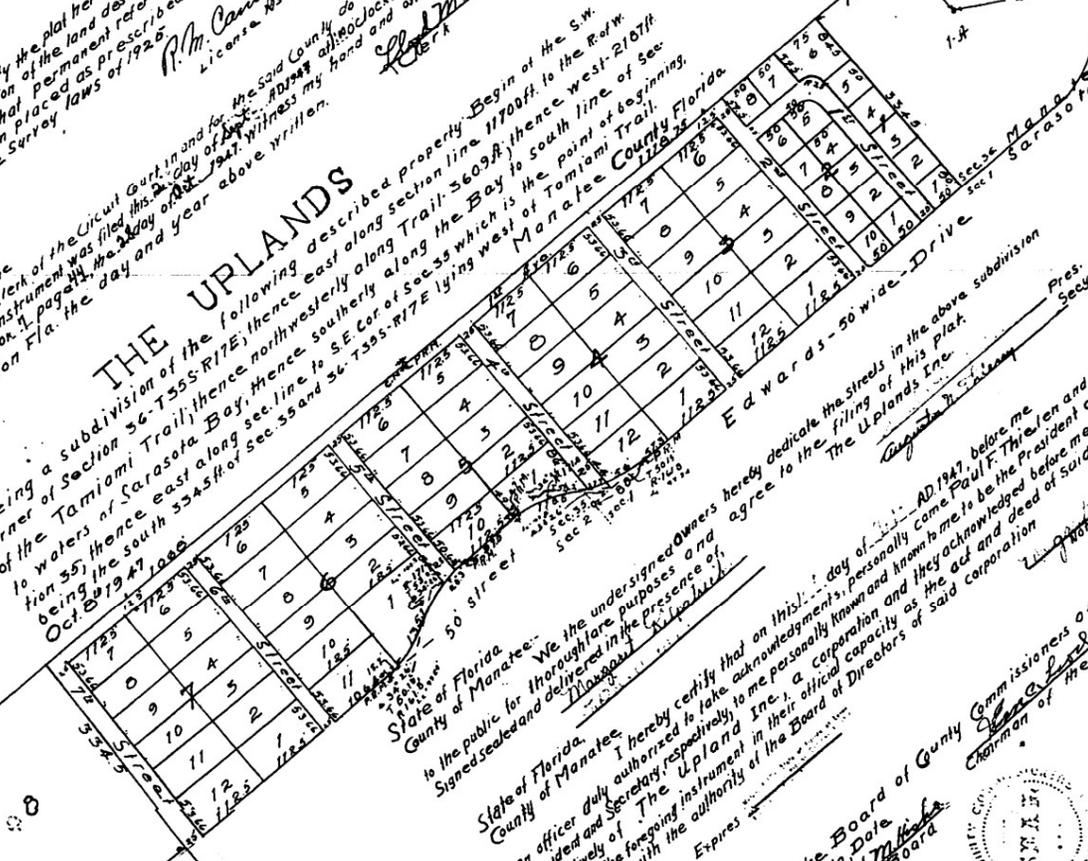
P.M. Campbell
Licenses 43300

Robert M. Hicks
Notary Public
AD 1947 adj. 100 Loc. P-1 and received in my hand and official seal of Clerk

State of Florida
County of Manatee
T. Lloyd Hicks, Clerk of the Circuit Court, in and for the said County, do hereby certify that the foregoing instrument was filed this 24th day of July, AD 1947, at 10:00 o'clock, P.M. and recorded in a plat book, A page 44, the day of July, AD 1947, at 10:00 o'clock, P.M. Witness my hand and official seal of the Clerk of the Circuit Court, in and for the said County, this 24th day of July, AD 1947.

THE UPLANDS

Being a subdivision of the following described property: Begin at the S.W. corner of Section 56-T355-R17E, thence east along section line 11700ft. to the R.O.W. of the Tamiami Trail, thence northwesterly along Trail, 3609ft., thence west 210ft. to the waters of Sarasota Bay, thence southerly along the Bay to the point of beginning, being the south 5545ft. of sec. 55 and 56-T355-R17E lying west of Tamiami Trail, Manatee County Florida.



to the public for thoroughfare purposes and signed sealed and delivered in the presence of *Thomas W. Kipphut*

State of Florida
County of Manatee
an officer duly authorized to take acknowledgments, personally known and known to me to be the President and Secretary, respectively, of The Uplands Inc., a corporation and they acknowledged before me that they executed the foregoing instrument in their official capacity as the act and deed of said corporation and by and with the authority of the Board of Directors of said corporation

Approved by the Board of County Commissioners of the County of Manatee Florida, Date *July 24, 1947*
Attest: *T. Lloyd Hicks*
Clerk of the Board



Uplands Preserve - Lost opportunity

My name is Lilianne Raud, and I am a resident of the Uplands neighborhood. I am submitting this comment regarding the treatment of the Uplands Preserve — the waterfront property originally donated by the Uplands subdivision to New College of Florida (NCF) with the clear understanding that it would be maintained in its natural state as a preserve.

