



UNIVERSITY OF CENTRAL FLORIDA

Minor Amendment 3 (MA-3 2024) to the 2020-30 Campus Master Plan

Revise UCFAA Football Campus Projects

MINOR AMENDMENT MA-3 2024

PRIOR MINOR AMENDMENT (MA 2022-1)

On May 26, 2022 the UCF Board of Trustees approved a Minor Amendment (MA 2022-1) to the UCF 2020-30 Campus Master Plan (CMP) to include six UCFAA FOOTBALL CAMPUS PROJECTS:

1. STADIUM SOUTH TOWER
2. FOOTBALL PRACTICE FIELD RELOCATION
3. McNAMARA COVE
4. PARKING AND PLAZA EXPANSION
5. WAYNE DENSCH SPORTS CENTER RENOVATION
6. STADIUM NORTH TOWER

THIS MINOR AMENDMENT (MA-3 2024) WILL MAKE THE FOLLOWING CHANGES TO THE CAMPUS MASTER PLAN 2020-30:

Needs for the football campus have evolved to require the following changes to the UCFAA FOOTBALL CAMPUS PROJECTS. These changes trigger the need for a new Minor Amendment (MA-3 2024).

1. Replace STADIUM NORTH TOWER with ROTH TOWER EXPANSION & RENOVATION.
The project will create additional club seat capacity, additional interior/exterior suites, larger existing suites, an expanded club level, expanded press space, and premium event space.
2. Replace STADIUM SOUTH TOWER with FOOTBALL OPERATIONS BUILDING.
A new two-story building will house football operations.

STATUTORY THRESHOLDS

Please find below the three statutory thresholds, under Florida Statute 1013.30, that define an amendment as major vs. minor; and the university response to each threshold demonstrating that **MA-3 2024** is a minor amendment to the campus master plan.

F.S.1013.30(9) An amendment to a campus master plan must be reviewed and adopted under subsections (6)-(8)¹ if such amendment, alone or in conjunction with other amendments, would:

a) Increase density² or intensity³ of use of land on the campus by more than ten percent;

University Response:

All of these projects will be built on land that is designated "Recreation & Open Space"; of which UCF has 545.81 acres. These facilities will not increase the intensity of land use by more 10%. Density of land use is not applicable, see footnote 3.

¹ F.S.1013.30(6-8) describes the lengthy and complicated process required to adopt a Campus Master Plan or Campus Master Plan Update.

² Density of development: the dwelling units per acre (du/ac) permitted under the applicable zoning. Not applicable to UCF.

³ Intensity of development: the ratio of the sum of the total area of the above-ground premises of all buildings to the area of the land parcel.

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b) Decrease the amount of natural areas, open space, or buffers on the campus by more than ten percent:

University Response:

None of the projects, alone or in combination, decrease the amount of natural areas, open space, or buffers in any way. These projects will be sited on developable Recreation & Open Space land, not in non-developable natural areas, open space, or buffers.

(c) Rearrange land uses in a manner that will increase the impact of any proposed campus development by more than 10 percent on a road or on another public facility or service provided or maintained by the state, the county, the host local government, or any affected local government.

University Response:

None of the projects, alone or in combination, will rearrange land uses in any way. The existing Land Use is and will remain Recreation & Open Space.

REPLACEMENT EXHIBITS

The following *Figure 10.0-2 Main Campus 10-Year Schedule of Capital Projects (SCP)*, page 2, indicates the changes to Project #33: UCFAA FOOTBALL CAMPUS PROJECTS (changes are highlighted.)

10.0 CAPITAL IMPROVEMENTS & IMPLEMENTATION

Revised Figures 10.0-1 and 10.0-2

Figure 10.0-2 Main Campus 10-Year Schedule of Capital Projects (SCP)

