

# Comment & Response Packet

Florida Statute 1013.30(6): Before a campus master plan is adopted, a copy of the draft master plan must be sent for review or made available electronically to the host and any affected local governments, the state land planning agency, the Department of Environmental Protection, the Department of Transportation, the Department of State, the Fish and Wildlife Conservation Commission, and the applicable water management district and regional planning council.

On July 22, 2019 the 2020-30 Campus Master Plan was made available for a 90-day review to:

- Orange County (host local government)
- Seminole County (affected local government)
- City of Orlando (affected local government)
- City of Oviedo (affected local government)
- Department of Economic Opportunity (state land planning agency)
- Department of Environmental Protection
- Department of Transportation
- Department of State
- Fish and Wildlife Conservation Commission
- St. Johns River Water Management District
- East Central Florida Regional Planning Council

On or before October 22, 2019, UCF received letters and email from the governments and agencies. The agency comments and UCF's responses are included herein.

Affected Persons - to ensure full public participation in the planning process, the Public is given the same 90 days to review and respond to the Campus Master Plan. The Affected Persons' comments and UCF's responses are included herein.

# Comment & Response Packet

## Orange County

(host local government)

- Response received with fifty-nine comments from:
  - OC Planning Division
  - OC Transportation Planning Division
  - OC Fire Rescue Department
  - OC Sheriff's Office
  - OC Environmental Protection Division
- UCF response



October 22, 2019

Mr. Bill Martin, Senior Director  
University of Central Florida  
Facilities Planning and Construction  
3528 North Perseus Loop, Building 16  
Orlando, FL 32816

**SUBJECT: University of Central Florida – Draft 2020 Campus Master Plan**

Dear Mr. Martin:

Orange County has completed its review of the Draft Campus Master Plan. The attached comments/questions/recommendations are arranged by reviewing County Department/Divisions. Orange County looks forward to a continued cooperative relationship with the University. Please feel free to contact me if you have any questions.

Sincerely,

Alberto A. Vargas, MArch., Manager  
Planning Division

cc: Chris Testerman, Assistant County Administrator  
Jon Weiss, Director, Planning, Environmental and Development Services  
Alberto Vargas, Manager, Planning Division  
Liz Johnson, Assistant Manager, Orange County Environmental Protection Division  
Tim Hull, Environmental Programs Administrator, Orange County EPD  
Renzo Nastasi, Manager, Transportation Planning  
Jacob Lujan, Fire Rescue Compliance and Planning Administrator  
Belinda Atkins, Senior Research Analyst, Orange County Sheriff's Office

PLANNING DIVISION

ALBERTO A. VARGAS, MArch., *Planning Manager*

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## **Planning Division Comments**

### Future Land Use Element

- Context Area : Orange County's Commercial Floor Area Ratio (FAR) was amended in 2017, reducing the FAR from 3.0 to a FAR of 1.5. The Office FAR was also amended reducing it from a FAR of 3.0 to a FAR of 1.0

## **Transportation Planning Division Comments**

### Transportation Element

- Terminology: need to add Transportation SWAT (Sustainability Working Advisory Team) for promoting a sustainable Transportation system on Campus. It's an advisory committee for the UCF president in different fields and transportation is one of them.
- Policy 1.1.5: the 2018 Q/LOS Handbook will be released and it is recommended to include it as a reference as well.
- Policy 1.2.3 – May want to elaborate on why data is being collected ...to ensure quality or quantity of alternate modes?
- Policy 2.2.5- May want to include a reason why no more parking garages in the Campus Core as the objective cites provide adequate parking facilities. Intercept garage noted in D&A page 28/31.
- Policy 2.2.7: need to add at the beginning "A parking study must be conducted before replacing an existing parking with new construction. If new construction....."
- Policy 2.2.7 - Funding for replacement parking shall be considered. May want to elaborate to address if the replacement parking will be permanent or temporary- gravel or grass / pavement etc.?
- Policy 3.3.2: need to consider adding quantitative assessment of the transit service in addition to the qualitative one.
- Policy 4.1.2 – May want to include well- maintained and lit sidewalks due to the pedestrian and vehicular conflicts to ensure pedestrian safety
- Policy 4.1.3: need to add "shall consider increasing the use of bicycle lanes by providing protected bicycle lanes to improve safety"
- Policy 4.2.2 – May want to add the term agencies after government as there may be agency plans that are considered in your review- Metro Plan , FDOT etc.
- Policy 4.2.3 – Please correct the spelling of Solon Drive from Salon Drive to Solon Drive.
- Policy 4.5.1: may need to revise this policy. Limiting "similar devices" to sidewalks and prohibiting it in bike lanes is not recommended especially for scooters and Segways which are considered similar devices. It is recommended to use micromobility instead of similar devices and allow it to use bike lanes. They have faster speeds and need to be on a separate path than pedestrians for safety reasons.
- Need to add a new policy 4.5.2 which considers separating "Wheels from Heels" due to the increased use of ebikes and scooters which pose safety risks to pedestrians.
- Policy 4.6.1: may need to consider adding smart lighting to the standards for energy savings.
- Objective 5.5 and Objective 5.6 – Consider using the term transportation in the objective.

- Policy 5. 1.2 - Consider rewording policy. Encourage supportive land use designs including compact and mixed use developments which reduce trip length and are pedestrian friendly.
- Policy 5.2.1: “to” is missing from the sentence. “The university shall continue to.....”
- Need to add a new policy 5.2.3: The University shall consider converting the UCF shuttle fleet to electric shuttles or a clean alternative to promote a healthy environment.
- Policy 5.3.1: Typo in the title. It is repeated twice. The second one should read 5.3.2.
- Policy 5.3.3: this is a repeated policy (see 2.2.4). However, need to consider adding an incentive program for those who have electric vehicles and carry two or more persons.
- Policy 5.3.3- May want to include some type of safety program for students as individuals have been posing as drivers not associated with these agencies and have harmed individuals. Possible designated on-campus pick-up locations etc. Possibly the UCF/LYNX Transit center referenced on page 19?

#### Data and Analysis Comments

- Page 24 Narrative – Sustainable Transportation Approaches: may want to use “reliable” instead of “dependable”.
- Page 24 Narrative – second bullet: need to add SWAT and micromobility. “UCF Student Government Association and SWAT committee in conjunction with student union offer a bike share and micromobility programs.....”
- Page 25 – Shuttle Tracking: this is an excellent service and it is recommended to add one or two routes to serve Avalon Park area, Eastwood and Stoneybrook residential areas. There are considerable number of students, staff and faculty that live in this area which will further reduce the auto trips.
- Page 26 – Class Scheduling: need to eliminate the 3-day class schedule (M-W-F) with 50 min class time each which defeats the purpose of reducing vehicular trips to Campus to utilize Fridays.
- Future Conditions: There was no mention about the hotel that will be constructed on Campus along Alafaya Trail and how it will impact the university’s transportation roadway network which contradicts with Policy 1.2.1 to ensure Concurrency of Campus Development with the host government. Please include this info.
- Page 28 – Committed Improvements: need to upgrade the SCOOT system and traffic controllers from Siemens to Intelight.
- Page 28 – Future Parking Structures: need to add “No future parking garages ..... per policy 2.2.5”
- Page 29 – Background Growth: is the 0.83% per year?
- Page 29 – Multimodal Mobility Plan Assessment: “The University has achieved these reductions through various strategies such as UCF shuttle ridership...” there is no info on previous years’ ridership to compare with the 2018 numbers. Please include for comparison.
- Figure 6.0-8 Trip Rate: How was the vehicle trips calculated?
- Figure 6.0-11 Future Roadway Conditions Table: please revise the table to make sure calculations are correct. For example, the first row, Alafaya Trail from SR 50 to Science Drive, YR 2030 total trips for the PM peak hour should be 3,566 instead of 3,466. Also, the heading of the column before the last one should read YR 2030 Total V/C instead of YR 2025 Total V/C.

- Figure 6.0-2 - May want to include a total row at the end of the table to calculate the total # of parking spaces.
- Figure 6.0-4 other row. Page 17, Figure 6.0-3, other row list 625 spaces for this item seem to be a conflict.

### **Fire Rescue Department Comments**

#### Transportation Element

- Transportation section does not indicate that new roads will take emergency vehicle accessibility into account.
- Public Safety Policy 1.1.3 does not mention Orange County Emergency Management.
- Public Safety Policy 1.2.12 should involve a party other than internal IT to ensure that radios can function properly.
- Conservation Policy 1.2.7 refers to Orange County Fire Department rather than Orange County Fire Rescue Department.

### **Sheriff's Office**

#### Public Safety General Comment

The University of Central Florida (UCF) is located in the Orange County Sheriff's Office patrol Sector Two. In 2018 the Sheriff's Office received 1,343,802 calls for service. Sector Two handled 275,778 calls during that time period. It should be noted that any additional expansion within the UCF campus and surrounding areas will increase the workload of the Sheriff's Office. Specific law enforcement and support personnel numbers are based upon the number and type of new construction and can be provided at the time of proposal through Orange County Planning. We look forward to supporting the growth of UCF, but want to make sure public safety is a consideration with future development of the campus and surrounding communities.

### **Environmental Protection Division Comments**

#### Future Land Use and Urban Design

- Goal 1, Policy 1.1.1 - Conservation Land Use: "No construction in these areas with the exception of minimal structures and improvements required to provide safe access and essential support functions..." Please provide examples and clarify what is considered minimal structures and improvements within conservation land use areas. 2) Explain why a FAR of 0.05 is necessary and why a FAR of 0.00 is not practicable in the conservation land use areas.
- Goal 1, Policy 1.2.1 No construction is anticipated in these (conservation) areas, with the exception of minimal structures and improvements necessary to ensure safe access and essential support functions. Please provide examples and clarify what is considered minimal structures and improvements.

#### Housing

- Policy 1.1.9 – also include recycling facilities.

### General Infrastructure & Utilities

- Goal 1, Objective 1.2 – Green Industries BMPs should be specifically incorporated since applicators are required by Florida Department of Agriculture to have this training.
- Goal 1 – It is recommended that UCF enter into an Interlocal Agreement with Orange County that would serve as a guiding document for systems that potentially could co-mingle

### Stormwater Management Sub-Element

- In the event that there are any illicit discharges from UCF into the County's MS4, Orange County would address them as we would with any other entity business/individual.

### Solid Waste Sub-Element

- Goal 2 – Consider adding language promoting remanufacturing using recyclables as raw materials and responsible purchasing plans that minimize waste generation and reduce chemical waste.

### Public Safety

- Goal 2, Objective 2.1.1– Consider adding personnel training in chemical handling and hazardous waste identification and management.
- Goal 2, Objective 2.2.1 – Consider adding an element for proper disposal of expired chemicals in inventory, especially those identified as having hazardous waste constituents.

