

**NEW COLLEGE OF FLORIDA
EVALUATION AND APPRAISAL REPORT
DECEMBER 17, 2025**

Introduction

Pursuant to Regulation 21.202(7) of the Florida Board of Governors, New College of Florida (NCF) must submit to the Board of Trustees, within four years from the date of plan adoption and every five years thereafter, an evaluation and appraisal report which:

1. Lists which goals, objectives and policies have been successfully reached;
2. Identifies the need for new or modified goals, objectives, or policies needed to correct unanticipated and unforeseen problems and opportunities that have occurred since adoption of the campus master plan; and
3. Identifies proposed and anticipated plan amendments necessary to address identified problems and opportunities.

NCF shall submit to the College Board of Trustees, within five years from the date of plan adoption and every five years thereafter, a proposed plan amendment which incorporates the findings and recommendations contained in the evaluation and appraisal report, and which contains updated baseline data (as appropriate) and goals, objectives and policies to be accomplished during the remainder of the overall planning period

This Evaluation and Appraisal Report (EAR) evaluates the New College of Florida 2016 Campus Master Plan Update (2016 Master Plan) in connection with the adoption by the Board of Trustees of the New College of Florida 2025 Campus Master Plan Update (2025 Campus Master Plan Update). The 2025 Campus Master Plan Update includes the updates to each of the Elements in the 2016 Master Plan in accordance with this Regulation.

Required Elements

Eight elements are required by Florida Statute 1013.30(3) and Board of Governors Regulation Chapter 21. Only the eight required elements will be included in this EAR. They will be evaluated in the order in which they were shown in the 2016 Master Plan, as follows:

1. Future Land Use
2. Housing
3. Recreation & Open Space
4. General Infrastructure
5. Transportation

6. Intergovernmental Coordination
7. Conservation
8. Capital Improvements

Future Land Use Element – Accomplishments, Obstacles, and Proposed Plan Amendments

The goal of the Future Land Use Element is to promote a development pattern that guides future growth into developable areas and away from environmentally sensitive areas in a manner that is compatible with the host community. The Future Land Use Map details the location and types of facilities required by the growth of student population to meet their needs. The map will also correct existing internal land use compatibility problems while continuing to avoid land use compatibility conflicts with surrounding non-College properties. This element will support optimization of developable land resources and protection of natural resources, including historic and archeological resources, while allowing flexibility to meet long-range needs. Further provisions for infrastructure, parking and traffic circulation, utilities and support services systems required by newly expanded and / or relocated facilities concurrent with facilities' construction, including the provision for required land set aside(s) shall be included in this element.

The 2016 Master Plan established goals, objectives, and policies to ensure the success of the Land Use Element. The Goals, Objectives and Policies of the Future Land Use Element of the 2016 Master Plan are included in Appendix A. During the preparation of the 2025 Campus Master Plan Update, NCF staff evaluated the following:

- NCF adhered to the 2016 Master Plan in accordance with the land use zones identified in the current plan as well as established and adopted intensities and densities for each zone.
- Land use and development decisions were coordinated with the priorities of the capital improvement plan as legislative funding allowed.
- NCF optimized developable land resources while simultaneously protecting its natural resources.
- Provisions for infrastructure, parking and traffic circulation, utilities, and support services systems were achieved in conjunction with facilities' construction.
- To reach accommodate NCF's projected increases in enrollment and further its long-term academic goals, the 2025 Campus Master Plan Update include a wide range of renovations and new construction in the Future Land Use Element. It also streamlines the Recreation and Open Space Element to be more user friendly and consistent with the campus master plans of other state universities.

Housing Element – Accomplishments, Obstacles, and Proposed Plan Amendments

The goal of the Housing Element is to continue providing stable and secure student housing facilities within the campus boundaries, offering a social environment that is affordable and conducive to the academic enrichment and development of the College's student enrollment, and shall encourage and support the development of housing on campus. Objectives to achieve this goal include ensuring the availability of affordable housing within walking distance of the College's academic buildings, maintaining a bed space inventory of approximately 80 percent of the student enrollment, eliminate substandard housing and provide needed structural and aesthetic improvements to existing housing units. This goal may seek to encourage privately initiated on-campus housing developments as well as through other funding sources.

The 2016 Master Plan established goals, objectives, and policies to ensure the success of the Housing Element, which are included in Appendix A. During the preparation of the 2025 Campus Master Plan Update, NCF staff evaluated the following:

- The College adheres to the Student Housing Element which identifies three critical objectives:
 - Accommodate an increased percentage of students in on-campus housing;
 - Improve recruitment and retention efforts;
 - Increase student and parent satisfaction with on-campus living options.
- The Student Housing Element provides for a detailed analysis of funding for planning, design, and construction as well as maintenance of student housing facilities.
- NCF has identified the need for increases in student housing on campus in order to accommodate its projected increases in enrollment and further its long-term academic goals, which have been incorporated into the 2025 Campus Master Plan Update. The 2025 Campus Master Plan Update also streamlines the Housing Element to be more user friendly and consistent with the campus master plans of other state universities.

Recreation and Open Space Element – Accomplishments, Obstacles, and Proposed Plan Amendments

The goal of the Recreation and Open Space Element is to continue to provide, maintain and expand recreation and open space facilities at acceptable service standards to meet the anticipated demands created by existing and anticipated faculty and student enrollment growth. The objective shall ensure the availability of an adequate supply of on-campus recreation and open space facilities at adopted level-of-service standards. The objectives to achieve this goal include ensuring the availability of an adequate supply of on-campus facilities and to maintain policies that support and

encourage use of public and private funding resources to meet the projected demands of the NCF faculty, student enrollment, and intercollegiate athletic programs growth.

The 2016 Master Plan established goals, objectives, and policies to ensure the success of the Recreation and Open Space Element, which are included in Appendix A. During the preparation of the 2025 Campus Master Plan Update, NCF staff evaluated the following:

- The College has adopted and adhered to a minimum level-of-service standard for recreational acreage for both passive and active recreation.
- Through the next campus master plan update, NCF will evaluate minimum level-of-service standards for recreational space facility improvements which may lead to new standards.
- The 2025 Campus Master Plan Update includes significant new uses and improvements for student recreation, and preserves the Upland Preserve and other important areas of the Campus open space. It also streamlines the Recreation and Open Space Element to be more user friendly and consistent with the campus master plans of other state universities.

General Infrastructure Element – Accomplishments, Obstacles, and Proposed Plan Amendments

The goals of the General Infrastructure Element are to provide adequate stormwater management drainage capacity to protect the welfare of both the College and host community residents as well as to ensure adequate potable water supply and distribution for domestic and fire protection use, ensure adequate sanitary sewer collection, and to ensure adequate solid waste handling and disposal capacity.

The 2016 Master Plan established goals, objectives, and policies to ensure the success of the General Infrastructure Element, which are included in Appendix A. During the preparation of the 2025 Campus Master Plan Update, NCF staff evaluated the following:

- The Campus Development Agreement, which addresses the General Infrastructure Element and associated Sub-Elements, was executed during the last planning period.
- The 2025 Campus Master Plan Update incorporates changes to the General Infrastructure Element to address the addition of the North Campus as well as future construction and renovation needed to accommodate NCF's projected increases in enrollment and further its long-term academic goals. It also streamlines the General Infrastructure Element to be more user friendly and consistent with the campus master plans of other state universities.

Stormwater Sub-Element:

- NCF developed and maintained construction projects on campus in a manner consistent with the City Sarasota land development regulations and applicable statutory requirements of the Southwest Florida Water Management District and Florida Department of Environmental Protection Environmental Resource Permits including the adoption of level-of-service standards for stormwater management and drainage which met State of Florida water quality regulations.
- NCF continued to support the maintenance of the quality of on-campus jurisdictional wetland resources, natural stormwater management, and hydrological areas by meeting adopted level-of-service standards for stormwater runoff quality regulations. Policies and procedures are adhered to mitigate impacts of College generated stormwater.

Potable Water Sub-Element:

- Potable water supply is provided by the City of Sarasota. The City of Sarasota has provided service in accordance with adopted level-of-service standards. The College coordinated with the service provider to identify needed corrective actions. During the planning period it was determined that no major corrective actions were required.
- NCF has integrated water conserving fixtures for new and renovated projects. The master plan update shall evaluate opportunities for additional water conservation measures related to future renovation projects.

Sanitary Sewer Sub-Element:

- The College has conformed with the requirements of the Sanitary Sewer Collection and Disposal System Analysis, implementing repair, renovation, and new construction projects in accordance with the Campus Development Agreement.
- NCF utilized the City of Sarasota sanitary sewer collection and treatment system.

Element Solid Waste Sub-Element:

- NCF ensured the adequate provision of solid waste handling and disposal services based on College needs and to meet and maintain adopted level-of-service standards.
- The City of Sarasota provided the College with solid waste handling and transporting services as well as the provision of acceptable disposal facilities.

Transportation Element – Accomplishments, Obstacles, and Proposed Plan Amendments

The goal of the Transportation Element is to provide staged expansion and improvement to existing transportation facilities to meet the needs of its student body, faculty, staff, and support personnel. In addition, the College shall develop and maintain an orderly, safe on-campus pedestrian and bicycle circulation system that encourages the use of non-motorized transportation modes.

The 2016 Master Plan established goals, objectives, and policies to ensure the success of the Transportation Element, which are included in Appendix A. During the preparation of the 2025 Campus Master Plan Update, NCF staff evaluated the following:

- The Campus Development Agreement, which addresses the Transportation Element, was executed during the last planning period. There were no on and off-campus transportation concurrency mitigation measures required nor adopted level-of-service standard issues.
- NCF provided sufficient parking capacity without increasing the acreage dedicated to parking facilities. During the current planning period the College will identify opportunities for parking garages in order to make land available for the development of new academic, support, athletic, and housing facilities.
- The College continues to evaluate strategies to encourage the use of multiple transportation modes such as bicycle lanes and multi-use paths.
- Coordination with local, regional, and state transportation agencies to advance motorized and non-motorized facilities occurred during the planning period.
- The 2025 Campus Master Plan Update incorporates changes to the Transportation Element to address the addition of the North Campus as well as future construction and renovation needed to accommodate NCF's projected increases in enrollment and further its long-term academic goals. It also streamlines the Transportation Element to be more user friendly and consistent with the campus master plans of other state universities.

