

UNIVERSITY OF CENTRAL FLORIDA  
2015 CAMPUS MASTER PLAN UPDATE  
FIRST PUBLIC HEARING

\* \* \* \* \*

DATE TAKEN: July 15, 2014

TIME: 6:35 p.m.

PLACE: 12650 Gemini Boulevard North  
Room 106  
Orlando, Florida

REPORTED BY: DONNA FONTAINE, RPR  
Court Reporter, Notary Public

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1 APPEARANCES:

2 UNIVERSITY OF CENTRAL FLORIDA OFFICES OF  
3 FACILITIES PLANNING AND CONSTRUCTION  
4 3265 Perseus Loop  
5 Orlando, Florida 32816-3020  
6 BY: MARIA YEBRA-TEIMOURI and  
7 LEE KERNEK

8 Also Present: Peter Newman  
9 Raphael Philip  
10 Matthew Green  
11 Christi Hartzler  
12 Bill Merck  
13 Fred Kittinger  
14 David Hansen  
15 Demond Hazley  
16 Alaina Bernard  
17 Jim Wilkening  
18 Gary Cahen

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I N D E X

TRANSCRIPT OF PROCEEDINGS

CERTIFICATE OF REPORTER 27

1     THEREUPON:

2             The following proceedings were held:

3             MS. KERNEK: Good evening, everyone. I'm going  
4     to open up the public hearing. I would like to  
5     welcome all of you to our first public hearing for  
6     the UCF Campus Master Plan 2015 to 2025 Update.

7             I'm Lee Kernek, the associate vice president  
8     for administration and finance. And I would like to  
9     recognize some of our team who is here. We do have  
10    11 elements to our master plan and I am going to try  
11    to include who is responsible for those elements.

12            Dr. Ed Neighbors is responsible for the  
13    Academic Mission. If any of you element group  
14    leaders are here, please stand so that they will  
15    know who are. Dr. Ed Neighbors did the Academic  
16    Program and the Academic Facilities portions of the  
17    plan.

18            Housing is Christi Hartzler.

19            I did Capital Improvements. Maria did them  
20    before me, but that's another thing for her to do.

21            Intergovernmental Coordination is Fred  
22    Kittinger.

23            Recreation and Open Space, we have three people  
24    working on that; Jim Wilkening, Gary Cahen and David  
25    Hansen.

1 Facilities Maintenance was Peter Newman.

2 Urban Design, Pete Newman and Maria Teimouri.

3 Future Land Use, Pete Newman and Maria

4 Teimouri.

5 Support Facilities, Pete Newman and Maria

6 Teimouri.

7 Architectural Design Guidelines, same two.

8 General Infrastructure, Curtis Wade and

9 Richard Lis of Harris Civil Engineers.

10 Utilities, Curtis Wade and Michael Scruggs.

11 Transportation, David Mulholland and Demond

12 Hazley of GMB Engineering.

13 Conservation, Alaina Bernard and Dr. Patrick

14 Bohlen.

15 Landscape Design Guidelines, Dr. Patrick Bohlen

16 and Chris Kennedy.

17 So I'm going to tell you a little bit about

18 what is on the agenda for tonight. Maria Teimouri

19 will be our presenter tonight, and she will give the

20 formal master plan presentation.

21 She's going to take you through why we are

22 here, some general information about opportunities

23 for comment tonight and throughout the comment

24 process.

25 She's going to give you a few rules of order in

1 order to make the process go smoothly and ensure  
2 fairness to all participants. And she will give you  
3 a short overview of Master Plan elements.

4 After Maria's presentation, there will be a  
5 short break, about ten minutes, so that you can have  
6 an opportunity to fill out a comment sheet if you  
7 have not already done so. And then you will turn  
8 that comment sheet over to the folks who will be at  
9 the front of the room to take those from you. They  
10 will be at the mics to take those. And we'll open  
11 the floor to public comments.

12 So Maria.

13 MS. YEBRA-TEIMOURI: Thank you.

14 The purpose of the first of the public hearing  
15 is to take public comments, like we mentioned, on  
16 the UCF Campus Master Plan 2015-2025 Update. All  
17 oral testimony today will be recorded by a  
18 stenographer and will be transcribed for our Campus  
19 Master Plan archive.