This understanding was memorialized in the 2005 *Memorandum of Understanding* between NCF and the University of South Florida Sarasota/Manatee (USF-SM) and reaffirmed in the 2016 *NCF Campus Master Plan* ([link](#)). In those documents, the Preserve was explicitly designated for joint use by NCF and USF-SM for [passive recreational purposes](#). As a protected natural area Uplands Preserve was and is intended to provide ecological, educational, and community value consistent with its waterfront environment and conservation intent.



2016 Plan - **D** Uplands Bayfront Preserve Area



Proposed 2025 Plan -
E RECREATION / OPEN SPACE

However, the *proposed 2025 Master Plan* ([link](#)) reclassifies roughly half of the Uplands Preserve from *Natural Preserve* to *Recreation/Open Space*. Before that plan was even adopted, heavy equipment entered the area in spring 2024, leveling much of the site, removing over a hundred mature oaks, pines, and palms, filling and grading the land several feet, and installing

irrigation to support turf grass. What had been a diverse coastal woodland has now been converted into what is described as a “temporary” event field.



Adding to the concern is the fact that a *previous* temporary sports field already existed elsewhere on campus (see map: temporary soccer field (in red) with ample parking (in blue)) — in a more suitable location near existing infrastructure.

Rather than continue using that field until permanent athletic facilities could be built, the college repurposed it into a park funded by donor contributions, while simultaneously spending millions to destroy and turf over the Uplands Preserve. As a result, donor funds and public trust appear to have been misdirected, and an irreplaceable natural asset has been lost.

The Master Plan process exists for a reason — to allow thoughtful review, input, and dialogue among all affected parties *before* commitments are made, money is spent, or trees are cut. Acting outside that process undermines public trust and defeats the very purpose of long-range planning.

Now, the college is proposing to further develop the Uplands Preserve area by adding a **performance platform**. This proposed structure raises serious concerns:



- The location lacks basic facilities and infrastructure to support such a use.
- Construction would require additional tree removal and site disturbance.
- The site lies within **VE and AE flood zones** and was flooded heavily during recent hurricanes, making it an inappropriate and high-risk location for new structures.
- A **performance platform already exists** north of College Hall — recently built and currently underutilized — raising questions about the need for duplicative facilities at the expense of a sensitive natural area.

The cumulative impact of these actions has been to degrade a once-pristine coastal preserve that was meant to remain a natural buffer and ecological resource. The irony is striking: the college dismantled an existing temporary sports field near campus amenities to create a donor-funded park — while simultaneously spending millions to destroy a genuine natural preserve for another “temporary” use and is now proposing new construction in the same area.

Requests and Recommendations:

1. **Immediate Halt to Further Alteration:** Suspend all development or construction activity in the Uplands Preserve, including the proposed performance platform, until the 2025 Master Plan is formally reviewed and approved.
2. **Restoration Commitment:** Require NCF to submit a restoration plan for the impacted areas, including replanting of native species and re-establishing natural grading and hydrology.
3. **Environmental and Flood Review:** Conduct an independent assessment of flood risk, stormwater impact, and habitat loss before any further construction in this coastal area.
4. **Reinstatement of Natural Preserve Designation:** Restore the Preserve’s *Natural Preserve* classification in the final Master Plan to honor the original intent of the 2005 MOU and 2016 plan.
5. **Transparency and Oversight:** Ensure public access to relevant permits, plans, and environmental reviews, and establish an ongoing community oversight mechanism with Uplands neighborhood participation.

The Uplands Preserve represents a unique and irreplaceable part of Sarasota’s coastal environment — one that was entrusted to New College under a promise of protection and stewardship. The recent actions and proposed developments conflict with that promise. I respectfully request that the City and relevant oversight bodies intervene to halt further

encroachment, ensure restoration, and uphold the commitments made to preserve this land for future generations.

Thank you for your time and for considering these concerns in your review of the proposed Master Plan. We hope the College and the City will honor the original intent of the Uplands Preserve and ensure that any future actions align with the principles of responsible planning and environmental stewardship.

Respectfully submitted,

Lilianne Raud
Uplands Resident

APPENDIX

Definitions:

Generally accepted definition for **Passive recreation** refers to leisure activities that require minimal facilities, cause little environmental impact, and do not significantly alter the natural landscape. These typically include **walking, picnicking, birdwatching, hiking, fishing, or enjoying scenic areas** — activities that don't involve organized teams, intensive field use, or large crowds.

Specifically **City of Sarasota** describes **passive recreation** as “**unstructured, spontaneous, low-impact**” activities, typically enjoyed individually or in small groups (e.g., walking, reading, picnicking) [Link to source](#)

Soccer fields (and other organized sports fields) are **not considered passive recreation**.

They fall under **active recreation**, which includes structured, high-impact uses such as sports fields, courts, playgrounds, and facilities that require grading, turf management, lighting, and parking areas.