Intergovernmental Coordination Element – Accomplishments, Obstacles, and Proposed Plan Amendments

The goal of the Intergovernmental Coordination Element is to coordinate the planning and policy making of the College with the City of Sarasota as well as other local, regional, state, and federal agencies to ensure that the College develops, provides services, and implements the goals, objectives, and policies of the Master Plan. NCF shall establish level-of-service standards and concurrency requirements for public facilities which are not in conflict with City standards and concurrency management provisions. A process for reciprocal plan review with local agencies shall also be included. The College shall monitor and participate in the review and comment of proposed

development activities within the context area of NCF's campuses. The update of the plan shall be coordinated with units of government at all levels.

The 2016 Master Plan established goals, objectives, and policies to ensure the success of the Intergovernmental Coordination Element, which are included in Appendix A. For adherence to the 2016 Master Plan, NCF faculty and staff evaluated the following conditions:

- The Campus Development Agreement, which addresses the Intergovernmental Coordination Element, was executed during the planning period.
- NCF maintained level-of-service standards and concurrency requirements for public facilities. The standards were not in conflict with adopted local, regional, and state level-of service standards.
- The College continues to work towards meeting the level-of-service standards for public facilities and services that are interconnected with local facilities and services for which the local government had operational and maintenance responsibilities. These facilities included stormwater management, potable water, sanitary sewer, solid waste, and transportation.
- The College adhered to a process for reciprocal plan review with the City of Sarasota. No proposed amendments exceeded the thresholds in s. 1013.30 (9) F.S. which therefore did not require submittal to local, regional, and state governments for review and comment.
- NCF was informed of and participated in review and comment of proposed development activities within the context area of campus. The 2025 Campus Master Plan Update has and will continue to be coordinated with units of government at all levels as required.
- The 2025 Campus Master Plan Update incorporates changes to the Intergovernmental Coordination Element to address the addition of the North Campus as well as future construction and renovation needed to accommodate NCF's projected increases in enrollment and further its long-term academic goals. It also streamlines the Intergovernmental Coordination Element to be more user friendly and consistent with the campus master plans of other state universities.

Conservation Element – Accomplishments, Obstacles, and Proposed Plan Amendments

The goal of the Conservation Element is to conserve, protect, and provide for the appropriate management of NCF's natural resources and conservation areas. The College will continue to facilitate conservation programs that protect the campus air quality and allow for the conservation and appropriate utilization of existing and future energy sources. It will also conserve and appropriately utilize its water resources, both water quality and water quantity, continue to protect

its wildlife habitat and native vegetative communities and reduce the volume and degree of hazardous waste generated by College facilities.

The 2016 Master Plan established goals, objectives, and policies to ensure the success of the Conservation Element, which are included in Appendix A. During the preparation of the 2025 Campus Master Plan Update, NCF staff evaluated the following:

- The College adhered to all programs to protect campus air quality that allowed for the conservation and appropriate utilization of existing and future energy resources.
- NCF maintained and continues to maintain recycling programs across campus.
- The College adhered to the Florida Clean Indoor Air Act.
- Conservation land use areas were maintained in accordance with the plan.
- NCF conserved and appropriately utilized its water resources both in terms of quantity and quality.
- The College will continue to evaluate the use of stormwater retention facilities for irrigation on campus during the current planning period. Stormwater borne pollutants were minimized through Best Management Practices.
- NCF continued to protect and conserve wetland areas by maintaining compliance with the appropriate regulatory agencies. Compliance with applicable regulations and mitigation requirements across regulatory agencies was adhered to for development impacting flood prone areas. Other regulations affecting the development of environmentally sensitive lands were adhered to.
- NCF has and will continue to reduce the volume and degree of hazardous wastes generated on campus.
- The 2025 Campus Master Plan Update incorporates changes to the Conservation Element to address the addition of the North Campus as well as future construction and renovation needed to accommodate NCF's projected increases in enrollment and further its long-term academic goals. It also preserves the Upland Preserve and other areas of the Campus as open space, and streamlines the Conservation Element to be more user friendly and consistent with the campus master plans of other state universities.

Capital Improvement Element – Accomplishments, Obstacles, and Proposed Plan Amendments

The goal of the Capital Improvements Element is to undertake appropriate actions necessary to provide academic and support facilities to all enrolled students in a manner that protects the investment and maximizes the use of existing facilities and promotes orderly, planned development. The objective is to provide capital improvements to correct existing deficiencies, to accommodate anticipated growth, and to replace aging or obsolete facilities. The College shall base the coordination of land use decisions associated with the implementation of capital improvements upon the development requirements of the plan, the development agreements of the plan, and the availability of necessary facilities needed to support development activities.

The 2016 Master Plan established goals, objectives, and policies to ensure the success of the Capital Improvements Element, which are included in Appendix A. During the preparation of the 2025 Campus Master Plan Update, NCF staff evaluated the following:

- The College made provisions for prioritized and scheduled capital improvements based on evaluation and ranking criteria to correct existing deficiencies, accommodate anticipated campus growth, and replace aging and obsolete facilities in accordance with the Capital Improvement Program.
- The basis for the coordination of land use decisions was associated with the implementation of capital improvements as outlined within the plan as well as development agreements contained within, and level-of-service standards for infrastructure and open space.
- NCF ensured compliance with adopted level-of-service standards for roadways and transportation facilities during the planning period.
- The College continued to adhere to capital improvement programming procedures, the recommendations for which will continue to rely on funds appropriated by the Florida Board of Governors. Proper consideration was given to and will continue to project criteria consisting of site improvements, utility extension and easements, parking and traffic circulation needs, compliance with standards, and compliance with architectural and landscape design guidelines.
- The College completed the Educational Plant Survey and engaged in the preparation of the Needs Assessment, which formed the basis for capital improvements.
- The 2025 Campus Master Plan Update incorporates changes to the Capital Improvements Element to address the addition of the North Campus as well as future construction and renovation needed to accommodate NCF's projected increases in enrollment and further

its long-term academic goals. It also streamlines the Capital Improvements Element to be more user friendly and consistent with the campus master plans of other state universities.

APPENDIX A
GOALS, OBJECTIVES AND POLICIES OF REQUIRED ELEMENTS
2016 CAMPUS MASTER PLAN

4. FUTURE LAND USE

GOAL

The Land Use goal of the New College campus plan is to unify and consolidate established use zones and maintain a density that is compatible with the adjacent land uses.

Summary of Objectives and Policies

Objective 4.1: Protect existing natural resources and identify and protect historic and archaeological resources on the campus.

Policy 4.1.1: The College shall protect existing natural resources by limiting development to the density levels as described and illustrated in the Future Land Use map, by designating open space areas as defined in the master plan and by specifying that stormwater management shall locate and configure retention/detention facilities in such a way that the natural vegetation characteristics of the campus will be maintained and enhanced.

Policy 4.1.2: The College shall permit no new development, expansion or replacement of existing development in the Upland Bayfront Preserve or Landscape Restoration Area as designated on the Conservation and Coastal Management map in Section 1, Chapter 5, unless development is undertaken by federal or state government in the public interest and the impacts are mitigated. Before any such development is authorized and a plan of development approved, New College shall conduct a review of environmental and economic options (including the costs of mitigation). If this review indicates that development in designated conservation areas is the only viable option, then New College will pursue all reasonable efforts to minimize and mitigate any unavoidable impacts to such areas.

Policy 4.1.3: The College shall maintain an inventory and evaluation of all archaeological and historic properties under College ownership that appear to qualify for the National Register of Historic Places.

Objective 4.2: Ensure that land use and development occurs such as not to exceed the recommended maximum build-out and floor area ratio (FAR) limits for the density districts illustrated in the Future Land Use map, and that land use patterns are consistent with those illustrated in Section 1, Appendix 1.

Policy 4.2.1: The College shall abide by the land use and density districts as described and illustrated in the Future Land Use map in locating facilities, to maintain compatibility of uses, to

maintain efficient use of the land resource, and to limit excessive walking distance between functions. The College shall not exceed the recommended build-out and floor area ratios (FAR) for each of the density districts of the campus as described and illustrated in Section 1, Appendix 1.

Policy 4.2.2: The College shall participate with the City of Sarasota in the reciprocal review of plans and development proposals, consistent with the provisions established in the Intergovernmental Coordination process in Section 1, Appendix 5.

Objective 4.3: Preserve the historic bayfront estate buildings and the Pei buildings, and continue their integration into the fabric of the campus.

Policy 4.3.1: The College shall consult and coordinate with the Department of State's Division of Historical Resources prior to any land clearing, ground disturbing, or rehabilitation activities which may disturb or otherwise affect any property which is included, or eligible for inclusion, in the National Register of Historic Places.

Policy 4.3.2: The College shall consider the effects of such an undertaking identified in

Policy 4.3.1 above on any historic property that is included, or eligible for inclusion, on the National Register for Historic Places. The College shall afford the State Division of Historical Resources a reasonable opportunity to comment on such an undertaking.

Policy 4.3.3: Prior to a historic property being demolished or substantially altered in a way that adversely affects its character, form, integrity or archaeological or historical value, the College shall consult with the Department of State's Division of Historical Resources to avoid or mitigate any adverse impacts, or to undertake any appropriate archaeological salvage, excavation or recovery action.