### Conservation

- If/when a Total Maximum Daily Load or Basin Management Action Plan is established for the Big and/or Little Econlockhatchee River Basins, UCF will be considered a stakeholder.
- Any areas outside of the geographical limits of the UCF Campus Master Plan are subject to Chapter 15, Orange County Code.
- UCF should continue to include measures to protect wetlands and adjacent upland buffers, particularly when such systems connect to wetland areas outside the University boundaries.
- Goal 1, Policy 1.2.5 - This policy allows for the use of Category 2 invasive species, listed by the 2019 Florida Exotic Plant Pest Council (FLEPPC), for limited landscape applications where there is minimal chance of their spread into adjacent natural lands. Since UCF is within the Econlockhatchee River Protection Area, it is recommended that the policy be revised to be more in line with Chapter 15 Article XI, Sec 442(d) of the Orange County Code. A suggested revision should state "native landscaping should be used to the greatest extent possible in the construction of new facilities and exclude the use of Category 1 and 2 invasive species, as listed in the current Florida Exotic Plant Pest Council (FLEPPC) List of Invasive Plant Species, in landscaping".
- Goal 1, Policy 1.2.6 - "The University shall maintain established buffers, termed Riparian Habitat Protection Zones (RHPZ), consisting of uplands that are within 50-feet of all campus wetlands...". A suggested addition to this policy is, "The RHPZ upland buffers shall remain in a natural undisturbed state to the greatest extent possible".
- Goal 1, Policy 1.2.1 - No construction in conservation areas except "minimal structures and improvements necessary to ensure safe access and essential support functions..." Please provide examples and clarify what is considered minimal structures and improvements within conservation areas.

- Goal 2 – In the event that there are any illicit discharges from UCF into the County’s MS4, Orange County would address them as we would with any other entity business/individual.
- Goal 2, Policy 2.1.1 – It is recommended that UCF enter into an Interlocal Agreement with Orange County that would serve as a guiding document for systems that potentially could co-mingle.
- Goal 2, Policy 2.3.3 consider changing the phrase “environmental impacts” to “environmental benefits”.

#### Capital Improvements and Implementation

- Demolition should involve careful deconstruction and recycling or reuse of building materials where possible





UNIVERSITY OF CENTRAL FLORIDA

**Facilities Planning & Construction**  
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November 6, 2019

Alberto A. Vargas, Manager  
Planning Division  
20 I South Rosalind Avenue, 2nd Floor  
Orlando FL 32802-1393

Thank you for your October 22, 2019 letter providing Orange County's comments on the draft UCF 2020-30 Campus Master Plan Update, specifically those from the Planning Division, Transportation Planning Division, Fire Rescue Department, Sheriff's Office, and Environmental Protection Division.

Your comments are shown below, followed by UCF responses. We have numbered your comments for convenience. Any resulting changes to the Campus Master Plan will be noted here and included in the revised Adoption Version to be re-posted at <https://fp.ucf.edu/mp2020/> on November 7, 2019.

## PLANNING DIVISION COMMENT

### 2.0 FUTURE LAND USE & URBAN DESIGN

- 1 Context Area: Orange County's Commercial Floor Area Ratio (FAR) was amended in 2017, reducing the FAR from 3.0 to a FAR of 1.5. The Office FAR was also amended reducing it from a FAR of 3.0 to a FAR of 1.0

**UCF Response:** 2.0 Future Land Use & Urban Design, Data & Analysis, page 18, has been revised to reflect amended Floor Area Ratios as stated.

## TRANSPORTATION PLANNING DIVISION COMMENTS

### 6.0 TRANSPORTATION Introduction

- 2 Terminology: need to add Transportation SWAT (Sustainability Working Advisory Team) for promoting a sustainable Transportation system on Campus. It's an advisory committee for the UCF president in different fields and transportation is one of them.

**UCF Response:** The following has been added to Terminology (page 2):

"Transportation SWAT: The Sustainability Working Advisory Team (SWAT), concentrating on transportation, reports on the university goals including, but not limited to, shuttle and other mass transit, commuter programs, Electric Vehicle (EV) charging, electrification of fleet vehicles, and improving the biking and pedestrian paths."

### 6.0 TRANSPORTATION Goals, Objectives & Policies

- 3 Policy 1.1.5: the 2018 Q/LOS Handbook will be released and it is recommended to include it as a reference as well.

**UCF Response:** POLICY 1.1.5 has been revised to read:

"... as defined in the current<sup>3</sup> *FDOT Quality/Level of Service Handbook (Q/LOS....)*"

We will add footnote 3 "The 2018 FDOT Q/LOS Handbook will be adopted soon."



- 4 Policy 1.2.3 – May want to elaborate on why data is being collected ...to ensure quality or quantity of alternate modes?

**UCF Response:** POLICY 1.2.3 has been revised to read:

“The University shall survey students every five years regarding transit, bicycle, and pedestrian services to ensure the quality and quantity of our transportation modes.”

- 5 Policy 2.2.5- May want to include a reason why no more parking garages in the Campus Core as the objective cites provide adequate parking facilitates. Intercept garage noted in D&A page 28/31.

**UCF Response:** POLICY 2.2.4 (was 2.2.5) has been revised to read:

“The University shall not build any future parking garages within the Campus Core, inside of Gemini Boulevard. All remaining buildable sites within the core must be reserved for future Academic Buildings. Future garages will be located at the campus periphery to intercept traffic and reduce congestion within the core.”

- 6 Policy 2.2.7: need to add at the beginning “A parking study must be conducted before replacing an existing parking with new construction. If new construction...”

**UCF Response:** POLICY 2.2.6 (was 2.2.7) has been revised to read:

“If new construction displaces an existing parking lot, replacement parking shall be considered as part of the new construction planning and budget. A parking study shall be conducted before removing existing parking to allow new construction...” See also Comment 7.

- 7 Policy 2.2.7 - Funding for replacement parking shall be considered. May want to elaborate to address if the replacement parking will be permanent or temporary, gravel or grass / pavement etc.?

**UCF Response:** POLICY 2.2.6 (was 2.2.7), continued from Comment 6, has been revised to read:

...”Need, funding, and type of replacement parking – paved or pervious (gravel, grass) shall be considered on a case-by-case basis...”

- 8 Policy 3.3.2: need to consider adding quantitative assessment of the transit service in addition to the qualitative one.

**UCF Response:** Quantitative assessment is accomplished by a continuing analysis of ridership numbers to assure UCF is providing appropriate transit service.

POLICY 3.3.2 has been revised to read:

“The University shall measure the quantity and quality of its current services using performance-based assessments resulting from feedback collected through online surveys, student orientation, and focus groups.”

- 9 Policy 4.1.2 – May want to include well-maintained and lit sidewalks due to the pedestrian and vehicular conflicts to ensure pedestrian safety.

**UCF Response:** To encourage and promote pedestrian and non-vehicular transportation, bullet point 1 has been revised to read:

“Well-maintained and *lighted* sidewalks and bike pathways”

- 10 Policy 4.1.3: need to add “shall consider increasing the use of bicycle lanes by providing protected bicycle lanes to improve safety”



**UCF Response:** POLICY 4.1.3 has been revised to read:

“The University shall continue to provide bicycle lanes on newly-constructed or improved on-campus roadways, where feasible. *UCF will investigate locations where protected lanes are needed to improve safety; such as higher-speed campus roads.*”

- 11 Policy 4.2.2 – May want to add the term agencies after government as there may be agency plans that are considered in your review - Metro Plan , FDOT, etc.

**UCF Response:** POLICY 4.2.2 has been revised to read:

“The University shall continue to coordinate with the host and affected local governments by reviewing their local comprehensive plans, bicycle plans, or pedestrian circulation plans, and meeting with local government *agencies*, as necessary.”

- 12 Policy 4.2.3 – Please correct the spelling of Solon Drive from Salon Drive to Solon Drive.

**UCF Response:** Done. Thank you.

- 13 Policy 4.5.1: may need to revise this policy. Limiting “similar devices” to sidewalks and prohibiting it in bike lanes is not recommended especially for scooters and Segways which are considered similar devices. It is recommended to use micromobility instead of similar devices and allow it to use bike lanes. They have faster speeds and need to be on a separate path than pedestrians for safety reasons.

**UCF Response:** We have added the term Micromobility to 6.0 Transportation, Introduction, Terminology (page 2).

The referenced POLICY 4.5.1 addresses the use of skateboards, roller blades, etc. and states that their use is limited to sidewalks and crosswalks and prohibited from use on roadways, bike paths, parking lots. This is in accordance with University Policy *UCF-4.036 Skateboarding, Skating, and Similar Activities on University Property*. When last revised, the policy was unlikely to have considered the widespread use of micromobility devices that travel at higher speeds.

With the advent of eScooter sharing, micromobility devices are being addressed and policy considered. The UCF Police Department states that there must be a broad discussion regarding how our University Policies and State laws intersect. See also Comment 14 response.

- 14 Need to add a new policy 4.5.2 which considers separating “Wheels from Heels” due to the increased use of eBikes and scooters which pose safety risks to pedestrians.

**UCF Response:** Although funding is not currently available, it is a commendable goal to separate “Wheels from Heels”. The following forward-thinking policy has been added:

“POLICY 4.5.2: With the increased use of eBikes and eScooters on campus, UCF must adapt policies to address their use; and investigate pedestrian safety precautions, such as separating “Wheels from Heels.” These Micromobility devices travel at faster speeds and pedestrian safety would be better served if they travelled on separate paths from pedestrians (pending funding).”

- 15 Policy 4.6.1: may need to consider adding smart lighting to the standards for energy savings.

**UCF Response:** The recommendation to add smart lighting to the UCF Design, Construction, and Renovation Standards has been forwarded to Facilities Planning & Construction, the department that maintains the Standards.

- 16 Objective 5.5 and Objective 5.6 – Consider using the term transportation in the objective.



**UCF Response:** Revised as recommended.

- 17 Policy 5.1.2 - Consider rewording policy. Encourage supportive land use designs including compact and mixed use developments which reduce trip length and are pedestrian friendly.

**UCF Response:** Revised as recommended.

- 18 Policy 5.2.1: “to” is missing from the sentence “The university shall continue to.....”

**UCF Response:** Corrected. Thank you.

- 19 Need to add a new policy 5.2.3: The University shall consider converting the UCF shuttle fleet to electric shuttles or a clean alternative to promote a healthy environment.

**UCF Response:** Electric shuttles were investigated and found to be fiscally infeasible for UCF, because of the technology and the added shuttles required to cover charging times. New Policy 5.2.3 has been added:

“UCF shall convert the bus/shuttle fleet to clean alternative fuels by 2020, specifically 80% propane and 20% clean bio-diesel.”

- 20 Policy 5.3.1: Typo in the title. 5.3.1 is repeated twice. The second one should read 5.3.2.

**UCF Response:** Corrected. Thank you.

- 21 Policy 5.3.3: this is a repeated policy (see 2.2.4). However, need to consider adding an incentive program for those who have electric vehicles and carry two or more persons.