Excerpts from the Plans:

2016 Master Plan, (plan that is still currently in effect, since a new plan has not been adopted) **states**:

D - *Uplands Bayfront Preserve Area - New College's bay shore land (situated on the west side of the Uplands neighborhood and north of College Hall) is a substantial natural resource which should be preserved as an amenity and environmental study area. It also serves as one of the links in the envisioned north-south pedestrian way, which connects the Caples campus to the Uplands. Similar to the Bayfront campus restoration areas, the Uplands Bayfront Preserve area includes a meandering path, a lush tree canopy and native plant varieties. In general, **the Uplands shoreline is intended to remain in a natural state**, reflecting its natural beauty, value as an environmental study area, and the need to respect the potential for storm surge activity.*

Here is what the proposed 2025 Plan states about the Uplands Preserve:

D - UPLANDS BAYFRONT AREA

New College's bay shore land (situated on the west side of the Uplands neighborhood and north of College Hall) is a substantial natural resource that offers potential as an amenity and study area. It also serves as one of the links in the envisioned north-south pedestrian way, which connects the South Campus to the Uplands. Similar to the West Campus restoration areas, the Uplands Bayfront area features a meandering path, a lush tree canopy, and native plant varieties, creating a flexible natural green space that supports both ecological value and recreational use.

E - RECREATION / OPEN SPACE

Currently, the waterfront is under-utilized for recreation. Proposed improvements include the addition of a new dock/pier, multi-use trails connecting with South Campus, and movable shade structures. New flexible and adaptable design elements can be arranged to support open space for major waterfront events near College Hall, as well as a waterfront outdoor classroom, and a performance platform north of College Hall recreation area.

The following language has not changed between the 2016 and 2025 plan:

► *UPLANDS BAYFRONT Generally, the College campus is characterized as a pine flatwood area biological community and wildlife. The Uplands Bayfront is open space for recreational and potentially providing opportunities for research. Trails and outdoor classroom activities may occur in this space.*

pg 5:3 in 2016 Plan, pg 73 in proposed 2025 plan

=====

Next, the Sea Level Rise, an extremely important consideration, is part of the 2016 plan but shows up only on the plan table of contents page 69 but not in the actual plan. Here is 2016 plan:

Potential Impacts of Sea Level Rise

The Uplands natural area will be vulnerable to sea level rise. The small tidal creek in this area will continue to back water into the Uplands. (pg 5:13)

In 2025 plan we have just this, table of contents from pg 69 (see the red box)

5.6 UTILITIES / CIVIL

5.6.1 STORMWATER SYSTEM

5.6.1.1 WEST CAMPUS

5.6.1.2 EAST CAMPUS

5.6.1.3 SOUTH CAMPUS

5.6.1.4 POTENTIAL IMPACTS OF SEA RISE

5.6.1.5 PROPOSED STORMWATER SYSTEM 2035 DIAGRAM

But this section actually does not exist between 5.6.1.3 and 5.6.1.5 in the 2025 plan on pg 102 and 103

2025-11-06 BoG regulation 21.202

RE: New College Campus Master Plan - BoG regulation 21.202

Inbox

Dear Laura,

Thank you for the opportunity to share our concerns about the New College of Florida Draft Master plan. I appreciate your time and attention.

I want to share an important requirement after reviewing the Florida Board of Governors' Regulation 21.202. When I read the regulation, it appears that the public has the right to access all background data used to support a campus master plan. The regulation states that *"all background data, studies, surveys, analyses and inventory maps not adopted as part of the campus master plan shall be available for public inspection while the campus master plan is being considered for adoption and while it is in effect."* (BoG Reg. 21.202(1)(c)). Based on that language, it seems entirely appropriate for the City, the counties, and the public to request additional background information from New College.

Regulation 21.202 also requires an Evaluation and Appraisal Report (EAR) every five years, summarizing progress, identifying needed policy changes, and outlining proposed amendments (BoG Reg. 21.202(7)). In addition, each campus master plan must include *"a section identifying monitoring and evaluation procedures to be followed in updating the adopted campus master plan every five years."* I do not see this required section in the current draft, which appears to be an omission that should be addressed.

The most recent EAR I have located is from 2013. If a newer EAR exists, it should be made available; if not, one must be produced, which could impact the validity and timing of the current master plan update.

In light of these requirements, I encourage Sarasota County to request:

1. The most recent EAR (BoG Reg. 21.202(7))
2. All background data, studies, and analyses referenced or relied upon in the draft master plan (BoG Reg. 21.202(1)(c))

Thank you and I look forward to your feedback.

Sincerely,
Judy Burns, president
Uplands Association, Inc.



FLORIDA STATE
UNIVERSITY

November 17, 2025

New College of Florida
Attn: Facilities Management
5510 General Twining Blvd
Sarasota, FL 34243

RE: New College of Florida 2025 Campus Master Plan Update

Dear Vice President Fitz-Patrick:

This letter is regarding the New College of Florida 2025 Campus Master Plan Update.

Florida State University, for and on behalf of the John and Mable Ringling Museum of Art, has reviewed the above-referenced campus master plan pursuant to Section 1013.30, Florida Statutes.

We are providing our comments as part of the 90-day agency review period which commenced on August 18, 2025. For purposes of this response, Florida State University is responding as an “affected person” under Section 1013.30, Florida Statutes.

