



New College of Florida
The Honors College

**Notice Of Public Hearing: New College of
Florida 2025 Campus Master Plan
July 22, 2025**

Campus Master Plan Timeline



- **May 2022 - Summer 2023: New College Challenge**
- **December 8, 2023: 1st Collaborative Master Planning Session Held with Community**
- **January 22, 2024: 2nd Collaborative Master Planning Session Held with Community**
- **July 15, 2025: Public Information Session**
- **July 22, 2025: Board of Trustees 1st Public Hearing (with public comment)**
- **August – November 2025: Begin 90-Day Review Period**
- **December 2025: Board of Trustees 2nd Public Hearing (with public comment) and Master Plan Adoption**

Florida Statute & Regulation



Florida Statute 1013.30

The campus master plan must contain 8

Required elements:

1. Introduction
2. Future Land Use
3. Intergovernmental Coordination
4. Capital Improvements
5. Recreation & Open Space
6. General Infrastructure
7. Housing
8. Conservation

Board of Governors Regulation Chapter 21

21.111 Campus master plan shall be consistent with the State Comprehensive Plan and not in conflict with the adopted comprehensive plans of the host...and any affected local governments.

21.202 There are eight (8) REQUIRED ELEMENTS. Optional elements are permitted. Related elements may be combined.

Campus Map

- NEW COLLEGE
- USF
- FSU
- AIRPORT
- NEIGHBORHOOD ASSOCIATIONS
- CITY OF SARASOTA BOUNDARY

campus boundary



CAMPUS

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Future Land Use Map



future land use

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Campus



EXISTING CAMPUS PLAN



CAMPUS 2035 PLAN

overall campus

CAMPUS

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Campus Phasing

HYPOTHETICAL PHASING PLAN

The hypothetical phasing plan shown above, and summarized in the table below, is intended to provide a possible strategy for expansion, which is associated with specific student population (861, 1000, 1200, 1400, 1600 and 1800 students).

TIME FRAME	STUDENT POPULATION	SF TOTAL REMOVED	BLDG SF TOTAL ADDED	SF TOTAL QUANTITY
CURRENT (2024)	861	- 61,741 *	1,038	560,409
PHASE 1	1000	- 46,127 **	687,110	1,201,392
PHASE 2	1200	- 57,783 ***	11,730	1,155,339
PHASE 3	1800	-	125,850	1,281,189

TOTAL SF DESIRED:
 * DEMOLITION OF CAR MUSEUM & CAR MUSEUM SHOP
 ** DEMOLITION OF PALMER BUILDINGS AND SAILING EQUIPMENT SHED
 *** DEMOLITION OF HAMILTON CENTER, HAMILTON CLASSROOMS, SUDAKOFF, HAMILTON BOILER ROOM, PHYSICAL PLANT PPD

