



New College of Florida

The Honors College

**Second Public Hearing:
New College of Florida
2025 Campus Master Plan
December 17, 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 26, 2025: NCF Campus Information Session**
- **August 18, 2025 – November 16, 2025: 90-Day Review Period**
- **December 17, 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.

Summary of Agency Comments Received

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Florida State University Comments

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

Master Plan Changes: The proposed pedestrian route through Ringling property was removed, with north and south circulation redirected to public sidewalks along Bay Shore Road to address campus security concerns.

Florida Commerce

FC#1: The comment states that 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.

Master Plan Changes: The Master Plan was revised to reflect the required 10-year planning horizon, with updated enrollment projections, phasing, and supporting infrastructure analysis.

Sarasota County Comments

SC#1: The Proposed Plan shifts the Uplands Preserve Area from passive preservation to active recreation without enough detail for neighbors to assess potential impacts.

Master Plan Changes: The master plan clarified that the recreation area near the Uplands neighborhood is intended solely for low-intensity, informal use, serving as a shared space for students and Uplands residents. No competitive events will occur there after Phase 2, as all such activities will be relocated to the East Campus

SC#2: Clarification on the Plan's incorrect depiction of a nonexistent connection to Uplands Boulevard and states that any proposed new connection must be clearly shown and coordinated with Sarasota County and the Uplands neighborhood.

Master Plan Changes: The Master Plan was revised to clarify that the connection to Uplands Boulevard is not a vehicular roadway but a pedestrian only and emergency-access path. Plan graphics were updated to clearly label this limited access, and the narrative now confirms there will be no general vehicular traffic or campus access through the Uplands neighborhood. Any permitting will be coordinated with Sarasota County as required.

Summary of Agency Comments Received

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City of Sarasota

COS#1: Planned dormitories on 58th Street conflict with the area's Single-Family Very Low Density land-use designation, and New College must either secure a FLUM amendment or acquire all affected single-family parcels for the dorms to be allowed.

Master Plan Changes: The Master Plan clarified New College of Florida will obtain the required Future Land Use Map amendment for the 58th Street parcels before any dormitory construction, ensuring consistency with the City's land use designations. No development will occur until the amendment is approved.

COS#2: The plan inaccurately shows Uplands Boulevard as part of the campus and incorrectly depicts an existing connection from North Shore Drive to Uplands Boulevard that does not actually exist.

Master Plan Changes: The existing conditions map was corrected to reflect accurate roadway ownership and connections by removing Uplands Boulevard from the campus boundary and eliminating the incorrect North Shore Drive [College Drive] connection.

COS#3: Requests that any future vehicular or pedestrian connections to Uplands Boulevard be clearly shown in the plan, coordinated with the Uplands neighborhood and Sarasota County, and recognized as requiring county permitting.

Master Plan Changes : The Master Plan was updated to clarify that the Uplands access route is limited to pedestrian and emergency use only, with no general vehicular access. Plan graphics were revised to reflect this, and coordination with Sarasota County will occur for required permits.

COS#4: Once the Master Plan is adopted, New College must submit a Campus Development Agreement with a full Level of Service analysis for City review before it can be approved.

Master Plan Changes: New College will submit a formal Campus Development Agreement after Master Plan adoption, including a required Level of Service analysis. The materials will be reviewed and approved through the City's Development Review Committee.

COS#5: Revisions for Intergovernmental Coordination (additions and deletions): pages 139 – 150, topics 1-13.

Master Plan Changes: Since the last master plan, some of the intergovernmental names have changed and others were requested to be added. Corrections have been made as suggested in the letter on master plan pages 139–150, topics 1–13.

Summary of Agency Comments and Master Plan Changes

Manatee County

MC#1: Neighborhood Outreach: County asks whether nearby neighborhoods have been consulted about potential noise and traffic from North Campus event uses.

Master Plan Changes: 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 nearby neighborhoods to share information about potential event-related uses.

MC#2: Land-Use Compliance: Proposed North Campus building conflicts with the R/OS land-use category, which allows only minimal intensity and schools only when tied to a public park.

Master Plan Changes: The land use category for the North Campus in the masterplan will be amended if needed in the site development phase.

MC#3: Use Agreement Violation: The proposed building sits within legally required greenspace where only passive recreation is permitted.

Master Plan Changes: The proposed North Campus building was relocated outside the protected greenspace area to fully comply with the 2024 Use Agreement and preserve shoreline and seagrass buffers.

MC#4: Missing Conservation Planning: The Master Plan does not address conservation or mitigation for the North Campus despite its location in multiple environmental and historic overlay districts.

