

**AUTHORIZATION TO DESIGNATE
A POINCIANA CAMPUS**



July 16, 2013

TO: BOARD OF TRUSTEES
of Valencia College

FROM: SANFORD C. SHUGART
President

RE: AUTHORIZATION TO DESIGNATE A POINCIANA CAMPUS

Following Florida Statute Section 1001.02(7) (e) and State Board of Education Rule 61-14.0061, Valencia College is requesting authorization to designate a site for the Poinciana Campus.

The Long Range District Facilities Strategies plan prepared in October 2001 by Glatting Jackson was updated and proposes new campuses in Apopka and in Poinciana.

RECOMMENDED ACTION:

The President recommends that the Board authorize the College to request a site designation for the Poinciana Campus from the State Board of Education.

Sanford C. Shugart, President

Proposal to Establish a Poinciana Campus

for

Valencia College

Orlando, Florida

6.7.13

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Valencia College proposes, by means of submitting this document to the Florida Board of Education, to establish a Poinciana Campus to better serve the southern area of its two-county service District, especially in and around the community of Poinciana. The proposal comprises a description of the concept for the proposed campus followed by two parts required by Rule 6A – 14.0061, FAC: Criteria for the Designation of a Campus and Justification for Designation.

THE CONCEPT OF THE PROPOSED POINCIANA CAMPUS

Valencia College proposes to develop a new comprehensive campus in Osceola County to reduce the barriers to students of the distance and costs to attend our Osceola (Kissimmee) campus. Continued new residential development has created conditions that warrant serving this area with a new campus, as anticipated in the *2011 Long-Range District Facilities Plan [The 2011 Plan]*.

The College would require funding to first purchase the property and then create a master site plan for the new campus. It is anticipated that this campus will be built-out at approximately 150,000 square feet and serve 4,000 students. Construction of infrastructure on the property—retention, roads, utilities, parking, and the first phase of buildings—would be done in phases. Infrastructure would be developed as a phasing plan over time. The first phase would consist of one permanent building with approximately 60,000 to 70,000 gross square feet. There would also be related parking and stormwater areas for the development of the proposed campus.

The first permanent building would house student support services—admissions/registration, advising, finance, financial aid, a small library, administration and classrooms and labs. Other support services would be housed in relocatables on a temporary basis until the campus constructs additional buildings. The services housed in relocatable buildings would be moved into permanent spaces, and existing spaces remodeled for additional classrooms and laboratories. This process has been successfully executed on the Osceola Campus and the recently opened Lake Nona Campus.

The entire campus would be designed as a high-tech campus, with all spaces equipped for internet access. Students would be able to register on-line, view their records, plan their program of study and monitor their progress in completing their educational programs. Classrooms and laboratories would be designed as “Smart Classrooms”.

Smart classroom spaces would all have internet connections, projecting computers, and support for learning using laptop computers, tablets and evolving technology, providing a sound and exciting learning environment. With projecting computers and stationary cameras above the professor's control station in both classrooms and laboratories, students would see and learn complex information with real life examples providing linkage from the theoretical to the practical.

1. **CRITERIA SPECIFIED IN RULE 6A-14.0061, FAC, FOR CAMPUS, CENTER AND SPECIAL PURPOSE CENTER DESIGNATIONS:**

- A. **Explain how the proposed campus, center or special purpose center is part of and consistent with the long-range master plan of the college. Include a copy of that portion of the college's long-range master plan.**

Valencia College is committed to long-range facility planning. The proposed Poinciana Campus for Valencia College is part of and consistent with the *2001 Long-Range District Facilities Strategic Plan* of the College further supported by the *2011 Update* to the initial *2001 Plan*.

