



1.0 FUTURE LAND USE

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1.0 FUTURE LAND USE

*2025-35 CAMPUS MASTER PLAN
UPDATE*

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1.1 INTRODUCTION

STATUTE & REGULATION



STRATEGIC PLAN ALIGNMENT

SUSTAINABILITY

RELATED ELEMENTS

1.0 FUTURE LAND USE is one of eight elements required by Florida Statute 1013.30(3).

The Future Land Use Element must follow the guidelines stated in Florida Board of Governors (BOG) Regulations, Chapter 21.

BOG 21.204: "This element designates existing and future development as reflected in the goals, objectives and policies of the campus master plan, and describes how future development will be coordinated with land uses planned by the host and/or affected local governments in the planning study area."

This element aligns with all four priorities stated in the UCF strategic plan "*UNLEASHING POTENTIAL – Becoming the University for the Future.*"

Student Success & Well Being

Housing and Mixed-Use zones consider future housing building sites.

Discovery & Exploration

Academic zones consider future research building sites.

Community & Culture

Recreation and Open Space zones consider future athletics building sites.

Innovation & Sustainability

STARS criteria have been incorporated where applicable.

The University's commitment to sustainability and the protection of the environment is evident throughout this element.

As development continues, the University will continue to preserve natural lands through careful consideration of developmental densities and adjacent lands.

Goals, Objectives and Policies that align with the Sustainability Tracking, Assessment & Rating System™ (STARS) Version 3.0¹ are shown in **green text**, with the specific *Category and Impact Area* and *Credit #* indicated in parentheses after the Goal, Objective, or Policy.

Specific STARS sections in this element are aligned with the Category and Impact Area **Operations (OP)** and with this credit:

- **OP-4: Ecologically Managed Grounds**

See 5.0 CONSERVATION regarding UCF's commitment to maintain conservation lands.

See 6.0 RECREATION & OPEN SPACE for information on activity-based recreation, resource-based recreation, and open space.

See 8.0 CAPITAL IMPROVEMENTS for capital projects projected for the campus within the 10-year planning interval.

¹ STARS (Sustainability Tracking, Assessment, and Rating System) is "a transparent, self-reporting framework for colleges and universities to measure their sustainability performance."

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1.2 GOALS, OBJECTIVES, & POLICIES (GOP)

NARRATIVE

The Future Land Use Element sets forth the existing and future land use patterns at the University of Central Florida. This element addresses how land use patterns correlate with those planned by the host and affected local governments in the planning study area.

Future Land Use on the UCF Campus shall be consistent with this Campus Master Plan, and the master plans of the Host Local Government² and the affected local governments.

The Orange County, FL 2010-2030 Future Land Use Map designates four (4) land use categories on the UCF Main Campus:

- INSTITUTIONAL
- CONSERVATION
- INDUSTRIAL
- WATER BODY

Orange County is updating their Comprehensive plan. See 1.3 *DATA AND ANALYSIS for Item g. Existing and Projected Land Uses, per the Local Government's Comprehensive Plan.*

The Board of Governors allows universities the option of using the land use categories established in their host local government's comprehensive plan or using their own land use categories.

UCF has established its own land use categories and Standards-of-Use for each land use category. See 1.4 EXHIBITS for UCF's Future Land Use Map (FLUM).

- ACADEMIC & STUDENT SUPPORT USES
- MIXED USE
- PARKING
- RECREATION & OPEN SPACE
 - Developed
 - Natural Preserve
- CONSERVATION
 - Conservation Easements
 - Wetlands
- RESIDENTIAL
- NON-ACADEMIC SUPPPORT
- WATER BODY

² UCF's host local government is Orange County, and the affected local governments are Seminole County, Orlando, and Oviedo.

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GOAL 1: Create developmental patterns that direct future growth to appropriate areas on campus; promote the educational mission of the University; protect environmentally-sensitive areas; and ensure compatibility with the community and host/affected local governments.

OBJECTIVE 1.1: The Campus Master Plan shall establish Standards-of-Use for each Future Land Use Category, promoting compact, efficient, and environmentally sensitive land planning.

ACADEMIC & STUDENT SUPPORT

POLICY 1.1.1: The University shall designate Future Land Use categories (See EXHIBITS for the Future Land Use Map). The Campus Master Plan shall establish Standards-of-Use for each Future Land Use Category, promoting compact, efficient, and environmentally sensitive land planning.

An explanation of each designated land use category, and the associated Standard-of-Use are shown below.

The ACADEMIC & STUDENT SUPPORT land use category supports academic and research uses, as well as Student Support functions, and is largely concentrated within the Academic Core of campus. This category includes buildings with classroom, research labs, and office spaces for faculty, staff, and administration that support academics.

A higher Floor Area Ratio (FAR) is targeted within the ACADEMIC & STUDENT SUPPORT category to concentrate academic/research and student support facilities within reasonable walking distance to classes. This facilitates the cohesive functioning of academic units.