BUILD-OUT HYPOTHETICAL PHASING PLAN

PHASE 1

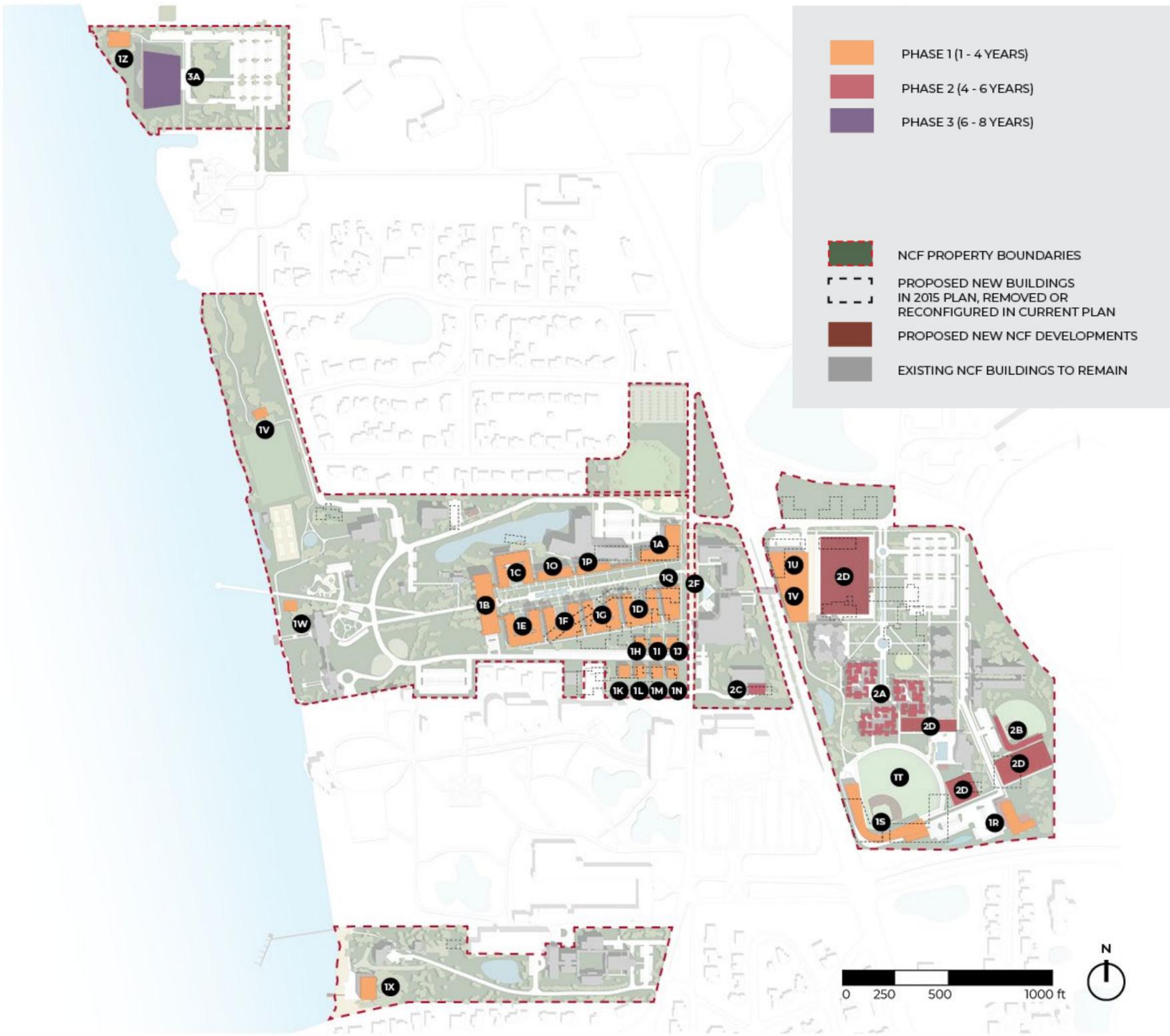
- 1A STUDENT SERVICES
- 1B ADMIN / STUDENT SERVICES BUILDING
- 1C HOUSING 01 (QUAD)
- 1D HOUSING 02 (QUAD)
- 1E HOUSING 03 (QUAD)
- 1F HOUSING 04 (QUAD)
- 1G HOUSING 05 (QUAD)
- 1H HOUSING 06 (58TH ST)
- 1I HOUSING 07 (58TH ST)
- 1J HOUSING 08 (58TH ST)
- 1K HOUSING 09 (58TH ST)
- 1L HOUSING 10 (58TH ST)
- 1M HOUSING 11 (58TH ST)
- 1N HOUSING 12 (58TH ST)
- 1O ACADEMIC BUILDING 01
- 1P ACADEMIC BUILDING 02
- 1Q ACADEMIC BUILDING 03
- 1R FACILITIES BUILDING
- 1S BASEBALL STADIUM COMPLEX
- 1T BASEBALL FIELD
- 1U ATHLETIC COMPLEX / RETAIL
- 1V ATHLETIC TERRACE
- 1W PERFORMANCE STAGE
- 1X CAPLES BOATHOUSE
- 1Z EDUCATIONAL CONTEMPLATIVE CENTER

PHASE 2

- 2A PEI ADAPTIVE RE-USE
- 2B SOFTBALL STADIUM COMPLEX
- 2C CHILLER PLANT ADDITION
- 2D ATHLETIC FIELDS AND COURTS

PHASE 3

- 3A FREEDOM INSTITUTE



site phasing

CAMPUS

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Land Use



PROPOSED ARCHITECTURAL PROJECTS & USES

The above figure illustrates the extent of architectural development and the various uses over the next twenty years of the master plan.