Realizing that population growth in Central Florida is explosive and that planning for Valencia College's growth within that environment requires the best knowledge available, the District Board of Trustees awarded a bid to Glatting Jackson in 2001 to create a master plan using the best available technology and planning resources. The result was the *2001 Long-Range District Facilities Strategic Plan*. The *2001 Plan* recommended that the College:

- First, build a campus in southeast Orange County within 3-5 years of the Board's approval of the Plan [now the Lake Nona Campus];
- Second, build a campus in southwest Orange County within 5-8 years. The proposal to establish a Southeast Campus was approved by the Florida State Board of Education in July 2003 [property has been secured], and
- Third, that the District Board of Trustees monitors south central and northwest Orange County [Apopka] along with the Poinciana Area in Osceola County south of Kissimmee. In 2011, the conditions in these three areas of the District are:
 - South Central Orange County has continued to grow and has been served by Valencia's Osceola Campus and the current construction of Building #4 on that Osceola Campus, as well as the Lake Nona Campus.

Valencia College, Proposed Poinciana Campus

- The City of Apopka's interest in the growth of their community continues. This was identified as a small but growing area in the *2001 Plan*. Since then, the City's population has again doubled. The road improvements made, and still being made, in northwest Orange County reflect continuing growth.
- Poinciana and the West Lake Toho Area of Osceola County have grown steadily for the last 30 years. The core population of Poinciana was over 53,000 residents in 2010. The area is experiencing active programs for new communities and transportation improvements. The community has two elementary schools, a middle and two high schools along with a County library and a new community hospital now being constructed.

In order to evaluate the current effectiveness of the 2001 Plan, an update was commissioned. The *2011 Update* confirms the conclusions and recommendations of the *2001 Plan* and concludes that the three areas being monitored have indeed continued to grow as discussed above. The present proposal to establish a Poinciana Campus in the Poinciana community is consistent with the *2001 Long-Range District Facilities Strategic Plan* and the *2011 Update to the 2001 Long-Range District Facilities Strategic Plan* [Map A, presents Map 3, Valencia Campus Locations from the *2011 Plan*].

B. Justify that expanded or new instructional and support services are necessary to adequately serve the college district of Orange and Osceola Counties.

Valencia's existing facilities are being fully utilized. Due to the growth of the District, which is expected to continue, and the size of the District, additional instructional and support services, to be provided by the proposed Poinciana Campus, are necessary.

The proposed Poinciana Campus will make higher education more convenient and affordable to the residents in the Poinciana community and its environs. The proposed Poinciana Campus will serve to relieve the increasing burden on Valencia College instructional and facility capacities of the other Valencia campuses, especially the Osceola Campus.

Valencia College's request to establish a Poinciana Campus is justified as follows:

1. **County Population Growth.** Osceola County continues to grow at a rapid rate. The County's population has grown at a compound rate of nearly 6% for the least 30 years. Growth is expected to continue. Projections from the Bureau of Economic and Business Research at the University of Florida anticipate the County's population will grow from nearly 270,000 currently to over half a million people in 30 years.