Objective 4.4: Maintain a scale of development on the campus properties that is compatible with the adjacent off-campus residential and institutional uses.

Policy 4.4.1: The College shall ensure that the land use and development at the edges of the campus properties will be compatible with or buffered from adjacent off-campus residential and institutional uses by:

- Maintaining the use and density levels indicated for use and density districts described and illustrated in the Future Land Use map in Section 1, Appendix 1.
- Specifying that the design of building masses and heights, setbacks, screening, site lighting, parking, and landscape is undertaken with specific regard to adjacent off-campus uses (including the airport).

- Conferring with adjoining neighbors when constructing any above ground infrastructure when the construction site is within 150 feet of the campus boundary.
- Conferring with adjoining neighbors of development activities and steps that can mitigate adverse impacts.

Objective 4.5: Maintain a land use pattern along the bayfront portion of Bayfront Campus that complements and sustains the estate-like character of the bayfront portion of Bayfront Campus.

Policy 4.5.1: The College shall specify that architectural and landscape architectural design guidelines, conservation policies, open space policies, and land use and density policies be followed in the design and development along the bayfront to ensure that the estate character is sustained and complemented during the plan period.

Objective 4.6: Ensure adequate area and locations for utility requirements to serve development during the plan period, and that utility extensions are accomplished in cost-effective increments.

Policy 4.6.1: The College shall coordinate future land uses with the availability of facilities and services to ensure that utilities and infrastructure needed to support future development are available at adopted levels of service, consistent with the concurrency provisions contained in s. 1013.30, F.S. The College shall review and evaluate all future construction projects to ensure that adequate provisions for infrastructure and utilities have been incorporated into the design by documenting:

- The provision and maintenance of necessary utility easements, corridors, and points of connection.
- The provision of adequate supply lines to accommodate future development and facility expansion.
- The provision of open space and safe and convenient traffic flow and parking at established levels of service.

Objective 4.7: Ensure that future land uses are compatible with and appropriate to the topographic and soil conditions on campus.

Policy 4.7.1: The College shall assess the suitability of development sites relative to topography, soils conditions, drainage, utilities and infrastructure connections, and vehicular and service access and program affinities as part of the initial preplanning and siting studies for individual projects as those projects are brought into implementation. The College shall require the integration of natural topographic and other features in project designs in order to develop the campus in harmony with its natural environment.

Policy 4.7.2: As part of the design process for any programmed improvement (major project) and prior to approval and acceptance of the design, New College shall require that geotechnical

testing be conducted to determine relevant soil characteristics of the site and to ensure that the design(s) reflect consideration of these conditions.

Policy 4.7.3: The College shall ensure that appropriate methods of controlling soil erosion and sedimentation to help minimize the destruction of soil resources shall be used during site development and use. Such methods shall include, but not be limited to:

- Phasing and limiting the removal of vegetation;
- Minimizing the amount of land area that is cleared;
- Limiting the amount of time bare soil is exposed to rainfall;
- Use of temporary ground cover and siltation control on cleared areas if construction is not imminent; and
- Special consideration shall be given to maintaining vegetative cover on areas of high soil erosion potential (i.e., steep or long slopes, banks of streams, stormwater conveyances, etc.).

Objective 4.8: Ensure that the development of future land uses takes place in a way that is coordinated with the availability of adequate facilities and services to support the uses.

Policy 4.8.1: The College Facilities Director or his/her designee and the appropriate committees shall periodically review the status of land use and facilities program development on the campus, including currently unforeseen future facility and grant award opportunities. The charge will be to identify trends or needs for change in use patterns, density, program affinities and relationships to open space, circulation and utility patterns that might affect the land use plan, and to determine whether such circumstances should be corrected to maintain the integrity of the land use plan and constraining factors, or cause the plan to be altered or amended to reflect valid needs. Findings reported to the New College President shall include recommendations regarding circumstances when and by which amendment of the adopted campus master plan may be merited, or where projects should be limited or amended.

Policy 4.8.2: In pursuit of Policy 4.8.1 above, the College shall monitor the status of property acquisitions identified in Section 1, Appendix 1 (namely the “Car Museum” site and the 58th Street sites) and the circumstances by which other acquisition opportunities may be presented to the College, or by which the subleasing of College land to others may be necessary. The adopted campus master plan update will be amended as needed to incorporate the timetable, funding and development coordination measures.

Objective 4.9: Ensure that measures can be undertaken to minimize or avoid off-campus constraints to campus development within the context area.

Policy 4.9.1: Through interlocal agreements and memoranda of understanding, the College shall work with the host community to minimize both campus conflicts with host community land uses

within the context area and also off-campus constraints that may limit future development on campus.

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.

Policy 4.9.3: The College shall include in its project and site suitability assessments, an evaluation of the relationship of the project to on-campus and off-campus development constraints, conflicts, or limits vis-a-vis traffic, infrastructure, and drainage.

Objective 4.10: Ensure that incompatible use relationships are eliminated or mitigated in the event that such incompatibilities exist or arise.

Policy 4.10.1: The College shall assess unforeseen land uses that may arise from grant awards or other unanticipated circumstances by comparing those unforeseen uses with the uses and guidelines set forth for land use districts in Section 1, Appendix 1. Upon the determination of appropriate location and consistency with guidelines, the College will undertake pre-planning and site planning studies. In the event that the appropriateness is in question, the subject use will be submitted for review under the procedures of Policy 4.6.1.

Policy 4.10.2: The College shall undertake an annual review of the schedule of capital improvements to ensure that the capital improvements are consistent with the land use and development factors as described in Section 1, Appendix 1, and such improvements are acknowledged in the periodic review set forth in Policy 4.8.1.

7. HOUSING

GOAL

The Housing goal for New College is to provide adequate, affordable on-campus housing, to maintain the residential character of the College, and to encourage adequate off-campus housing for projected student enrollments.

Summary of Objectives and Policies

Objective 7.1: Provide student housing for New College that maintains a ratio between 75 and 80 percent of the student enrollment being housed in on-campus residences.

Policy 7.1.1: The College shall strive to provide and maintain student housing for 75 to 80 percent of the undergraduate student enrollment.

Objective 7.2: Provide necessary support facilities for expanded future student housing.

Policy 7.2.1: The College shall make an assessment of support facilities in conjunction with the development of future housing. Pre-planning of related support facilities shall be initiated during the programming and preliminary design of the next phase of housing development.

Policy 7.2.2: The College shall review all programmed housing improvements to ensure that adequate stormwater management, potable water, sanitary sewer, and solid waste facilities are in place and operational at established levels of service prior to occupancy.

Objective 7.3: Encourage and support improved and expanded housing opportunities off-campus in close proximity to the campus.

Policy 7.3.1: The College shall, in conjunction with the City of Sarasota and Sarasota County:

- Promote the location of new off-campus student-oriented housing;
- Promote housing opportunities within walking or bicycling distance to the
- campus; and
- Promote the location of convenient service and shopping opportunities for
- students near off-campus student oriented housing units.

Objective 7.4: Eliminate substandard housing and improve structural mechanical, aesthetic and safety deficiencies.

Policy 7.4.1: The College shall monitor the existing housing stock on-campus and establish a capital upgrading plan to eliminate or upgrade substandard units, and improve, where necessary, structural, mechanical, aesthetic and safety deficiencies. Plumbing and HVAC systems shall be inspected on a periodic basis and kept in good repair. Routine maintenance shall be conducted on campus housing facilities exterior walls, windows and doors, roofs, and interiors.

Policy 7.4.2: The College shall analyze various options for funding new residence halls contingent on findings of market and financial evaluation, including private sector development through turn-key or lease agreements.

Policy 7.4.3: It shall be the Policy of the College that all ADA compliant housing units will be on the ground floor. The College shall identify ground floor housing units that may be adapted to be accessible for students with disabilities. The adopted campus master plan shall be amended as needed to establish the timing and phasing requirements and priorities for adapting these units.

Policy 7.4.4: The timing and phasing requirements and priorities for future housing facilities are established in Section 1, Appendix 4.

Policy 7.4.5: The College shall seek-funding support from private sources or state-supported bond initiatives to initiate design, construction and financing of any or all of the additional or replacement housing in order to provide such housing in an affordable and competitive way.

8. RECREATION AND OPENSACE

GOAL

The Recreation and Open Space goal of the New College campus plan update is to ensure the provision of adequate and accessible recreation facilities and open space to meet the future needs of the College.

Summary of Objectives and Policies

Objective 8.1: Provide recreational facilities and open space to meet campus community demand, including the demand generated by the USF S/M faculty, staff and students, through the coordinated use of public and private resources.

Policy 8.1.1: The College shall seek to establish a private donor program for the purpose of contributing to the development and maintenance of on-campus recreation and open space facilities and shall coordinate the distribution of these funds with New College Foundation.

Objective 8.2: Provide facilities to serve on-campus recreational needs.

Policy 8.2.1: The College shall maintain the current provisions for recreation facilities including two tennis courts, one swimming pool, one basketball court, one whirlpool spa, indoor recreational facilities, bay front water sports facility and one combination soccer and softball/recreation field.

Policy 8.2.2: In accordance with the Memorandum of Agreement between New College and USF dated September 1, 2005 relating to shared facilities, the Uplands Bayfront Preserve shall be restricted to passive recreational/open space uses only.

Objective 8.3: Provide increased opportunities for on-campus access to varied, high quality outdoor spaces.

Policy 8.3.1: The College shall follow the intent of the campus open spaces established in the Landscape Master Plan's Vegetation and Land Use Zone Map including: Coastal/Tidal, Recreation/Open Space, Transition, Native Habitat/Education, and Vegetable/Fruit Tree Gardens.

Policy 8.3.2: The Recreation/Open Space areas the Landscape Master Plan's Vegetation and Land Use Zone Map shall be considered as priority projects for

continued enhancements and improvements.