**UCF Response:** We maintained Policy 5.3.3 as follows:

“Within the planning timeframe, the University shall study the effectiveness and feasibility of a parking incentive program that provides preferential parking for automobiles carrying two or more persons.”

We removed duplicate Policy 2.2.4, because it did not align with its objective.

- 22 Policy 5.3.2 - May want to include some type of safety program for students as individuals have been posing as drivers not associated with these agencies and have harmed individuals. Possible designated on-campus pick-up locations etc. Possibly the UCF/LYNX Transit center referenced on page 19?

**UCF Response:** The UCF Police Department teaches a safety program at Student Orientation, with safety topics varying as new issues arise. We have brought the “imposter ride-share driver” issue to their attention.

It would be challenging to enforce restricted pickup locations on campus; as our students, faculty, and staff expect the same level of convenience as do all ride-share users.

UCFPD states that it may be feasible to have designated pick-up locations on game days.

The UCF/Lynx Transit Center would be an unsafe location for ride-share pickup; as it is intended for shuttle/bus traffic only - cars are discouraged.

## **6.0 TRANSPORTATION, Data & Analysis**

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- 23 Page 24 Narrative – Sustainable Transportation Approaches: may want to use “reliable” instead of “dependable”.

**UCF Response:** First bullet point revised as recommended.



- 24** Page 24 Narrative – second bullet: need to add SWAT and micromobility. “UCF Student Government Association and SWAT committee in conjunction with student union offer a bike share and micromobility programs.....”

**UCF Response:** Second bullet point revised as recommended.

- 25** Page 25 – Shuttle Tracking: this is an excellent service and it is recommended to add one or two routes to serve Avalon Park area, Eastwood and Stoneybrook residential areas. There are considerable number of students, staff and faculty that live in this area which will further reduce the auto trips.

**UCF Response:** UCF shuttles only serve residential apartment complexes that meet two criteria: they must have 400 residing students and be located within a one-mile radius from main campus. Additional and adequate funding must be available before we consider any new service.

- 26** Page 26 – Class Scheduling: need to eliminate the 3-day class schedule (M-W-F) with 50 min class time each which defeats the purpose of reducing vehicular trips to Campus to utilize Fridays.

**UCF Response:** UCF must continue to use a minimum 5-day class schedule to meet statutory requirements.

- To defer the need to *build more classroom facilities*, the Florida Legislature and the Florida Board of Governors expect greater utilization of postsecondary classrooms (more hours, more days). See [OPPAGA Report 09-25](#)
- Postsecondary education classrooms are required to be used a minimum of 40 hours per week. See [Florida Statute 1013.03\(2\)](#)
- The UCF schedule of classes adheres to the federal definition of the credit hour, adopted by our regional accrediting body, the Commission on Colleges of the Southern Association of Colleges and Schools. Based on the SACSCOC definition, a three hour class requires approximately three periods of instruction per week (e.g., Monday-Wednesday-Friday, 50-minute classes) for each 15 week semester. See [Federal Definition of the Credit Hour](#)

See also 11.0 Academic & Support Facilities, p.10, for course scheduling best-practices to be implemented to improve classroom utilization.

- 27** Future Conditions: There was no mention about the hotel that will be constructed on Campus along Alafaya Trail and how it will impact the university's transportation roadway network which contradicts with Policy 1.2.1 to ensure Concurrency of Campus Development with the host government. Please include this info.

**UCF Response:** The Celeste Hotel is being constructed on land sub-let to Pegasus Hotel, LLC by the UCF Board of Trustees, with consent of the Trustees of the Internal Improvement Fund (TIITF) and the Florida Department of Environmental Protection. Like the Orange County/Seminole County Fire/Rescue Station, the hotel property falls under UCF only as its landlord. The relationship between Pegasus Hotel, LLC and Orange County is outside of UCF's purview.

Mention of the Celeste Hotel has been added to 11.0 ACADEMIC & SUPPORT FACILITIES, page 12.

The hotel site has two driveways, one on the east and one on the west (opposite Strategy Blvd). Their impact is limited, as they do not align with each other to create a street and will not be considered a UCF campus entrance.

- 28** Page 28 – Committed Improvements: need to upgrade the SCOOT system and traffic controllers from Siemens to Intelight.



**UCF Response:** The “Committed Improvements” listed on page 28 are quoted from the 2016 Campus Development Agreement. Item 11(e) committed UCF and Orange County to jointly evaluate the operability and compatibility of SCOOT annually every January.

This commitment did not obligate UCF to upgrade the system and traffic controllers. UCF has investigated optimizing and upgrading SCOOT. UCF’s SCOOT system is functioning poorly; and has a disruption at Libra Drive. No project to repair or upgrade has been funded.

- 29** Page 28 – Future Parking Structures: need to add “No future parking garages .....per policy 2.2.5”

**UCF Response:** Revised as recommended.

- 30** Page 29 – Background Growth: is the 0.83% per year?

**UCF Response:** Due to a typo, we must first correct the percentage from 0.83% to 0.88%. Page 29 has been revised to read:

“Based on the latest BEBR projections, the projected population growth rate for Orange County will be 0.88% *per year* from 2018 to 2030.

- 31** Page 29 – Multimodal Mobility Plan Assessment: “The University has achieved these reductions through various strategies such as UCF shuttle ridership...” there is no info on previous years’ ridership to compare with the 2018 numbers. Please include for comparison.

**UCF Response:** UCF has added the following to page 29:

“UCF average daily shuttle ridership increased from 13,555 to 15,659, when compared to the 2015-25 Campus Master Plan Update.

- 32** Figure 6.0-8 Trip Rate: How was the vehicle trips calculated?

**UCF Response:** The additional trip rate per student was developed by comparing the data from the 2015-25 Campus Master Plan Update (YR 2014) to the current data (YR2019). Over this period, the number of students increased by 5,324 and the number of vehicle trips entering/exiting the campus decreased by 6,931. Therefore, the trip rate per additional student was calculated as  $-6,931/5,324 = -1.30$ .

- 33** Figure 6.0-11 Future Roadway Conditions Table: please revise the table to make sure calculations are correct. For example, the first row, Alafaya Trail from SR 50 to Science Drive, YR 2030 total trips for the PM peak hour should be 3,566 instead of 3,466. Also, the heading of the column before the last one should read YR 2030 Total V/C instead of YR 2025 Total V/C.

**UCF Response:** Corrections have been made. Calculations have been verified.

- 34** Figure 6.0-2 - May want to include a total row at the end of the table to calculate the total # of parking spaces.

**UCF Response:** Revised as recommended. Total parking spaces in garages = 11,786.

- 35** Figure 6.0-4 other row. Page 17, Figure 6.0-3, other row list 625 spaces for this item seem to be a conflict.

**UCF Response:** Event Garage F in Figure 6.0-2 Campus Parking Structures and Figure 6.0-4 Specialty Parking have been aligned at 678 spaces.





## FIRE RESCUE DEPARTMENT COMMENTS

### 6.0 TRANSPORTATION

- 36** Transportation section does not indicate that new roads will take emergency vehicle accessibility into account.

**UCF Response:** UCF has no plans for new roads during the 10-year planning timeframe. If UCF should fund road improvements during the planning timeframe, emergency vehicle accessibility will be taken into account.

Construction documents provided by lessee Pegasus Hotel, LLC indicate that the Celeste Hotel driveways are planned to accommodate Orange County 95-Platform Trucks, HP75 Aerial Ladder Trucks, and #80323 Pumpers.

### 8.0 PUBLIC SAFETY

- 37** Public Safety Policy 1.1.3 does not mention Orange County Emergency Management.

**UCF Response:** Revised to mention Orange County Emergency Management.

- 38** Public Safety Policy 1.2.12 should involve a party other than internal IT to ensure that radios can function properly.

**UCF Response:** UCFPD states “signal strength of the Distributed Antennae System (DAS) is tested by UCF IT; and we recommend that this does not change. They are the UCF frequency coordinator.”

### 9.0 CONSERVATION

- 39** Conservation Policy 1.2.7 refers to Orange County Fire Department rather than Orange County Fire Rescue Department.

**UCF Response:** Revised to mention Orange County Fire Rescue Department.

## SHERIFF'S OFFICE COMMENT

### 8.0 PUBLIC SAFETY

- 40** The University of Central Florida (UCF) is located in the Orange County Sheriff's Office patrol Sector Two. In 2018 the Sheriff's Office received 1,343,802 calls for service. Sector Two handled 275,778 calls during that time period. It should be noted that any additional expansion within the UCF campus and surrounding areas will increase the workload of the Sheriff's Office. Specific law enforcement and support personnel numbers are based upon the number and type of new construction and can be provided at the time of proposal through Orange County Planning. We look forward to supporting the growth of UCF, but want to make sure public safety is a consideration with future development of the campus and surrounding communities.

**UCF Response:** Duly noted.

## ENVIRONMENTAL PROTECTION DIVISION COMMENTS

### 2.0 FUTURE LAND USE & URBAN DESIGN

- 41** Goal 1, Policy 1.1.1 - Conservation Land Use: “No construction in these areas with the exception of minimal structures and improvements required to provide safe access and essential support functions...” Please provide examples and clarify what is considered minimal structures and



improvements within conservation land use areas. 2) Explain why a FAR of 0.05 is necessary and why a FAR of 0.00 is not practicable in the conservation land use areas.

**UCF Response:** Revised to exclude remarks about construction in these areas; see response to Comment 42.

UCF concurs that the target Conservation Land Use FAR should be 0.00. Revised as recommended.

- 42** Goal 1, Policy 1.2.1 No construction is anticipated in these (conservation) areas, with the exception of minimal structures and improvements necessary to ensure safe access and essential support functions. Please provide examples and clarify what is considered minimal structures and improvements.

**UCF Response:** POLICY 1.2.1 has been revised to read:

“...minimal structures and improvements necessary to ensure safe access and essential support functions (e.g., signage kiosks, security fencing or barricades, natural water crossings).”

### 3.0 HOUSING

---

- 43** Policy 1.1.9 – also include recycling facilities.

**UCF Response:** POLICY 1.1.9 has been revised to read:

“Sanitary sewer, potable water, stormwater management, and solid waste facilities (waste and recycling facilities) shall be provided at established levels of service prior to occupancy of future housing facilities.”

### 5.0 GENERAL INFRASTRUCTURE & UTILITIES

---

- 44** 5.1 Stormwater Management Goal 1, Objective 1.2 – Green Industries BMPs should be specifically incorporated since applicators are required by Florida Department of Agriculture to have this training.

**UCF Response:** Objective 1.2 has been revised to read:

“Use Green Industry Best Management Practices (BMPs) to minimize University-generated storm water pollutants.”

- 45** Goal 1 – It is recommended that UCF enter into an Interlocal Agreement with Orange County that would serve as a guiding document for systems that potentially could co-mingle

**UCF Response:** UCF is open to further discussion regarding this recommendation.

- 46** 5.1 Stormwater Management: In the event that there are any illicit discharges from UCF into the County’s MS4, Orange County would address them as we would with any other entity business/individual.