Valencia College, Proposed Poinciana Campus

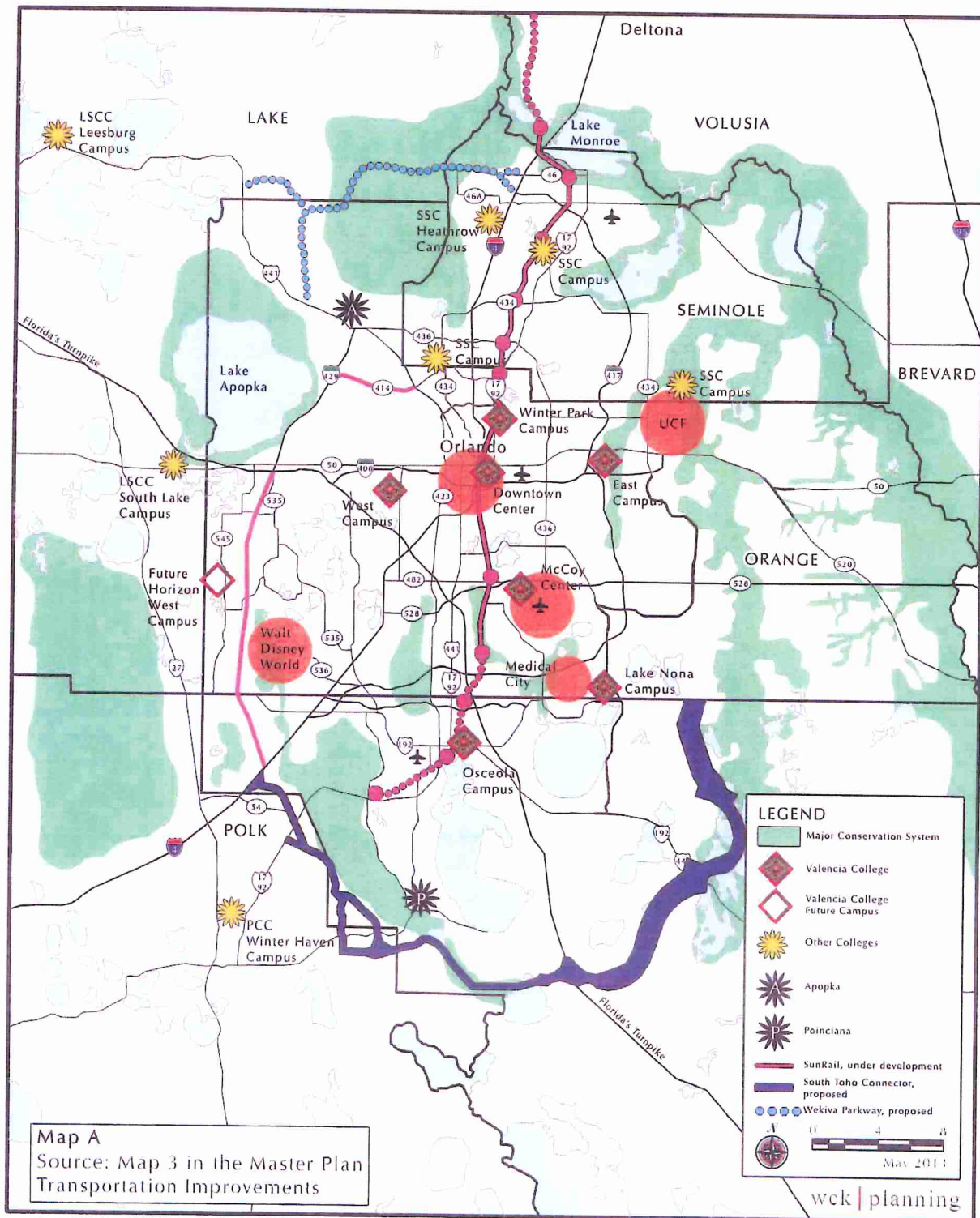


Table 1
Osceola County Population: 1980 to 2040

<u>Year</u>	<u>Population</u>
1980	49,287
1990	107,728
2000	172,493
2010	268,685
2020	353,078
2030	449,099
2040	535,002

Source: Bureau of Business and Economic Research, University of Florida.

- 2. South Lake Toho/Poinciana Area Population Growth.** Poinciana is a “census designated place” [CDP] for which the Bureau of the Census reports population and other statistics. The Bureau reported that in 2000 the Poinciana CDP had a population of 13,647 people. In 2010, the population in the CDP grew to 53,190 people. That is almost a four-fold increase in ten years. Three factors lead to the conclusion that this area will continue to grow: national and local economies are rebounding; the development of the Poinciana Parkway and Southport Connector Expressways will improve the connection of Poinciana to the regions roads and job centers; and the County has designated the area for mixed-use growth. Growth will continue.
- 3. Future Land Use Growth Targeted for the South Lake Toho/Poinciana Area.** Osceola County adopted their most recent Comprehensive Plan in 2008. The Osceola County Future Land Use Map, FLU A1, following as Map B, identifies Poinciana and its environs as growth areas for “mixed use “ development at a density of at least 5 dwelling units per acre, a number higher than the current County average. The County clearly expects the Poinciana and the South Lake Toho area to be a future growth area for the County.
- 4. Student Growth in South Lake Toho/Poinciana Area -** Valencia College’s request to establish a Poinciana Campus is further justified based on the student population currently living in the South Lake Toho/Poinciana Area of Osceola County. The Osceola Public School System currently operates four [4] elementary schools in the area, two [2] middle schools and two [2] high schools. An additional high school is planned for the next ten year period as reflected in the Osceola County Comprehensive Plan.

