

Campus Master Plan Update
November 14, 2019

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UNIVERSITY OF CENTRAL FLORIDA
CAMPUS MASTER PLAN PUBLIC HEARING

DATE: November 14, 2019

TIME: 11:00 a.m. to 11:30 a.m.

PLACE: UCF Building - Fairwinds Alumni Center
12676 Gemini Boulevard North
Building 126
Orlando, Florida 32816

Stenographically Reported By:
LESA FIELDS

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BOARD OF TRUSTEES

THAD SEYMOUR, JR.
SCOTT COLE, ESQUIRE
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WILLIAM YEARGIN
KENNETH BRADLEY
KYLER GRAY
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PROCEEDINGS

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MR. MARTINS: As staff makes it way up front, I'd like to set this up for the board very briefly. The campus master plan process -- I think several members on the board have not participated in this prior to today, so I think it's worth some set up, and then we'll also have some education on the process from the presentation team as well.

But the campus master plan process is just that: It's a master plan that overlooks the major components of the operation and the development of our campus. It's a process that is guided by Florida Statute 1013.30, and it's also guided by the Board of Governors Regulation Chapter 21. And this is a process that we have to undertake and update every five years, and it reflects a ten-year cycle of what the administration and the university plan is for the campus overall for the next ten years.

So I think it's important to note that we're not asking the board today to approve an individual building or an individual program.

1 This is just a long-term plan, what the vision
2 is of how the campus will operate moving
3 forward over the course of the next ten years.
4 And we'll get a detailed presentation on that
5 in a moment.

6 I want to go through the agenda and how
7 we're going to go about this first because this
8 will include a component of a public hearing.
9 And by the way, this process started several
10 months ago, has gone through several iterations
11 including a previous public meeting for public
12 input. A lot of input from a lot of different
13 constituencies including neighbors and, you
14 know, public safety groups, et cetera. You
15 know, this covers topics like future land use,
16 transportation, public safety, capital
17 improvement, facilities maintenance and all of
18 the stakeholders that are involved in that
19 process have contributed and have had a voice
20 in developing this campus master plan to this
21 point.

22 So what we will do is, after introductions
23 here and a PowerPoint on the process, we're
24 going to take a short recess for anyone who
25 would like to fill out a public comment card to

1 do that, and so that we can establish the
2 roster procedures. We'll come back after the
3 recess -- excuse me -- and have the public
4 comment period, and then the board will take up
5 the campus master plan and hopefully adopt it.

6 So a couple of rules of order, if we may,
7 just before we get through this. All speakers
8 that are here that would like to comment on the
9 campus master plan other than the board must
10 complete a comment card and sign the speaker
11 roster prior to the start of the public comment
12 period. So by the time we come back from
13 recess, you must have filled out your card and
14 be on the speaker roster.

15 Each speaker will be given three minutes
16 for their comments. And when presenting,
17 please state your name, your address and your
18 affiliation before beginning your public
19 comment. Oral comments will be treated the
20 same as written comments, and they will be part
21 of the record, the public record of this
22 meeting; and all comments and questions from
23 the board should be held until after the
24 presentation.

25 Okay. So with that, I'd like to turn it

1 over to our distinguished panel starting with
2 Misty Shepherd, our interim vice president and
3 operating officer. We also have Karen
4 Monteleone, our associate vice president of
5 administrative affairs; and Bill Martin, our
6 senior director of facilities planning and
7 construction to present the 2020/2030 campus
8 master plan.

9 Misty?

10 MS. SHEPHARD: Thank you, vice chair
11 Martins. As you mentioned, this plan is a
12 result of tremendous collaboration over diverse
13 areas of the whole campus as well as the local
14 community, and I feel the collaboration is
15 edited throughout the document.

16 And I'd like to express many thanks to
17 Bill Martin and to his team for leading the
18 charge on this dynamic group and collaboration
19 effort. And I hope the board will agree with
20 me and feel proud of adopting this plan today.