Master Plan Changes: The Plan now acknowledges applicable environmental and historic overlays on the North Campus and commits to coastal standards, hazard mitigation, and archaeological protections will be addressed in the North Campus development planning phase .

MC#5: Coastal Regulations: County requests clarification on how Coastal Overlay District standards will be met.

Master Plan Changes: New College will ensure compliance with Manatee County Coastal Overlay District standards by incorporating the required measures into the North Campus development planning phase of the project.

MC#6: Transportation Gaps: The plan lacks a strategy for circulation, multimodal access, and event-related traffic for the North Campus.

Master Plan Changes: The Master Plan was updated to include the North Campus within the overall circulation system, incorporating pedestrian, multimodal, and limited vehicular access strategies.

MC#7: Access Concerns: Seagate Drive is the only access point and may be overburdened; pedestrian connectivity and required trail extensions need clarification.

Master Plan Changes: New College committed to coordinating with the County and adjacent institutions, completing traffic analysis, and implementing event and traffic management measures as needed in the North Campus development planning phase.

Summary of Agency Comments Received



Manatee County

MC#8: The County requests clarification that the Master Plan will provide a publicly accessible pedestrian connection across Crosley Estates, including extension of the multi-purpose trail to connect the North and West Campus as required by the Use Agreement.

Master Plan Changes: The Plan was updated to illustrate a publicly accessible pedestrian trail connecting the West Campus to the North Campus, consistent with the Use Agreement requirements.

MC#9: Environmental Requirements: County requests calculations for open-space reduction thresholds, required wildlife species surveys, and more specific habitat-protection policies.

Master Plan Changes: The Master Plan has added open-space tracking metrics, required listed-species surveys by qualified biologists, and revised policies to strengthen habitat and species protection.

Future Land Use Map

(COS #2) Updates North and West Campus boundaries to reflect actual ownership on both new and existing maps.



