Land Use Designation Summary

The Future Land Use Element sets forth the existing and future land use patterns at the University of Central Florida. This element addresses how this land use pattern correlates to that planned by the host and/or affected local governments in the planning study area. UCF's host local government is Orange County, and the affected local government is Seminole County.

Inventory and Analysis of Existing Conditions

There are currently 1,415 acres of land which comprise the University of Central Florida's Main Campus. A significant portion of these lands is undeveloped, or set aside as conservation lands, while academic and support programmed spaces are growing into a larger proportion of the total amount of land. The current breakdown of the 1,415 total campus acreage is as follows: (based on analysis of the most current aerial photographs and surveys and the University's 2010 Land Management Plan):

LAND USE	ACRES
Arboretum	82
Acres Currently Developed	396
Acres Available for Future Development	382
TOTAL: Conservation/Recreation and Open Space/Future Impervious	1,018.8

Adding the 1,018.8 acres for Conservation, Recreation and Open Space and Future Impervious to the 396 acres of Currently Developed land, gives the overall campus acreage of 1,415 acres.

1. Existing Land Uses for the Main UCF campus

The allowable land uses for on-campus development are illustrated in Figure 4-1 *Future Land Use Map 2015-2025*. This figure identifies the following land use categories associated with future development sites which will accommodate proposed construction projects identified in the Capital Improvements Element of the Master Plan:

- Academic/Research Land Use
- Residential Land Use
- Utility Land Use
- Wetland Land Use
- Upland Land Use
- Conservation Easement Land Use under St. Johns River Water Management District
- Recreation and Open Space Land Use
- Ponds and Lakes
- Parking Land Use
- Support Land Use
- Mixed Use

Existing and planned buildings and infrastructure are reflected in Figure 3-1 of the Urban Design Element. It should be noted that the parcels proposed for development will be flexible, since the University performs a cost/benefit analysis for each set of site alternatives prior to constructing a building. Storm water, utilities, relative location to other buildings and other criteria are considered to ensure the proposed site is most appropriate for the particular building. A list of proposed future projects is presented in the 2.14 Capital Improvements Element of the UCF Master Plan.

2a. Existing Land Uses and Zoning for the Context Area (Orange County)

The University of Central Florida is bordered by Orange County on the east, south and west sides. This is the context area of the host local government. Existing land uses for this area are listed below. This data is taken from the Future Land Use Map of the Orange County 2010-2030 Comprehensive Plan:

- **Institutional (INST):**
  This is the land use designation for the University of Central Florida. Density/Intensity is 2.0 FAR.
- **Industrial (I):**
  These are areas to the south and southeast of campus in which industrial uses are permitted. Industrial uses include the processing of both hazardous and non-hazardous materials ranging from light assembly and manufacturing to chemical processing. Density/Intensity is .75 FAR
- **Commercial (C):**
  These are areas to the west of campus, along University Boulevard. Commercial uses include neighborhood scale commercial and office development that serves neighborhood or community needs. Examples include neighborhood center, community center and village commercial. Density/Intensity is 3.0 FAR.
- **Office (O):**
  These are areas to the west of campus, north of University Boulevard and west of Alafaya Trail. Office uses include professional office and office park- style development. Density/Intensity is 3.0 FAR
- **Low Density Residential (LDR):**
  This area is located east of campus. This category generally includes suburban single family to small lot single family development. Density is 0-4 dwelling units per acre (du/ac).
- **Medium Density Residential (MDR):**
  This area is located south of University Boulevard and west of Alafaya Trail. This includes urban-style multifamily residential densities. Density is 0-20 du/ac.
- **Conservation:**
  This use recognizes lands designated for conserving natural resources. Density/Intensity is .01-1.0 Impervious Surface Area Ration (ISAR).

2b. Existing Future Land Uses for the Context Area (Seminole County)

The University of Central Florida is bordered by Seminole County on the north side. This is the context area of the affected local government. Existing future land uses for this area are listed below. This data is taken from the Seminole County Comprehensive Plan, as amended through 10/26/2010.

- **Low Density Residential/Residential Single Family:**
  These single family residential areas are the predominant land use along the northern periphery of the Context Area north of the UCF Main Campus. Density is 0-4 du/ac and 0-7 du/ac for Affordable Housing.
- **Medium Density Residential/Residential Multi Family:**
  These residential areas are located north of the Higher Intensity and Planned Development land uses north of McCulloch Road. Density is 0-10 du/ac and 0-12 du/ac for Affordable Housing.
- **High Density Residential/Residential Multi Family:**
- These residential areas are predominantly along McCulloch Road, Alafaya Trail, and Lockwood Boulevard. Density is 0-20 du/ac.
- **Planned Development:**
- These areas, mostly east of Lockwood Boulevard and abutting McCulloch Road, accommodate uses and densities/intensities as determined by the master /site plan process.
- **Higher Intensity Planned Development-Transitional:**
- These areas, abutting McCulloch Road, provide strategic locations to accommodate employment centers and higher intensity mixed uses. Density/Intensity maximum is 20 du/ac and .35 FAR.
- **Industrial:**
- These areas, located east of SR 434 and northwest of the Medium Density Residential area, provide locations for a variety of heavy commercial and industrial land uses. Density/Intensity is maximum .65 FAR.
- **Commercial:**
  These areas are primarily along Alafaya Trail providing for a variety of neighborhood and community shopping areas. Density/Intensity is maximum .35 FAR.
- **Preserved/Managed Lands:**
  This land use, east of Old Lockwood Road, consists of protected natural lands in public ownership. Density/Intensity is maximum .10 FAR.
- **Public/Quasi-Public:**
  This area is designated for a variety of public and quasi-public uses such as transportation and utilities. Density/Intensity is maximum .65 FAR.

Impact of Surrounding Land Use in Meeting Future Needs of UCF:

The Orange County Industrial zone south of the University contains the Central Florida Research Park. This Research Park is a cooperative effort between UCF, the Orange

County Research and Development Authority, and the Orange County Board of County Commissioners. This site consists of 1,027 acres of land with 52 permanent buildings, housing over 112 companies and more than 10,000 employees. UCF owns six buildings: the Center for Public Safety and Security, Partnership II Building, Partnership III Building, and most recently the Bennett Complex, consisting of three buildings purchased in June 2011. These three buildings had been leased by UCF since 2002 for use as incubator space. Some of the buildings share space with the US Armed Forces. The University leases space from the UCF Foundation for a variety of activities, including research laboratories, the Nanoscience Technology Center, the Human Resources office, The College of Nursing, Purchasing offices, Regional Campuses offices, and others.

There are no facilities on University-controlled lands that are not under the jurisdiction or operation of the State University System.

Existing Vacant, Open or Underdeveloped Land

There are roughly 382 acres of Open, Vacant, or Underdeveloped Land on campus. This land will serve to meet future needs to accommodate the projected growth of the University. There are no surplus lands on campus since the conservation lands, which cannot be used for future development, nonetheless serve as natural laboratories for research and study by campus departments such as Biology, and for Resource Based Activities for the University Recreation and Open Space component.

University policy calls for the preservation of areas of environmental significance and the prudent use of undeveloped land in the future. In order to use the University's land resources efficiently, while allowing for the continuation of natural systems, future development will be relatively dense in character as project budgets permit, and tie into the existing infrastructure on campus. Efforts will be made to minimize the impacts of development on the Arboretum. Furthermore, the University will approve new development only within the limits of all required permits from the St. Johns River Water Management District and other agencies, as applicable.

Existing Natural, Archeological, or Historic Resources

There are no existing natural (Area of Critical State Concern), archeological, or historic resources within the planning study area.