During our review, we noted that your Campus Master Plan included various proposals for improvements constructed on the Ringling Campus along with the proposed purpose and future use of these structures. One reference included a proposed pedestrian trail which would connect NCF’s West Campus with the NCF South Campus by running through the Ringling Campus. Another proposes a trail along the Bayfront on the Ringling Campus.

These proposed improvements, and the pedestrian trail in particular, raise serious security concerns for our Ringling Campus. Access to The Ringling Campus is available to visitors during normal business hours with purchase of an admissions ticket, and visitors wear the appropriate wristband to signal this purchase. Some areas have varied levels of access and are controlled by key or card swipe access. Visitors must enter through the Visitor’s Pavilion for admission and contacts must check in with Ringling Security before entry. The main focus of these protocols is to create a focused control point where access to the Ringling Campus can be appropriately monitored. Also, the Ringling depends on admissions revenue to support its operating budget and the use of wristbands tracks payment of admission.

The proposed improvements in the NCF Campus Master Plan would bypass these security protocols and would allow uncontrolled access across the Ringling Campus.

An alternative route for pedestrian access from the NCF West Campus to the NCF South Campus already exists along the well-lit Bay Shore Road sidewalk. This alternate existing route is the most direct route from the NCF West Campus to the academic buildings on the NCF South Campus and would likely be the most preferred path for NCF students from both the current and proposed areas of NCF Campus student activity. This route is consistent with your outlined Policy 3.6.1 in the NCF Campus Master Plan.

As stewards of one of the most important art and cultural collections in the country, Florida State University must ensure the security of the Ringling Campus and its associated art collection. We respectfully request that NCF consider the alternative route suggested above and remove references to any proposed improvements on the Ringling Campus. These changes will reduce compatibility issues between NCF and the Ringling Campus consistent with Objective 4.4 and 4.10 in the NCF Campus Master Plan.

Florida State University and the Ringling Museum remain committed to our longstanding special relationship with NCF. The Ringling Museum provides free admission to NCF students when we are open to the public.

We look forward to celebrating the continued growth and success of the New College of Florida.

Sincerely,

Kyle Clark
Senior Vice President
Finance & Administration

cc: Kate Delmore, Assistant Vice President, Facilities Management
James D. Stansbury, Department of Commerce

Mayor Debbie Trice
Vice Mayor Kathy Kelley Ohlrich
Commissioner Jen Ahearn-Koch
Commissioner Liz Alpert
Commissioner Kyle Battie



Dave Bullock
Interim City Manager
Shayla Griggs
City Auditor and Clerk
Joe Polzak
City Attorney

1565 First Street, Sarasota, Florida 34236
941-263-6000

November 13, 2025

Christie Fitz-Patrick
Chief of Staff & Vice President of Finance & Administration
New College of Florida
5800 Bayshore Rd
Sarasota, FL 34243

Dear Ms. Fitz-Patrick,

City of Sarasota staff have reviewed the New College of Florida's draft College Master Plan (Master Plan) update of June 25, 2025, for consistency with the City's comprehensive plan, known as the Sarasota City Plan. Staff has determined the Master Plan is consistent with the Sarasota City Plan.

As stated in the Master Plan, the City's Future Land Use Map classification for the college is Metropolitan-Regional #2. The land uses that are allowed in the classification are "institution of higher learning, museum, and entertainment." New College of Florida, an institution of higher learning, is consistent with the land uses allowed by Metropolitan-Regional #2.

As stated in the Master Plan, the Future Land Use Map classification for property along 58th Street is Single Family – Very Low Density. Prior to the construction of planned dormitories on this property, submittal of a comprehensive plan amendment application requesting a change of the Future Land Use Map to Metropolitan-Regional #2 is required to ensure consistency of the dormitories with the Future Land Use Map. This required comprehensive plan amendment is noted in the Master Plan with the following statements that are located on pages 129 and 164.

The ten single-family lots on the south side of 58th Street are designated in the Sarasota City Plan as Single- Family Very Low Density Future Land Use, which allows development at 4.5 units per acre or less. If New College is able to acquire the entirety of the single-family houses, it is anticipated that a Future Land Use Map Amendment for Metropolitan/Regional #2 will be needed for redevelopment as shown in the Campus Master Plan. (Page 129)

POLICY 4.9.2, *Where the acquisition of additional lands is necessary for continued growth and expansion, the College shall coordinate with the appropriate local government on any required amendment to the local government's Comprehensive Plan. (Page 164)*



Please note that if New College does not acquire the entirety of the single-family lots along 58th Street, a Future Land Use Map to Metropolitan-Regional #2 will still be needed prior to construction on those New College of Florida owned properties where new dormitories are to be located. This will ensure consistency of the dormitories with the Future Land Use Map.