 ACADEMICS	 RESIDENTIAL	 NCF PROPERTY BOUNDARY
 ADMINISTRATIVE / FACILITIES	 MIXED - USE	 PROPOSED NEW BUILDINGS IN 2015 PLAN, REMOVED OR RECONFIGURED IN CURRENT PLAN
 PARKING STRUCTURE	 RECREATION / ATHLETICS	 CONSERVATION AREA

campus

LAND USE

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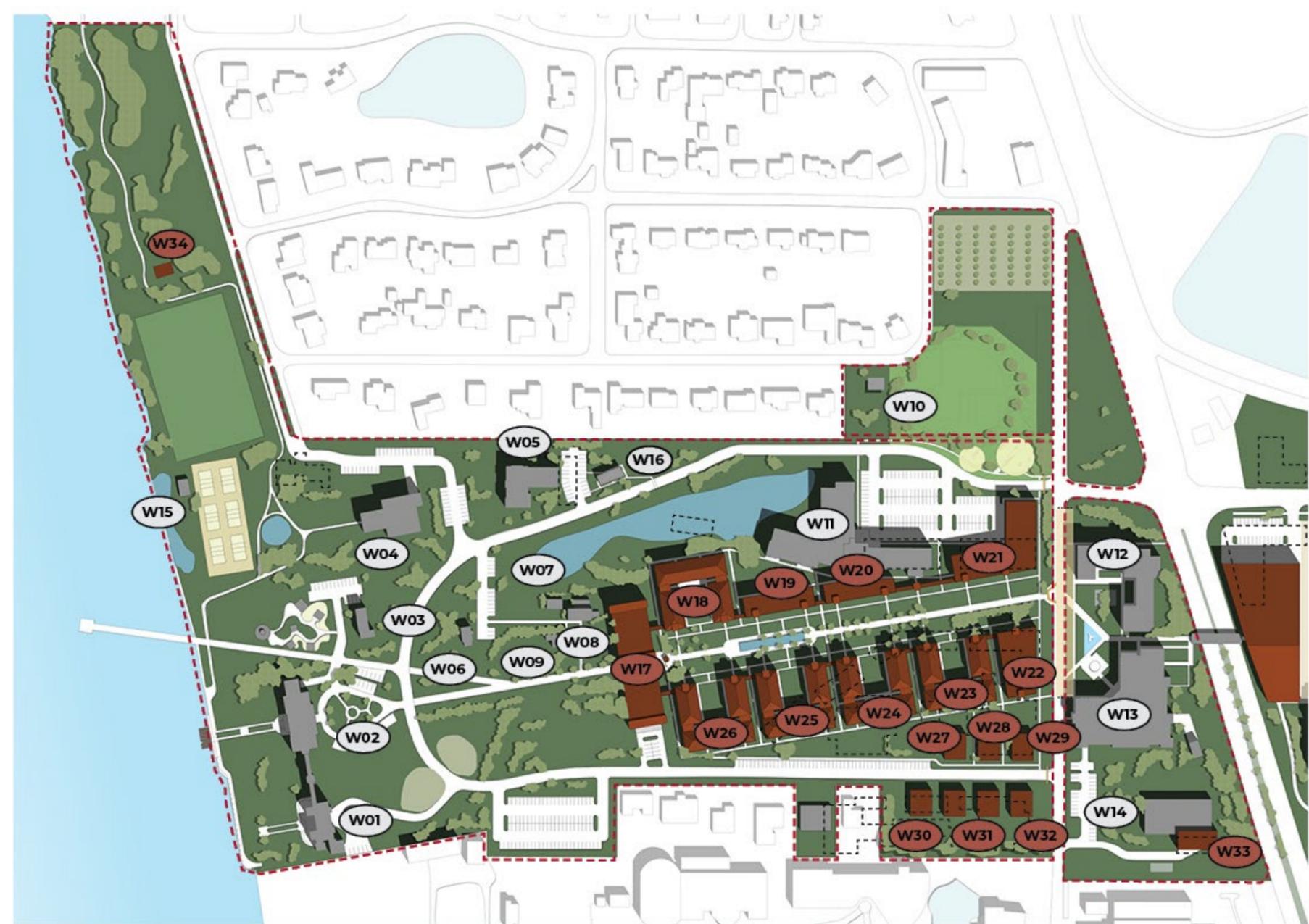