Policy 8.3.3: The College shall require adherence to adopted build-to-lines as described in the Architectural Design Guidelines and shall encourage building heights of two to three stories, unless not approved by the by the FAA, in order to establish and preserve a meaningful integrated system of contiguous campus open spaces.

Policy 8.3.4: The College shall affirm a belief that natural/native landscapes are necessary to the quality of urban life and that the institution seeks continuity with the natural communities and processes that support human life.

Policy 8.3.5: The College shall maintain densities and intensities for the development of the campus landholdings (established in the Future Land Use map) which facilitate the retention of open space.

Policy 8.3.6: The College shall select sites for infrastructure and academic and support facilities which are designed to facilitate the retention of campus open space.

Objective 8.4: Coordinate with entities in accordance with procedures outlined in the Intergovernmental Coordination process in Section 1, Appendix 5, to promote provision of adequate recreation and open space off-campus to serve the campus community living in the context area and to ensure continuity of open space resources within the larger regional open space system.

Policy 8.4.1: 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. New College shall pursue any interlocal agreements or memoranda of understanding necessary to ensure that parks and recreational facilities will be available to meet the future needs of the College.

9 . G E N E R A L I N F R A S T R U C T U R E

A. Stormwater Management

GOAL

The Stormwater Management goal for the New College campus is to provide a stormwater management system that accommodates the future College stormwater needs while protecting Sarasota Bay. The master plan includes the redesign and realignment of existing stormwater infrastructure, to increase capacity, improve environmental performance and create a more attractive

landscape.

Summary of Objectives and Policies

Objective 9A.1: Provide a sufficient stormwater management system in a design that is integrated with the natural and built systems and enhances the overall master plan.

Policy 9A.1.1: The College shall coordinate its site improvements projects and building program so that existing stormwater pipes that are to be relocated or replaced be consistent with the approved five (5)-year Capital Improvements Plan (CIP) that is updated annually, as described in Section 1, Appendix 4.

Policy 9A.1.2: The College shall ensure that future stormwater management facilities will be identified in an appropriate phasing program for construction in a logical and coordinated manner in accordance with the approved CIP as described in Section 1, Appendix 4.

Policy 9A.1.3: The College shall ensure that the stormwater pipes that are replaced or relocated will be coordinated with other utilities and the Landscape Master Plan to avoid potential conflicts.

Policy 9A.1.4: The College, prior to the design and construction of any ponds within the stormwater system, shall thoroughly investigate issues including geotechnical information, regulations, and existing utilities. It should also coordinate with the Campus Facilities Director or his/her designee to assure optimum locations.

Policy 9A.1.5: New College shall review all proposed construction and development on campus to ensure that any proposed increase in campus impervious surfaces shall be implemented only upon a finding that existing facility capacity is already on-line to accommodate the increased need, or that additional capacity will be funded and on-line at the time of need.

Policy 9A.1.6: The College shall ensure proper coordination between the construction of retention ponds and the underground stormwater system.

Policy 9A.1.7: The College shall mitigate College-generated stormwater and minimize stormwater-borne pollutants through the implementation of a system of Best Management Practices (BMPs), which includes, but is not limited to:

- Incorporating stormwater management retention and detention features into the design of parks, trails, commons, and open spaces, where such features do not detract from the recreational or aesthetic value of a site.

- Use of slow release fertilizers and/or carefully managed fertilizer applications timed to ensure maximum root uptake and minimal surface water runoff or leaching to groundwater.
- Educating maintenance personnel about the need to maintain motor vehicles to prevent the accumulation of grease, oil and other fluids on impervious surfaces, where they might be conveyed to surface and ground waters by runoff, and the need to regularly collect and dispose of yard debris.
- Avoid the widespread application of broad spectrum pesticides by involving only purposeful and minimal application of pesticides, aimed at identified target species.
- Coordinating pesticide application with irrigation practices to reduce runoff and leaching into groundwater.
- Use of turf blocks and non-impervious surface treatments to minimize impervious surface area and reduce the flow of runoff pollutants.
- Incorporating features into the design of fertilizer and pesticide storage, mixing and loading areas that are designed to prevent spillage.
- Pursue licensing for grounds superintendents and staff to use restricted pesticides and to ensure that fertilizers will be selected and applied to minimize surface water runoff and leaching to ground water.

Policy 9A.1.8: It shall be the Policy of the College that no stormwater discharges may cause a violation of water quality standards in waters of the State. Post development rates of discharge shall not exceed pre-development rates.

Objective 9A.2: Provide increased facility capacity to correct existing deficiencies and to meet future needs of the College.

Policy 9A.2.1: The College shall ensure that stormwater management will comply with the host community's levels of service of "C," Southwest Florida Water Management District (SWFWMD), Florida Department of Environmental Protection (FDEP), and Florida Department of Transportation (FDOT) regulations in accordance with procedures outlined in the Intergovernmental Coordination process in Section 1, Appendix 5. In addition, the College shall adopt a level of service standard for stormwater quality and quantity as established in Chapters 62-43 (stormwater quality), 62-25 (stormwater discharge), and FAC 62-303 (Outstanding Florida Water), F.A.C.

Policy 9A.2.2: Stormwater facility improvements shall be constructed to be consistent with Section 1, Chapter 5.

Policy 9A.2.3: The College shall take appropriate action in correcting any existing stormwater management facility deficiencies identified in the stormwater master plan.

Policy 9A.2.4: The College shall review future stormwater construction programs and priorities for deficiency remediation as part of the capital improvements requirements and procedures of the Board of Governors to ensure capacity and capital improvements required to meet future College needs are provided when required, based on needs identified in this campus master plan.

Objective 9A.3: The College shall complete a stormwater study which identifies stormwater management facility improvements necessary to accommodate projected stormwater run-off from proposed facilities and shall define and implement an engineering study to survey, document and assess the existing and future system needs, as a result of proposed land redevelopment, transportation system improvements, reconfiguration of existing drainage conveyances, and improvements within the floodplain. This study shall address the requirements of Chapter 1013, Florida Statutes, and shall also:

- Establish priorities for replacement, correcting stormwater management facility deficiencies, and providing for future facility needs.
- Stormwater management facilities shall comply with the design criteria established in the Cost Containment Guidelines for the State University System of Florida, and shall be in place and operational, at established levels of service, prior to occupancy of any New College building.
- Establish the timing and phasing requirements and identify the projected funding sources for stormwater management facility improvements to meet future New College needs.

Policy 9A.3.1: Following the completion of the engineering study described above, the College shall prioritize and correct identified stormwater system deficiencies. The adopted Campus Master Plan will be amended as needed to reflect the survey results and priorities assigned to them.

Objective 9A.4: Maintain and protect the natural drainage patterns and hydrological patterns of the New College campus.

Policy 9A.4.1: The college shall consider the use of underground cisterns for collection of storm water and subsequent use for landscape irrigation.

Policy 9A.4.2: It shall be the Policy of the College that no storm water discharges may cause or contribute to a violation of water quality standards in waters of the State. Post-development rates of discharge shall not exceed pre-development rates.

Objective 9A.5: Prevent any further degradation and improve the quality of receiving water.

Policy 9A.5.1: The College shall identify the stormwater detention system as “no build” zones, except as modified to allow for the construction of new buildings or site features. In that case the detention system will be improved from both a functional and aesthetic standpoint.

Policy 9A.5.2: The College shall consider the use of underground cisterns for collection of storm water and subsequent use for landscaping.

Policy 9A.5.3: The College shall implement a regular stormwater facilities maintenance program to ensure adequate water quality and design capacity of the facilities.

Policy 9A.5.4: The College shall coordinate, as appropriate, with entities in accordance with procedures outlined in the Intergovernmental Coordination process, regarding the National Pollutant Discharge Elimination System (NPDES) program.

B. Potable Water

GOAL

The Potable Water goal for the New College campus plan is to provide an adequate potable water system that accommodates the future College potable water needs.
Summary of Objectives and Policies

Objective 9B.1: Provide at a minimum a level of service of 0.25 gallons per minute (GPM) per 1,000 gross square feet of building area and an operating pressure of 40 pounds per square inch (psi) throughout the system.

Policy 9B.1.1: Improve, expand, and upgrade the potable water system. The timing and phasing requirements and priorities for these improvements shall be addressed as projects are developed.

Policy 9B.1.2: The College shall establish and adopt the following level of service standards for potable water and fire flow:

- A minimum level of service of 0.25 GPM per 1,000 gross square feet of building area;
- Provide adequate fire protection with a goal of 1,500 GPM for four hours; and
- Maintain an operating pressure range of a minimum of 40 psi throughout the system.
- System improvements are to be designed to achieve and maintain these standards.

Policy 9B.1.3: Proposed increases in consumptive uses, whether residential or

non-residential, shall be approved only upon a finding that existing potable water treatment and distribution facility capacity is already on-line to accommodate the increased need, or that additional capacity will be funded and on-line when needed.

Objective 9B.2: Provide adequate fire protection with a goal of 1,500 GPM for four hours.

Policy 9B.2.1: The College shall provide sufficient fire protection and fire hydrants with the construction of new facilities and installation of distribution lines.

Policy 9B.2.2: The College shall conduct on-site fire flow tests at least annually to verify adequacy of fire protection or identify deficiencies. The tests shall be conducted in accordance with the methodology described in the American Water Works Association Manual Number 31, entitled "Distribution System Requirements for Fire Protection." The results of such tests shall be provided to the Sarasota County Fire Department. The college utilizes licensed contractor to perform certification of the fire protection system.

Objective 9B.3: Develop and promote a water conservation program.