Valencia College, Proposed Poinciana Campus

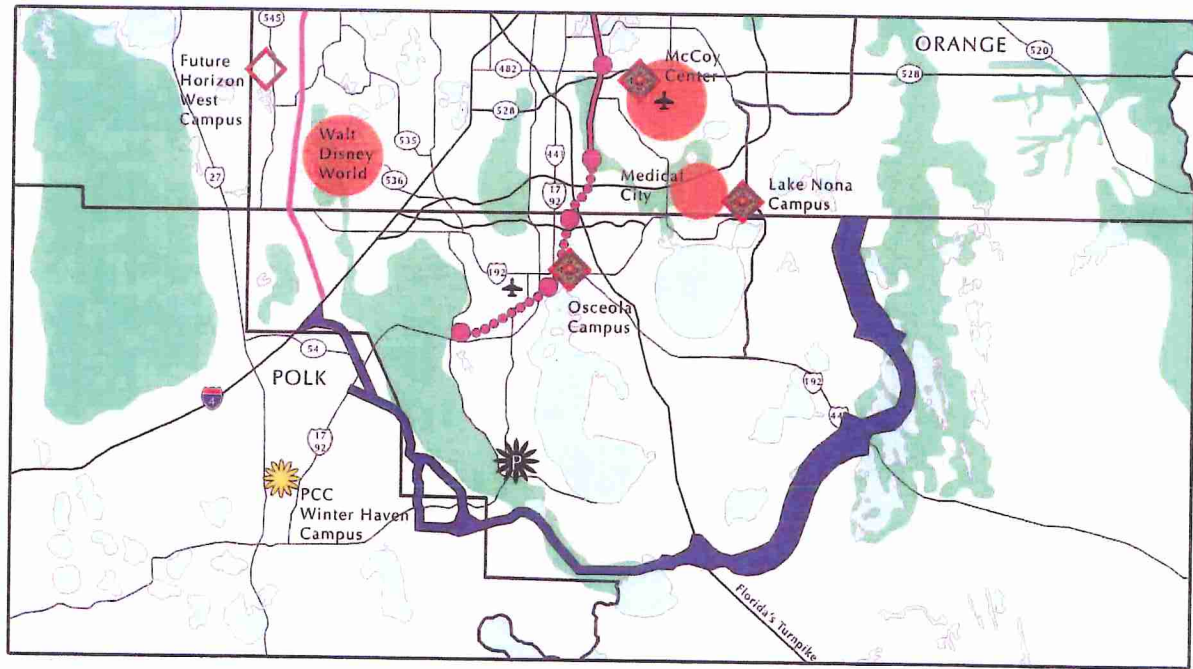
5. **Osceola Campus Development Continues** - Valencia's Osceola Campus is continuing to develop as a large, comprehensive Valencia facility. Building #4 was recently completed and is now serving students. The current annual enrollment on the Osceola Campus is nearing 5,000 FTE.

Current reports of room and space utilization created from the Florida College System show Valencia's existing classrooms and laboratories operated at 150% and 126%, respectively, in Fall 2012.