20 While UCF is required by statute to accept  
21 public comments, we want you to know that this is  
22 not just a checkmark in the book for us. We are  
23 very interested in what you have to say and will  
24 consider your comments in the final Master Plan  
25 document.

1           The Campus Master Plan document will be  
2           available online at the website shown and by  
3           request. Should you request a document, we will  
4           provide it in the form of a compact disc, unless you  
5           specifically request a hard copy. There will be a  
6           charge for both CDs and hard copy documents.

7           We are basing the public comment period on the  
8           time allotted to the reviewing agencies. Here is  
9           how it works: By law, we have five business days  
10          from this public hearing to transmit the document to  
11          our official reviewing agencies.

12          The official reviewing agencies are given 90  
13          days from receipt of the document to submit their  
14          comments.

15          The public comment period is not set by  
16          statute, so we will allow the same amount of time  
17          that is given to the reviewing agencies.

18          Because agency receipt dates are often  
19          different, we want to be somewhat flexible while  
20          still allowing time for comments to be considered.

21          For that reason, we ask that comments be  
22          received in our office between late October through  
23          November 7th.

24          Your comments can be sent to us via mail or  
25          e-mail at the address shown.

1           Copies of this slide are available here up at  
2           the front, so that you can pick them up for  
3           reference.

4           All comments will be noted in the Campus Master  
5           Plan archive.

6           The archive will be continuously updated and  
7           available for review at the Facilities Planning  
8           website, [www.fp.ucf.edu/mp2015](http://www.fp.ucf.edu/mp2015).

9           These rules of order are intended to ensure  
10          that the comment process flows smoothly, and even  
11          more importantly, to ensure fairness to all  
12          participants.

13          If you intend to speak today, we need you to  
14          fill out a comment sheet and print your name on the  
15          speaker sign-up form prior to the end of the break.  
16          Please print clearly. The form will be used to call  
17          you to the microphone. Microphones are located at  
18          the front of each aisle, where Pete Newman is and  
19          where Raphael is up front. When it is your turn to  
20          comment, you will be handed a microphone.

21          We ask that each speaker identify him or  
22          herself and any group or interest that he or she  
23          represents before making comment.

24          Speakers will be timed and will be limited to  
25          three minutes.



1           When you have finished speaking, please turn in  
2           your comment sheet to the person assisting you at  
3           the microphone.

4           All comments, including oral comments, are  
5           noted in the campus archive. Your oral comments  
6           will be recorded, transcribed, and become a part of  
7           the archive, which is available for review on the  
8           Facilities Planning website at  
9           www.fp.ucf.edu/mp2015.

10          We expect that there may be diverse opinions  
11          expressed tonight and we therefore ask that all  
12          participants be treated with respect.

13          Next, I'm going to give you a brief overview of  
14          the UCF Campus Master Plan 2015-2025 Update.

15          First, I will cover the Plan components.

16          Then I will talk about required elements, our  
17          reviewing agencies, the schedule and the context  
18          area.

19          After that, I will show you maps related to the  
20          key elements and talk about what these elements  
21          cover.

22          The University Master Plan is developed  
23          pursuant to Florida statute 1013.30.

24          The Plan must be updated every five years and  
25          reflects a ten-year projection.

1           Of the 17 elements, eight are required, but  
2           UCF's plan addresses all 17.

3           The goals and objectives related to each  
4           element, and the policies we have put in place to  
5           meet them, are reflected in the document narrative.

6           Data and analyses are included in the plan to  
7           support the goals, objectives and policies.

8           The maps are a graphic depiction of land use  
9           for each of the elements.

10          This slide shows the elements which are  
11          required in the Campus Master Plan.

12          We have worked to ensure that the elements  
13          address compatibility with the surrounding community  
14          and are consistent with Orange County's  
15          Comprehensive Policy Plan.

16          Here is a listing of the reviewing agencies:  
17          The first reviewing agency, Orange County, is our  
18          host local government.

19          The second, third, and fourth, Seminole County,  
20          city of Orlando and city of Oviedo are affected  
21          local governments.