**UCF Response:** Duly noted

- 47** 5.4 Solid Waste, Goal 2 – Consider adding language promoting remanufacturing using recyclables as raw materials and responsible purchasing plans that minimize waste generation and reduce chemical waste.

**UCF Response:** POLICY 2.2.2 has been revised to read:

“UCF Recycling shall continue to work with departments to properly recycle or repurpose materials that would otherwise be discarded; and promote responsible purchasing plans that minimize waste generation and reduce chemical waste”.





New “POLICY 2.2.4 will read:

“UCF will continue to work closely with contracted haulers and local Recycling Centers to promote remanufacturing and the use of recyclables as a source of raw material.”

## 8.0 PUBLIC SAFETY

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- 48** Goal 2, Objective 2.1.1– Consider adding personnel training in chemical handling and hazardous waste identification and management.

**UCF Response:** Goal 2, Objective 2.1.1 has been revised to read:

“EHS will conduct and document training courses for all registered UCF laboratory workers: including, but not limited to, courses in Biological Safety, Bloodborne Pathogens, Chemical Safety, Hazardous Management and Disposal, Laboratory Safety, Laser Safety, Controlled Substances, Animal Exposure, etc.”

- 49** Goal 2, Objective 2.2.1 – Consider adding an element for proper disposal of expired chemicals in inventory, especially those identified as having hazardous waste constituents.

**UCF Response:** Goal 2, Objective 2.2.1 has been revised to read:

“EHS will conduct annual verification of chemical inventory by department, and coordinate the disposal of expired chemicals and hazardous materials in compliance with federal, state, and local regulatory requirements.”

## 9.0 CONSERVATION

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- 50** If/when a Total Maximum Daily Load or Basin Management Action Plan is established for the Big and/or Little Econlockhatchee River Basins, UCF will be considered a stakeholder.

**UCF Response:** Duly noted.

- 51** Any areas outside of the geographical limits of the UCF Campus Master Plan are subject to Chapter 15, Orange County Code.

**UCF Response:** Duly noted.

- 52** UCF should continue to include measures to protect wetlands and adjacent upland buffers, particularly when such systems connect to wetland areas outside the University boundaries.

**UCF Response:** Duly noted.

- 53** Goal 1, Policy 1.2.5 - This policy allows for the use of Category 2 invasive species, listed by the 2019 Florida Exotic Plant Pest Council (FLEPPC), for limited landscape applications where there is minimal chance of their spread into adjacent natural lands. Since UCF is within the Econlockhatchee River Protection Area, it is recommended that the policy be revised to be more in line with Chapter 15 Article XI, Sec 442(d) of the Orange County Code. A suggested revision should state “native landscaping should be used to the greatest extent possible in the construction of new facilities and exclude the use of Category 1 and 2 invasive species, as listed in the current Florida Exotic Plant Pest Council (FLEPPC) List of Invasive Plant Species, in landscaping”.

**UCF Response:** While UCF makes a concerted effort to utilize native plantings, we are also a research and education institution with an established Arboretum that demonstrates horticultural variety including many introduced species. The University uses many naturalized species across campus for diversity and educational purposes. The current list of Category 1 and 2 invasive species includes many plants that are already installed on campus.

As stated below we agree to exclude these species from *future planting* on campus.



Policy 1.2.5 has been revised to read: “Native landscaping should be used to the greatest extent possible in the construction of new facilities. UCF shall exclude the use of Category I and II invasive species in landscaping, as listed in the current Florida Exotic Plant Pest Council (FLEPPC) List of Invasive Plant Species. Efforts should be made to avoid using all other invasive species where applicable.

LNR will periodically survey UCF’s natural campus lands for the presence of Category 1 and 2 invasive species and will properly remove and dispose of these exotic plants, as defined in UCF’s Weed Management Plan. Existing landscaped areas will not be cleared of exotics.”

- 54** Goal 1, Policy 1.2.6 - “The University shall maintain established buffers, termed Riparian Habitat Protection Zones (RHPZ), consisting of uplands that are within 50-feet of all campus wetlands...”. A suggested addition to this policy is, “The RHPZ upland buffers shall remain in a natural undisturbed state to the greatest extent possible”.

**UCF Response:** Policy 1.2.6 has been revised as recommended.

- 55** Goal 1, Policy 1.2.1 - No construction in conservation areas except “minimal structures and improvements necessary to ensure safe access and essential support functions...” Please provide examples and clarify what is considered minimal structures and improvements within conservation areas.

**UCF Response:** Duplicate of 2.0 FUTURE LAND USE & URBAN DESIGN, Policy 1.2.1, which has been revised to read:

“Construction these areas is limited as described in 9.0 CONSERVATION, Policy 1.2.1.”

- 56** Goal 2 – In the event that there are any illicit discharges from UCF into the County’s MS4, Orange County would address them as we would with any other entity business/individual.

**UCF Response:** Duplicate of Comment 46.

- 57** Goal 2, Policy 2.1.1 – It is recommended that UCF enter into an Interlocal Agreement with Orange County that would serve as a guiding document for systems that potentially could co-mingle.

**UCF Response:** Duplicate of Comment 45.

- 58** Goal 2, Policy 2.3.3 consider changing the phrase “environmental impacts” to “environmental benefits”.

**UCF Response:** Revised as recommended.

## **10.0 CAPITAL IMPROVEMENTS & IMPLEMENTATION**

---

- 59** Demolition should involve careful deconstruction and recycling or reuse of building materials where possible

**UCF Response:** POLICY 1.3.3 revised to read:

“The University shall demolish facilities that are listed under Demolition Recommendations on the Educational Plant Survey, that is conducted every five (5) years. Demolition should involve careful deconstruction and recycling or reuse of building materials where possible.”



UNIVERSITY OF CENTRAL FLORIDA

The 2020-30 Campus Master Plan Update, revised for adoption, will be re-posted on November 7, 2019 at <https://www.fp.ucf.edu/mp2020/>. Your comments and UCF's responses will be posted there as well.

The Master Plan will be adopted by the UCF Board of Trustees at a Second Public Hearing on the UCF Campus on November 14, 2019. Following adoption, the 2020-30 Campus Master Plan Update will be permanently posted on our website at <https://fp.ucf.edu/planning/campus-master-plan/>.

Thank you,

Bill Martin, Senior Director  
Facilities Planning & Construction  
University of Central Florida  
P.O. Box 163020  
Orlando, FL 32816-3020  
Office: 407-823-3196  
[bill.martin@ucf.edu](mailto:bill.martin@ucf.edu)  
[www.fp.ucf.edu](http://www.fp.ucf.edu)

cc: W. Scott Cole, UCF General Counsel

# **Comment & Response Packet**

## **Seminole County**

(affected local government)

- Response from the Seminole County Sheriff's Office
- No UCF response was required

---

**From:** Mills, Capt.Karen <[kmills@seminolesheriff.org](mailto:kmills@seminolesheriff.org)>  
**Sent:** Tuesday, October 15, 2019 2:31 PM  
**To:** Bill Martin <[Bill.Martin@ucf.edu](mailto:Bill.Martin@ucf.edu)>  
**Subject:** RE: UCF Campus Master Plan 2020-30 - draft for review

Bill,

The Seminole County Sheriff's Office does not have any comments in regards to the proposed 2020-30 UCF Master Plan.

***Captain Karen Mills***  
***Seminole County Sheriff's Office***  
***Domestic Security Division***  
***City/County Investigative Bureau***  
***[kmills@seminolesheriff.org](mailto:kmills@seminolesheriff.org)***  
***407-402-1063***  
***FBINA 266***



# **Comment & Response Packet**

## **City of Orlando**

(affected local government)

- Response from the City of Orlando Planning Division
- No UCF response was required

---

**From:** Paul S Lewis <Paul.Lewis@cityoforlando.net>  
**Sent:** Tuesday, October 15, 2019 1:40 PM  
**To:** Bill Martin <Bill.Martin@ucf.edu>  
**Cc:** Elisabeth J Dang <Elisabeth.Dang@cityoforlando.net>  
**Subject:** Re: UCF Campus Master Plan 2020-30 - draft for review

Hi Bill,

I reviewed the draft UCF Campus Master Plan back in late July or early August. It's excellent. We had no comments. Sorry I didn't relate that to you way back then.

Let me know if you have any questions.

Thanks,

Paul

Paul S. Lewis, FAICP, Chief Planning Manager

City of Orlando  
400 South Orange Avenue  
Orlando, Florida 32801  
p. 407.246.3358  
f. 407.246.2895  
<https://www.orlando.gov/Our-Government/Departments-Offices/Economic-Development/City-Planning>



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---

**From:** Elisabeth J Dang <[Elisabeth.Dang@cityoforlando.net](mailto:Elisabeth.Dang@cityoforlando.net)>  
**Sent:** Tuesday, October 15, 2019 1:32 PM  
**To:** Paul S Lewis <[Paul.Lewis@cityoforlando.net](mailto:Paul.Lewis@cityoforlando.net)>  
**Subject:** Fw: UCF Campus Master Plan 2020-30 - draft for review

Can you please respond if you have not already?

thanks,

Elisabeth Dang, AICP  
City Planning Division Manager / Planning Official  
[City of Orlando](#)  
p. 407.246.3408  
email: [elisabeth.dang@orlando.gov](mailto:elisabeth.dang@orlando.gov)  
[@citybeautiful](#)  
[facebook.com/cityoforlando](https://facebook.com/cityoforlando)





# **Comment & Response Packet**

## **Department of Economic Opportunity**

(State Land Planning Agency)

- Response from the DEO
- No UCF response was required

**Ron DeSantis**  
GOVERNOR



**Ken Lawson**  
EXECUTIVE DIRECTOR

September 18, 2019

Bill Martin, AIA, LEED AP  
Director, Facilities Planning & Construction  
University of Central Florida  
P.O. Box 163020  
3528 North Perseus Loop, Building 16  
Orlando, FL 32816-3020

Dear Mr. Martin:

The Department of Economic Opportunity ("Department") has completed its review of the proposed update to the Campus Master Plan 2020-30 of the University of Central Florida located in Orange County. The Department reviewed the proposed update to the Campus Master Plan pursuant to Section 1013.30, Florida Statutes, and identified no comment or objection. The Department commends the University of Central Florida for proposing updates to its Campus Master Plan that reflect the University's adopted vision of growth and sustainability, and also for engaging the faculty, staff, students and the public in the Campus Master Plan update process.

We appreciate the opportunity to review the proposed update to the University of Central Florida Campus Master Plan. If you have any questions concerning this review, please contact Jennie Leigh Copps, Planning Analyst, by telephone at (850) 717-8534 or by email at [jennie.copps@deo.myflorida.com](mailto:jennie.copps@deo.myflorida.com).