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Plan Elements



KEY PLAN



CAMPUS PRELIMINARY PROGRAM KEY

- PROPOSED NEW NCF DEVELOPMENTS
- EXISTING NCF BUILDINGS TO REMAIN
- NUMBER CORRESPONDS TO TABLE
- BUILDING IN 2015 MASTER PLAN, REMOVED FROM CURRENT PLAN
- NCF PROPERTY BOUNDARIES



west campus

PLAN ELEMENTS

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Plan Elements



KEY PLAN



CAMPUS PRELIMINARY PROGRAM KEY

- PROPOSED NEW NCF DEVELOPMENTS
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- NCF PROPERTY BOUNDARIES
- E01 NUMBER CORRESPONDS TO TABLE

east campus

PLAN ELEMENTS

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Plan Elements



KEY PLAN



south campus



KEY PLAN



north campus

CAMPUS PRELIMINARY PROGRAM KEY

- PROPOSED NEW NCF DEVELOPMENTS
- EXISTING NCF BUILDINGS TO REMAIN
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- NCF PROPERTY BOUNDARIES
- E01 NUMBER CORRESPONDS TO TABLE

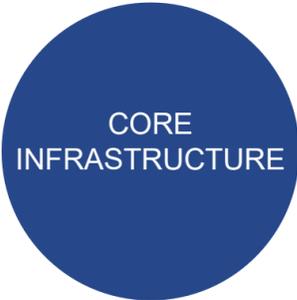
south & north campus

PLAN ELEMENTS

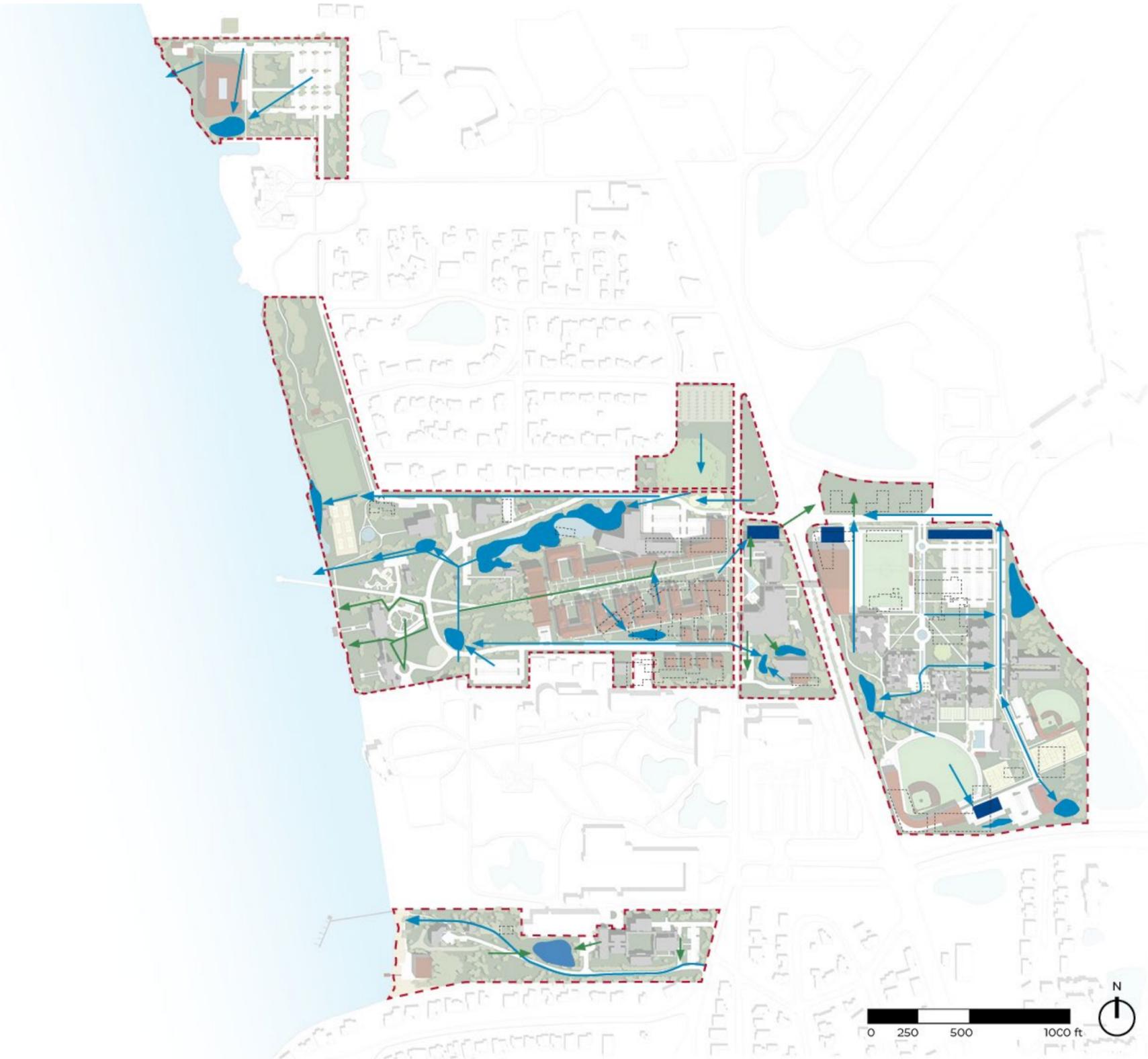
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stormwater system