future land use

CAMPUS

NEW COLLEGE OF FLORIDA MASTER PLAN UPDATE 2025

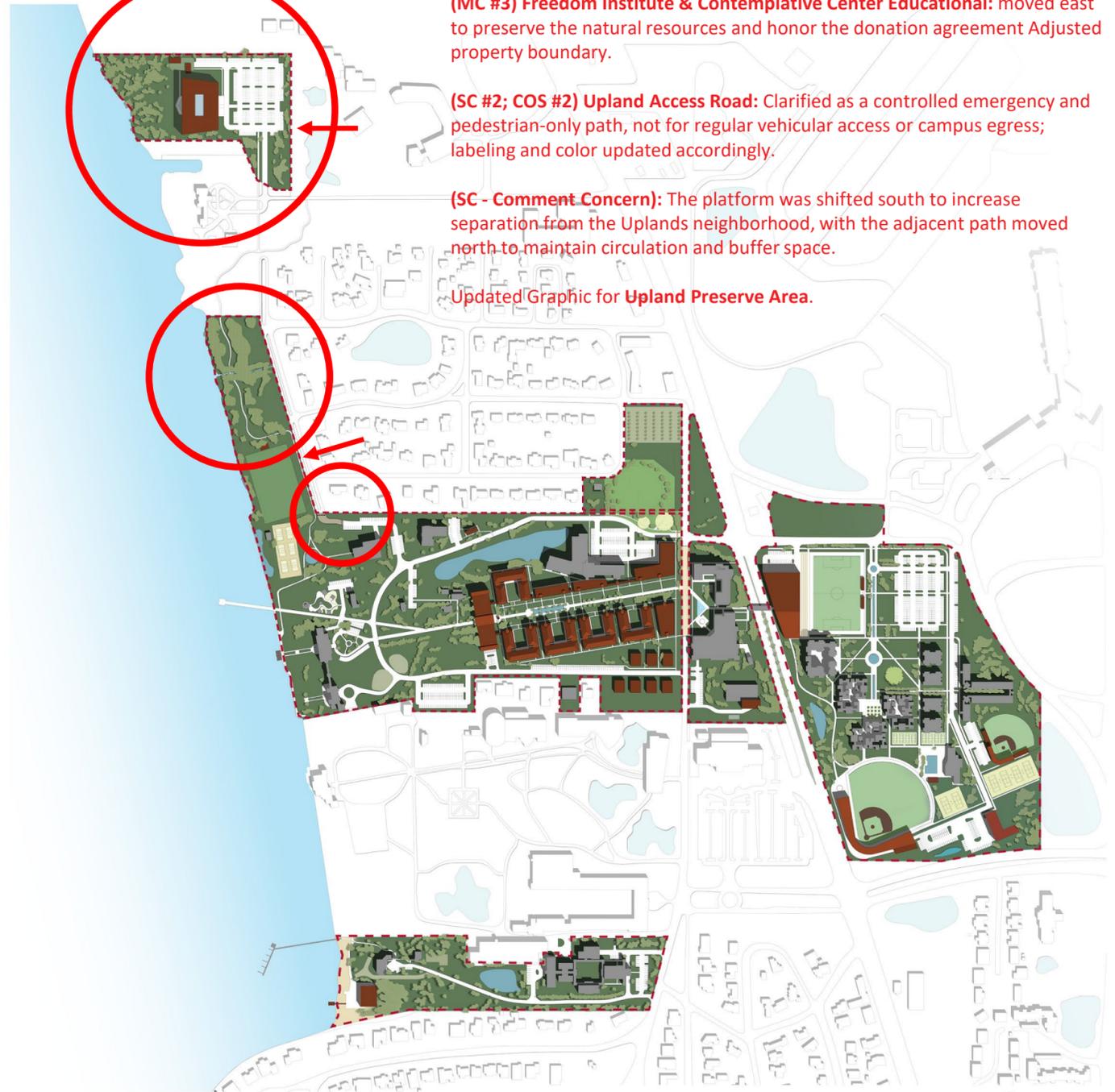


New College of Florida
The Honors College

Campus



EXISTING CAMPUS PLAN



CAMPUS 2035 PLAN



overall campus

CAMPUS



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 over a ten year span, which is associated with specific student population (861, 1200, 1400, 1400, 1600 and 1800 students).

TIME FRAME	STUDENT POPULATION	SF TOTAL REMOVED	BLDG SF TOTAL ADDED	SF TOTAL QUANTITY
CURRENT (2025)	861	- 61,741 *	1,038	560,409
PHASE 1 (2029)	1,200	- 46,127 **	687,110	1,201,392
PHASE 2 (2031)	1,400	- 57,783 ***	11,730	1,155,339
PHASE 3 (2035)	1,800	-	125,850	1,281,189

TOTAL SF DESIRED:
 * DEMOLITION OF CAR MUSEUM & CAR MUSEUM SHOP (2024)
 ** DEMOLITION OF PALMER BUILDINGS AND SAILING EQUIPMENT SHED
 *** DEMOLITION OF HAMILTON CENTER, HAMILTON CLASSROOMS, SUDAKOFF, HAMILTON BOILER ROOM, PHYSICAL PLANT PPD

(FC#1) Enrollment numbers & Dates: The enrollment numbers and master plan dates were revised to show actual enrollment based on the updated NCF Business / Strategic Plan 2024-2025 and required 10-year planning requirement.

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 RECREATIONAL / OPEN AREA
- 1W PERFORMANCE PLATFORM
- 1X CAPLES BOATHOUSE
- 1Z EDUCATIONAL CONTEMPLATIVE CENTER