Sincerely,

Mario Rubio, Director  
Division of Community Development

MR/jlc

cc: Alberto A. Vargas, MArch., Manager, Orange County Planning Division  
Hugh W. Harling, Jr., P.E., Executive Director, East Central Florida Regional Planning Council

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399  
850.245.7105 | [www.FloridaJobs.org](http://www.FloridaJobs.org)  
[www.twitter.com/FLDEO](https://www.twitter.com/FLDEO) | [www.facebook.com/FLDEO](https://www.facebook.com/FLDEO)

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# **Comment & Response Packet**

## **Department of Environmental Protection**

- Response from the DEP
- No UCF response was required

---

**From:** Plan\_Review <Plan.Review@dep.state.fl.us>

**Sent:** Friday, October 18, 2019 5:04 PM

**To:** Campus Master Plan <CampusMasterPlan@ucf.edu>; Bill Martin <Bill.Martin@ucf.edu>

**Cc:** Plan\_Review <Plan.Review@dep.state.fl.us>; DCPexternalagencycomments@deo.myflorida.com

**Subject:** UCF Campus Master Plan

To: Bill Martin, Director of Facilities Planning and Construction

Re: UCF Campus Master Plan – Review of Proposed Campus Master Plan

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

If you have any questions, please contact Lindsay Weaver at (850) 717-9037 or [Lindsay.Weaver@FloridaDEP.gov](mailto:Lindsay.Weaver@FloridaDEP.gov).

---



# **Comment & Response Packet**

## **Department of Transportation**

- Response received from FDOT, with one comment
- UCF response



## *Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

719 S. Woodland Boulevard  
DeLand, Florida 32720

KEVIN J. THIBAUT, P.E.  
SECRETARY

September 26, 2019

Bill Martin, AIA, LEED AP  
Director, Facilities Planning & Construction  
University of Central Florida  
P.O. Box 163020  
Orlando, FL 32816-3020

**SUBJECT: CAMPUS MASTER PLAN REVIEW**  
**INSTITUTION: UNIVERSITY OF CENTRAL FLORIDA**  
**DEO #: CAMPUS MASTER PLAN 2020-30**

Dear Mr. Martin,

The Department of Transportation has completed its review of the Transportation Element of the Campus Master Plan, as requested in your transmittal e-mail dated July 22, 2019.

We appreciate the opportunity to participate in this review process. Since the proposed Campus Master Plan has the potential to result in adverse impacts to the State Highway System (SHS) or Strategic Intermodal System (SIS), the Department offers the following technical assistance comments:

- 1) The Department recommends the University of Central Florida continue to monitor impacts to State Facilities and coordinate with the Department to identify appropriate mitigation strategies as student population continues to grow.

We are providing a technical assistance comment consistent with Section 1013.30(6), Florida Statutes. The technical assistance comment will not form the basis of a challenge.

If you have any questions, you may contact me at 386-943-5150 or by e-mail at [Tina.Williamson@dot.state.fl.us](mailto:Tina.Williamson@dot.state.fl.us).

Sincerely,

Tina Williamson, AICP  
Growth Management Coordinator

C: Kellie Smith, FDOT  
Jeremy Upchurch, FDOT  
Jennifer Carver, FDOT

## CAMPUS MASTER PLAN REVIEW

**Institution:** University of Central Florida  
**DEO Amendment #:** Campus Master Plan 2020-30  
**Date Amendment Received FDOT:** 07/23/2019  
**Review Comments Deadline:** 10/22/2019  
**Today's Date:** 9/26/2019

### GENERAL BACKGROUND INFORMATION

The University of Central Florida has submitted the proposed Campus Master Plan 2020-30 for review pursuant to Section 1013.30(6), Florida Statutes. The Florida Department of Transportation (Department) has reviewed the Transportation Element.

### CAMPUS MASTER PLAN REVIEW

**Elements:** Transportation Element  
**Rule Reference:** Chapter 1013, Florida Statutes

#### Background:

The Transportation Master Plan “assesses and makes transportation recommendations for integrating all modes of travel (bicycle, pedestrian, bus/transit, and motor vehicles) both on campus and in the off-campus planning study area. These recommendations shall coordinate policies, programs and projects with the host and/or affected local governments, as well as with other state and regional agencies.”

The Transportation Element of the Master Plan includes Data and Analysis pursuant to Section 1013.30(3), F.S.

#### Technical Assistance:

Pursuant to the Data and Analysis section, student population growth is anticipated to exacerbate the operational deficiency on S.R. 434 (Alafaya Trail) from Colonial Drive to Science Drive. Since the proposed Campus Master Plan has the potential to result in adverse impacts to the State Highway System (SHS) or Strategic Intermodal System (SIS), the Department offers the following technical assistance comments:

- 1) The Department recommends the University of Central Florida continue to monitor impacts to State Facilities and coordinate with the Department in order to identify appropriate mitigation strategies as student population continues to grow.

We are providing a technical assistance comment consistent with Section 1013.30(6), Florida Statutes. The technical assistance comment will not form the basis of a challenge.

FDOT Contact:	Tina Williamson, AICP Growth Management Coordinator FDOT District Five, PLEMO	Reviewed by:	Tyler K. Johnson, AICP
Telephone:	386-943-5150		VHB
Fax:	386-943-5713		407-839-4006
E-mail:	<a href="mailto:Tina.Williamson@dot.state.fl.us">Tina.Williamson@dot.state.fl.us</a>		<a href="mailto:tjohnson@vhb.com">tjohnson@vhb.com</a>
File:	H:\Deland\Development\PLEMO\Planning\Growth Management\UCF Master Plan 2020-2030\UCF_Campus_Master_Plan_2020-30_FDOT_092619.docx		



UNIVERSITY OF CENTRAL FLORIDA

**Facilities Planning & Construction**

3528 North Perseus Loop, Building 16  
Orlando, FL 32816-3020

November 6, 2019

Tina Williamson, AICP  
Senior Planner/Growth Management Coordinator  
HNTB Corporation, FDOT In-House Consultant  
719 South Woodland Boulevard  
DeLand, Florida 32720

Dear Ms. Williamson,

Thank you for your September 26, 2019 email with an enclosed letter providing Florida Department of Transportation (FDOT) comments on the draft UCF 2020-30 Campus Master Plan Update.

Your comments are shown below, followed by UCF responses. Any resulting changes to the Campus Master Plan will be noted here and included in the revised Adoption Version to be re-posted at <https://fp.ucf.edu/mp2020/> on November 7, 2019.

**FDOT COMMENT & UCF RESPONSES**

**Element:** 6.0 Transportation

1. **Technical Assistance Comment:** The Department recommends the University of Central Florida continue to monitor impacts to State Facilities and coordinate with the Department to identify appropriate mitigation strategies as student population continues to grow.

**UCF Response:** We are aware that UCF growth has the potential to result in adverse impacts to the State Highway System (SHS) or Strategic Intermodal System (SIS).

As stated in the UCF Campus Master Plan 1.0 INTRODUCTION, page 2 of 15, "in Spring 2019, Interim UCF President Thad Seymour charged a strategic enrollment task force with investigating and proposing projected enrollment over the next decade. Their report is to be completed in Fall 2019."

We will continue to monitor impacts to State Facilities and coordinate with the FDOT to identify appropriate mitigation strategies if student population continues to grow.

Your comments and UCF's responses will be posted at <https://www.fp.ucf.edu/mp2020/> after the statutory review period ends on October 22, 2019.

The 2020-30 Campus Master Plan Update will be adopted by the UCF Board of Trustees on November 14, 2019 at a Second Public Hearing on the UCF Campus.

Following adoption, the 2020-30 Campus Master Plan will be posted on our website at <https://fp.ucf.edu/planning/campus-master-plan/>.





UNIVERSITY OF CENTRAL FLORIDA

Thank you,

Bill Martin, AIA, LEED AP  
Senior Director  
Facilities Planning & Construction  
University of Central Florida  
P.O. Box 163020  
3528 North Perseus Loop, Building 16  
Orlando, FL 32816-3020  
Office: 407-823-3196  
Cell: 407-516-9288  
[bill.martin@ucf.edu](mailto:bill.martin@ucf.edu)  
[www.fp.ucf.edu](http://www.fp.ucf.edu)

Emailed to [Tina.Williamson@dot.state.fl.us](mailto:Tina.Williamson@dot.state.fl.us) on November 6, 2019  
cc: W. Scott Cole, UCF General Counsel  
File

# **Comment & Response Packet**

## **St. Johns River Water Management District**

- Response received from SJRWMD, with three comments
- UCF response

---

**From:** Steve Fitzgibbons <[SFitzgibbons@sjrwmd.com](mailto:SFitzgibbons@sjrwmd.com)>  
**Sent:** Tuesday, September 17, 2019 10:09 AM  
**To:** Bill Martin <[Bill.Martin@ucf.edu](mailto:Bill.Martin@ucf.edu)>  
**Subject:** RE: UCF Campus Master Plan 2020-30 - draft for review

Mr. Martin,

As requested, the St. Johns River Water Management District (District) staff have reviewed the UCF 2020-2030 Campus Master Plan (CMP). District staff appreciate the opportunity to review the CMP and offer the following comments and technical assistance for consideration.

- Figure 5.1-5 does not appear to reflect the latest status report on file with the District.
- The conservation easement areas depicted in Figure 5.1-3 do not appear to reflect those easements currently recorded in favor of the District (e.g., W-9A, W-9B, upland areas between W-2 and W-4). Recorded conservation easements prohibit construction activities and any proposed conservation easement release requests would need to be approved by the District's Governing Board or Executive Director prior to permit issuance.
- Please note that a modification of the master permit is required prior to placement of impervious surfaces or any impacts to wetlands or other surface waters. In addition, the Formal Wetland Determination that was reauthorized in 2016 expires in November 2021.

If you have any questions or need additional information, please contact me or Tim Wetzel, Senior Regulatory Scientist, at (407)-659-4859 or [twetzel@sjrwmd.com](mailto:twetzel@sjrwmd.com).

Sincerely,  
Steve Fitzgibbons

Steven Fitzgibbons, AICP  
Intergovernmental Planner  
Governmental Affairs Program  
St. Johns River Water Management District  
7775 Baymeadows Way, Suite 102  
Jacksonville, FL 32256  
Office (386) 312-2369  
E-mail: [sfitzgibbons@sjrwmd.com](mailto:sfitzgibbons@sjrwmd.com)  
Website: [www.sjrwmd.com](http://www.sjrwmd.com)  
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[www.sjrwmd.com/epermitting](http://www.sjrwmd.com/epermitting)

- Emails to and from the St. Johns River Water Management District are archived and, unless exempt or confidential by law, are subject to being made available to the public upon request. Users should not have an expectation of confidentiality or privacy.
- Individuals lobbying the District must be registered as lobbyists (§112.3261, Florida Statutes). Details, applicability and the registration form are available at <http://www.sjrwmd.com/lobbyist/>



UNIVERSITY OF CENTRAL FLORIDA

**Facilities Planning & Construction**

3528 North Perseus Loop, Building 16  
Orlando, FL 32816-3020

November 6, 2019

Steven Fitzgibbons  
Governmental Affairs Program  
St. Johns River Water Management District  
7775 Baymeadows Way, Suite 102  
Jacksonville, FL 32256

Dear Mr. Fitzgibbons,

Thank you for your September 16, 2019 email providing St Johns River Water Management District (SJRWMD) comments on the draft UCF 2020-30 Campus Master Plan Update.