As specified in Section 1013.30 (10), Florida Statutes, the City looks forward to reviewing a draft of a proposed campus development agreement prepared by New College of Florida after adoption of the Master Plan. A City of Sarasota Development Application containing various required forms will need to be submitted for the proposed campus development agreement. The proposed campus development agreement should be accompanied by a level of service analysis prepared by New College of Florida for each of the City's relevant level of service standards that are adopted in the Sarasota City Plan. The level of service analysis must determine the impact of existing and proposed campus development reasonably expected over the term of the campus development agreement on each service or facility and any deficiencies in such service or facility which the proposed campus development will create or to which it will contribute. Upon receipt of the level of service analysis, the City's Development Review Committee (DRC), comprised in part by departments that manage level of service for subject infrastructure and services, will review and comment upon the analysis. The review and sign-off by DRC regarding the level of service analysis will support the proposed campus development agreement when submitted to the City Commission.

Questions about the processing of amendments to the Sarasota City Plan should be directed to David L. Smith, AICP, Manager of Long-Range Planning. Mr. Smith can be reached at 941-263-6462 or David.Smith@sarasotafl.gov.

Processing of the campus development agreement will be managed by the Development Services Department with assistance from the Planning Department. Your contact for the Development Services Department is Rebecca Webster, AICP, Acting Development Review Chief Planner. Ms. Webster can be reached at 941-263-6489 or Rebecca.Webster@sarasotafl.gov.

The City of Sarasota looks forward to working with the college in helping to achieve the goal of establishing New College of Florida as the pre-eminent liberal arts college in America.

Sincerely,

Steven R. Cover, AICP
Director of Planning

Attachment

Cc: David Bullock, Interim City Manager
Patrick Robinson, Deputy City Manager
Lucia Panica, Director of Development Services

Suggested Revisions to Draft Campus Master Plan

Page No.	Suggest Revisions for Intergovernmental Coordination (<i>additions and deletions</i>)
139	List of all Coordinating Entities: City of Sarasota Planning Department City of Sarasota Neighborhoods and Development Services Department <u>City of Sarasota Utilities Department</u>
141	Topic 1 Coordinating Entities: City of Sarasota Neighborhoods and Development Services Department <u>City of Sarasota Planning Department</u> <u>City of Sarasota Public Works Department</u>
	Topic 2 Coordinating Entities: City of Sarasota Neighborhoods and Development Services Department <u>City of Sarasota Planning Department</u> Topic 3 City of Sarasota Neighborhoods and Development Services <u>Planning</u> Department
143	Topic 4 City of Sarasota Neighborhoods and Development Services <u>Planning</u> Department
144	Topic 5 City of Sarasota Neighborhoods and Development Services <u>Planning</u> Department <u>City of Sarasota Public Works Department</u>
145	Topic 6 City of Sarasota Neighborhoods and Development Services <u>Planning</u> Department Topic 7 City of Sarasota Neighborhoods and Development Services <u>Planning</u> Department
146	Topic 8 City of Sarasota Public Works <u>Utilities</u> Department
147	Topic 9 City of Sarasota Public Works <u>Utilities</u> Department
150	Topic 13 <u>City of Sarasota Police Department</u> Note: the City of Sarasota does not provide fire, rescue, and emergency medical services. These services are administered by the Sarasota County Fire Department.

Campus Boundary

Additionally, the campus boundary line on several maps appears to include a portion of Uplands Boulevard within the boundary of the New College campus. Currently, Uplands Boulevard is a Sarasota County maintained road located in the County right-of-way. The boundary on various maps is different from the Campus Boundary Map located on page 17 which shows that Uplands Boulevard is not located within the boundary of the college. Consideration should be given to aligning the campus boundary on those various maps to the boundary map located on page 17. If New College has future plans to acquire the right-of-way through an application for a street/right-of-way vacation from Sarasota County, that should be noted in the text or on each of the maps displaying such boundary that includes Uplands Boulevard within the college boundary.

Manatee County Comments to Draft New College Master Plan

Comprehensive Planning

- **Public Outreach:** Has any outreach been conducted with the Upland Residential community (and other surrounding neighborhoods) to address potential disturbances this development may create? The proposed North Campus has a wide range of uses proposed for this site; weddings, conferences, seminars, etc that could create additional noise and traffic that could negatively impact the surrounding residential neighborhoods. Ensure good practice of public outreach is being held to surrounding residential.
- **Future Land Use Category:** Ensuring compliance with our Comprehensive Plan R/OS - public schools allowed when associated with a public park and density/intensity should be minimal for this Future Land Use Category, both of which are unsatisfied with this proposed building site.
 - Policy 2.2.1.25. R/OS: Establish the Recreation/Open Space future land use category as follows:

Policy 2.2.1.25.1. Intent: To recognize areas with significant recreation and permanent open space lands, historic sites, and other areas for the preservation of cultural and recreational amenities.

Policy 2.2.1.25.2. General Range of Potential Uses (see Policy 2.2.1.5): State parks, historic sites, district or regional parks, significant recreational and open spaces or public schools when associated with public parks. New public schools in the Recreation-Open Space (R/OS) future land use category are encouraged to be sited in conjunction with adjacent public recreation facilities for which the school facilities are an integral part.

Policy 2.2.1.25.3. Range of potential Density/Intensity: Density and intensity limits are not applied to this category. Generally, for other than historic sites, density/intensity shall be minimal.