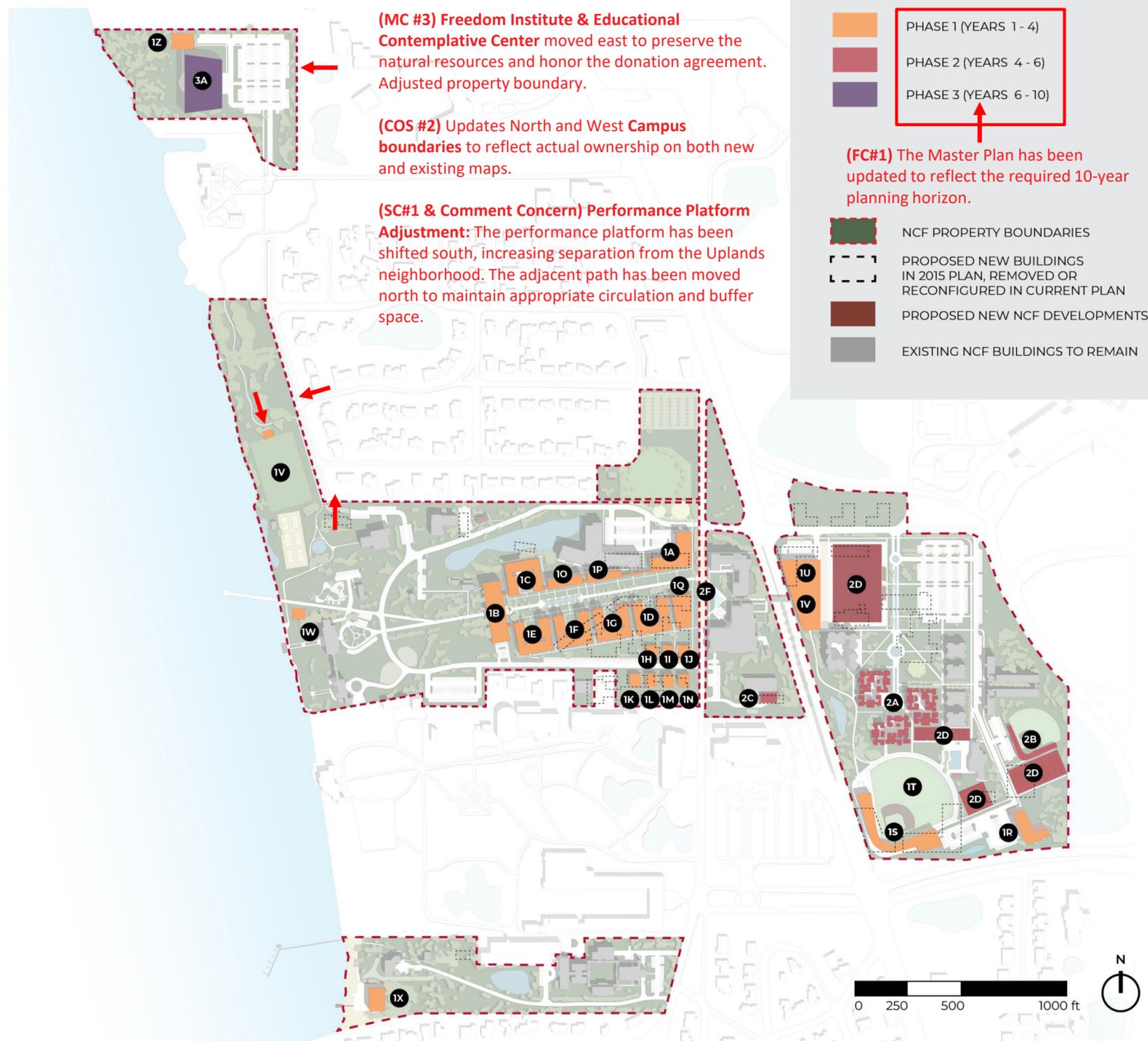
PHASE 2

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

PHASE 3

- 3A FREEDOM INSTITUTE

(SC #1) Recreation / Open Space: Revised name to describe a low-intensity.