Your comments are shown below, followed by UCF responses. We have numbered your comments for our convenience. Any resulting changes to the Campus Master Plan will be noted here and included in the revised Adoption Version to be re-posted at <https://fp.ucf.edu/mp2020/> on November 7, 2019.

**SJRWMD COMMENTS & UCF RESPONSES**

**Element: 5.0 GENERAL INFRASTRUCTURE & UTILITIES – 5.1 Stormwater**

**SJRWMD Comment 1:** Figure 5.1-5 does not appear to reflect the latest status report on file with the District.

**UCF Response:** Figure 5.1-5 Stormwater Masterplan Impervious Area Status Report dated 11/13/2013 has been replaced with the most current version dated 4/30/19.

**SJRWMD Comment 2:** The conservation easement areas depicted in Figure 5.1-3 do not appear to reflect those easements currently recorded in favor of the District (e.g., W-9A, W-9B, upland areas between W-2 and W-4). Recorded conservation easements prohibit construction activities and any proposed conservation easement release requests would need to be approved by the District's Governing Board or Executive Director prior to permit issuance.

**UCF Response:** *Figure 5.1-3 UCF 2012 Wetlands Map* is intended only to show the jurisdictional wetlands. SJRWMD conservation easements are shown on *Figure 9.0-4 Conservation Lands Map* in element 9.0 CONSERVATION.

**SJRWMD Comment 3:** Please note that a modification of the master permit is required prior to placement of impervious surfaces or any impacts to wetlands or other surface waters. In addition, the Formal Wetland Determination that was reauthorized in 2016 expires in November 2021.



UNIVERSITY OF CENTRAL FLORIDA

**UCF response:** Duly noted, thank you.

Your comments and UCF's responses will be posted at <https://www.fp.ucf.edu/mp2020/> after the statutory review period ends on October 22, 2019.

The 2020-30 Campus Master Plan Update will be adopted by the UCF Board of Trustees on November 14, 2019 at a Second Public Hearing on the UCF Campus.

Following adoption, the 2020-30 Campus Master Plan will be posted on our website at <https://fp.ucf.edu/planning/campus-master-plan/>.

Thank you,

Bill Martin, AIA, LEED AP  
Senior Director  
Facilities Planning & Construction  
University of Central Florida  
P.O. Box 163020  
3528 North Perseus Loop, Building 16  
Orlando, FL 32816-3020  
Office: 407-823-3196  
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[bill.martin@ucf.edu](mailto:bill.martin@ucf.edu)  
[www.fp.ucf.edu](http://www.fp.ucf.edu)

cc: W. Scott Cole, UCF General Counsel  
File

# **Comment & Response Packet**

## **East Central Florida Regional Planning Council**

- Response received from ECFRPC, with six comments
- UCF response



# East Central Florida Regional Planning Council

455 N. Garland Avenue, Orlando, FL 32801  
Phone 407.245.0300 • Fax 407.245.0285 • [www.ecfrpc.org](http://www.ecfrpc.org)

Hugh W. Harling, Jr. P.E.  
Executive Director

Bill Martin  
Facilities Planning & Construction  
University of Central Florida  
PO Box 163020  
3528 North Perseus Loop, Building 16  
Orlando, FL 32816  
Re: University of Central Florida 2020-2030 Master Campus Plan

Mr. Martin,  
Thank you for the opportunity to review the Draft 2020-30 Campus Master Plan Update for UCF. Below are comments for your consideration. Should you have any questions, please feel free to reach out to me at 407-245-0300 ext. 327 or [tara@ecfrpc.org](mailto:tara@ecfrpc.org).

## **Future Land Use and Urban Design Goals, Objective, and Policies**

### **Recreation and Open Space Land Use**

- Intensity should be based on a set number of acres rec./open space land per number of students.

### **Conservation Land Use**

- Paragraph 2, recommend amend to read "There shall be no construction in these areas, with the exception of minimal structures and improvements required to provide safe access and essential support functions./..to said conservation areas,...except pursuant ..."
- Objective 1.1: A policy on using infill sites before developing vacant land more on the periphery should be included in conjunction with Policy 1.1.9
- Objective 1.4 "POLICY 1.4.2: The University shall support a healthy tree canopy throughout campus, and shall maintain its designation as a Tree Campus USA fulfilling its annual commitments to the requirements of that program."
  - Add a working toward a Tree Inventory on top of their Tree Campus designation

## **Athletics, Recreation and Open Space**

### **Data and Analysis**

#### **SUMMARY**

- Pg. 16, second to last bullet point, it should be recommended that the parking improvements for the Lake Claire Recreation Area incorporate porous surfaces. .

## **Transportation**

### **GOALS, OBJECTIVES AND POLICIES**

- Under Objective 5.3 should consider a policy of establishing a common Uber / Lyft drop-off / pick-up zone at one or more of the garages along the campus periphery.

Sincerely,

Tara McCue, AICP

Director of Planning and Community Development

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## **Executive Committee**

**Chair**  
Sean Parks  
County Commissioner  
Lake County

**Vice Chair**  
Emily Bonilla  
County Commissioner  
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**Secretary**  
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**Member at Large**  
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County Commissioner  
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UNIVERSITY OF CENTRAL FLORIDA

**Facilities Planning & Construction**

3528 North Perseus Loop, Building 16  
Orlando, FL 32816-3020

November 6, 2019

Tara McCue, AICP  
Director of Planning and Community Development  
East Central Florida Regional Planning Council (ECFRPC)  
455 N. Garland Avenue  
Orlando, FL 32801

Dear Ms. McCue,

Thank you for your October 14, 2019 email with the enclosed letter providing the East Central Florida Regional Planning Council's (ECFRPC) comments on the draft UCF 2020-30 Campus Master Plan Update.

Your comments and UCF responses are shown below. Any resulting changes to the CMP will be noted here and included in the final master plan.

**ECFRPC COMMENTS & UCF RESPONSES**

**Element:** 2.0 FUTURE LAND USE & URBAN DESIGN Sub-element 2.1 Future Land Use, Goals, Objectives, & Policies

**ECFRPC Comment 1:** Goal 1, Objective 1.1, Recreation and Open Space Land Use (p. 5) - Intensity should be based on a set number of acres rec./open space land per number of students.

**UCF Response:** Thank you. Our Rec and Open Space Land Use Intensity had been measured in Floor Area Ratio since our first master plan in 1995. Sub-element 2.1 Future Land Use, Goal 1, Objective 1.1, Recreation and Open Space Land Use will now read:

The Recreation & Open Space Land Use category shall allow active and passive recreation uses, as well as general open space areas; and be based on a target number of Recreation & Open Space acres per 1,000 FTE students on the Main Campus.

- Density/Intensity Target: 14.75 acres per 1,000 students
- Density/Intensity Actual: 14.73 acres per 1,000 students

*Data Source: Figure 4.0-6 UCF Owned/Managed Recreation & Open Space (Total Acres = 545.81)*

*Data Source: Figure 1.0-1 Main Campus Enrollment (Fall 2018-19 Annual FTE = 37,057)*

*Calculation: 545.81 acres ÷ 37.06 (x 1,000) students = 14.73 acres*

**ECFRPC Comment 2:** Goal 1, Objective 1.1, Conservation Land Use (p. 5), Paragraph 2 - Recommend amend to read "There shall be no construction in these areas, with the exception of minimal structures and improvements required to provide safe access and essential support functions./..to said conservation areas,...except pursuant ..."





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**UCF Response:** Sub-element 2.1 FUTURE LAND USE, Goal 1, Objective 1.1, Conservation Land Use will be revised to add the recommended language underlined below:

There shall be no construction in these areas, with the exception of minimal structures and improvements required to provide safe access and essential support functions to said conservation areas, except pursuant to an amendment to this Plan adopted in accordance with the requirements set forth in Florida Law and this Plan.

**Element:** 2.0 FUTURE LAND USE & URBAN DESIGN Sub-element 2.2 Urban Design, Goals, Objective, & Policies

**ECFRPC Comment 3:** Goal 1, Objective 1.1 - A policy on using infill sites before developing vacant land more on the periphery should be included in conjunction with Policy 1.1.9.

**UCF Response:** UCF replaced Policy 1.1.10, as follows, and renumbered the remaining policies.

Policy 1.1.10 UCF shall prioritize the use of infill construction sites over developing vacant land on the periphery of campus.

**Element:** 9.0 CONSERVATION, Goals, Objectives, & Policies

**ECFRPC Comment 4:** Goal 1, Objective 1.4, Policy 1.4.2 - Add a working toward a Tree Inventory on top of their Tree Campus designation.

**UCF Response:** UCF has a complete inventory of our urban trees (>8,000) and will add new language as to Goal 1, Objective 1.4, Policy 1.4.2 as follows:

POLICY 1.4.2: The University shall support a healthy tree canopy throughout campus, maintain its designation as a Tree Campus USA fulfilling its annual commitments to the requirements of that program, and maintain its GIS-based, digital Urban Tree Inventory.

**Element:** 4.0 ATHLETICS, RECREATION AND OPEN SPACE, Data & Analysis

**ECFRPC Comment 5:** Summary (p. 17) - Second to last bullet point, it should be recommended that the parking improvements for the Lake Claire Recreation Area incorporate porous surfaces.

**UCF Response:** Excellent idea. The referenced bullet point will be revised to add the language underlined below:

- Currently, the parking lot at the Lake Claire Recreation Area is composed of dirt and gravel, bordered by movable blocks of wood. There is a need to renovate this lot to create an efficient and defined parking system. UCF will consider porous paving options, to offset an increase to impervious surfaces.

**Element:** 6.0 TRANSPORTATION, Goals, Objectives & Policies

**ECFRPC Comment 6:** Under Objective 5.3 should consider a policy of establishing a common Uber / Lyft drop-off / pick-up zone at one or more of the garages along the campus periphery.

**UCF Response:** Designated on-campus pickup locations have been discussed. It would be challenging to enforce restricted pickup locations on campus; as our students, faculty, and staff



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expect the same level of convenience as do all ride-share users. UCFPD states that it may be feasible to have designated pick-up locations on game days.

Your comments and UCF's responses will be posted at <https://www.fp.ucf.edu/mp2020/> after the statutory review period ends on October 22, 2019.

The 2020-30 Campus Master Plan Update will be adopted by the UCF Board of Trustees on November 14, 2019 at a Second Public Hearing on the UCF Campus.