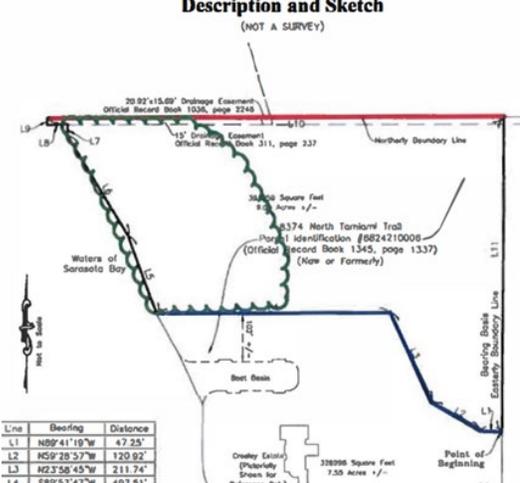
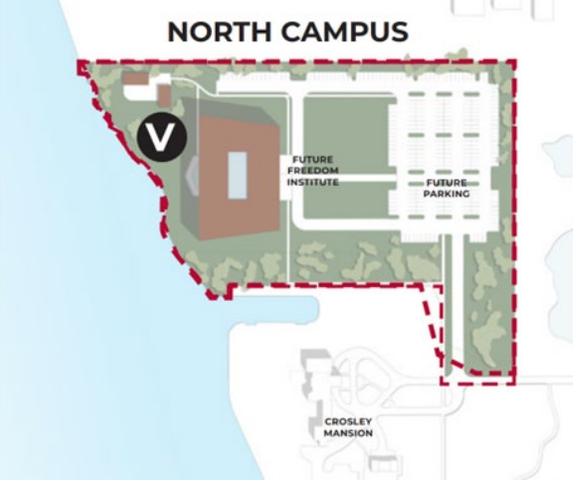
Policy 2.2.1.25.4. Other Information:

(a) Any recreational area designated as R/OS shall be:

(1) A major recreational facility, other than a local park, as defined in the Recreation/Open Space Element.

(2) An open space area which may include special camps and programs designed to meet a public need and which are consistent with appropriate resource protection.

- **Use Agreement:** Based on the use agreement from the donation of this land in 2024, the proposed new building on the North Campus appears to be in the location agreed to be greenspace (the green outlined area on the description and sketch). Use Agreement will be attached but see below for reference.

Use Agreement – 12/23/24	Proposed Master Plan - Current
<p style="text-align: center;">Description and Sketch (NOT A SURVEY)</p>  <p>Green outline represents the "Greenspace"/preservation area</p>	<p style="text-align: center;">NORTH CAMPUS</p>  <p>Building site is within the agreed greenspace area</p>

- Exhibit "C" Use Agreement - Page 1, agreed item #1:

"The Parties agree that certain section of the Parcel as set forth on the site plan attached on "Exhibit B" attached hereto and made a part hereof shall be held as greenspace (the "Greenspace"). The Parties agree that development for footpaths, recreational uses, or other additional ancillary uses to enjoy and secure the Greenspace are expressly permitted. This section in no way limits NCF from building docks or from undertaking any other development to aid in the use and enjoyment of the waterway. NCF understands and agrees that the Parcel is encumbered by all matters of record. Furthermore, only passive recreation is permitted to protect the existing seagrass."

- **Conservation / Preservation for North Campus:** No mention of North Campus in this section (starts on page 72) despite being in the Coastal Evacuation Area Overlay, Coastal High Hazard Area Overlay, Coastal Planning Area Overlay, Historic Resources Overlay, and Historic and Archaeological Overlay. What conservation and preservation efforts are being extended to the North Campus?
- **Coastal Overlay Districts:** Manatee County's Land Development Code has section 403.8. - Coastal Overlay Districts (CHHA, CEA and CPA). This is intended to promote the public health, safety, and general welfare in these areas. How is the campus ensuring these principles are implemented on the North Campus?

- **Transportation:** The North Campus is not mentioned in this section (starting on page 86). What is the strategy for ensuring circulation to the North Campus, etc. pedestrian and multimodal options.
- **Automobile Circulation:** It was stated previously the North Campus would be utilized for a variety of events that would serve more than just the student population. How are these uses going to be addressed in terms of automobile circulation?
- **Access:** Seagate Drive appears to be the sole access point for the property. Because this road serves USFSM, Crosley Estates, and the proposed North Campus for New College, there are concerns about its capacity—especially given the events held at Crosley Estates and the increased activity anticipated from the New College development.
- **Pedestrian Access:** Will the master plan allow pedestrian access across the Crosley Estates that currently separate the North and West Campus? The Use Agreement NCF has with Manatee County includes the agreement that NCF will extend the existing multi-purpose trail to the north and south.
 - Exhibit “C” Use Agreement - Page 1, agreed item #2:
“At such time as NCF constructs improvements on the Parcel, NCF agrees to extend the existing multi-purpose trail so that it connects the neighborhoods to the north and south of the NCF campus and to allow the trail to be available to the public.”