Policy 9B.3.1: The College shall prepare and promote a water conservation program as follows:

- Use Florida-Friendly landscaping techniques, including the maintenance or installation of selected vegetative species, and low flow irrigation and compact hydrazone concepts, shall be required for all new building and ancillary facility construction.
- Upgrade irrigation system to be controlled by a computerized, rain sensitive system.
- Coordinate with the host community in providing a reclaimed water irrigation system if ever extended to the College.
- Explore the use collected stormwater or building "gray" water for landscape irrigation purposes.
- Use efficient low water volume plumbing fixtures in new and renovated
- College buildings.

Objective 9B.4: Correct any existing potable water facility deficiencies.

Policy 9B.4.1: The College shall, through its CIP, ensure that when a project requires the relocation of utilities, that those utilities be appropriately upgraded and replaced as necessary in accordance with the approved CIP.

Policy 9B.4.2: The College shall ensure capacity is available at the time of College development including replacing and correcting existing deficiencies.

Policy 9B.4.3: The College shall prepare, as appropriate, a technical design standards manual to ensure the compatibility of future potable lines for ease of ongoing maintenance.

Policy 9B.4.4: Review future construction programs and priorities for deficiency remediation as part of the capital improvements requirements and procedures of the Board of Governors to ensure that potable water facility improvements required to meet future College needs are in place and operational, at the adopted levels of service, prior to occupancy of any new College building.

Objective 9B.5: Protect and conserve potable water sources.

Policy 9B.5.1: The College shall identify the new potable water corridors as “no build” zones.

Policy 9B.5.2: The College shall coordinate with the host community and other entities in accordance with procedures outlined in the Intergovernmental Coordination process, to ensure that off-campus potable water facilities that may be affected by the implementation of this campus master plan are improved as appropriate.

Policy 9B.5.3: The College shall investigate if any existing lines (installed prior to 1980) that are to be relocated, replaced or removed have the potential to contain asbestos or are also known as “transite.” Appropriate action will occur including allowing the pipes to remain and install separate lines or remove, remediate, and replace these lines by a certified contractor.

C. Sanitary Sewer

GOAL

The Sanitary Sewer goal for the New College campus plan is to provide an adequate sanitary sewer system that accommodates the future College sanitary sewer needs.
Summary of Objectives and Policies

Objective 9C.1: Provide for reliable and efficient collection and transmission of all wastewater generated by the College in an environmentally safe manner.

Policy 9C.1.1: The College shall evaluate and consider improvements to the expansion of the sanitary sewer system to connect to the historic structures along the bayfront. This will simplify maintenance and reduce any potential

environmental exposure during natural flooding conditions.

Policy 9C.1.2: The College shall evaluate and consider improvements to this campus master plan for the implementation to extend service lines and improve the lift station capacity, if required, to be available at the time of individual building construction.

Policy 9C.1.3: The College shall coordinate with appropriate City of Sarasota officials relative to College sanitary sewer needs. New College shall pursue any interlocal agreements or memoranda of understanding necessary to ensure that sanitary sewer will be supplied to the campus to meet the future needs of the College.

Policy 9C.1.4: Annually review future construction programs and priorities for deficiency remediation as part of the capital improvements requirements and procedures of the Board of Governors to ensure that sanitary sewer facility improvements required to meet future College needs are in place and operational, at the adopted levels of service, prior to occupancy of any new College building.

Policy 9C.1.5: Proposed increases in sewer flows, whether residential or nonresidential, shall be approved only upon a finding that existing sanitary sewer treatment and distribution facility capacity is already on-line to accommodate the increased need, or that additional capacity will be funded and on-line when needed.

Objective 9C.2: Continue to maintain at a minimum the wastewater collection service at its present level of service or at 0.25 GPM per 1,000 square feet of building area on an average daily basis with the implementation of this campus master plan.

Policy 9C.2.1: The College shall maintain a minimum level of service standard for wastewater collection of 0.25 GPM per 1,000 square feet of building area on an average daily basis.

Objective 9C.3: Coordinate the sanitary sewer relocation and improvement program with the implementation of the CIP and this campus master plan.

Policy 9C.3.1: The College shall continue to identify the main utility trunk lines as “no build” zones.

Policy 9C.3.2: The College shall annually review future construction programs and priorities for deficiency remediation as part of the capital improvements requirements and procedures of the Board of Governors to ensure capacity and

capital improvements required to meet future College needs are provided when required, based on needs identified in this campus master plan.

Policy 9C.3.3: The College shall through its CIP, ensure that these utilities be appropriately upgraded and replaced as necessary to meet the future College needs as described in Section 1, Appendix 4.

Policy 9C.3.4: Improve, expand, and upgrade the sanitary sewer system. The timing and phasing requirements and priorities for these improvements are identified in the Section 1, Appendix 4.

Objective 9C.4: Correct any existing sanitary sewer deficiencies.

Policy 9C.4.1: The College shall investigate increased flows in the existing lines and repair any infiltration or inflow to maintain the level of service. Appropriate action will be taken by the College to have these lines or structures removed, remediated, or replaced by a certified contractor.

Objective 9C.5: To reduce the impacts of sewage generation.

Policy 9C.5.1: The College shall implement, where practical, the following techniques for reducing the impacts of sewage generated on the campus:

- Eliminating flush valves from all building plumbing.
- Utilizing low volume plumbing fixtures. Implementing a leak detection and repair program.
- Eliminating stormwater, swimming pool and other illegal connections.
- Using holding tanks to reduce peak flows.
- Using pump stations and force mains to by-pass bottlenecked gravity mains.

D. Solid Waste

GOAL

The Solid Waste goal for the New College campus plan is to provide for future College solid waste collection and disposal requirements in a safe, cost-effective, environmentally sound and aesthetic satisfactory manner.

Summary of Objectives

Objective 9D.1: Coordinate with the City of Sarasota and Sarasota County in establishing an appropriate level of service for solid waste collection.

Policy 9D.1.1: The College shall continue to assist providing solid waste collection services for the residential and academic uses on campus.

Policy 9D.1.2: The College shall establish a level of service for solid waste collection consistent with the City of Sarasota level of service of 6.9 pounds per day per capita.

Policy 9D.1.3: The College shall coordinate the provision of on and off-campus solid waste collection and disposal facilities required to meet future College needs with the host community or appropriate service provider as outlined in Intergovernmental Coordination process. New College shall pursue any interlocal agreements or memoranda of understanding necessary to ensure that solid waste collection and disposal services will be supplied to the campus to meet the future needs of the College.

Policy 9D.1.4: The College shall establish that the timing and phasing of disposal facility improvements shall be coordinated with the approved CIP.

Policy 9D.1.5: The College shall annually review future construction programs and priorities for deficiency remediation as part of the capital improvements requirements and procedures of the Board of Governors to ensure capacity and capital improvements required to meet future College needs are provided when required, based on needs identified in this campus master plan.

Objective 9D.2: Procedures to reduce College-generated solid waste and increasing recycling and reuse programs shall be defined.

Policy 9D.2.1: The College shall continue to take steps to reduce the quantity of solid waste generated by expanding its recycling program to include additional drop-off locations. These drop-off facilities shall be installed in the individual buildings, and residential areas. Awareness programs directed toward students, faculty and staff shall also be included in this recycling program.

Policy 9D.2.2: Specific training shall be developed and administered to all employees who handle solid waste.

Objective 9D.3: Establish a program to modify existing solid waste collection locations for convenient service while avoiding potential pedestrian conflicts.

Policy 9D.3.1: The College shall screen solid waste collection locations from pedestrian corridors

Policy 9D.3.2: The College shall, during the design of new buildings, evaluate the relationship of the proposed buildings with the existing buildings and identify opportunities to consolidate solid waste collection facilities and locate them away

from pedestrian corridors.

Objective 9D.4: Encourage and support proper management in the disposal of hazardous and other special wastes.

Policy 9D.4.1: The College shall meet all State and Federal regulations in the collection and transportation of its hazardous wastes and materials.

Policy 9D.4.2: The College shall monitor the volume and type of hazardous waste collection and temporary storage on site to determine feasibility of constructing and operating the next higher level of storage facility on campus. If such a determination is made to proceed, the College shall amend the adopted campus master plan to reflect the timing, location, and scope of such a facility.

Objective 9D.5: Procedures to correct any existing solid waste facility deficiencies shall be established.

Policy 9D.5.1: The College shall continue to ensure that solid waste collection and disposal facilities are appropriately provided and phased accordingly to meet the future College needs while correcting any disposal facility deficiencies.

Policy 9D.6: The College shall prepare an on-going evaluation of monitoring and disposing of chemical and research wastes. Opportunities for new technologies to assist in transporting and disposing of such wastes shall be continuously evaluated.

11. TRANSPORTATION, TRANSIT, PARKING AND CIRCULATION

GOAL

The Transit, Parking and Circulation goal is to provide and minimize adverse impacts of parking facilities on the environment of the campus and adjacent residential neighborhoods.

A. Transit

Objective 11A.1: Provide a safe, efficient on-campus and off-campus transportation system considering future College need for motorized and non-motorized vehicular parking.

Policy 11A.1.1: The College shall evaluate enhanced mass transit opportunities with Sarasota County Area Transit (SCAT), Manatee County Area Transit (MCAT) and the City of Sarasota. Coordination with SCAT and MCAT to provide more convenient drop-off points including on-campus stops should be explored.

Policy 11A.1.2: The College shall provide for convenient pedestrian and bicycle pathways within the transportation program to greatly reduce the need for driving between on campus destinations and to reduce the impervious surfaces of parking lots and roads.

Policy 11A.1.3: The College shall continue to provide alternative transportation on campus for handicapped students and faculty.

Objective 11A.2: Reduce the impacts off-campus of future traffic generated by the Campus Master Plan.

Policy 11A.2.1: The College shall establish an a.m. peak hour Level of Service (LOS) standard for campus roads consistent with the city at a LOS of “D”.

Policy 11A.2.2: Consistent with provisions contained in s. 1013.30, F.S., the College shall negotiate and enter into a campus development agreement with the City of Sarasota for the adequate mitigation of impacts to the surrounding transportation network caused by development on-campus.