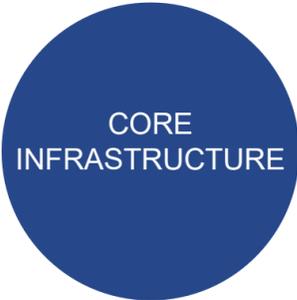


CORE INFRASTRUCTURE & LAND USE PROVISIONS

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	NCF PROPERTY BOUNDARIES		EXISTING LIFT STATION
	PROPOSED NEW BUILDINGS IN 2015 PLAN, REMOVED OR RECONFIGURED IN CURRENT PLAN		EXISTING MANHOLE
	PROPOSED NEW NCF DEVELOPMENTS		NEW LIFT STATION
	EXISTING NCF BUILDINGS TO REMAIN		NEW MANHOLE
			EXISTING SANITARY SEWER LINE
			FUTURE NEW/UPGRADED SANITARY SEWER LINE

sanitary sewer system

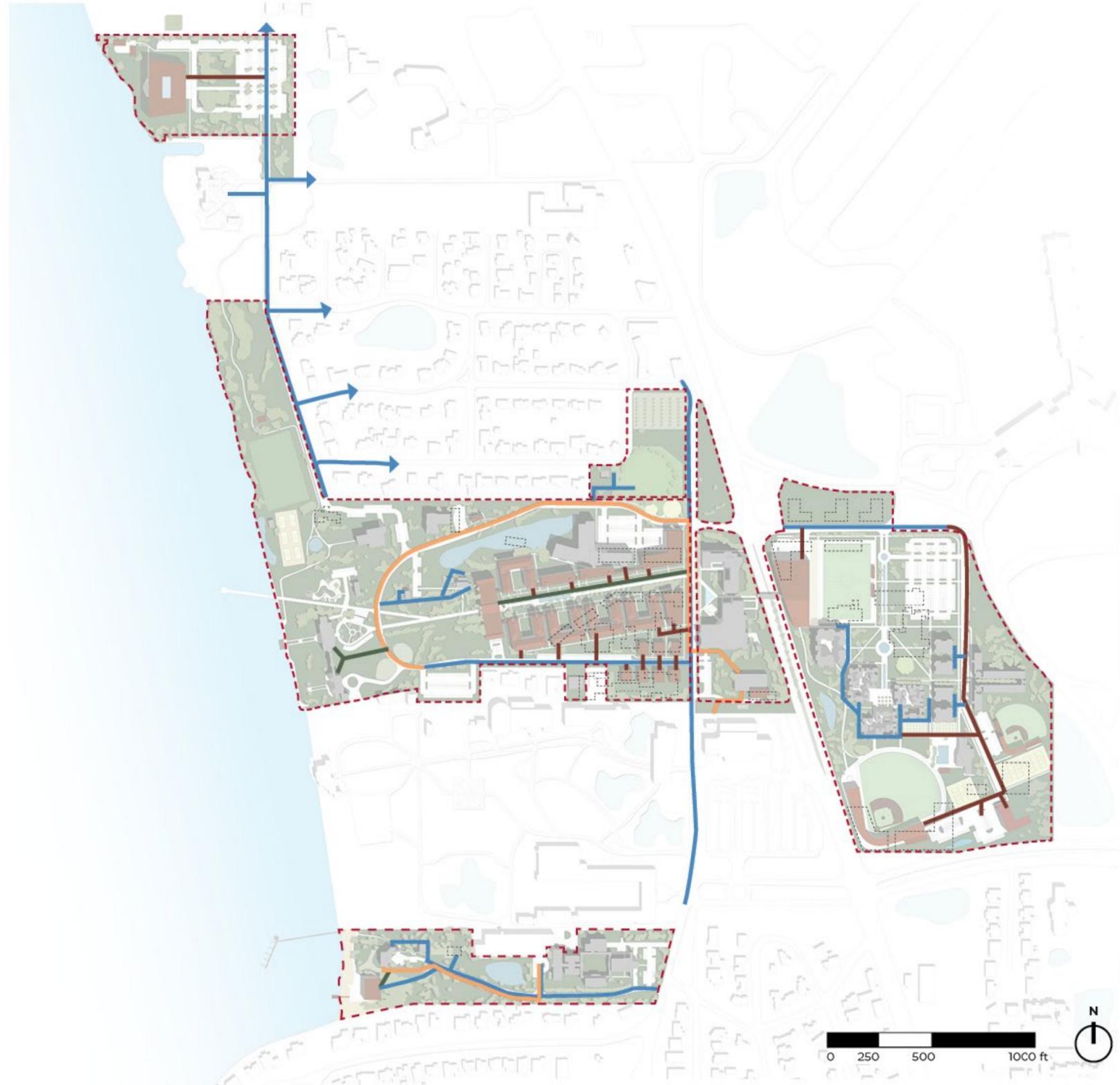
CORE INFRASTRUCTURE & LAND USE PROVISIONS

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CORE
INFRASTRUCTURE



	PROPOSED NEW BUILDINGS IN 2015 PLAN, REMOVED OR RECONFIGURED IN CURRENT PLAN		EXISTING POTABLE WATER LINE
	PROPOSED NEW NCF DEVELOPMENTS		EXISTING CHILLER LINE
	EXISTING NCF BUILDINGS TO REMAIN		POSSIBLE CORRIDOR FOR FUTURE LOOP CONNECTION
	FUTURE NEW / UPGRADED POTABLE WATER LINE		FUTURE CHILLER LINE