21 I'm going to turn it over to Bill Martin
22 to walk through the presentation.

23 MR. MARTIN: Good morning, everyone. And
24 I apologize because a few things I'll say are a
25 little redundant with what you just covered,

1 but this portion of the meeting constitutes the
2 second public hearing of the 2020/2030 master
3 campus plan.

4 This meeting is required by state statute
5 to be held in conjunction with the adoption of
6 the campus master plan. I'll note that the
7 draft version of the campus master plan has
8 been approved through our facilities and
9 planning construction website, July 22nd, and
10 our final draft which includes responses to all
11 comments in which we hope will be adopted today
12 has been posted since November 7th of this --
13 this month.

14 With review of the addendum for the second
15 public hearing, the next slide will discuss the
16 rules of order, which has already briefly been
17 covered, and the remaining slides will provide
18 a high-level overview of the campus master
19 plan. We will then have a short five-minute
20 recess to provide the public an opportunity to
21 fill out the speaker roster and to fill out
22 comment cards. We'll then have our public
23 comment period followed by a board of trustees
24 discussion and a request for the board of
25 trustees to adopt the campus master plan.

1 Rules of order. All speakers must submit
2 a comment card and fill out the speaker roster
3 prior to the start of the public comment
4 period. Those are all located in the lobby.

5 Each speaker will be given three minutes
6 to speak. When presenting, please state your
7 name, address and affiliation before beginning
8 your comment. Oral comments will be treated
9 the same as written comments and will be
10 recorded by our transcriptionist. All comments
11 should be held until after the presentation.

12 For the campus master plan, we will be
13 providing a high-level overview of the
14 following topics: The components of the master
15 plan, the context areas of the master plan, the
16 elements of the master plan, the statutory
17 required events of the master plan, the
18 statutory review by government agencies and
19 affected persons, and what happens after the
20 adoption of the master plan. The campus master
21 plan is updated every five years and reflects a
22 ten-year planning cycle. It is governed by
23 Florida statute and board of governor's
24 regulations.

25 Our master plan consists of an

1 introduction and 11 elements. Each element
2 consists of goals, objectives and policies;
3 data and analysis which support the goals,
4 objectives and policies; and maps which provide
5 graphic depictions of land use for each of the
6 elements. The map on the screen shows the
7 boundary of the UCF main campus as well as our
8 context area.

9 Orange County is considered our host local
10 government. So just north of UCF is Seminole
11 County. Seminole County, the City of Oviedo,
12 and the City of Orlando are considered to be
13 affected local governments. It's important to
14 note at this time, the plan only governs our
15 main campus. This slide provides a list of the
16 elements included in our campus master plan.
17 Of the 11 elements, eight are required.

18 Facilities planning and construction is
19 proud to have facilitated the creation of this
20 document, but much of the content of the
21 document was created by various element leaders
22 and subject matter experts throughout the
23 campus. The creation of this document was a
24 campus wide effort.

25 Also, not listed on the screen is an

1 evaluation and appraisal report which is a
2 separate document which is a subject of the
3 previous 2015/2025 campus master plan. This
4 slide lists the mandatory events required by
5 state statute for the development of the campus
6 master plan.

7 They include an informal public session
8 which was held on May 15th; the first public
9 hearing which was held on July 17th; the 90-day
10 agency review period which happened from
11 July 22nd to October 22nd; the second public
12 hearing which we're doing today and will serve
13 as the last opportunity for the public comment
14 on the campus master plan. Per statute, the
15 second public hearing is to be held in
16 conjunction with the adoption of the campus
17 master plan which we also hope will be today.

18 Next step, facilities planning and
19 construction will notify agencies and affected
20 persons that the campus master plan has been
21 adopted, and those agencies and individuals
22 will then have 30-days to file petitions and
23 objections. Following the petition period, UCF
24 will then negotiate a campus development with
25 our host local government Orange County. This

1 agreement will delineate impacts to the
2 facilities and services of the host local
3 government, and identify agreed upon
4 improvements to address those impacts.