Objective 11A.3: Enhance and encourage the utilization of alternative modes of transportation including mass transit, bicycle and pedestrian walkways and reduce the dependence on the single-occupant vehicle as the primary mode of transportation.

Policy 11A.3.1: The College shall establish a convenient shuttle system to the campus if needed, should off-campus parking lots be identified.

Policy 11A.3.2: The College shall provide to all enrolling students information regarding the availability and scheduling of SCAT and MCAT buses and the restrictive policies of on-campus parking and auto transportation.

Policy 11A.3.3: The College shall implement transportation demand management (TDM) strategies designed to encourage the use of alternative modes of transportation and reduce the dependence on the single-occupant automobile as a mode of travel. The College shall consider:

- Establishing a free transit pass and parking "cash-out" program to financially reward carpoolers, transit riders, bicycle and pedestrian commuters.
- Encouraging the use of alternative modes with incentive programs.
- Restricting parking to the campus perimeters and "park-once" lots to discourage the proliferation of independent lots and structures throughout the campus.
- Focusing on the development of pedestrian-oriented areas.

- Enhancing landscape and pedestrian amenities where parking and roads are removed.
- Selectively removing or reconfiguring remaining roads to function as an effective circulation network and emphasizing “park-once” strategies.
- Restricting the speed of cars within the campus, on thoroughfares adjacent to campus and providing pedestrian amenities adjacent to roadways.
- Promoting a more pedestrian- and public transportation-friendly link between the campus and adjacent neighborhoods to help reduce emissions associated with automobiles.
- Providing bicycle racks and locks, well-designed routes and establishing shower/changing areas in a variety of locations on campus to facilitate internal New College campus bicycle usage.
- Creating incentives for USF S/M students to walk to New College and leave cars on the USF S/M campus.
- Implementing pedestrian and bicycle route and user enhancements such as route lighting, upgraded walking surfaces, accessible and attractive places for refreshment, bicycle racks at shared facilities, emergency call boxes, and a bicycle loan program.
- Creating 5- to 15-minute loading/drop-off zones in key locations, especially near the west end of General Spaatz Boulevard, Cook Library, and the Hamilton lawn drop-off area.
- Initiating parking stall labels, issuance of permits, and enforcement of parking stalls by group affiliation. Permits are to be issued based on status as faculty, student, staff, or visitor to help organize the efficiency of stall usage.
- Establishing a residential permit system (if and where desired by neighbors) for neighborhoods surrounding the campus to discourage college-generated parking in off-campus locations.

Policy 11A.3.4: The College shall coordinate with the City of Sarasota, Sarasota County and Manatee County to evaluate other options and strategies for reducing the dependence on the personal automobile. If any of these proves to be economically feasible and practical, the College shall amend the adopted campus master plan to incorporate these strategies onto the overall transportation plan.

Objective 11A.4: Coordinate required transportation improvements within the context area with entities in accordance with procedures outlined in the Intergovernmental Coordination process in Section 1, Appendix 5.

Policy 11A.4.1: The College shall cooperate with SCAT and MCAT in identifying available funding programs to assist in implementing these transit system improvements and increasing the frequency of bus routes.

Policy 11A.4.2: The College shall establish a procedure and assign responsibility for

regular coordination with the host and affected local governments and the FDOT to ensure that transportation facility improvements are available when needed to support the growth of the College. The College shall pursue any memoranda of understanding or interlocal agreements necessary to ensure that transportation facilities are available to meet the future needs of the College.

Policy 11A.4.3: The College shall continue to negotiate an affordable transit pass system with SCAT and MCAT to encourage student and faculty use of mass transit.

Policy 11A.4.4: The College shall coordinate with surrounding neighborhoods, USF S/M, FSU, the City of Sarasota and Sarasota County transportation planners to evaluate alternative designs to serve the Bayfront Campus.

Objective 11A.5: Coordinate transportation system improvements with the College's future land uses.

Policy 11A.5.1: The College shall implement parking, traffic circulation and transit improvements as described in Section 1, Chapter 5.

Objective 11A.6: Reduce the impacts on-campus of future traffic generated by the Campus Master Plan.

Policy 11A.6.1: The College shall identify opportunities and implement, as appropriate, off-campus or remote parking lots to the north, south or east of the campus.

Policy 11A.6.2: The College shall construct additional on-campus housing should the marketing and financial opportunities be available. This housing will reduce both internal and external traffic generation.

B. Parking

Objective 11B.1: Provide methods to reduce the impacts and demands of future on-campus parking.

Policy 11B.1.1: The College shall evaluate and implement, as appropriate, mitigation techniques to further reduce parking demands. These programs may include the following:

- Utilization of compact parking spaces.
- Revise parking rate fees on-campus to have higher parking rates, thus encouraging the utilization of commuter or remote parking lots and mass transit.

- Create designated parking zones for visitors, faculty and students to discourage driving from the east side to the west side of campus during the same day.

Policy 11B.1.2: The College shall evaluate and analyze parking policies for rates and restrictions. With revised parking programs and pricing policies, mass transit opportunities may become more desirable.

Policy 11B.1.3: The College shall analyze and implement, as appropriate, parking policies for rates and restrictions to reduce internal traffic.

Objective 11B.2: Locate, program and design on-campus parking facilities, to be accessible to the various land uses and circulation system, and to minimize environmental impacts.

Policy 11B.2.1: The College shall utilize existing wayfinding guidelines that will ensure proper signage and traffic circulation to the parking lots to avoid potential confusion and conflicts with pedestrians.

Policy 11B.2.2: The College shall, during the design of the parking lots, address concerns regarding landscaping, lighting, security and pedestrian circulation issues.

Policy 11B.2.3: The College shall encourage the use of low impact development techniques in the design of parking areas to reduce impervious covering and negative impacts to water quantity and quality.

Policy 11B.2.4: The College shall implement parking improvements as described above. The timing and phasing requirements and priorities for these improvements are established in the approved 5-year CIP that is updated annually.

Policy 11B.2.5: The College shall evaluate the establishment of parking zones for visitors, faculty and students with the purpose being to discourage driving from class to class.

Policy 11B.2.6: Consider creation of a shared parking garage with FSU to decrease land use for parking and locate parking near high density use area.

Objective 11B.3: Reduce parking capacity per capita without significantly impacting the mobility of students and faculty.

Policy 11B.3.1: The College shall consider parking fee formulas that reward reduced car use on campus roads.

C. Pedestrian and Non-Vehicular Circulation

GOAL

The Pedestrian and Non-Vehicular Circulation goal of the New College campus plan is to strengthen the functional and aesthetic nature of pedestrian movement between and among the various areas of the campus. Shade should be provided (from canopy trees) for main campus walkways with cover provided where possible through covered walks and arcades along the frontage of major buildings.

Summary of Objectives and Policies

Objective 11C.1: Provide on-campus pedestrian and bicycle paths connecting to off-campus pedestrian and bicycle paths where the campus interfaces with public rights-of-way, including US 41.

Policy 11C.1.1: The College shall coordinate with the City of Sarasota, Sarasota County, and Manatee County and Sarasota-Manatee Metropolitan Planning Organization in the systematic implementation of on-campus pedestrian and bicycle facilities to ensure continuity of such facilities within the larger regional system of pedestrian/bicycle facilities in the Intergovernmental Coordination process. The proposed improvements to pedestrian and non-vehicular circulation facilities are described in Section 1, Chapter 5. The timing and phasing requirements and priorities for proposed improvements to pedestrian and non-vehicular circulation facilities are established in the approved CIP.

Policy 11C.1.2: The College shall give priority to pedestrian connections as shown in Section 1, Chapter 5, within the planning time frame, including the Bay edge promenade with provision for eventual continuation along the Ringling Museum bayfront to the Caples Campus and USF S/M campus. This walk connecting along the bayfront shall not be lighted along the Uplands bayfront. There will be lighting muted and directed away from the bayfront along the College property to prevent interfering with sea life.

Policy 11C.1.3: The College Facilities Director or his/her designee and the appropriate committees shall review and advise on all selected development proposals to ensure compliance with the plan in the design of all new pedestrian circulation facilities as described in Section 1, Chapter 5.

Policy 11C.1.4: The College shall encourage utilization of pedestrian and nonvehicular facilities and improve the safety of persons using the facilities through implementation of improvements as noted in Section 1, Chapter 5.

Policy 11C.1.5: The College shall coordinate with entities in accordance with procedures outlined in the Intergovernmental Coordination process to improve the

safety of off-campus routes connecting to the campus.

Objective 11C.2: Coordinate locations for future pedestrian and non-vehicular circulation facilities to be developed on and off the campus with recommendations made by the College Police Department.

Policy 11C.2.1: The Campus Police shall make recommendations for enhancing the blue light emergency telephone plan as needed and/or coordinate individual light locations with the College Facilities Director in accordance with the approved CIP.

Policy 11C.2.2: Bicycle storage facilities shall be incorporated into all new construction and major renovation projects.

Objective 11C.3: Coordinate locations for additional lighting and improvements in lighting delivery with recommendations made by the Campus Police Department.

Policy 11C.3.1: The College Police Department will be consulted in determining locations for additional lighting along pedestrian and non-vehicular circulation routes. Campus Police acting as crime prevention through environmental design (CPTED) consultants to the College Facilities Director or his/her designee shall provide input to identify areas in which they feel a risk factor exists. Their input will be based on on-site observation and crime data.

Policy 11C.3.2: The College shall provide adequate levels of lighting on all major and secondary pedestrian routes.

Objective 11C.4: Coordinate with the City of Sarasota to provide pedestrian and non-vehicular circulation facilities to meet both the aesthetic and functional needs of the users and to encourage increased pedestrian and bicycle movement on campus.