6. **Location** - Distance and accessibility are additional factors. Valencia College has always employed multiple campuses to serve the two-county District.
 - The distance across the District is a factor in determining the location of facilities. The District is 2,200 square miles. The concept for distributed campuses is based on the firm objective of offering access to Valencia to its constituents; this requires that campuses be located throughout the District when population growth warrants.
 - The center of the Poinciana community is 13 miles from the Osceola Campus that is located between the Cities of Kissimmee and St. Cloud. Travelers from the South Lake Toho/Poinciana Area must not only drive the 13 miles, but also pass through the City of Kissimmee in the U.S. 192 corridor with its community and tourist congestion. The "Off-Peak Hour" and the "Peak Hour" travel times from Poinciana to the Osceola Campus are estimated to be 30 to 35 minutes and 40 to 45 minutes, respectively. Transit is available from Poinciana to the Osceola campus but take typically 2 hours.
7. **Increased Access Regional Job Centers resulting from Significant Transportation Improvements.** The recent establishment of the Osceola County Expressway Authority and their adopted OCX 2040 Master Plan further reflects the County's expectation that the South Lake Toho/Poinciana Area will be a growth area within the County. It presents a significant new transportation corridor that connects Interstate 4 through Poinciana to Florida's Turnpike and eastward to the BeachLine Expressway in east Orange County. [Map C presents Figure 4 from the OCX 2040 Master Plan]. The South Lake Toho/Poinciana Area is poised for continued, steady, and significant population growth over the next 20 years.

Continuing to serve the residents of the South Lake Toho/Poinciana Area from the Osceola Campus is not in the best interests of the residents of Osceola County. Valencia's objective is to provide facilities close to the College's constituency to improve their access to education; hence the need for the proposed Poinciana Campus.

Valencia College, Proposed Poinciana Campus



Map C
 Source: Figure 4, Master Plan
 from the OCX 2040 Master Plan

LEGEND

- Major Conservation System
- Valencia College
- Valencia College Future Campus
- Other Colleges
- Poinciana
- SunRail, under development
- South Toho Connector, proposed
- Wekiva Parkway, proposed

May 2013

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- C. Document that the official fixed capital outlay student FTE enrollments have already achieved three thousand (3,000) full-time equivalent students at each existing campus and that projected student enrollments are stable or increasing

The West, East and Osceola Campuses of Valencia College each have FTE's exceeding 3,000 (See Table 2). The fact that Winter Park Campus serves fewer than 3,000 FTE will be addressed in Criterion G (Exceptions). At the Lake Nona Campus, the first building has recently been completed.

The annual rate of increase for college wide FTE enrollments was 12.3% annually for the seven years from 2003-2004 to 2010-2011 [Table 1, below]. The Educational Plant Five Year Survey report of 7/29/2011 indicates that college-wide FTE growth is expected to be 7.5% annually for the five years ending in 2015 – 2016. The Osceola Campus is projected to grow by 12.0% over the same five year period. Table 2, below, presents the increased FTE projected for all campuses.

Osceola County has been one of the fastest growing counties in Florida and the Osceola Campus reflects that growth. The Osceola Campus FTE is projected to increase by over 3,700 students between 2010-2011 and 2015-2016. Valencia's experience over the past decade indicates the student population is continuing to grow at significant and sustained rates and numbers.

Table 2 Capital Outlay FTE Valencia College Campuses			
<u>Campus</u>	<u>2003-2004</u>	<u>2010-2011*</u>	<u>2015-2016*</u>
West Campus	6,337	11,767 (12.2%)	17,455 (8.2%)
East Campus	7,452	12,264 (9.2%)	16,645 (6.4%)
Winter Park Campus	916	1,299 (6.0%)	1,927 (8.5%)
Osceola Campus	1,988	4,843 (20.5%)	8,586 (12.0%)
Other Facilities	-0-	945	-0-
College Wide	16,706	31,118 (12.3%)	44,613 (7.5%)

Note: * The compound annual percent change for the period.

Source: The 2001 Plan and the Educational Plant Five Year Survey report 7/29/2011

- D. **Certify that facilities at existing campuses, centers or special purpose centers (already established by the State Board of Education or by prior state action), are substantially complete and utilized. (Note: If a campus (es), center(s) or special purpose center(s) is not complete, show a completion date and indicate when the proposed campus, center or special purpose center is to be developed, consistent with completion of other campuses or centers.)**

Valencia's existing facilities are substantially complete and utilized. New facilities are being developed as described below. The proposed Poinciana Campus will be developed before 2015-2016 once the new Lake Nona Campus is stabilized and Osceola Building #4 is fully operational.