5 This slide lists the agencies that the
6 draft campus master plan was sent to for the
7 90-day review period. Orange County is our
8 host local government, and the remaining
9 agencies are either affected local governments
10 or review agencies.

11 Not listed but worth mentioning is our
12 internal university master plan committee.
13 This committee was also presented with the
14 draft campus master plan and had the
15 opportunity to review and comment on the
16 document.

17 This slide summarizes the number of
18 comments received by the review agencies. We
19 found these comments to be constructive. Some
20 of the comments created responses that added or
21 adjusted an objective policy or it corrected
22 clerical errors. And some comments were for
23 information only and required no adjustments to
24 the campus master plan.

25 A full list of the comments and our

1 responses are included in your board package.
2 And the final draft of the campus master plan,
3 which does include edits related to these
4 comments, and that was posted on our website on
5 November 7th. This slide summarizes the number
6 of comments received by our neighbors. A full
7 list of these comments and our responses is
8 also included in your board package.

9 Just a recap on the next steps: After the
10 adoption, the facilities planning and
11 construction will notify all affected agencies
12 and persons who submitted comments on the draft
13 of the campus master plan, and will post the
14 adopted campus master plan on our website and
15 the 30-day challenge period will begin.
16 Following the challenge period, we will begin
17 campus development agreement with negotiations
18 with Orange County. This concludes the campus
19 master plan presentation.

20 Madam chair, at this time I'd like to
21 request a five-minute break to allow anyone
22 from the public who wishes to speak to sign the
23 speaker roster and fill out a comment card.

24 MS. SEAY: Okay. So back at 11:14.

25 (Whereupon, a brief recess was had.)

1 MS. SEAY: Do we have any additional
2 public comment?

3 MS. SHEPHARD: Yes, monitor. This is one
4 request for public comment. Mr. Ronald Brooke.

5 MR. BROOKE: You want me over there where
6 you're at? There's no place to put my
7 paperwork there, that doesn't work. Here?

8 MS. SHEPHARD: Mr. Brooke, you have three
9 minutes to address the board.

10 MR. BROOKE: That's after I tell them who
11 I am, right?

12 MS. SHEPHARD: Yes, sir. If you could,
13 please state your name, address, and if you are
14 representing yourself or a group.

15 MR. BROOKE: Howdy, all. My name is
16 Ronald Brooke. I'm your next-door neighbor. I
17 live at 4632 Warnington Drive, Orlando 32826.
18 I'm one of those guys who walks a little funny
19 here because I just spent 21 years supporting
20 our international police system. It was good
21 being a soldier.

22 My interest is that UCF, before it allowed
23 the development of Recency Park and the
24 development of University Estates, had to check
25 off and give the approval to Orange County that

1 we would not interfere with any current or
2 planned future developments with any
3 university. On the copy side of that, the
4 university is obligated to ensure that it
5 minimizes negative impacts on the personal
6 property rights of myself and the other
7 citizens living in these two communities.

8 At some times, UCF gets to a point of
9 thinking that they're above everything, and
10 they forget this obligation. I have rendered
11 comments and your people have, in fact, come
12 over to my house because I do have some health
13 issues, and I will try to expand on some of
14 them.

15 By the way, Emily who runs the Recency
16 Park organization would like to speak, but
17 she's afraid of getting up. She wanted to
18 relinquish her time to me. If you-all would
19 approve of that, then that would be very good.

20 All right. Number one, the -- you have
21 written in element 5.0 general infrastructure
22 and utilities, 5.1 storm water management, that
23 you have not had any negative results of this
24 charges from the storm water management system.
25 This is not a true statement. It's an absolute

1 lie.

2 You can call it overflow or you can call
3 it discharge. You can call it runoff. Your
4 cup runneth over. Most of your water demands
5 on your 1415 acres, 1,415 acres, used to be
6 permeable, but now you have over 600 acres of
7 developed land that's impermeable. And as a
8 result thereof, you can't possibly be for this
9 because you get the same amount of rain on top
10 of this building as you used to before this
11 building was built.

