



UCF Board of Trustees

Facilities and Infrastructure Committee

December 5, 2024

Agenda Item

INFO-2: Campus Master Plan Neighborhood Meeting Minutes

Proposed Action

This item is being presented for information purposes only.

Authority for Board of Trustees Action

N/A

Supporting Documentation Included

Attachment A: October 7, 2024, Campus Master Plan Neighborhood Meeting Minutes

Facilitators/Presenters

Jon Varnell, Vice President for Administrative Operations

Bill Martin, University Architect

Summary of Key Observations/Recommendations

The purpose of the October 7, 2024, Campus Master Plan Neighborhood meeting was to update UCF's neighboring communities on current and upcoming construction projects in accordance with the 2020-30 Campus Master Plan. The attached meeting minutes provide a summary of the objective and corresponding agenda items discussed at this meeting.

Additional Background

In accordance with Intergovernmental Policy 1.7.6 of the 2020-30 Campus Master Plan, the University will continue to keep neighboring communities apprised of development plans by hosting biannual Neighborhood Meetings.

Implementation Plan

N/A

Resource Considerations

The attached meeting minutes serve as a formal record of the October 7, 2024, Campus Master Plan Neighborhood Meeting.



MEETING MINUTES

| | | | |
|--------------------|--|---------------------------------|--------------------------------|
| Project: | <u>Neighborhood Meeting</u> | Job Number: | <u>N/A</u> |
| Notes By: | <u>Bill Martin, PDC University Architect</u> | Meeting Location: | <u>Microsoft Teams meeting</u> |
| Bldg / Rm#: | <u>N/A - virtual</u> | Meeting Date & Time: | <u>Monday 10/7/24, 6:00pm</u> |

Neighbor Attendees:

Ron Brooke, University Estates
Donna DeGregory, University Estates
Richard Patch, Regency Park
Joel Hartman, University Estates
Karen Crossan, Carrilon
* 17 additional residents were invited, but did not attend

UCF Attendees:

Bill Martin, PDC
Pamela Heslep, PDC
Bridget Keefe, Deputy Chief of Staff, External
Affairs & Community Relations

Vendor Attendees:

Jon Nobles, Hunton Brady Architects
Andrea Drath, Georgia Time Recorder
Justin Aspenleiter, Georgia Time Recorder
Crystal Bryant, Georgia Time Recorder
Rob Allen, Austin Commercial
Scott Shelton, Austin Commercial
Bobby Terriaco, Austin Commercial
Brenna Milne, DLR Group
Celine Haddad, DLR Group
Bryan Boykin, DPR Construction

OBJECTIVE:

The purpose of the meeting was to update neighbors on current and upcoming construction projects, in accordance with the Campus Master Plan 2020-30 Intergovernmental Policy 1.7.6:

- POLICY 1.7.6: Continue to keep the neighboring communities apprised of UCF's development plans, by hosting biannual Neighborhood Meetings between Facilities Planning & Construction (FPC) and the neighboring communities. FPC 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, the UCF Police Department, etc.

The content of this meeting was very similar to the January 2024 presentation, with additional content related to the Campus Master Plan 2025-35. The presentation is on the main page of our Planning, Design and Construction website www.fp.ucf.edu.

MEETING MINUTES:

- 1) **GENERAL** - Bill Martin opened the meeting, and took a roll call of those in attendance
- 2) **NEIGHBORHOOD UPDATE PRESENTATION** – Bill Martin walked through a PowerPoint presentation covering the following topics (see link to the PowerPoint above):
 - a. **PLANNING, DESIGN AND CONSTRUCTION (PDC) BASICS**
 - i. PDC's role at the university
 - ii. Project Volume
 - iii. Project Size
 - iv. Project Types
 - b. **SAMPLE PDC PROJECTS**
 - i. Pictures showing example minor projects – research, classrooms, tech fees, offices, retail/restaurant, athletics, deferred maintenance, etc.
 - ii. Pictures showing select major projects (over \$4M)
 1. Library Level 4 Renovation - under construction
 2. College of Nursing – under construction
 3. Football Campus – on hold while focus shifts to...
 4. Football Tower expansion – out to bid
 5. Chemistry & Biology Renovations – under construction
 - iii. Alafaya Trail Pedestrian Safety Project – under construction (managed by Orange County)
 - iv. List of planning projects reviewed
 - c. **CAPITAL IMPROVEMENT PLAN (CIP) 2025-26**
 - i. The 2025-26 CIP was approved by the BOT at the June 2024 board meeting. The CIP includes the following priority projects:
 1. PECO (Public Education Capital Outlay funds)
 - a. Research II
 - b. Howard Phillips Hall renovation/remodel
 - c. Discovery and Innovation Hub – Daytona Campus
 - d. Advanced Workforce Entrepreneurship Center
 - e. Engineering Building II remodel
 2. CITF (Capital Improvement Trust Fund)
 - a. Creative School for Children
 - b. Student Union Renovations
 3. Back of Bill (Debt)
 - a. None
 - d. **STUDENT NEIGHBORHOOD RELATIONS** – a single slide was included providing contact information to Student Neighborhood Relations (SNR), should the neighbors need this information.
- 3) **CAMPUS MASTER PLAN (CMP) 2025-35** –
 - a. Bill Martin noted to the group that the Campus Master Plan 2025-35 is in its Public Review/Comment period, and shared the link to the draft CMP with the group (on the PLANNING tab of the Planning, Design and Construction website, www.fp.ucf.edu).
 - b. Bill then reviewed the content of the FIRST PUBLIC HEARING from July 23, 2024 with the group. A link to this content is also found at the PLANNING tab described above.

4) QUESTIONS –

- a. Andrea Drath
 - i. Andrea asked if contacts of the PDC staff can be found online – Bill pointed Andrea to the PDC website, and recommended that she reach out to Bill to schedule an introduction meeting to share how UCF does business and discuss what services her firm provides.
- b. Ron Brooke
 - i. Tennis
 - 1. Noted that the proposed tennis court location is near Ron's house (note that an aerial shows the distance is approximately 580 yards)
 - 2. Doesn't think more on-campus courts are needed, as UCF can practice and play at Lake Nona
 - 3. Thinks more impervious area will cause more flooding of neighbors
 - 4. Concerned about noise, and thinks if they are built they should have a 20' wall to stop sound, and lights no higher than 20'
 - ii. Area south of N.Orion
 - 1. Concerned about adding more fields and the game day parking this will displace
 - 2. Thinks that the new fields are big changes to conservation lands
 - 3. Glad to hear that the area currently labeled mixed use will be changing to recreation and open space – natural preserve.
 - iii. Stadium
 - 1. Glad to hear that the new/renovated tower is not getting taller (only wider)
 - 2. While some speakers are still loud, Ron noted that many speakers are much better
 - iv. Mixed Use in NW corner – Ron thinks UCF is not allowed to build in the small parcel in the NW corner of campus that UCF is changing from housing to mixed use. Bill Martin noted that UCF thinks that development of this land is not prohibited.

Bill Martin thanked everyone for their participation, and the meeting was adjourned.

End of Meeting Minutes