Following adoption, the 2020-30 Campus Master Plan will be posted on our website at <https://fp.ucf.edu/planning/campus-master-plan/>.

Thank you,

A handwritten signature in blue ink, which appears to read 'William G. Martin', is positioned above the printed contact information.

Bill Martin, AIA, LEED AP  
Senior Director  
Facilities Planning & Construction  
University of Central Florida  
P.O. Box 163020  
3528 North Perseus Loop, Building 16  
Orlando, FL 32816-3020  
Office: 407-823-3196  
Cell: 407-516-9288  
[bill.martin@ucf.edu](mailto:bill.martin@ucf.edu)  
[www.fp.ucf.edu](http://www.fp.ucf.edu)

cc: W. Scott Cole, UCF General Counsel  
File

# Comment & Response Packet

**No response was provided by:**

- Department of State
- Fish and Wildlife Conservation Commission
- City of Oviedo

# **Comment & Response Packet**

## **Affected Persons (the Public)**

8 Comments were provided by email

- UCF response to Mr. Ron Brooke (University Estates) and Ms. Emily Lacy (Regency Park)

4 Comment Cards were turned in after the First Public Hearing

- UCF response to Mr. Stan Jachimczak (Carillon)
- UCF response to Mr. Louis Meister (Stillwater)
- UCF response to Ms. Margaret Flynn (Lake Price)
- UCF response to Ms. Lisa McCastalin (Carillon)



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**Facilities Planning & Construction**

3528 North Perseus Loop, Building 16  
Orlando, FL 32816-3020

To: Mr. Ronald M. Brooke (University Estates) and Ms. Emily Lacy (Regency Park)  
From: Bill Martin, Senior Director, FP&C  
Date: November 6, 2019  
Re: Comments on the UCF 2020-30 Campus Master Plan Update by Affected Persons  
Cc: W. Scott Cole, *UCF General Counsel*  
Patrick Bohlen, *Director of Landscape and Natural Resources*  
Susan Hutson, *Manager of Planning, FPC*

Dear Mr. Brooke and Mrs. Lacy,

Thank you for meeting with us on October 3, 2019 to discuss the UCF 2020-30 CAMPUS MASTER PLAN UPDATE. At that time you requested that, on your behalf, UCF document and submit your comments resulting from that meeting. Because of our longstanding relationship with you and your respective communities, we have done so. By follow up emails, Ron added a few more clarifications and comments; these too have been included. On October 10, 2019, I emailed you a final version of your comments for your approval; and you confirmed by return email that you wanted to submit the following eight (8) comments. The Element at issue and UCF's Responses are shown after each of your comments.

**Comments & Responses**

Mr. Ronald M. Brooke  
4632 Warrington Dr.  
Orlando, FL 32826-4024

Ms. Emily Lacy  
4416 King Edward Dr.  
Orlando, FL 32826-2653

1. **Ron/Emily comment:** we object to an expansion of the stadium – it will create more car traffic, neighborhood cut-through traffic, noise, and will be visible from some neighbor's homes, much worse than currently visible. The new expansion will definitely negatively impact the personal property rights of the affected neighbors. There has been much discussion of a stadium expansion in the media, yet it is not shown on the 2020-30 Campus Master Plan. Confirm that if the stadium expansion is to move forward, that it will require a Major Amendment to the Campus Master Plan prior to proceeding into design or construction, giving the neighbors and affected agencies an opportunity to review and comment on this major project.

**Element:** 10.0 CAPITAL IMPROVEMENTS & IMPLEMENTATION, Figure 10.0-2 Main Campus 10-Year Schedule of Capital Projects (SCP).

**UCF Response:** We are aware that there has been discussion of a stadium expansion in the media; however no stadium expansion project is shown on the 10-Year Schedule of Capital Projects (SCP).

In accordance with Brooke vs. UCF, DOAH Case Numbers 06-0327 (Stadium Amendment) and 06-0328 (2004 CMP Amendment), Finding of Facts #55 on p. 36: "UCF must amend its CMP in order to expand the facility beyond 45,000 seats and comply with the requirements of the statute for a "Major" amendment, if and when such expansion should occur."

2. **Ron comment:** Ron recalls verbal commitments prior to the construction of the stadium that it would only be used for playing home football games. However, the CMP Figure 4.0-1 includes language "and special



events” for stadium use. Given the initial verbal commitments, Ron requests that “special events” be removed from allowable uses of the stadium.

**Element:** 4.0 ATHLETICS, RECREATION & OPEN SPACE, Data & Analysis, Figure 4.0-1, Spectrum Stadium (p.10) Typical Uses: Intercollegiate Football Games (Fall) and Special Events.

**UCF Response:** We found no evidence in Brooke vs. UCF, DOAH Case Numbers 06-0327 (Stadium Amendment) and 06-0328 (2004 CMP Amendment) of limitations on our use of the stadium. For UCF to construct any facility with the intent to use it fewer than thirty hours per year would be an imprudent use of resources. No change shall be made to the CMP.

3. **Ron/Emily comment:** object to tennis courts being by the softball field – it will create significant noise and add lights which will disturb residents. Want this facility moved elsewhere on campus – or removed completely as the USTA complex in Lake Nona should be the home of UCF tennis.

**Element:** 10.0 CAPITAL IMPROVEMENTS & IMPLEMENTATION, Figure 10.0-1 Capital Improvements Map, Project 27 Tennis Complex

**UCF Response:** UCF will consider optional sites for the Tennis Complex. Until we have completed a thorough investigation, Figure 10.0-1 will not designate a location for the Tennis Complex (Project 27).

However, should no alternate site be acceptable to UCF, we will defer to Brooke vs. UCF, DOAH Case Number 15-0948, Exhibit A, Settlement Agreement, “Limitations on Future Development in the Vicinity of the Softball Stadium Under the 2015 CMP.” This 2015 agreement reads, in part, that land near the softball stadium may be used for a tennis complex as follows: “three-phase(s) or less; shall consist of no more than twelve (12) courts; bleacher-style seating for no more than 400 people, lockers rooms, offices, and storage; light poles shall not be more than 50 feet above surface level at the tennis complex...hooded so as to direct light towards the tennis complex; loudspeakers...shall operate at a lower decibel level than existing sound system currently utilized at the softball stadium and shall be directed away from the east.”

4. **Ron/Emily** ask that the “President’s Reserve” mixed-use area be reduced in size.

**Element:** 2.0 FUTURE LAND USE & URBAN DESIGN, Figure 2.0-1 Current Land Utilization Table (p. 15)

**UCF Response:** The “Partnership Campus” was introduced in UCF’s first Campus Master Plan, adopted in 1994. This year the area, n/k/a the “President’s Reserve,” was reduced to 47.0 acres by the addition of a 150-foot wide buffer to the existing 50-foot wide conservation easement, creating a 200-foot wide natural buffer between UCF and Regency Park. UCF is separated from University Estates by an even wider wetland and conservation easement.

The “President’s Reserve” currently has a temporary grass parking lot (minor amendment 5/21/2015) and is mostly “open space” used for nature activities. Our 10-year Schedule of Capital Projects (SCP) does not indicate any permanent development of the reserve during the 10-year planning cycle. Until a future UCF President envisions a compelling purpose for this reserved land, UCF will leave the “President’s Reserve” as shown.

5. **Ron/Emily comment:** request that under Intergovernmental Coordination, or some other location, a policy be added to continue the twice-a-year meetings between Facilities/Athletics and the Neighbors.

**Element:** 7.0 INTERGOVERNMENTAL COORDINATION, Goals, Objectives, & Policies

**UCF Response:** UCF will add a new Objective 1.7 regarding community relationships, and a Policy 1.7.6 that specifically requires biannual Neighborhood Meeting between UCF Facilities Planning and Construction and the neighboring communities. Facilities Planning and Construction will establish the agenda for each meeting, and invite pertinent UCF departments, including but not limited to, Student



Development and Enrollment Services, Landscape and Natural Resources, UCF Athletics Association, the Division of Community Relations and Economic Development, UCF Police Department, etc.

6. **Ron comment:** questions the accuracy of Table 11.0-2 Unmet Space Needs, found on page 8 of 12 11.0 D&A. This table shows a significant amount of unmet space need (over 2M sf of space needed) which seems very large. This table states that UCF has less than 46% of the required space to operate properly. IF this is true, then UCF must immediately cut its number of students by 54%. Either the formulae provided by the Board of Governors is/are basically wrong, or UCF graduates must not be qualified to be graduates, or at least 50% OF THEM. The BOG and the State of Florida must correct their analogy factors.

**Element:** 11.0 ACADEMIC & SUPPORT FACILITIES, Data & Analysis, Figure 11.0-2 Unmet Space Needs (p.8)

**UCF Response:** This table was taken from the current UCF Educational Plant Survey (EPS), which follows the State University System Space Needs Generation Formula prescribed in the [State Requirements for Educational Facilities \(SREF\)](#) to define “unmet space needs”.

While a space shortfall of the magnitude shown in Figure 11.0-2 (2,258,813 sq.ft.) may seem implausible, it is not our place to question the state’s formulae; nor is it feasible for UCF to reduce enrollment by over half.

7. **Ron comment:** concerning 5.1 Stormwater Management sub-element, Page 14 of 33, states that there have been “NO” adverse impacts.... This statement is absolutely NOT TRUE! UCF stormwater runoffs have caused serious flooding within Regency Park, and these instances have been properly reported to UCF officials. Likewise, UCF discharges more water than the pre-1985 rates. Please correct all pertinent statements and references. Also, please have the planned drainage ditch to correct the flooding caused by UCF to Regency Park be properly completed, and correct the excess flows into the South end of Regency Park from UCF lands.

**Element:** 5.0 GENERAL INFRASTRUCTURE & UTILITIES, 5.1 Stormwater Management, Data & Analysis (p.14) “The stormwater system functions in accordance with the existing master permit. No adverse impacts have occurred as a result of discharges leaving University property through the stormwater management system.”

**UCF Response:** Runoff is not “a result of discharges leaving the University property through the stormwater system,” therefore UCF need not “correct all pertinent statements and references.”

UCF is aware that some lots in Regency Park have flooded infrequently as a result of severe weather.

- The drainage network that ultimately flows into the south end of Regency Park predates 1985 and the University has not modified that network since that time.
- Most of the Regency Park properties abutting UCF were not improved until 1997-1999. Some of these houses were constructed without regard for appropriate finish elevations.
- Meeting minutes of a May 22, 2018 Neighborhood Meeting indicate that flooding was discussed, that both Ron and Emily attended, and that Mr. Brooke acknowledged that the county allowed the developer of their neighborhood to build their homes too low.

In a continuing effort to be good neighbor, UCF has requested that Orange County assist with addressing the flooding issue. No plan is currently in place to do so.