site phasing

CAMPUS

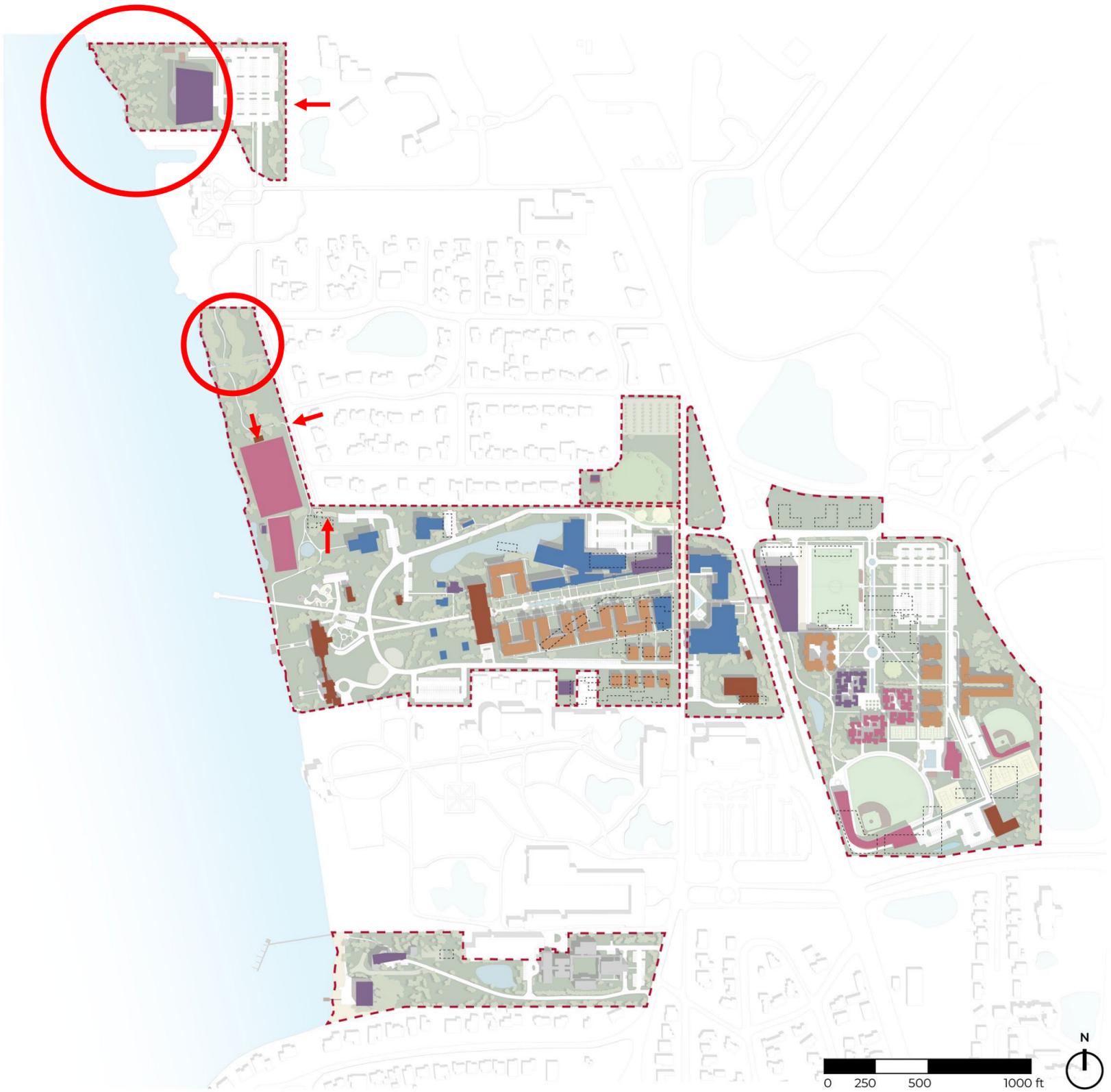


Land Use

(MC #3) Freedom Institute & Educational Contemplative Center moved east to preserve the natural resources and honor the donation agreement. Adjusted property boundary.

(COS #2) Updates North and West Campus boundaries to reflect actual ownership on both new and existing maps.

(SC#1 & Comment Concern) Performance Platform Adjustment: The performance platform has been shifted south, increasing separation from the Uplands neighborhood. The adjacent path has been moved north to maintain appropriate circulation and buffer space.