Environmental Planning

- **Open Space:** F.A.C. 1013.30(9)(b) states an amendment to a campus master plan must be reviewed and adopted if the amendment would decrease the amount of natural areas, open space, or buffers on the campus by more than 10 percent. EPS Staff believes an acreage and percentage should be included in the Master Plan for this provision to be regulated
- **Policy 13.7.5:** Policy 13.7.5 encourages college personnel to seek consultation with FWC and/or USFWS if listed species are encountered, as well as a Wildlife Biologist, if needed. EPS Staff recommends language be added addressing the requirement of listed species surveys to be conducted by a qualified Wildlife Biologist for any future development projects and prior to commencement of construction. This language was identified under sections for native habitat.
- **Objective 13.7:** Objective 13.7 relates to habitat and listed species; however, policies 13.7.1-3 that follow are geared toward erosion and sediment control best practices and hazardous waste. Should these policies be placed elsewhere and more specific policies towards habitat and species be included?

November 14, 2025

Ms. Christie Fitz-Patrick
President's Office
New College of Florida
5800 Bayshore Road
Sarasota, Florida 34243

Dear Ms. Fitz-Patrick,

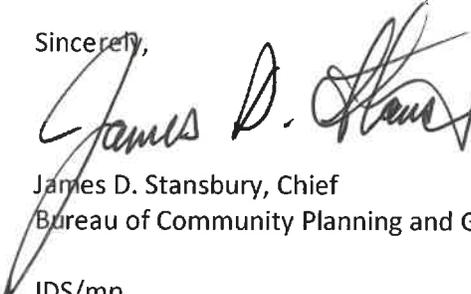
FloridaCommerce has completed its review of the proposed update to the New College of Florida Campus Master Plan. We have reviewed the proposed update to the Campus Master Plan pursuant to Section 1013.30, Florida Statutes (F.S.), and we are providing a comment regarding compliance of the proposed Campus Master Plan with the statutory requirements.

Comment: The proposed update does not properly update the New College of Florida Campus Master Plan for the next 10 to 20 years from the anticipated adoption of the update and is not supported by adequate data and analysis as required by Section 1013.30(3), F.S. The proposed update to the Campus Master Plan does not include the following: (1) at least the 10 year planning timeframe from adoption of the plan; (2) projected student enrollment for at least the next 10 years; and (3) an assessment of the need for and plans for the provision of roads, parking, public transportation, potable water and sanitary sewer facilities for the next 10 years, including data and analysis of the projected impacts of development on onsite and offsite infrastructure.

FloridaCommerce recommends that the update to the Campus Master Plan be revised to include the above items prior to adoption.

We appreciate the opportunity to review the proposed update to the New College of Florida Campus Master Plan. Please provide FloridaCommerce with a copy of the adopted Campus Master Plan upon final adoption. If you have any questions concerning this review, please contact Matt Preston, Planning Analyst, by telephone at (850) 717-8490, or by email at matt.preston@commerce.fl.gov.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/mp

cc: Glenn Darling, Principal Architect, Hall Darling Design Studio
Chris Reed, Founder and Design Director, Stoss Landscape Urbanism
Kelly Ard, Managing Partner, Designlab Architects
Bryan Dunkelberger, Principal, S3 Design, Inc.
Jeff Westmoreland, PLA Director, BGE, Inc.
Rebekah Harp, Interim Executive Director, Southwest Florida Regional Planning Council

[External] New College of Florida (NCF) 2025 Campus Master Plan Update

2 messages

Plan_Review <Plan.Review@dep.state.fl.us>

Mon, Nov 17, 2025 at 2:29 PM

To: "campusmasterplan@ncf.edu" <campusmasterplan@ncf.edu>

Cc: "cfitzpatrick@ncf.edu" <cfitzpatrick@ncf.edu>, Plan_Review <Plan.Review@dep.state.fl.us>

To: Christie Fitz-Patrick, Chief of Staff & Vice President of Finance & Administration

Re: New College of Florida (NCF) 2025 Campus Master Plan Update – Review of Proposed Campus Master Plan

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced Campus Master Plan Update pursuant to Section 1013.30, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted draft master plan, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction. The Department's South District Office reviewed the draft plan and had no formal comments beyond advising adherence to applicable rules and statutes in the design and application of the proposed development projects. Detailed review of such projects will occur upon receipt of applications for any required permits from the Department.

Thank you for the opportunity to review the draft plan. If you have any questions, please contact me at (850) 717-9037 or Lindsay.Weaver@FloridaDEP.gov.

Lindsay Weaver



Lindsay Weaver

Director of Intergovernmental Programs

Florida State Clearinghouse Coordinator

Florida Department of Environmental Protection

Lindsay.Weaver@FloridaDEP.gov

From: Christie Fitz-Patrick <cfitzpatrick@ncf.edu>

Sent: Monday, August 18, 2025 8:00 AM

To: Plan_Review <Plan.Review@dep.state.fl.us>

Subject: Commencement of 90-Day Agency Review of the 2025 Update to the New College of Florida Campus Master Plan Pursuant to Florida Statute 1013.30

EXTERNAL MESSAGE

This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.