12 So thereby in, you already know, you put
13 up 60 to 70 feet, put a five-foot wide pipe
14 draining them to a 50-foot level pond. And by
15 the way, your pond overflow arrear is at over
16 51 feet, and my neighbor's slab on his house is
17 at 50 feet.

18 So as I told this board back in 2003, I
19 believe it was, you have about 40 houses that
20 UCF is going to cause flooding thereof as a
21 result of what you've done, or better stated,
22 what you have not done. So that statement in
23 5.1 needs to be deleted before any
24 consideration of approval.

25 And by the way, yes, I can prove

1 everything I've said.

2 MS. SHEPHARD: Thank you, Mr. Brooke.

3 Your three minutes have expired.

4 MR. BROOKE: You've got to be kidding. I
5 don't believe that.

6 MS. SHEPHARD: We have someone who was
7 timing it.

8 MR. BROOKE: By the way, in your packet,
9 you have my e-mail, you have the rest of the
10 other items, you're welcome to call me up to
11 explain it to you when you-all get into your
12 discussion.

13 Are you going to allow me to have Emily's
14 comment? Madam chairman, I know what the
15 lawyer's comment is. He doesn't want it to
16 happen. What does the board want?

17 MR. COLE: Let me just state what our
18 bylaws allow. They do not allow for a transfer
19 of additional minutes from one person to
20 another. They do allow for the chair's
21 discretion, and if the chair chooses to extend
22 beyond three minutes. That's what our bylaw
23 says.

24 MS. SEAY: We're all here.

25 MR. BROOKE: Thank you.

1 MS. SEAY: Three minutes, though.

2 MR. BROOKE: Wait until -- I move slowly.

3 MS. SEAY: We'll tell you when. Let him
4 know when you're going to start.

5 MS. SHEPHARD: Starting now, sir.

6 MR. BROOKE: All right. Ready. All
7 right. So the -- in here, you've been talking
8 about in the newspaper expanding the stadium.
9 Expansion of the stadium requires a major
10 change to the master plan.

11 You've got a problem in the stadium in
12 that you've got something in the order of 20 to
13 25 million dollars worth of repairs that need
14 to be done which isn't being told to the
15 community which I'm quite surprised. Please
16 make sure you do not expand the stadium.

17 Right now, you interfere with our lives
18 when you have a game. I also, when my leaves
19 are down, see all of your light posts, and
20 sometimes the area where people have their
21 drinks and don't watch the game. If you put
22 another tier on top of that, then we will have
23 the privilege of looking at this chunk of
24 concrete every day of every year.

25 Plus, the speaker system is supposed to be

1 into the center of the stadium, the bowl, and
2 not to the outside. This last game you had,
3 you had speakers that were oriented directly
4 through Recency Park and University Estates.
5 It got that loud. That's how loud it is at my
6 house.

7 So please do something about that. The --
8 in the football stadium, I was the one who did
9 a petition against the university because it
10 was, in my mind, totally against state law at
11 the time for development, and it was stated and
12 approved purely as a football stadium. In the
13 eight days that we had a hearing on this, at no
14 time was it to be utilized for anything other
15 than UCF football. This was in 1700 pages of
16 litigation.

17 Each person who works at UCF that I
18 discussed this with said -- and I questioned
19 them because I think it's silly. I'm a
20 capitalist -- to only use it for football. And
21 they said, we're only going to utilize it for
22 football. It will never be utilized for
23 anything else.