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	

campus

LAND USE

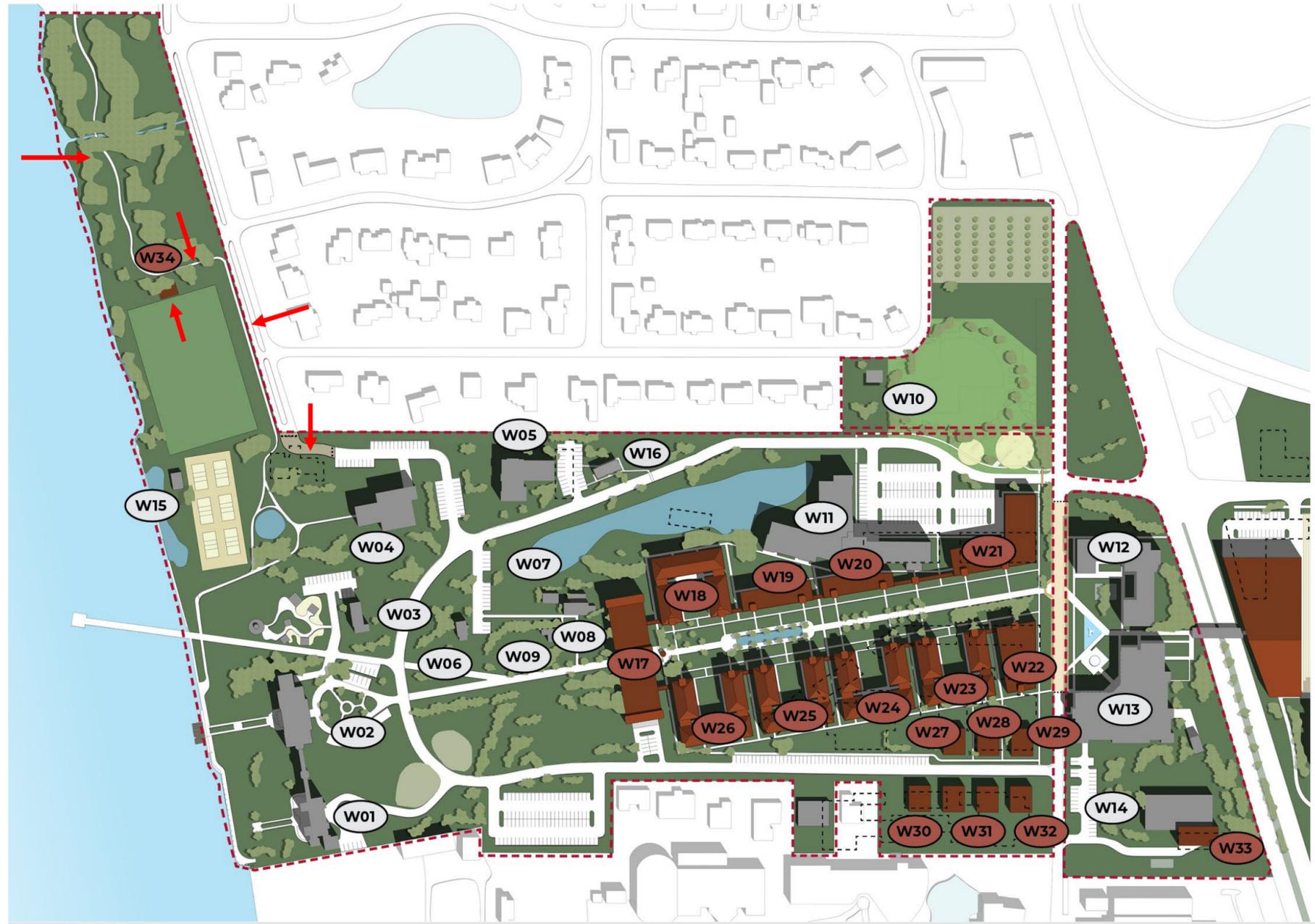


Plan Elements

- (COS #2) Updated West Campus boundaries** along Uplands Boulevard to reflect actual ownership of property.
- (SC#1) & Comment Concern) Performance Platform Adjustment:** The performance platform has been shifted south, increasing separation from the Uplands neighborhood. The adjacent path has been moved north to maintain appropriate circulation and buffer space.
- (SC #2; COS #2) Upland Access Road:** Clarified as a controlled emergency and pedestrian-only path, not for regular vehicular access or campus egress; labeling and color updated accordingly.
- (SC#1) Updated graphic for Upland Preserve Area.**



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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The Honors College

Plan Elements



KEY PLAN



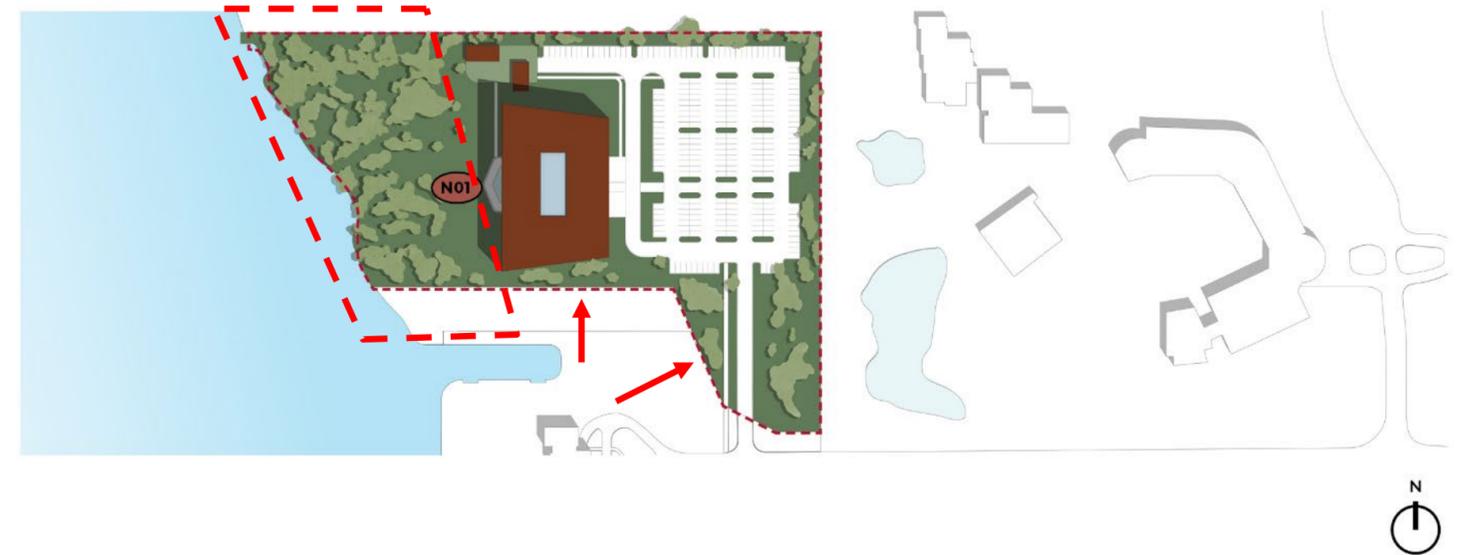
south campus

(MC #3) Freedom Institute & Educational Contemplative Center moved east to preserve the natural resources and honor the donation agreement. Adjusted property boundary.