potable water system

CORE INFRASTRUCTURE & LAND USE PROVISIONS

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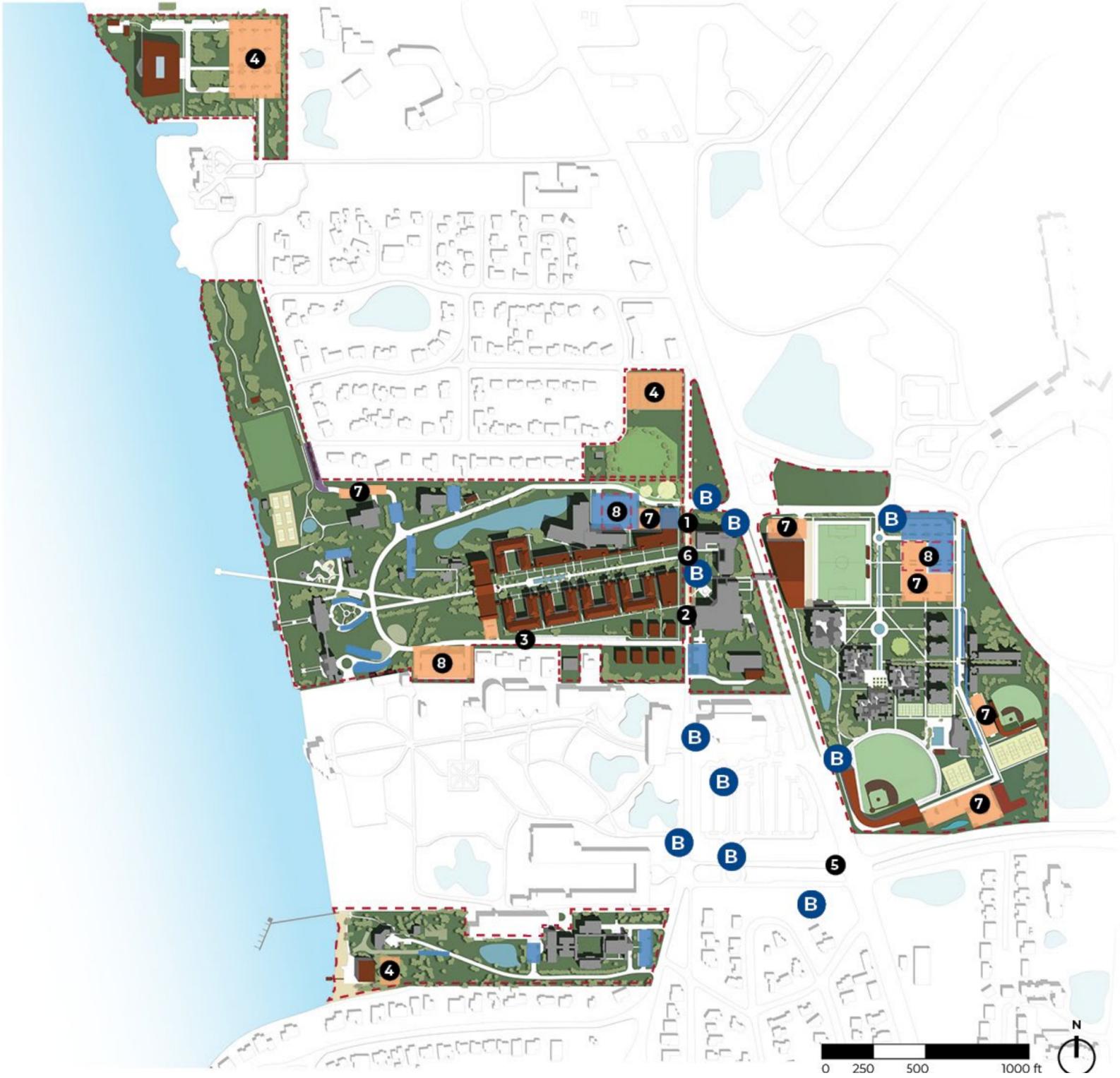


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Transportation & Parking

-  NCF PROPERTY BOUNDARIES
-  PROPOSED NEW BUILDINGS IN 2015 PLAN, REMOVED OR RECONFIGURED IN CURRENT PLAN
-  PROPOSED NEW NCF DEVELOPMENTS
-  EXISTING NCF BUILDINGS TO REMAIN
-  PROPOSED FUTURE PARKING STRUCTURE
-  FUTURE PARKING
-  EXISTING PARKING TO REMAIN
-  BUS STOP
-  NEW ROADWAY CONNECTION

- 1** Reconfigure Bay Shore Road with wider sidewalks, bike lanes, landscaping, street trees, street lights and underground electric. On-street parking north and south of Dort Promenade crossing may be considered at time of design
- 2** Limit speeds on all internal campus roads to 20mph or less
- 3** Proposed Connection (completed)
- 4** Provide new pervious surface parking with tree preservation as appropriate
- 5** Walkable street & traffic roundabout at US 41/University Pkwy intersection
- 6** Bus stop shelters (coordinate with BREEZE & MCAT)
- 7** Provide new parking
- 8** Future Parking Structure