The Osceola Campus currently serves nearly 5,000 FTE and does this with only 392,342 square feet of permanent facilities. Even with the addition of the Poinciana Campus, additional classroom space will need to be provided. The Osceola Campus has enough acreage to accommodate additional buildings, some of the facilities will be jointly used with the University of Central Florida, such as Building #4.

The major obstacle to serving the South Lake Toho/Poinciana Area of the service District simply by enlarging the Osceola Campus is access. Residents of the South Lake Toho/Poinciana Area separated from Osceola Campus by both distance and time. While a 13 mile drive across open country using an interstate highway is quite reasonable, the drive time to the Osceola Campus for a resident of Poinciana could take three-quarters of an hour and much longer in extreme conditions during peak times and conditions such as tourism season or accidents. The proposed campus will improve the service and accessibility offered to residents of the growing South Lake Toho/Poinciana Area.

West Campus has enough acreage to accommodate additional buildings, some of which will be joint-use facilities with the University of Central Florida. However, under conditions of the foreseeable future, West Campus cannot accommodate the total growth projected in the District by the Division of Community Colleges, hence leading to the approved future Horizon West Campus in southwest Orange County.

The East Campus is essentially built out without adding land or elevated parking. The site is fully occupied with buildings, parking and stormwater facilities. The projected student growth in Eastern Orange County will be served by the Southeast Campus at Lake Nona, which was approved by the Florida Board of Education in July 2003.

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The Winter Park Special Purpose Center is built out. There is insufficient land at the site for another building and related parking for this inner city location.

The Lake Nona Campus now has Building #1 completed and in service on a 23 acre site adjacent to the new Lake Nona High School. This new campus is intended to provide service to the residents of growing southeast Orlando/Orange County and northeast Osceola County. The Orlando International Airport, new UCF School of Medicine, the new VA Hospital, the new Nemours Children's Hospital, the new University of Florida Research facilities and the new Sanford Burnham Research Institute collectively provide a large employment base that is driving residential growth. Orange County is promoting growth in this area through its InnovationWay planning initiative. Osceola County is also promoting growth in this service area through their Northeast Osceola County Small Area Plan. This campus is fully expected to be successful in providing general education to a growing number of local residents.

- E. **Provide documentation that the proposed campus or center is with the cooperation of other educational agencies within the community college district and adjacent to the district. Letters of agreement from the school district, regional coordinating councils and community college president(s) should be included.**

Valencia College's has great partners in education. This proposal for a Poinciana Campus has been made with the cooperation of the other educational agencies within the community college system, the Osceola County community and the Osceola County School District.

Valencia has reviewed its intent to establish a new Poinciana Campus with the school district superintendent for Osceola County, with officials of the University of Central Florida and the adjacent community college district in Polk County. Attachment D of this application includes letters of support from the following:

- Mrs. Melba Luciano, Superintendent,
Osceola County School District
817 Bill Beck Boulevard
Kissimmee Florida 43744
Ph: 407.870.4600
lucianom@osceola.k12.fl.us

Valencia College, Proposed Poinciana Campus

- Dr. Eileen Holden, President
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999 Avenue H, NE
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eholden@polk.edu
- Dr. John Hitt, President
Office of the President
University of Central Florida
P.O. Box 160002
Orlando Florida 32816-0002
Ph: 407.823.1823
FAX: 407.823.2264
Email: prescomments@mail.ucf.edu
- Mr. Frank Attkisson, Chairman
Osceola County Board of County Commissioners
Administration Building
1 Courthouse Square, Suite 4700
Kissimmee Florida 34741
Ph: 407.742.2000
Email: Frank.Atkisson@osceola.org

F. Evaluate alternatives to the proposed expansion, such as underutilized, vacant facilities, or leased facilities were considered by the board of trustees. Include a complete analysis of alternative. Document that if there are projected facility needs for a new campus, center or special purpose center, what facilities are contemplated. What is the justification for such facilities and what are the projected costs.