New College of Florida
The Honors College

August 18, 2025

Department of Environmental Protection

Lindsay Weaver, Environmental Specialist

Plan.Review@FloridaDEP.gov

Dear Ms. Weaver:

New College of Florida (NCF) is in the process of considering its 2025 Update to its Campus Master Plan pursuant to Florida Statute 1013.30. Before the 2025 Update can be adopted, a copy of the draft 2025 Update must be sent for review or made available electronically to the host and any affected local governments, the state land planning agency, the Department of Environmental Protection, the Department of Transportation, the Department of State, the Fish and Wildlife Conservation Commission, and the applicable water management district and regional planning councils. At the request of a governmental entity, a hard copy of the draft master plan shall be submitted within 7 business days of an electronic copy being made available.

This correspondence serves as the electronic transmittal of the 2025 Update for purposes of commencing the 90-day agency review period. An electronic copy of the 2025 Update is attached to this email. The 2025 Update can also be accessed on the NCF website at the following address: [NCF-Masterplan-Document-Draft_06.26.25.pdf](#).

If you wish to receive a hard copy of the 2025 Update, please respond to this email and provide the contact information to which to send it, and a hard copy will be provided to you within 7 days in accordance with Florida Statute 1013.30.

Agency comments to the 2025 Update may be submitted no later than November 17, 2025, either (1) via email to the following address: campusmasterplan@ncf.edu, or (2) in writing via U.S. Mail to the following address:

Christie Fitz-Patrick
President's Office
New College of Florida
[5800 Bayshore Rd](#)
[Sarasota, FL 34243](#)

We look forward to receiving any comments you may have to the 2025 Update.

Thank you for your time and consideration.

Christie Fitz-Patrick
Chief of Staff & Vice President of Finance & Administration
941. 487.4443
New College of Florida
 [Dep Customer Survey](#)

Campus Master Plan <campusmasterplan@ncf.edu>
To: Bill Clague <bclague@grimesgalvano.com>

Mon, Nov 17, 2025 at 2:43 PM

[Quoted text hidden]



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

New College of Florida
President's Office
5800 Bayshore Rd.
Sarasota, FL 34243

September 26, 2025

RE: DHR Project File No.: 2025-6239
90-Day Agency Review of the 2025 Update to the New College of Florida Campus Master Plan
Pursuant to Florida Statute 1013.30

To Whom It May Concern:

In accordance with this agency's responsibilities under Chapter 267.061 and Chapter 1013.30(6), *Florida Statutes*, we reviewed the referenced Campus Master Plan.

Our office is pleased to note that multiple policies within different elements and objectives of the proposed campus master plan address historical resource conservation concerns. Additionally, we applaud the college's inclusion in chapters four and five of a plan to survey and catalog its historical resources to create an inventory for preservation.

Moving forward, our office respectfully requests that, per Chapter 267, *Florida Statutes* and objective 4.3 of the Future Land Use Element of New College's proposed campus master plan, our office be given an opportunity to consult and coordinate prior to any undertakings that include land clearing or ground disturbance as well as any rehabilitation activities, substantial alterations or demolition of structures over 50 years of age in order to assess potential for these undertakings to adversely impact any state-owned historical resources.

If I can be of any further help, or if you have any questions about this letter, please feel free to contact Jennifer Tobias at Jennifer.Tobias@dos.fl.gov.

Sincerely,

Alissa S. Lotane
Director, Division of Historical Resources and State Historic Preservation Officer

Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399
850.245.6300 • 850.245.6436 (Fax) • FLHeritage.com





An Equal Opportunity Employer

Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

WaterMatters.org

Bartow Office

170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office

78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office

7601 U.S. 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

John R. Mitten
Chair, Hernando, Marion

Jack Bispham
Vice Chair, Manatee

Ashley Bell Barnett
Secretary, Polk

John E. Hall
Treasurer, Polk

Ed Armstrong
Former Chair, Pinellas

Kelly S. Rice
Former Chair, Citrus, Lake,
Levy, Sumter

Michelle Williamson
Former Chair, Hillsborough

Josh Gamblin
DeSoto, Hardee, Highlands

James Holton
Pinellas

Dustin Rowland
Pasco

Robert Stern
Hillsborough

Nancy Watkins
Hillsborough, Pinellas

Brian J. Armstrong, P.G.
Executive Director

September 17, 2025

Ms. Christie Fitz-Patrick
President's Office
New College of Florida
5800 Bayshore Road
Sarasota, FL 34243

Subject: **New College of Florida Campus Master Plan Amendment**

Dear Ms. Fitz-Patrick:

The Southwest Florida Water Management District (District) has reviewed the proposed amendment. We are not forwarding any comments for consideration.

We appreciate this opportunity to participate in the review process. If you have any questions or require further assistance, please do not hesitate to contact me at (352) 269-6937 or james.golden@watermatters.org.

Sincerely,

James J. Golden, AICP
Senior Planner

JG
cc: Yazmin Valdez, DOC