MAP KEY	SCP 2020-30 For variables (Priority, Projected Cost, Timing), see the annually-updated 5-YEAR CAPITAL IMPROVEMENTS PLAN (CIP)	BUIDING #	OTHER NAMES (AKA)	COLLEGE OR DIVISION REQUESTING	PROJECT TYPE	EXISTING GSF	RENOVATION SF	NEW CONSTR. SF	PROJECT SCOPE	2020 CIP Fund /Priority	2015 EPS Proj. #
MAIN CAMPUS 10-YEAR PROJECTED PROJECTS											
1	JOHN C. HITT LIBRARY RENOVATION PH. II	002		IT&R	Renovation 5 Phases	226,506	226,506		Renovate 5 Floors for efficient/flexible interiors, more seating, study, special collections/archives, and technology workstations. Digital Initiatives Center.	CITF / 1	5
2	CAMPUS ENTRYWAYS – PHASE I			2016 CDA	Roadway				University & Alafaya Gateway - improve roads, sidewalks, landing pads, signage, landscape	State / 1 NonState	
3	CAMPUS ENTRYWAYS – PHASE II			2016 CDA	Roadway				Remaining Items from CDA	State / 2 NonState	
35	UCF CROSS-CAMPUS BIKE TRAIL		Innovation Way Trail / East Orange Trail						On-campus bike trail linking the existing trail systems of Orange and Seminole Counties		
4	ENGINEERING BUILDING RENOVATION	040		CECS	Renovation	130,885	TBD		Total Renovation	PECO / 1	
5	BIOLOGICAL SCIENCES RENOVATION	020		COS	Renovation	116,607	116,607		Total Renovation	PECO / 4	
6	THEATRE BUILDING RENOVATION – HVAC	006		CAH	Renovation	29,469	TBD		HVAC	PECO / 5	
7	HOWARD PHILLIPS HALL RENOVATION	014		Campus	Renovation	64,619	64,619		Total Renovation	PECO / 6	
8	LEARNING LABORATORY Active Learning, Teaching Lab, & Maker Space Facility			COS, CCIE, CECS, COM	New Building			150,000	Multidisciplinary Classroom and Teaching Lab facility for several colleges		Spot Survey
9	RESEARCH II Science, Engineering, & Commercialization Facility		Research II	COS, CECS, CREOL, ORC	New Building			138,000	Multidisciplinary Research Facility to serve several colleges		16
10	WET TEACHING LAB AND EXPANDED STEM FACILITY (Classroom Lab Building)			COM / BSBS	New Building			240,950	Facility to provide wet/prep labs for several programs, study space, offices, and a lecture hall.		
11	PERFORMING ARTS COMPLEX PH. II	119	Arts Complex Ph. I (Performance)	CAH	Addition	83,670	3,000	122,800	Flexible Performance Space, configurable into 4 venues, including Proscenium Theatre and Concert Hall. The facility includes assembly and production support, as well as storage.		7
12	CHEMISTRY RENOVATION	005		COS	Renovation	49,073	49,073		Total Renovation		10
13	VISUAL ARTS RENOVATION & EXPANSION	051		CAH	Renovation	85,000	85,000	TBD	Total Renovation and Expansion		12/13
14	MATHEMATICAL SCIENCES RENOVATION	012	Math Sciences Building Remodeling & Renovation	COS	Renovation	106,523	106,523		Total Renovation		
15	FERRELL COMMONS E&G SPACE RENOVATION	007		Campus	Renovation	93,860	~28,000		Total Renovation of E&G space (100% of 7B, 7F, 7G, 90% of 7C, 50% of 7E.)		
16	ARBORETUM, URBAN ECOLOGY, & SUSTAINABILITY CENTER		Sustainability Center Ph. I Sustainability Center Ph. II	COS, F&S	New Building			15,000	Arboretum and Urban Ecology Center - replaces aging modular. Sustainability Center - for collaborative research in sustainability/energy.		
17	CLASSROOM BUILDING III			Campus	New Building			80,000	A state-of-the-art facility to support enhanced teaching and learning - variety of advanced-technology classrooms and multimedia facilities. Faculty offices and support spaces.		17
18	SIMULATION AND TRAINING BUILDING			CECS	New Building			60,000	Research Facility for IST, includes lab and office space for multiple disciplines in modeling, simulation and training, immersive environments and mobile learning		
19	WELCOME CENTER EXPANSION	096		Campus	Addition	18,717		11,000	Improve recruitment of top undergrad and grad students, steer students toward strategic programs, focus on under-represented populations, advise students toward timely graduation.		20
20	RESEARCH III			Campus	New Building			150,000	Future Research Facility		
21	DINING, HOUSING, RESIDENCE LIFE FACILITY			SDES	New Building			260,000	Includes student housing and meal-plan dining hall Creative School may be collocated		
22	SPECIAL PURPOSE HOUSING		Special Purpose Housing and Parking Garage	SDES	New Building			32,000	Greek Housing on ~7 ac. Greek Park Expansion		
23	GRADUATE HOUSING			SDES	New Building			150,000	Graduate Student Housing		
24	SPECTRUM STADIUM STEEL RE-COATING	135	Rust Remediation	UCFAA	Renovation	76,527			Re-coat steel structure to prevent rust	NonState	

3-Year Committed

Consistent with the Campus Development Agreement (CDA)

Other Projected Projects

Note: MAP KEY numbers are associated with Figure 10.0-1 Capital Improvements Map, and are not associated with project priority.