Alternatives to the proposed expansion include the greater use of distance learning, joint-use programs with the public school district and the University of Central Florida and expansions on West Campus to accommodate South Lake Toho/Poinciana residents. Each alternative was considered.

- Distance learning programs are already being exploited throughout the District and will be an important part of the program at the proposed Poinciana Campus. While this alternative will continue to expand, it is not expected to match the face-to-face, classroom experience that should be afforded to the residents of the South Lake Toho/Poinciana Area.

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- Joint-Use facilities are also used extensively. The excellent relationship between Valencia College, Osceola County Public Schools and UCF are being maximized. Valencia is currently offering courses at Liberty High School in Poinciana and enrollment has historically been strong. The new campus at Lake Nona is fully integrated with the programs at Lake Nona High School. UCF has a strong presence at both the West and Osceola Campuses of Valencia College. The same integration of education service is expected in the Poinciana area. The new campus would be designed to provide both fully face-to-face and hybrid course delivery for the constituents.
- An expanding Osceola Campus does not fully meet the needs of the South Lake Toho/Poinciana Area. Time and distance separations make the trip from Poinciana to the Osceola Campus untenable for daily or frequent access, not to mention the cost of transportation and the greenhouse gas effects from extensive automobile travel. This alternative has actually been the solution for many years for the Poinciana population base. The *2011 Update* indicates that the population base has increased to the extent that a new campus is necessary in the immediate vicinity. The time has come to provide the proposed Poinciana Campus.

G. Possible exceptions to these criteria for establishing a campus, center or special purpose center are listed below. Address only those exceptions which apply. For each application exception, explain fully how the particular exception impacts upon the corresponding criteria. Possible exceptions are:

1. **The natural of the services to be provided.**
2. **The number and types of students to be served.**
3. **The characteristics of the population to be served.**
4. **Transportation problems.**
5. **The lack of acceptable sites and facilities.**
6. **Energy conservation.**
7. **Population shifts in the service area.**

Two criteria require exceptions for the proposed Poinciana Campus.

The first criterion for which Valencia College claims an exception is to Part of II.C of the “Procedures” that requests documentation that each campus has achieved an enrollment of 3,000 FTE. The Winter Park Campus achieved 1,299 FTE in 2010-2011 and is projected to achieve 1,927 FTE in 2015-2016. The Campus is an “urban” campus, fully utilized. The site and the physical plant are fully built out.

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The second criteria for which Valencia claims an exception is site size. Valencia has successfully designed and implemented campuses on sites that are less than 100 acres. This has been done, in part, because 100 acre sites well located to serve students are nearly impossible to find at any price, let alone a reasonable price. Additionally, the instructional and support services associated with a 20 – 30 acre campus hosting 200,000 to 300,000 square feet of building are proving very functional. It is anticipated that the Poinciana Campus will be less than 100 acres in size; more likely 20 – 30 acres.

In summary, the proposed Poinciana Campus is justified for several reasons:

- **Growing population in the South Lake Toho/Poinciana Area.** The District and County populations are growing, putting pressure on all Valencia campuses. With this pressure students find the best location to meet their needs and the fluidity of student demand fills excess capacities throughout the system. However, time and distance between student locations and campus locations does inhibit student access to education; hence the multi-campus approach of Valencia as presented in the Long-Range District Facilities Plan. With the growing District and County populations, the County's growth expectations for the South Lake Toho/Poinciana Area and the significant transportation improvements, the future growth of the South Lake Toho/Poinciana Area should be substantial, and it is expected to stay strong.
- **Transportation access.** Accessibility to campuses in a large, growing and urban District requires multiple campuses. The proposed Poinciana Campus is 13 miles from the Osceola Campus.
 - The two campuses are divided by a built urban development making it very time consuming to travel this distance. Tourist traffic exacerbates the problem.
 - Construction of the Poinciana Parkway and Southport Connector will dramatically increase the growth of this area of Osceola County. Interestingly, these transportation improvements enhance the Poinciana area's access to the metropolitan area, but do not improve access to the Osceola Campus since the new access is being provided on an east-west basis and the Osceola Campus is to the north.
 - Additionally, the cost of transportation is becoming a bigger factor in student life. The pollution effects of extensive automobile travel are another consideration.
- **The lack of acceptable sites and facilities.** Large, developable tracts of land in existing urban areas are rare. The infill sites are smaller, yet well-located to serve established and growing population areas such as Poinciana. The lack of sites is more of an issue in expanding existing campuses which are generally surrounded by

existing development. Smaller, dispersed sites, anchored by a few larger campuses, have proven a good formula in the Valencia District.

- **Energy conservation.** Energy conservation is directly linked to automobile travel. The proposed Poinciana Campus will reduce travel necessary for residents of the South Lake Toho/Poinciana Area to access a Valencia facility.

2. JUSTIFICATION FOR DESIGNATION

Background. The Poinciana Campus is proposed to provide access to a Valencia campus for the growing number of people in the South Lake Toho/Poinciana Area of the District. Because of the geographic separation of the Poinciana Area from Valencia's Osceola Campus by distance and travel time, it is difficult, time-consuming and expensive for students living in Poinciana Area to commute to Valencia's Osceola Campus. Consequently, Valencia College is proposing to establish a Poinciana Campus to serve this growing area within the District.

A comprehensive campus is proposed with the following programs:

- College Preparatory Programs
- A.A. Transfer Programs
- A.S. Degree Programs
- Certificate Programs
- Workforce initiatives

A. The Programmatic needs of the area.

Courses will be flexible to provide appropriate resources for student learning. Courses offered will include core curriculum associated with a comprehensive campus.

B. Geographic considerations.

The transportation improvements being implemented in the Southport Corridor of the South Lake Toho/Poinciana Area of Osceola County over the next decade will dramatically improve access to this area of the District. Population growth has warranted the new transportation facilities which in turn will induce continuing growth.

- Poinciana Parkway will connect the Poinciana community with Interstate 4 to the west.
- The Southport Connector Expressway will connect Poinciana with Florida's Turnpike in south St. Cloud to the east.
- The Northeast Connector Expressway will connect St. Cloud to the Beachline Expressway and Alafaya Trail in the vicinity of the University of Central Florida.
- West Lake Tohopekaliga is a significant geographic barrier between the South Lake Toho/Poinciana Area and the Osceola Campus north of Lake Toho and east of the

City of Kissimmee.

- The active Disney-oriented tourist area of U.S. 192 between the City of Kissimmee and Interstate 4 create traffic congestion that inhibits access from the South Lake Toho/Poinciana Area to the Osceola Campus.

C. Other factors that contribute to the need for a campus or center including increases or shifts in population.

As the Valencia District grows, congestion and the cost of travel increase. The proposed Poinciana Campus is located in an area of the District that is thirteen (13) miles from the Valencia Osceola Campus. The proposed Poinciana Campus will increase accessibility to a Valencia College facility by a large and growing population. Osceola County ranks 57th in the State in terms of the percentage of high school graduates that go on to College and the 2 high schools in Poinciana have the lowest college-going rates in the County. Access to higher education in Poinciana will make a significant difference in the development of the community.

CONCLUSIONS

The growing population of the South Lake Toho/Poinciana Area of Osceola County requires the College to look at the option of a local campus to meet the growing demand in the Poinciana area. We have hired professional firms to help identify options and provide the data necessary to make high quality decisions for our students' and community's future. We must be able to train a highly skilled workforce to meet the demands of the 21st century. The proposed Poinciana Campus is the best alternative to provide education and related services to the growing population in this area of the District.