22          The others are either regional or state  
23          reviewing agencies.

24          All reviewing agency comments will be  
25          documented in our archive and will be available for

1 review on our website.

2 This is our schedule for the UCF Campus Master  
3 Plan 2015-2025 Update.

4 The agency review period and public comment  
5 period will begin five business days from tonight.  
6 Additional public comments will be heard at the  
7 adoption hearing in November.

8 Upon adoption, notice will be sent within 45  
9 days to any affected party who submitted comments.  
10 Those individuals will then have 30 days to file  
11 petitions and objections.

12 Private petitions -- private petitioners may  
13 only address issues that were previously raised in  
14 their comments.

15 Petitions are submitted to the Board of  
16 Trustees.

17 After the Master Plan process: Pursuant to  
18 Florida statute 1013.30, UCF will develop a Campus  
19 Development Agreement with Orange County, with both  
20 parties' understanding that there is no Concurrency  
21 Trust Fund and -- I'm sorry -- Concurrency Trust  
22 Fund at the state to mitigate UCF's impacts on the  
23 host local government. The existing Memorandum of  
24 Understanding is in place with the county will  
25 continue to renew every year unless written

1 termination is sent by either the county or UCF.

2 The context area is defined by the area of  
3 transportation infrastructure impacted by the  
4 University.

5 Orange County is considered to be our "host"  
6 local government, though you will note that, just to  
7 our north, is Seminole County.

8 This is a close-up aerial view of the campus.  
9 The campus is 1,415 acres, and the boundaries are:  
10 Alafaya Trail to the west, McCulloch to the north,  
11 University Estates, Regency Park and Bonnevill  
12 neighborhoods to the east, and Research Park to the  
13 south.

14 Gemini Boulevard provides our main vehicle  
15 circulation, and the most-used feeders are  
16 University Boulevard, Libra Drive and Orion  
17 Boulevard.

18 The campus core is focused on academics and  
19 research, and we have radius sidewalks at 400 feet,  
20 800 feet, and 1200 feet for pedestrian traffic.

21 Currently you are here.

22 The next few slides show the required element  
23 maps. You will notice that there is no map for  
24 Intergovernmental Coordination. This element  
25 addresses coordination with local, regional, state

1 and federal entities.

2 The Future Land Use map defines the land uses  
3 on campus, by category.

4 This is the "umbrella" for all others.

5 It provides a glimpse of all land uses together  
6 and shows their relationship.

7 Of special note: The red area is the academic  
8 core. Various green areas are conservation and  
9 recreation and open space. Magenta is mixed use.  
10 You can see that in the athletic node, along Alafaya  
11 Trail, and in the southeast parcel. This gives us  
12 flexibility to develop a number of land uses.

13 For example, in the north you have athletics,  
14 retail, housing, parking, and at some point we hope  
15 to have the Wayne Densch Center for Student Athlete  
16 Leadership.

17 The Urban/Design Capital Improvements map shows  
18 existing facilities and the types of buildings which  
19 may be constructed during the planning cycle, and  
20 their generic locations.

21 A full list of the potential capital  
22 improvements is included in the plan.

23 The numbers reflected here match the numbers on  
24 the capital improvement list. The capital  
25 improvement list shows approximate funding years and

1 estimated project costs.

2 Now, I know it looks like a lot of numbers, but  
3 that's because, as I said, we have included any  
4 buildings which may be constructed during the  
5 planning cycle. We evaluate our capital  
6 improvements plan at least yearly, and we  
7 reprioritize based not only on needs, but also on  
8 the realities of both money and time.

9 The Recreation and Open Space map reflects both  
10 active space (intramural and intercollegiate  
11 athletic playing fields) and passive space, such as  
12 open spaces, buffers and gathering spaces.

13 You will note the potential for the Little Econ  
14 Greenway Trail to pass through campus, connecting  
15 bike routes in the Seminole and Orange Counties at a  
16 future date.

17 UCF was the first university in the state to  
18 have an approved stormwater plan.

19 The Stormwater Facilities map shows the  
20 stormwater basins and sub-basins, which are part of  
21 the plan.

22 Each basin has an allowable amount of  
23 impervious surface area on which the university can  
24 build, and we work closely with St. Johns River  
25 Water Management District to ensure that we do not

1 exceed that.