24 The general coordination gives you-all a
25 requirement which was already part of a

1 settlement with me that there be meetings
2 bringing the citizens in twice a year. This is
3 good. The -- you have a program in here that
4 talks about how much space you're supposed to
5 have. It's a calculation figured out by the
6 board of governors. The calculation is either
7 totally wrong or UCF is totally incorrectly
8 running a university --

9 MS. SHEPHARD: Your three minutes is up.

10 MR. BROOKE: -- because you've got 75
11 percent of your space that you are under
12 authorization. So you either need to double
13 the amount of your buildings, or you need to
14 half the number of students, or you need to
15 utilize the people within this university
16 because you have some very smart people here.
17 Figure out better formulae and present that to
18 the board of governors so that you have a
19 realistic formula.

20 What you have in your document right now
21 is just totally unrealistic. And it's also
22 interesting, you-all went through a big program
23 over people saying you were illegally spending
24 money. The board of governors is the one who
25 authorized that back in 2002/2003, and also in

1 this last year -- no, it was this year
2 authorized it again.

3 You're only doing the same thing or the
4 people that you-all have fired which either got
5 fired for that or for whatever reason, it was
6 totally inappropriate action because it's been
7 a history of operation within UCF to utilize
8 extra funds left over from the previous year
9 for taking care of the buildings that you have
10 to have which is the requirement of the formula
11 as established by the board of governors.

12 MS. SHEPHARD: Mr. Brooke, thank you for
13 your comment.

14 MR. BROOKE: Thank you.

15 MS. SHEPHARD: Thank you.

16 MR. BROOKE: Thank you very much.

17 MS. SEAY: You're welcome.

18 MR. MARTINS: Madam chair, I'd like to
19 make a motion to approve the 2020/2030 campus
20 master plan update?

21 MS. SEAY: For purposes of discussion, do
22 I have a second?

23 MR. BRADLEY: Second.

24 MS. SEAY: Do we have some discussions?

25 MR. BRADLEY: I have a question of staff.

1 MS. SEAY: What's your question?

2 MR. BRADLEY: I don't know whose going to
3 answer it, the staff?

4 MS. SEAY: They're right here.

5 MR. BRADLEY: Oh, I think it would be
6 better if they come here. Thank you.

7 The question of the stadium expansion, I
8 noticed in several communications that there
9 was none in the 2020/2030 plan, is that
10 correct?

11 MR. MARTIN: That's correct.

12 MR. BRADLEY: There's no mention of a
13 stadium expansion in the plans. So if we -- if
14 we were to choose to do that in the future, we
15 would have to modify the plans?

16 MR. YEARGIN: It would require an
17 amendment.

18 MR. BRADLEY: Bring all that back and then
19 there would be public comment.

20 MS. SEAY: Mr. Gaekwad?

21 MR. GAEKWAD: I just heard the public
22 comment, and is it true, 25 million for the
23 stadium is required by 2023 or 2021 or 2030?
24 I'm not aware of it, and I'm -- I just heard
25 the public comment. What is in your master

1 plan for that?

2 MR. YEARGIN: For repairs to the stadium?

3 MR. GAEKWAD: Yes, that's what I heard
4 that it needed more repairs and he had some
5 kind of problem. So can you highlight that,
6 please?

7 MR. YEARGIN: It's not part of that master
8 plan. It's not in there. There's discussion.

9 MR. MARTIN: I think there is a line item
10 for -- on our capital. I think it's capital.

11 MR. GAEKWAD: For the chairman that was,
12 sir?

13 MR. MARTINS: I don't know. I don't
14 think, and correct me if I'm wrong, does
15 maintenance and repairs need to be part of the
16 campus master plan?

17 MR. COLE: Capital improvements do --

18 MR. MARTINS: Capital improvements do.

19 MR. COLE: -- but I think Bill was saying
20 there's something in there.

21 MR. MARTIN: Yes. Because of the size of
22 the project, we do have a line item for the
23 remediation.

24 MR. MARTINS: So it's included in there.

25 MR. MARTIN: It is included in the

1 literature, so it is in the guidelines.