10.0 CAPITAL IMPROVEMENTS & IMPLEMENTATION

Revised Figures 10.0-1 and 10.0-2

Figure 10.0-2 Main Campus SCP (Continued)

Revised by Minor Amendment MA-3 2024 (March 2024)

MAP KEY	SCP 2020-30 For variables (Priority, Projected Cost, Timing), see the annually-updated 5-YEAR CAPITAL IMPROVEMENTS PLAN (CIP)	BUILDING #	ALTERNATE or OLD PROJECT NAMES (AKA)	COLLEGE OR DIVISION REQUESTING	PROJECT TYPE	EXISTING GSF	RENOVATION SF	NEW CONSTR. SF	PROJECT SCOPE	2020 CIP Funds/Priority	2015 EPS.#
MAIN CAMPUS 10-YEAR PROJECTED PROJECTS											
25	BASKETBALL EXCELLENCE CENTER	50C	Venue Expansion and Renovation	UCFAA	Add & Reno	48,000		TBD	Renovation of The Venue. Add student-athlete team space and office space.		
26	SOCCER STADIUM & PARKING			UCFAA	New Bldg./Field			TBD	Soccer Stadium north of Spectrum Stadium		
27	TENNIS COMPLEX			UCFAA	New Bldg./Courts			7,500	Tennis Support Building and Tennis Courts (≤12)		
28	RECREATION & WELLNESS CENTER PH. III	088		SDES	Addition	156,111		50,000	Addition the Recreation and Wellness Facility		
29	RWC PARK PHASE IV			SDES	New Bldg./Fields			TBD	Entrance Element and Field Improvements		
30	CREATIVE SCHOOL FOR CHILDREN	Replace 24		Auxiliary	New Building			18,000	New Creative School to support 170 UCF families (increase of 40 families).		
31	INTERCEPT GARAGE		Parking Garage VII	Parking	New Garage			TBD	Intercept Garage at University & Alafaya		
32	ENVIRONMENTAL HEALTH AND SAFETY SUPPORT FACILITY	48A		Support	New Building			4,000	Facility to centralize specialty material receiving, storage, and distribution		
33	UCFAA FOOTBALL CAMPUS PROJECTS (Revised by MA2022-1)	Project #33 includes six projects on the UCFAA Football Campus									
	• Roth Tower Addition and Renovation	135			Addition/Reno				Addition and renovation to the existing tower building		
	• Football Practice Field Relocation				Sitework				FB Practice Field #1 moves from west to east of FB Practice Field #2		
	• McNamara Cove	363			New Facility				New site for "Recovery River," plunge pool, plaza, support buildings		
	• Parking and Plaza Expansion				Sitework				Includes Nicholson Plaza, The Boulevard, Expansion of Lot E-2		
	• Wayne Densch Sports Center Renovation	077			Renovation				Comprehensive renovation/remodeling of WDSC		
	• Football Operations Building	363			New Facility				New Coaches Building		
34	LAKE CLAIRE RECREATON AREA EXPANSION	0334		SDES	Addition & Reno				Expand Boathouse (0334), Improve Parking Lot		

Figure 10.0-3 Satellite Campuses 10-Year Schedule of Capital Projects (SCP)

Note: Figure 10.0-1 Capital Improvements Map does not include Satellite Campus projects

Campus	SATELLITE CAMPUSES 10-YEAR PROJECTED PROJECTS										
DT	UCF COMMUNICATION AND MEDIA BUILDING - EXTERIOR	0906	Center for Emerging Media		Renovation	130,000	Ext				PECO / 3
DT	DOWNTOWN CAMPUS BUILDING II				New Building						
DT	DOWNTOWN CAMPUS PARKING GARAGE II				New Garage						
DT	DOWNTOWN CAMPUS PHASE III				New Building						
DT	DOWNTOWN CAMPUS PHASE IV				New Building						
RCHM	ROSEN GARAGE			Parking	New Garage						
AHSC	COLLEGE OF NURSING BUILDING (Revised by MA2022-2)		College of Nursing & Allied Health	CON	New Building			90,000	New academic home for College of Nursing (~90,000 GSF)	Footnote 4	Footnote 5
AHSC	HEALTH SCIENCES PARKING GARAGE			Parking	New Garage			160,000	New Parking Garage to support Lake Nona Campus		
AHSC	UTILITIES INFRASTRUCTURE/SITWORK – CLINICAL FACILITIES		Infrastructure and Sitework Lake Nona Clinical Facilities		Infrastructure			3,400LF			
AHSC	BURNETT BIO-MEDICAL SCIENCE CENTER INFRASTRUCTURE				Infrastructure			150,000			
AHSC	INSTITUTE FOR HOSPITALITY IN HEALTHCARE			COM/RCHM	New Building			150,000			
Cocoa B.	FLORIDA SOLAR ENERGY CENTER RENOVATION	Many	FSEC		Renovation	14,418	TBD			PECO / 2	
Melbourne B.	MARINE TURTLE & COASTAL RESEARCH STATION		Coastal Biology Station	COS	New Buildings			9,500			19

⁴ CON will be UCF's #2 priority on the 2023-24 Capital Improvement Plan PECO-eligible project list

⁵ Funding appropriation by Legislative Initiative FY 2022-23 had no proviso requiring an EPS Recommendation