2 This slide shows our existing and planned  
3 on-campus housing.

4 We currently have 6,457 beds on campus.

5 Our current projections for potential housing  
6 expansion include the Academic Villages expansion  
7 with 300 beds in the southern portion of campus, and  
8 Special Interest Housing, also known as Greek Park  
9 Drive II, which is 400 beds, on approximately  
10 six acres in the northwest. This was one agreed  
11 upon in the 2000 Campus Master Plan.

12 The Conservation map shows those areas which  
13 are being managed for conservation, to include:

14 Those under legal conservation easement,  
15 managed wetlands, managed uplands.

16 We currently have over 300 acres in  
17 conservation easement and more than 200 in managed  
18 uplands and wetlands, including the Arboretum and an  
19 upland preserve for Gopher Tortoise habitat to the  
20 north.

21 Of note: The University Student Union was  
22 build around a cypress strand. There are additional  
23 cypress strands and domes throughout the managed  
24 conservation lands which naturally filter storm  
25 water.

1           The Existing Roadway Network and Daily Traffic  
2 Volumes map shows which roads are currently  
3 two-lane, four-lane and six-lane.

4           Our goal to have all gateways at four-lane.

5           During this cycle we are hoping to widen Libra  
6 Drive.

7           That completes our formal presentation.

8           We'll now take a ten-minute break to allow time  
9 for you to obtain and complete a comment sheet, and  
10 print your name on the speaker sign-up form, if you  
11 haven't already done so. We have -- the comment  
12 cards are up here on the console so you can just --  
13 Peter and Raphael will hand them out if. So you can  
14 raise your hand if you would like a comment card.

15           I will call you back together in ten minutes  
16 and I will then begin calling the names of those who  
17 signed the forms.

18           I would remind you, when you present, please  
19 state your name, address, and any affiliation before  
20 commenting.

21           You will have three minutes to comment; and  
22 after you speak, please give your comment sheet to  
23 the person assisting you with the microphone so that  
24 we may be include -- so it may be included in our  
25 archive.



1 We can start our ten-minute break.

2 (Thereupon, a recess was taken in the  
3 proceedings.)

4 MS. YEBRA-TEIMOURI: Our ten-minute break is  
5 now over. Please turn return to your seats until  
6 your name is called to present.

7 MR. NEWMAN: The first comment will be from  
8 Ronald Fore. Please come forward.

9 RONALD FORE: Thank you.

10 My name is Ronald Fore, F, as in Frank, O-R-E.  
11 I reside in Rivers Bend Estates, which is a  
12 single-family residential development near the  
13 corner of Rouse Road and McCulloch Road and I have  
14 some comments and questions, I suppose.

15 Number one, do you have a projection of how  
16 many additional students will be visiting, attending  
17 classes or living on campus for the years 2015  
18 through 2025?

19 MS. YEBRA-TEIMOURI: Yes. That is all included  
20 in our academic program elements. When you visit  
21 our website and look through our documents, it's got  
22 the detailed amounts that we projected for the  
23 ten-year planning period. So you can find there the  
24 numbers. It's in the 50,000s, I believe, for FTE,  
25 the full -- yeah. That's about what it is.

1 Fifty-four. I'm not sure of the exact number, but  
2 you will find it in the document.

3 RONALD FORE: Okay. Thank you.

4 And will that document also indicate where  
5 these students will be housed and any plans that the  
6 university has for affiliated housing?

7 MS. YEBRA-TEIMOURI: Well, our housing element  
8 is Christi Hartzler. Christi, did you want to speak  
9 to that? She's our director of housing.

10 MS. HARTZLER: We address what we are going to  
11 do on campus. We do not address anymore  
12 affiliation. There is no plan at this time for  
13 anymore affiliation. And we don't include the  
14 numbers of off-campus housing adjacent to the  
15 campus. It's in there. Does that answer your  
16 question?

17 MS. YEBRA-TEIMOURI: It's in the housing  
18 element, Christi?

19 MS. HARTZLER: Yes.

20 RONALD FORE: To the extent, I guess, we are  
21 just concerned about where are they going to be  
22 housed? On campus? Off campus? Do you have some  
23 plan to work with anybody, any developers? I think  
24 your answer was no to that question.