2 MR. GAEKWAD: Okay.

3 MS. SEAY: No expansion, however there is
4 money for repair.

5 MR. YEARGIN: There is planning.

6 MR. MARTIN: I plan for repairs. We're
7 working on the money.

8 MS. SEAY: Working on what the cost will
9 be to do the repair and based on how you will
10 do the repair, correct?

11 MR. MARTIN: Yes.

12 MR. GAEKWAD: Is there structural damage,
13 or is that improvement? Because I'm in the
14 construction, so that is so big, it has to be
15 some structural issues.

16 MR. MARTIN: This is a rust remediation
17 project. There's rust on the stadium, and it's
18 pretty prolific. And over the last number of
19 years, we've been doing repairs a summer at a
20 time, and so this is more of a comprehensive
21 rust remediation project for the entire
22 stadium.

23 We put together a plan this last summer,
24 and so we have -- we have a plan to move
25 forward with it and now we're working on the

1 project.

2 MR. GAEKWAD: And this was covered from --

3 MR. MARTINS: It could come from the
4 stadium corp first, that's correct.

5 MR. GAEKWAD: Correct. And you look
6 into --

7 MR. MARTINS: And we will.

8 MR. GAEKWAD: Please provide to the chair.

9 MR. MARTINS: I think it's worth noting
10 since the topic of stadium expansion has been
11 brought up that on several occasions in the
12 past, we have amended the campus master plan
13 based on needs that have arisen during that
14 five- to ten-year period. Things change,
15 right, and, you know --

16 MR. GARVY: It's very common.

17 MR. MARTINS: It's very common. So if
18 that is a recommendation of the administration
19 moving forward in the future, this will come
20 back to us to amend to add the expansion of the
21 stadium at that time if that's a decision to be
22 made.

23 MS. SEAY: Any other questions? Okay. If
24 there are no other questions, all those in
25 favor of approving the campus master plan

1 update, say aye.

2 THE BOARD: Aye.

3 MS. SEAY: Opposed?

4 MR. GAEKWAD: Aye. And it's the update.
5 It's not the whole master plan. This is the
6 update like --

7 MR. MARTINS: This is the plan. This is
8 the plan. This is a five-year interval where
9 it comes back for your approval.

10 MR. GAEKWAD: After this, we approve. It
11 will not come back to the committee for the
12 board of trustees?

13 MR. MARTINS: Unless it's to be amended.
14 So to use our example that we just used, if the
15 administration decides that they want to expand
16 the football stadium, that would need an
17 amendment to this plan. If that's in two or
18 three years from now, it would come back to the
19 board before that five-year period is over, and
20 it would go through the public hearing process.

21 MR. COLE: Five years from now. So
22 amendments can happen any time, but it still
23 has to come to the board. Five years from now,
24 we will have this comprehensive process that
25 we've just gone through.

1 MR. MARTINS: And having said that, I
2 think it's worth noting too, Scott, that we
3 have these regular meetings with our neighbors
4 and we solicit public comment on what's going
5 on in the campus that doesn't have to
6 necessarily have to do with the master plan,
7 but impacts our neighbors.

8 So we do have these listening sessions all
9 the time. So in that instance, there will be a
10 period of time I'm sure where we'll be able to
11 get some feedback with the decision that we're
12 making at that time.

13 MS. SEAY: Okay. So the campus master
14 plan is approved.

15 (Whereupon, the proceedings concluded at
16 11:30 a.m.)

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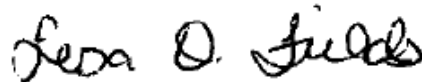
CERTIFICATE OF REPORTER

STATE OF FLORIDA

COUNTY OF ORANGE

I, LESA D. FIELDS, Professional Shorthand Reporter, do hereby certify that I was authorized to and did report the foregoing proceedings, and that the transcript, Pages 1 through 27, is a true and correct record of my stenographic notes.

DATED this 25th day of November, 2019.



LESA D. FIELDS
Professional Shorthand Reporter

1			
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11 9:1,17	5.1 14:22	adjustments 11:23	already 7:16
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