Policy 11C.4.1: The College, in coordination with the City of Sarasota, shall work toward the establishment of sidewalks on both sides within the public right-of-way alongside a realigned Bay Shore Road in accordance with procedures outlined in the Intergovernmental Coordination process.

Policy 11C.4.2: The College shall work with the City of Sarasota to establish sidewalks and bicycle lanes within the Bay Shore Road right of way between Parkview Drive and Caples Drive in accordance with procedures described in the Intergovernmental Coordination process.

12. INTERGOVERNMENTAL COORDINATION

GOAL

To achieve the goals, Objectives and policies of the campus master plan through the use of joint processes for collaborative planning, decision making, and coordinating growth and development with local agencies and governmental entities.

Summary of Objectives and Policies

Objective 12.1: New College shall participate in a reciprocal review with USF S/M, FSU and local government officials of growth management plans, campus master plans, and plan amendments.

Policy 12.1.1: Upon adoption of the plan update, New College shall arrange a series of meetings with planning officials from the host and affected local governments for the purpose of re-negotiating the appropriate terms and conditions of this reciprocal review process. Every effort will be made to formalize the terms and conditions of the reciprocal plan review process through an interlocal agreement or memorandum of understanding. or policies that guide the development of land within the designated context area surrounding the campus, affect the provision of local services, or which otherwise impact on College facilities and resources, should be submitted to the College for review.

Policy 12.1.2: It shall be the **Policy** of the College that proposed amendments to local government comprehensive plans which have the effect of changing land uses

Policy 12.1.3: Proposed amendments to the adopted campus master plan which exceed the thresholds established in s. 1013.30, F.S., shall be transmitted to the appropriate local, regional and state agencies for review in accordance with the procedures established in s. 1013.30, F.S.

Policy 12.1.4: Proposed amendments to the adopted campus master plan update which do not exceed the thresholds established in s. 1013.30, F.S., and which have the effect of changing land use designations or classifications, or impacting public facilities, services or resources, shall be transmitted to the host and affected local governments for a courtesy review.

Policy 12.1.5: College planning officials shall meet with officials from the host and affected local governments as required for the purpose of coordinating planning activities. Other local, regional, state and federal agencies shall be invited to participate in these meetings as appropriate.

Policy 12.1.6: Any dispute between the College and any host or affected local government regarding the assessment or mitigation of impacts shall be resolved in

accordance with the process established in s. 1013.30, F.S.

Objective 12.2: To establish a reciprocal development review process to assess the impacts of proposed campus development on significant local, regional and state resources and facilities, and to assess the impacts of off-campus development of College resources and facilities.

Policy 12.2.1: It shall be the Policy of the College that proposed development within the context area which has the potential to impact or affect campus facilities and resources shall be transmitted to the College Facilities Director or his/her designee for review.

Policy 12.2.2: The College Facilities Director or his/her designee shall meet with City and County officials to establish the criteria and thresholds for development proposals that would be subject to review by the College. It is the intent of this

Policy to establish in the form of an interlocal agreement or memorandum of understanding mutually agreed upon thresholds for review that would allow both the College and host and affected local governments to review significant development proposals within the context area. Established thresholds for review will allow for exceptions to the review process for development proposals which are mutually agreed to be not significant.

Policy 12.2.3: Upon receipt of an application for a development order proposed for the context area, the College Facilities Director or his/her designee shall assess the potential impacts of the proposed development on campus facilities and resources. Findings shall be remitted in writing to the appropriate local government.

Policy 12.2.4: When it has been determined that proposed development on campus would have an adverse impact on local services, facilities or natural resources, New College officials will participate and cooperate with City officials in the identification of appropriate strategies to mitigate the impacts.

Policy 12.2.5: When it has been determined that proposed development within the designated context area would have an adverse impact on campus facilities and resources, New College officials will participate and cooperate with City officials in the identification of appropriate strategies to mitigate the impacts on campus facilities and resources.

Policy 12.2.6: Any dispute between the College and any host or affected local government regarding the assessment or mitigation of impacts shall be resolved in accordance with the process established in s. 1013.30, F.S.

Policy 12.2.7: Once the revised and updated campus development agreement is executed, all campus development may proceed without further review by the host local government if it is consistent with the campus development agreement and the adopted campus master plan.

Policy 12.2.8: Once New College pays its “fair share” for capital improvements, as identified in the campus development agreement, all concurrency management responsibilities of New College are deemed to be fulfilled.

Policy 12.2.9: Any dispute between the College and host local government which arises from the implementation of the campus development agreement shall be resolved in accordance with the process established in s. 1013.30, F.S.

Objective 12.3: To increase on-going coordination between New College and public agencies to create a better community and environment.

Policy 12.3.1: New College and city and county agencies shall pursue establishment of a cooperative and reciprocal process to notify one another of proposed land acquisitions.

Policy 12.3.2: New College shall coordinate with representatives from city and counties planning, the New College Police Department, local law enforcement agencies, and off-campus student housing providers in order to identify and improve safe housing within the campus context area.

Policy 12.3.3: New College officials should work together with the city and counties and USF S/M to establish a cooperative and reciprocal process to review recreation and open space goals.

Policy 12.3.4: New College should strengthen relationships with city and county officials and establish a process for reciprocal review of non-vehicular improvements. New College shall coordinate with city and county official in support of the use of federal and state funds on campus area projects in order to facilitate the safe use of bicycles and reduce automobile impacts on the area.

Policy 12.3.5: New College shall continue to coordinate with local and state governmental agencies to reduce and improve traffic impacts on neighborhood roadways. Efforts should be made to increase utilization of public transit by disseminating information at registration, through target mailings through affordable transit passes, and at appropriate events and locations on and offcampus.

Policy 12.3.6: New College shall coordinate with state and local governmental agencies to improve and upgrade the existing water supply system on and off campus. The College shall support efforts to reduce water consumption and

promote conservation measures.

Policy 12.3.7: New College shall coordinate with state and local governmental agencies to improve and upgrade the existing sanitary sewer system on and off campus. The College should support efforts to eliminate existing on-site septic systems and extend sanitary service to all campus facilities.

Policy 12.3.8: New College shall continue to maintain a cooperative relationship with city and county agencies for disposal of solid waste. The College shall continue efforts to reduce the generation of solid waste by routinely evaluating processes to improve the recycling program.

Policy 12.3.9: New College and the governmental agencies listed should continue to coordinate efforts in support of improving the quality of stormwater retention and runoff and coastal management. New College officials should continue to attend educational seminars offered by the agencies.

Policy 12.3.10: New College officials shall continue to support active participation in environmental issues by members of the campus community. The College should work to develop a cooperative and reciprocal formal exchange of information.

Policy 12.3.11: New College is within the city service area and has experienced effective and efficient provision of fire, rescue, and emergency medical services. Existing systems should remain in effect.

Policy 12.3.12: All plans will continue to be reviewed by the College's Building Code Official and the State Fire Code Official in accordance with the current State University System of Florida Standard Practice, Professional Services Guide.

Policy 12.3.13: New College and the coordinating entities will continue to work together and provide the necessary training and update information for the use of College resources and facilities for use as public shelters for evacuees and for staging areas for emergency supplies, equipment and resources.

13. CONSERVATION

GOAL

The Conservation goal of the New College campus plan is to be a model for conservation policies to improve the environment and to improve air, water and open space quality in the vicinity of the campus including Sarasota Bay.
Summary of Objectives and Policies

Objective 13.1: Identify mitigation techniques including traffic and parking to

improve or maintain the level of air quality.

Policy 13.1.1: The College shall continue to participate in and consider those programs that will maintain or improve existing air quality on campus lands. Such programs include participation in local transportation management associations, transit services and the promotion of bicycle and pedestrian circulation improvements.

Policy 13.1.2: The College shall reduce mobile sources of air pollution through Transportation policies designed to discourage dependence on the personal automobile as the primary transportation mode on campus, and to encourage alternative modes of transportation on campus (i.e., public transit, bicycles, etc.).

Policy 13.1.3: The College shall minimize emissions of air pollutants from and within buildings on campus through the installation of appropriate filtering devices on fume hoods and by minimizing the storage and use of volatile and hazardous materials in campus buildings.

Policy 13.1.4: The College shall continue planting trees and leafy plant materials and protect existing plant materials to facilitate carbon/oxygen exchange and naturally clean the air.

S2:

Objective 13.2: Conserve and protect the quantity and quality of potable water sources.

Policy 13.2.1: The College shall not undertake activities on-campus that could contaminate groundwater sources or designated recharge areas unless provisions have been made to prevent such contamination or otherwise provide mitigation for such activities so as to maintain established water quantity and quality standards.

Policy 13.2.2: The College shall continue to implement a comprehensive water conservation program, to include, but not be limited to:

- The use of treated wastewater effluent for a campus irrigation system and chilled water system make-up water, the use of automated timers and other irrigation flow monitoring mechanisms,
- Florida-Friendly landscape treatments for new building construction and new campus common areas, and the use of low flow and low flush fixtures in new building construction.

Policy 13.2.3: The College shall cooperate with entities in accordance with procedures outlined in the Intergovernmental Coordination process in Section 1,

Appendix 5, to further eliminate stormwater-borne pollutants from discharging into Sarasota Bay.

Policy 13.2.4: The College shall supplement the stormwater treatment facilities located within the open spaces of the campus to provide a further reduction of stormwater pollutants prior to the eventual outfall off-site or into Sarasota Bay.

Objective 13.3: Protect native vegetative communities from destruction by new development activities, and encourage use of native vegetation whenever possible.

Policy 13.3.1: The College shall protect native vegetative communities from destruction by proposed development activities. These communities will be delineated based upon the most recent FDEP criteria prior to any proposed development.