25 MS. HARTZLER: Right now we have a lot of

1 availability off campus. So there are occupancy  
2 issues, so we do feel that the housing needs are  
3 being currently met. Does that help?

4 RONALD FORE: Yes.

5 MS. YEBRA-TEIMOURI: Thank you, Christi.

6 RONALD FORE: The next question is -- and it's  
7 unclear to me when you -- with the map up, but does  
8 UCF have any plans to ask Orange County to four-lane  
9 McCulloch Road west of Alafaya Trail?

10 MS. KERNEK: That would be addressed in the  
11 transportation element of the plan. So there is a  
12 transportation element. At this point in time we do  
13 not have plans to ask for four-laning of McCulloch.

14 RONALD FORE: Okay. Thank you.

15 And as these additional students are enrolled  
16 and housed nearby, or on campus, will UCF ask Orange  
17 County for another fire station/EMT facility to  
18 accommodate the needs of the -- of these additional  
19 folks?

20 MS. KERNEK: We have not addressed that in the  
21 plan. Is that something that you are commenting  
22 that you believe is necessary?

23 RONALD FORE: Well, we are concerned that the  
24 existing fire station is overwhelmed with the  
25 population growth that we have seen in the last five

1 to ten years. And Orange County has sort of told us  
2 informally that they think the fire station is  
3 adequate. So we think there either needs to be  
4 another one or that one needs to be substantially  
5 expanded.

6 MS. KERNEK: We will take that under  
7 consideration as we are reviewing our plan.

8 RONALD FORE: I'm sorry, one last one.

9 How far off campus can the UCF police go and  
10 have jurisdiction? Is it a thousand feet from the  
11 campus?

12 MS. KERNEK: There are authorities having  
13 jurisdiction and the police have mutual aid  
14 agreements in place so that they can work off campus  
15 as necessary with our other governments that are in  
16 the area. So we do have mutual aid agreements in  
17 place.

18 RONALD FORE: But is there a boundary on that,  
19 that they can't go a mile --

20 MS. KERNEK: It's not set as a boundary. If an  
21 officer is commuting from home to work in his police  
22 car and something happens, he's allowed to assist.  
23 While he's not the authority having jurisdiction,  
24 he's allowed to assist if he's commuting and he's in  
25 an area from, say, coming home to work. He can

1 assist another law enforcement agency.

2 RONALD FORE: Let me be a little more specific.  
3 Of all the housing projects along Alafaya Trail,  
4 mainly south of Colonial, does UCF police have  
5 jurisdiction over those units?

6 MS. KERNEK: We have jurisdiction only with  
7 affiliated properties. All of the properties that  
8 are not affiliated are not in our jurisdiction.

9 RONALD FORE: Okay. Thank you.

10 MR. PHILIP: The next comment is from George T.  
11 Morris, Jr.

12 MR. MORRIS: My name is George T. Morris, Jr.  
13 and I live about 1600 feet from the current --

14 MR. NEWMAN: His mic's not working.

15 MR. MORRIS: My name is George Morris, and I  
16 live over in University Estates. I would like to  
17 say that I'm here speaking as an individual, not  
18 answering (sic) University Estates in any way or  
19 representing them.

20 And I live within about 1600 feet of the  
21 Brighthouse football stadium. In the last five-year  
22 plan that the university approved here, at least  
23 initially, did not include anything about the  
24 football stadium, which caused some people to  
25 protest and eventually the construction of the

1 stadium was delayed by one year.

2 And I didn't see anything in the hearing this  
3 evening which addressed the possible expansions or  
4 improvements or additions to athletic facilities.

5 And I think we would like to see that because  
6 where we live, there is an impact of, you know,  
7 traffic and light and noise, et cetera. And we  
8 would like to see that in more detail in the next  
9 update. That's all I have.

10 MS. YEBRA-TEIMOURI: Thank you.

11 MS. KERNEK: Thank you.

12 MR. NEWMAN: I would like to call T.K. Lamb.

13 T.K. LAMB: Thank you for hosting this. My  
14 name is T.K. Lamb. And I operate a business out in  
15 Seminole County, Altamonte Springs. It's a  
16 management consulting company.