transportation & parking

TRANSPORTATION

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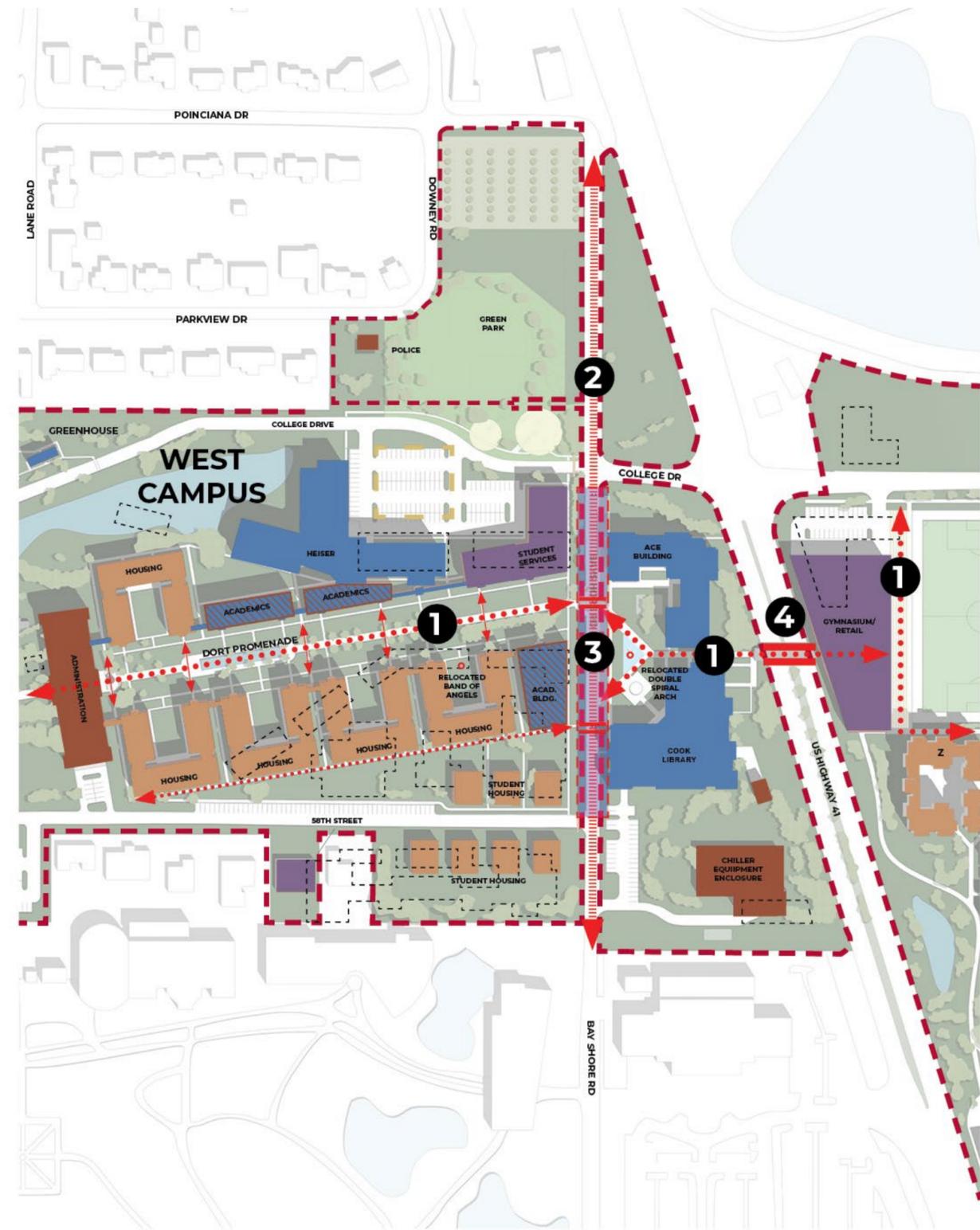
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Vehicular & Pedestrian Circulation

AREAS OF FOCUS

- 1 PEDESTRIAN CIRCULATION
- 2 VEHICULAR CIRCULATION
- 3 TRAFFIC CALMING AREA
- 4 PEDESTRIAN BRIDGE

-  NCF PROPERTY BOUNDARIES
-  PROPOSED NEW BUILDINGS IN 2015 PLAN, REMOVED OR RECONFIGURED IN CURRENT PLAN
-  PROPOSED NEW NCF DEVELOPMENTS
-  EXISTING NCF BUILDINGS TO REMAIN
-  PROPOSED FUTURE PARKING STRUCTURE
-  FUTURE PARKING
-  EXISTING PARKING TO REMAIN
-  BUS STOP
-  NEW ROADWAY CONNECTION



vehicular & pedestrian circulation

TRANSPORTATION

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Campus Master Plan Feedback

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All questions and comments about the New
College Campus Master Plan should be
directed to campusmasterplan@ncf.edu