(COS #2) Updates North Campus boundaries on map to reflect actual ownership.



KEY PLAN



north campus

CAMPUS PRELIMINARY PROGRAM KEY

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

south & north campus

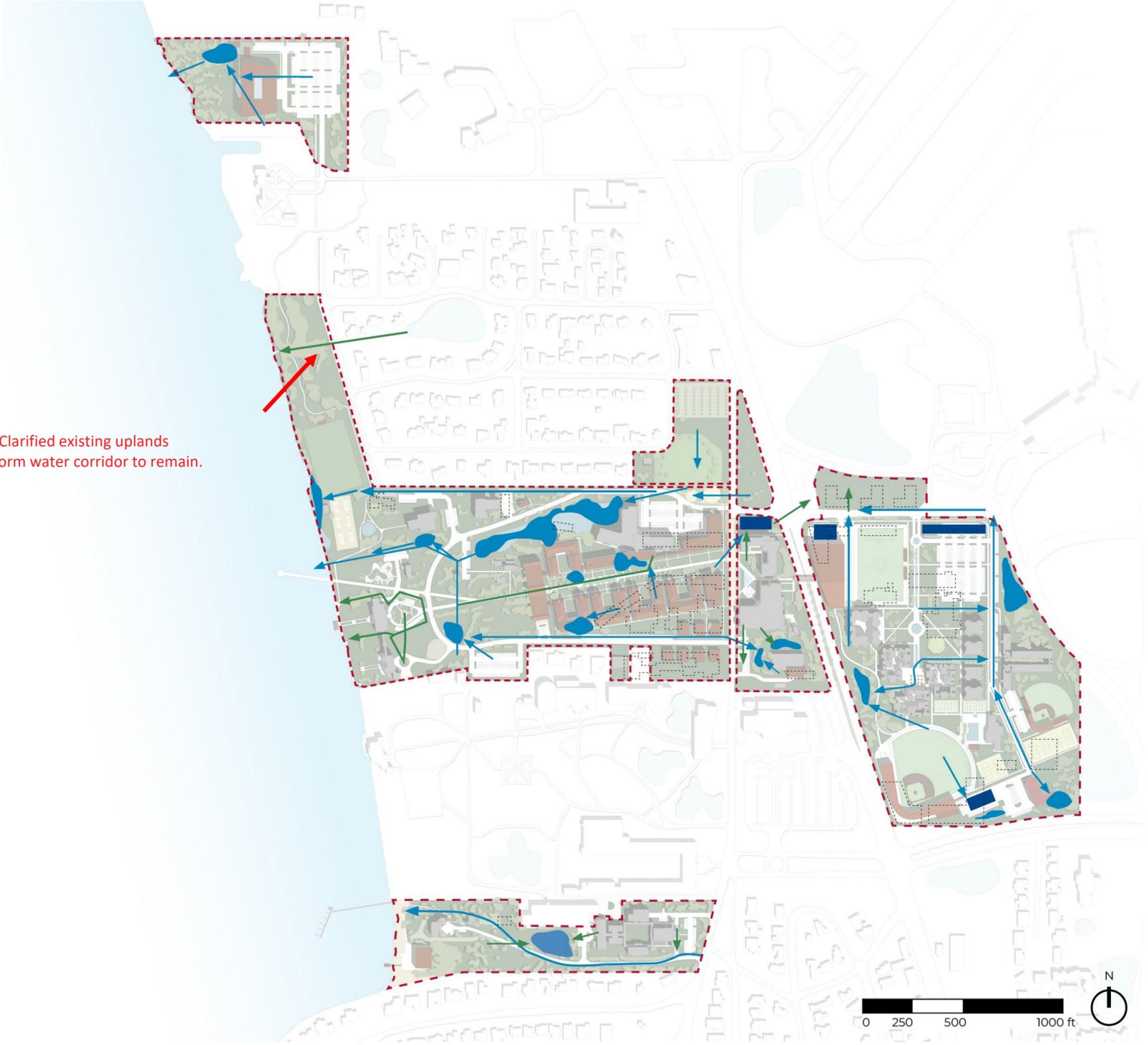
PLAN ELEMENTS

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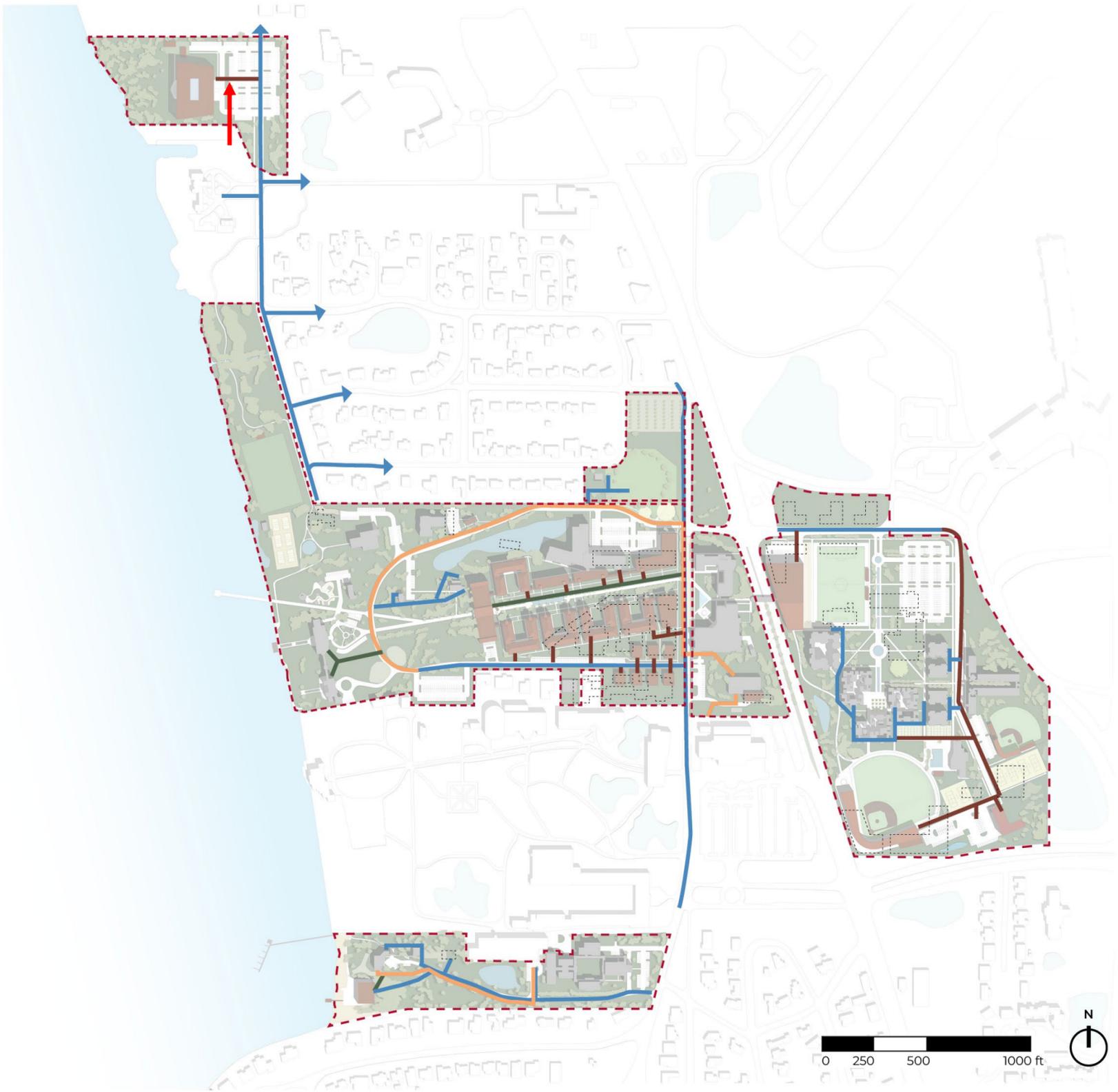
(SC Concern #3) Clarified existing uplands neighborhood storm water corridor to remain.



stormwater system



(MC #3) Storm Water: Adjusted new potable water line to accommodate changes in building location.



	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



(MC #7; SC #2; COS #2) Upland Access Road:
 Clarified as a controlled emergency and pedestrian-only path, not for regular vehicular access or campus egress; labeling and color updated accordingly.

	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 CONTROLLED EMERGENCY / PEDESTRIAN ACCESS PATH



transportation & parking

TRANSPORTATION

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