17 And my questions mostly focus on the process  
18 leading up to archiving. The reviewing agencies  
19 that you have, I didn't see anything in this  
20 evening's presentation that showed any type of  
21 collaboration between those agencies. So, in  
22 deference to that, what is their collaboration  
23 between those agencies during that 90-day period?

24 Outside of that, what visibility does the  
25 public have into those meetings, if any at all?

1           And third, what type of mechanism is in place  
2           to reconcile whatever comes out of those individual  
3           agencies?

4           MS. YEBRA-TEIMOURI: Do you mean -- referring  
5           to or regarding our Master Plan, collaborating  
6           together with regards to -- because what usually  
7           happens is they will -- they will write or, you  
8           know, direct the comments to us and then they  
9           address it directly with them. I don't know if --

10          MS. KERNEK: All of that is also on record in  
11          the archives. When they submit in writing to us  
12          their comments, it is usually done individually by  
13          agencies. They are not meeting together to  
14          collaborate. Each of these agencies are reviewing  
15          the documents, send them to us their written  
16          comments and we address those comments back to them  
17          and that also goes into our archive.

18          T.K. LAMB: So to that point, do the other  
19          agencies during that process get visibility to  
20          choose whatever issue that was brought up by, say a  
21          particular agency, or do they have to wait till  
22          those comments are archived?

23          MS. YEBRA-TEIMOURI: Probably wait until they  
24          are archived.

25          MR. NEWMAN: The archive is ongoing. We have a

1 meeting and receive comments. It's ongoing. So  
2 agency could look to the archive and see what  
3 another agency is saying, and if they wish to  
4 collaborate with the agency. It's a living  
5 document.

6 T.K. LAMB: Okay. That makes sense. I thought  
7 that it was all ending in 90 days.

8 MR. NEWMAN: No.

9 MS. KERNEK: No. You will be able to see that  
10 as you go along. It will be on the website. So you  
11 will be able to look on this and see what is in the  
12 archives.

13 T.K. LAMB: One last question: Are there any  
14 plans working with any organizations in facilitating  
15 further dialogue using those comments as inputs for  
16 the next set?

17 MS. KERNEK: Could you explain what you're  
18 asking?

19 T.K. LAMB: Sure. So -- so those comments  
20 become inputs to a process that follows this  
21 beginning process. Generally that may be  
22 orchestrated internally, in-house, or sometimes an  
23 organization may find a company to work with to  
24 facilitate that dialogue.

25 MS. KERNEK: Many of the universities do hire



1 outside parties, both for development of the Master  
2 Plan and for facilitation afterwards. We have been  
3 doing those -- the development and our own  
4 negotiations internally except for the  
5 transportation element. And --

6 MS. YEBRA-TEIMOURI: The stormwater  
7 management --

8 MS. KERNEK: The stormwater management this  
9 year. And usually we do that ourselves.

10 T.K. LAMB: Thank you very much.

11 MR. NEWMAN: Are there any other comments?

12 MS. KERNEK: If there are no other comments, I  
13 would like to thank you all for coming. We really  
14 do appreciate the comments that you have given to us  
15 this evening and the document will be available as  
16 Maria has told you on the Facilities Planning  
17 website, Tuesday, July the 22nd. So that's five  
18 business days from today. July 22nd you will be  
19 able to look on our website. The address again is  
20 [www.fp.ucf.edu/mp2015](http://www.fp.ucf.edu/mp2015). We do again have copies of  
21 that up here, so you can send us your comments and  
22 you can find our website. We have copies of that  
23 here for you.

24 We also have additional comment cards, so if  
25 you would like to send written comments, you can use

1 that to send them to us. We do appreciate it.

2 Thank you.

3 (Thereupon, the meeting concluded at 7:19

4 p.m.)

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COUNTY OF ORANGE)

I, DONNA FONTAINE, RPR, Notary Public,  
State of Florida, do hereby certify that I was  
authorized to and did report the foregoing  
proceedings, and that the transcript, pages 1  
through 26, is a true and correct record of my  
stenographic notes.

Dated this 17th day of July, 2014,  
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