Policy 13.3.2: The College shall use plant species that are indigenous to the natural plant communities of the Southwest Florida area as identified in the Florida-friendly Plant Database (online at www.floridayards.org). In cases where noninvasive exotic plants are used to enhance the landscape, plantings shall be limited to those noninvasive species that are able to resist periods of drought and which require little fertilization and the use of pesticides.

Policy 13.3.3: The College shall maintain and improve existing vegetative communities through the removal of ecologically undesirable vegetation. It is the intent of New College to remove all non-native invasive plants (whether grasses, shrubs or trees) which are identified on the most recent Florida Exotic Pest Plant Council Invasive Plant List (online at www.fleppc.org/list/list.htm) from the campus grounds. As these species are located on the campus, New College shall coordinate with the Florida Department of Environmental Protection and other appropriate governmental entities to ensure the proper removal and disposal of these exotic species.

Policy 13.3.4: The College shall designate the area of the Oval Lawn on the Bayfront Campus as a Landscape Restoration Area as shown on the Conservation and Coastal Management map in Section 1, Chapter 5, to promote a regenerative landscape. Native plantings, utilities and passive recreational activities may occur in this space.

Policy 13.3.5: The College shall designate the Uplands Bayfront Preserve as shown on the Conservation and Coastal Management map in Section 1, Chapter 5, as open space for passive recreational and preservation purposes potentially providing opportunities for research. Trails and outdoor classroom activities may occur in this space.

Policy 13.3.6: The College shall use native plantings and Florida-Friendly landscaping where possible, incorporate low impact development techniques, and maintain some open planting areas for small gardens (such as butterfly gardens, herb gardens, etc.) around the Pei Campus dorms and on Caples Campus for student use.

Objective 13.4: Identify measures to conserve and appropriately use energy.

Policy 13.4.1: The College shall explore and implement, as appropriate, alternative fuel vehicles for on-campus utilization.

Policy 13.4.2: The College shall evaluate and implement, as appropriate, solar energy as an alternative source of power for irrigation systems, lighting, shuttles, phones, emergency lighting, etc.

Objective 13.5: Expand the use of conservation and energy saving techniques with the construction of new facilities.

Policy 13.5.1: Energy conservation fixtures, super insulation, air conditioning and lighting systems and other building specific energy use and management techniques shall continue to be a required component of all new buildings constructed on the campus.

Policy 13.5.2: The College shall consider, during development of building programs, the utilization of courtyards, arcades, green roofs and other shade and ventilation techniques to further reduce energy demands, as described in the Architectural Design in Section 1, Chapter 4. Landscaping and building orientation should also be considered (i.e. the long axis of buildings should favor east/west).

Policy 13.5.3: The College shall continue to encourage and expand the use of its recycling program by creating awareness informational packages and providing convenient recycling centers.

Policy 13.5.4: The College shall coordinate on-campus recycling programs with those of local government in regard to materials collected, and disposal/collection procedures.

Objective 13.6: To designate environmentally sensitive lands for protection based on state and locally determined criteria.

Policy 13.6.1: The College shall maintain, in a managed natural state, all of those sites identified as Restoration Areas on the Conservation and Coastal Management map in Section 1, Chapter 5. No construction is anticipated in these areas except

for minimal structures and improvements necessary to ensure safe access and essential support functions.

Policy 13.6.2: Any proposed development adjacent to an environmentally sensitive area shall be carefully sited and integrated into the existing landscape to have minimal visual impact on the area. Landscape treatment shall preserve significant existing vegetation to allow a gracious transition from developed areas to undeveloped areas to preserved areas. The existing vegetation shall serve to essentially buffer proposed development in order to maintain the natural character of the area.

Policy 13.6.3: The College shall recognize the Outstanding Florida Water designation for Sarasota Bay and restrict any expansion of land area into the bay.

Policy 13.6.4: The College shall coordinate with other governmental agencies relative to the conservation, protection and management of the native vegetative communities and marine and aquatic habitats.

Policy 13.6.5: During the initial planning phase of any physical changes to the campus, endangered, threatened or otherwise protected plants or animals shall be identified in accordance with requirements of the host community and state and federal agencies. Protection plans for those identified species shall be formulated consistent with those of the host community and appropriate state and federal agencies.

Objective 13.7: To restrict College activities known to threaten the habitat and survival of threatened and endangered species and species of special concern.

Policy 13.7.1: The College shall continue to require the use of best management construction practices, including the use of soil stabilizers, silt screens, surface moisture applications and other techniques to reduce the impact of development activities. The College shall develop construction waste management policies to minimize waste, debris and resource consumption. These policies should be included in the specifications of all new and rehab projects.

Policy 13.7.2: The College shall minimize stormwater-borne pollutants generated as a result of campus operations and maintenance practices.

Policy 13.7.3: The College shall provide on-campus facilities for the collection and storage of hazardous materials used in campus operations as required by federal, state and local regulations.

Policy 13.7.4: Copies of land development criteria and standards that reflect the policies contained in the adopted campus master plan shall be provided to

design consultants and appropriate College staff. The College shall standardize the construction review process to assure adherence to appropriate campus master plan policies.

Policy 13.7.5: The College shall continue to protect and conserve threatened and endangered species of plants and animals, and species of special concern, as required by the Endangered Species Act of 1973, as amended, Chapter 39, F.A.C., and federal and state management policies relating to the protection of threatened and endangered species, and species of special concern.

Policy 13.7.6: College personnel shall, when encountering listed species, seek consultant with the Florida Fish and Wildlife Conservation Commission and/or U.S. Fish and Wildlife Service as necessary. Personnel may also contact a qualified wildlife biologist for recommendations regarding specific listed species issues.

14. CAPITAL IMPROVEMENTS

GOALS

Provide educational and support facilities to all enrolled students in a manner that protects the investment and maximizes the use of existing facilities and promotes orderly, planned campus development. The College shall consider life cycle costs and the principles of sustainability in the specifications and budgeting for rehabilitation and new projects. All new buildings should be designed to minimize energy and water consumption and should be planned and budgeted for a minimum 50-year life span.

Summary of Objectives and Policies

Objective 14.1: The College shall, through the coordination of land use decisions and available projected fiscal resources, provide a schedule of capital improvements to maintain the levels of service established in this campus master plan and to address the existing and projected facilities' needs.

Policy 14.1.1: The College, in cooperation with the State University System's Office of Capital Programs and in conformance with criteria established in Policy 14.1.3, schedule and fund capital improvements identified in the approved 5-year CIP that is updated annually.

Policy 14.1.2: The College shall evaluate, rank and revise the order of priority as necessary for facilities and projects identified in the CIP.

Policy 14.1.2: The College shall adopt the following criteria to evaluate and prioritize capital improvement projects (which shall be related to the individual

components of the campus master plan) and which consider:

- College budget impact and financial feasibility;
- The elimination of existing capacity deficits;
- Locational needs based on projected student enrollment increases;
- The accommodation of expansion and improvement demands; and
- Plans of other entities, organizations, or agencies that provide facilities on the campus.

Policy 14.1.3: The College shall make provisions for the adoption of the capital budget as part of the annual budgeting process and will include provisions which are consistent with campus development agreements resulting from the adopted campus master plan.

Policy 14.1.4: The College shall continue to adopt a 5-year CIP and annual capital budget as part of its annual budgeting process.

Policy 14.1.5: The College shall continue to adhere to existing capital improvement programming procedures adopted by State University System of Florida and shall amend this campus master plan, as needed, to revise the CIP priorities established in the 5-year capital improvements schedule on an annual basis.

Objective 14.2: The College shall provide the needed improvements identified in this campus master plan and to manage the expansion or improvement process so that facility needs do not exceed the ability of the College to fund and provide provision of the needed capital improvements both in terms of initial construction costs, on-going operation and maintenance costs and impact costs.

Policy 14.2.1: The College shall base the coordination of land use decisions associated with the implementation of capital improvements upon the development requirements of this plan, the development agreements called for by this plan and the availability of necessary facilities needed to support this development at the time needed.

Policy 14.2.2: The College shall make provisions for programming the future facility costs to consider the cost of the site improvements, utility extensions and associated easements, parking, traffic circulation improvements, operation and maintenance etc., necessary for the proper function of the individual facility and to include the cost of facilities necessary to support future capacity requirements.

Policy 14.2.3: The College shall negotiate and enter into a campus development agreement with the City of Sarasota which addresses the requirements and provisions of this plan and those required by s. 1013.3, F.S. At a minimum, the

campus development agreement shall:

- Identify the geographic area covered by the agreement;
- Establish the duration of the agreement (5-10 years);
- Identify LOS standards for public services and facilities, the entity to provide these services and facilities, and any financial arrangements between the College and the service provider;
- Determine impact of proposed campus development on identified public services and facilities, and any deficiencies likely to occur as a result;
- Identify facility improvements to correct deficiencies;
- Identify the College's "fair share" of the costs of needed improvements; and
- Be consistent with adopted Campus Master Plan and host local government comprehensive plan.

Policy 14.2.4: The College shall ensure that future facility costs and programming efforts include consideration of the following:

- Site improvements;
- Utility extension and easements;
- Parking needs and traffic circulation improvements; and
- Compliance with applicable policies and standards.

Policy 14.2.5: The College shall adhere to sound fiscal policies in providing the capital improvements of this campus master plan and shall not proceed with new capital improvements, expansions or replacements until adequate funding sources have been identified and committed.

Objective 14.3: The College shall use the approved CIP as a means to meet the needs of the College for the construction of capital facilities to correct existing deficiencies, to accommodate desired future growth and to replace exhausted or obsolete facilities.

Policy 14.3.1: The College shall identify and incorporate provisions for the replacement and renewal of capital facilities into the CIP and Educational Plant Survey when it is determined that the facility is nearing the end of its useful life.

Policy 14.3.2: The College shall use the level of service standards adopted as part of this plan in implementing the capital improvements identified in the Campus Master Plan.