8. **Ron comment:** concerning policy 1.3.3 on 5 of 25, UCF did not allow the performance of this review nor afford protection when they clear cut the 49 acres for the athletic fields and pond 2-H extension. Plus some of the to be protected plants were burned up during some of the UCF “controlled” burns. Simple proof is a look at the location where such plants exist, and compare to the absence of the same plants where the “Burns” took place.

**Element:** 9.0 CONSERVATION, Objective 1.3, Policy 1.3.3 regarding environmental assessments and censuses of animal and plant species (p.5)



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**UCF Response:** UCF's prescribed burn program has greatly enhanced the native flora and fauna in areas where we have implemented burns. These improvements include recovery of several rare and endangered plant species, such as Multiflowered Grass Pink (*Calopogon multiflorus*) and Curtiss's Milkweed (*Asclepias curtissii*).

We have also observed an increase in population of the threatened gopher tortoise. The Florida Fish and Wildlife Conservation Commission considers the gopher tortoise a "fire dependent species," stating that "gopher tortoise habitat depends on a regular interval of prescribed fire to reduce shrub and hardwood encroachment and to stimulate growth of soft-stemmed plants as ground cover." [A landowner's guide: Managing habitat for gopher tortoises](#)

It is true that, prior to 2010, two of our initial prescribed burns resulted in mortality of some long leaf pines, but such losses are not uncommon in long-unburned areas when prescribed fire is first introduced.

Your comments and UCF's responses will be posted at <https://www.fp.ucf.edu/mp2020/> after the statutory review period ends on October 22, 2019.

The 2020-30 Campus Master Plan Update will be adopted by the UCF Board of Trustees in November 2019 at a Second Public Hearing held on a weekday at least 5 days after an advertisement is published per f.s. 163.3184(11).

Because you submitted comments on the draft campus master plan, we will send you notice of the adoption of the CMP within 45 days after its adoption, in accordance with f.s.1013.30(7).

Thank you,

Bill Martin, Senior Director  
Facilities Planning & Construction  
University of Central Florida  
P.O. Box 163020  
Orlando, FL 32816-3020  
Office: 407-823-3196  
[bill.martin@ucf.edu](mailto:bill.martin@ucf.edu)  
[www.fp.ucf.edu](http://www.fp.ucf.edu)

cc: W. Scott Cole, UCF General Counsel



## Campus Master Plan

**To:** Stan.Jachimczak@veraxx.com  
**Subject:** UCF 2020-30 Campus Master Plan Update - UCF response to S. Jachimczak


Mr. Jachimczak,

Thank you for submitting a Comment Card after the 1<sup>st</sup> Public Hearing of the UCF 2020-30 Campus Master Plan Update.

The revised 2020-30 Campus Master Plan Update will be re-posted on November 7, 2019 at <https://www.fp.ucf.edu/mp2020/>. Your comments and UCF's responses will be posted there as well.

The Master Plan will be adopted by the UCF Board of Trustees at a Second Public Hearing at 11:00am on November 14, 2019 at the Fairwinds Alumni Center.

Following adoption, the 2020-30 Campus Master Plan Update will be permanently posted on our website at <https://fp.ucf.edu/planning/campus-master-plan/>.

 UNIVERSITY OF CENTRAL FLORIDA

**COMMENT CARD**

2020-30 UCF CAMPUS MASTER PLAN **DRAFT**

**NAME:** STAN JACHIMCZAK

**ADDRESS:** 1490 HAMPSTEAD COVE

**EMAIL:** OVIEDO, FL 32765

STAN.JACHIMCZAK@VERAXX.COM

**COMMENTS:**

STREET LIGHTING NEEDED ON BOTH SIDES OF STREET TO PREVENT SOMEONE FROM GETTING SERIOUSLY HURT OR KILLED BY TRAFFIC. THE LOCATION IS E McCULLOCH ROAD MAINLY BETWEEN LOCKWOOD AND ALAFAYA TRAIL. UCF STUDENTS ARE CONSTANTLY CROSSING E McCULLOCH ROAD AT NIGHT TAKING SHORT CUTS TO THE UNIVERSITY. ESPECIALLY DANGEROUS IS THAT WEARING UCF BLACK CLOTHES AT NIGHT.

Stan Jachimczak 7/24/2019  
407-620-7572

First Public Hearing • July 17, 2019

**UCF Response:** UCF leases our campus lands from the Trustees of the Internal Improvement Trust Fund (TIITF), and the land that we lease does not include McCulloch Road on either side of the county line between Orange County and Seminole County. However, we are strong advocates for pedestrian safety, and are concerned for the safety of our students and others. We will continue to champion the cause for adding lighting along E. McCulloch Road.

Orange County is planning a future project to make improvements along the south side of McCulloch Road. UCF has not yet been invited to engage in the project. UCF has also brought the lighting issues on E. McCulloch Road to the attention of Florida House District 49 Representative, Carlos Guillermo Smith, and Orange County Commissioner for District 5, Emily Bonilla.



Bill Martin, AIA, LEED AP  
Senior Director  
Facilities Planning & Construction  
University of Central Florida  
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[bill.martin@ucf.edu](mailto:bill.martin@ucf.edu)  
[www.fp.ucf.edu](http://www.fp.ucf.edu)

## Campus Master Plan

**To:** lwmeister@bellsouth.net  
**Cc:** Bill Martin  
**Subject:** UCF 2020-30 Campus Master Plan Update - UCF response to L. Meister


Mr. Meister,

Thank you for submitting a Comment Card after the 1<sup>st</sup> Public Hearing of the UCF 2020-30 Campus Master Plan Update.

The revised 2020-30 Campus Master Plan Update will be re-posted on November 7, 2019 at <https://www.fp.ucf.edu/mp2020/>. Your comments and UCF's responses will be posted there as well.

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Following adoption, the 2020-30 Campus Master Plan Update will be permanently posted on our website at <https://fp.ucf.edu/planning/campus-master-plan/>.

 UNIVERSITY OF CENTRAL FLORIDA

**COMMENT CARD**

2020-30 UCF CAMPUS MASTER PLAN **DRAFT**

**NAME:** Louis W. Meister

**ADDRESS:** 243 Stillwater Drive, Maitland, FL 32751

**EMAIL:** lwmeister@bellsouth.net

**COMMENTS:** There is a need for lighted crosswalks on McCulloch Road. Students must cross at night in darkness. This is extremely dangerous to the students. We have been very lucky no one was injured as yet.

The timing of the traffic lights on University and Alafaya during rush hours.

First Public Hearing • July 17, 2019

**UCF Response:** UCF leases our campus lands from the Trustees of the Internal Improvement Trust Fund (TIITF), and the land that we lease does not include McCulloch Road on either side of the county line between Orange County and Seminole County; however, we are strong advocates for pedestrian safety, are concerned for the safety of our students and others; and will continue to champion the cause for improving pedestrian safety along E. McCulloch Road.

Orange County is planning a future project to make improvements along the south side of McCulloch Road. UCF has not yet been invited to engage in the project.

UCF has also brought the both the lighting and crosswalk issues on E. McCulloch Road to the attention of Florida House District 49 Representative, Carlos Guillermo Smith, and Orange County Commissioner for District 5, Emily Bonilla.

Further, in element 6.0 TRANSPORTATION of the 2020-30 Campus Master Plan Update, UCF has included Policy 4.2.3 recommending mid-block pedestrian crossings on McCulloch Road.

Your final comment regarding traffic lights on University and Alafaya Trail appears to be incomplete. I regret that we cannot respond.



Bill Martin, AIA, LEED AP  
Senior Director  
Facilities Planning & Construction  
University of Central Florida  
P.O. Box 163020  
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## Campus Master Plan

**To:** MargaretFlynn2683@yahoo.com  
**Cc:** Bill Martin  
**Subject:** UCF 2020-30 Campus Master Plan Update - UCF response to M. Flynn


Ms. Flynn,

Thank you for submitting a Comment Card after the 1<sup>st</sup> Public Hearing of the UCF 2020-30 Campus Master Plan Update.

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Following adoption, the 2020-30 Campus Master Plan Update will be permanently posted on our website at <https://fp.ucf.edu/planning/campus-master-plan/>.



UNIVERSITY OF CENTRAL FLORIDA

**COMMENT CARD**

2020-30 UCF CAMPUS MASTER PLAN **DRAFT**

NAME: MARGARET FLYNN

ADDRESS: 3939 Percival Road

EMAIL: margaretflynn2683@yahoo.com

COMMENTS: Hi, we need lights  
street lights on McCulloch Road.  
At Night people walking or driving  
have no lights to see. Very unsafe  
one side is orange county one side is  
seminole county. If each one on there  
side did every other light to split the  
cost. Please look into it,  
Thank-you  
Margaret Flynn

First Public Hearing • July 17, 2019

**UCF Response:** UCF leases our campus lands from the Trustees of the Internal Improvement Trust Fund (TIITF), and the land that we lease does not include McCulloch Road on either side of the county line between Orange County and Seminole County. However, we are strong advocates for pedestrian safety, and are concerned for the safety of our students and others. We will continue to champion the cause for adding lighting along E. McCulloch Road.

Orange County is planning a future project to make improvements along the south side of McCulloch Road. UCF has not yet been invited to engage in the project. UCF has also brought the lighting issues on E. McCulloch Road to the attention of Florida House District 49 Representative, Carlos Guillermo Smith, and Orange County Commissioner for District 5, Emily Bonilla.

A handwritten signature in blue ink, reading "William G. Martin".

Bill Martin, AIA, LEED AP  
Senior Director  
Facilities Planning & Construction  
University of Central Florida  
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## Campus Master Plan

**To:** lfridaymc@yahoo.com  
**Cc:** Bill Martin  
**Subject:** UCF 2020-30 Campus Master Plan Update - UCF response to L. McCastlain

Ms. McCastlain,


Thank you for submitting a Comment Card after the 1<sup>st</sup> Public Hearing of the UCF 2020-30 Campus Master Plan Update.

The revised 2020-30 Campus Master Plan Update will be re-posted on November 7, 2019 at <https://www.fp.ucf.edu/mp2020/>. Your comments and UCF's responses will be posted there as well.

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Following adoption, the 2020-30 Campus Master Plan Update will be permanently posted on our website at <https://fp.ucf.edu/planning/campus-master-plan/>.

### Comment Card:

 UNIVERSITY OF CENTRAL FLORIDA

**COMMENT CARD**

2020-30 UCF CAMPUS MASTER PLAN *DRAFT*

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**COMMENTS:**

- ① Please Do Not graduate PhD students w/ Bachelor Degrees - Ridiculous by long.
- ② Add extra graduations as there were not enough seats for the parents who spent a fortune for our kids to attend UCF
- ③ Space out the High School graduations. It makes a mess of our traffic!

First Public Hearing • July 17, 2019

**UCF Response:** Although your comments on graduation and traffic cannot be addressed by our 2020-30 Campus Master Plan Update, we will seek out the campus entities to whom they should be addressed, and forward them on your behalf.



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