- Intensity: target FAR 3.0

MIXED USE

The MIXED USE land category allows a variety of facility types in a specific area, including academic, research, support, housing, parking, retail, recreation/open space, and utilities.

- Intensity: target FAR 3.0

PARKING

The Parking Land Use category identifies campus areas where parking lots or parking structures are appropriate.

- Intensity: target 500 spaces per acre for structured parking

RECREATION & OPEN SPACE

The RECREATION & OPEN SPACE land use category shall support active and passive recreation uses, as well as general open space.

- Developed

“RECREATION & OPEN SPACE - Developed” includes intercollegiate athletic venues, intramural and recreational sports fields and buildings, and urban parks, such as Memory Mall and Arboretum Park (part of the Arboretum lying west of Gemini Blvd. E).

- Density/Intensity Target: 14.75 acres minimum per 1,000 FTE students

- Natural Preserve

“RECREATION & OPEN SPACE - Natural Preserve” includes areas that UCF has voluntarily preserved for passive recreation uses and living laboratories, e.g. Arboretum Preserve (east of Gemini Blvd. E.), the Eastern Parcel, and the corner of Alafaya Tr. and McCulloch Rd.

- Intensity: target FAR 0.00

(OP-4: Ecologically Managed Grounds)

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CONSERVATION

The Conservation land use category shall allow conservation uses in conformance with the Conservation Element of the Campus Master Plan. Conservation areas are shown in the Future Land Use Map, the Recreation & Open Space Map (some open space is included), and the Conservation Map.

- Conservation Easements

A Conservation Easement is a legally binding agreement between a landowner and a government agency or nonprofit land trust that limits development on the land.

UCF has just over 200 acres of land in Conservation Easements to the St. Johns River Water Management District - CE 30959, (Nov 4, 2002 amended 2011), and CE (June, 30, 2011).

- Intensity: target FAR 0.00

(OP-4: Ecologically Managed Grounds)

- Wetlands

Florida wetlands are areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils.

UCF has over 360 acres of jurisdictional and non-jurisdictional wetlands (See 4.0 GENERAL INFRASTRUCTURE Stormwater Map and 5.0 CONSERVATION Wetlands Map). Some wetlands are also held in Conservation Easements.

Some campus wetlands are under consideration for compensatory mitigation³ to lift the wetland designation.

- Wetland W-14 (1.05ac) is currently in mitigation.
- Wetland W-9A (7.85ac.) Arboretum Park will seek to lift this wetland designation to facilitate the Park's enhancement as a Living Laboratory.

(OP-4: Ecologically Managed Grounds)

RESIDENTIAL

The RESIDENTIAL land use category identifies campus areas appropriate for housing development. This use also includes ancillary mixed-use spaces that support a housing community.

- Density: target 100 - 300 beds per acre

NON-ACADEMIC SUPPORT

The NON-ACADEMIC SUPPORT land use category identifies campus areas appropriate for facilities support, utilities, and similar nonacademic support spaces.

- Intensity: target FAR 1.0

WATER BODY

UCF has two natural Lakes (Claire and Lee) and multiple man-made stormwater retention ponds.

³ The Uniform Mitigation Assessment Method (UMAM) provides a standardized procedure for assessing the ecological values and functions of wetlands and other surface waters..

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OBJECTIVE 1.2: Protect natural resources, including surface waters and wetlands.

OBJECTIVE 1.3: Minimize land use compatibility issues between the University and the Host Community.

POLICY 1.2.1: The University shall allow for conservation areas as identified on the Future Land Use Map and the Conservation Map (see Exhibits under these elements). Construction in these areas is limited as described in element 5.0 CONSERVATION.

(OP-4: Ecologically Managed Grounds)

POLICY 1.2.2: If construction in designated conservation areas is deemed by the University to be the only viable option, then UCF shall pursue reasonable efforts to minimize and mitigate any unavoidable impacts to these areas.

POLICY 1.2.3: Should mitigation be deemed necessary, Facilities and Business Operations (FBO) shall be responsible for coordinating any necessary actions with the appropriate UCF departments, and with federal, state, and regional agencies, in accordance with their permitting processes.

POLICY 1.3.1: Pursuant to Florida Statute 1013.30(6)-(9), any amendment to the adopted UCF Campus Master Plan shall be transmitted to the host and affected local governments and other external review agencies for review, if such amendment, alone or in conjunction with other amendments, would:

- Increase density or intensity of use of land on campus by more than 10%;
- Decrease the amount of natural areas or open space on campus by more than 10%; or
- Rearrange land uses in a manner that will increase the impact of development by more than 10% on a road or another public facility or service provided or maintained by the state, the county, the host local government, or any affected local government.

POLICY 1.3.2: Proposed amendments to the adopted Campus Master Plan which do not exceed the thresholds established in Florida Statute 1013.30(9), and which have the effect of changing land use designations or classifications, or impacting off-campus facilities, services or natural resources, do not require host and affected local government review; however, they may be submitted for a courtesy review.

POLICY 1.3.3: The University shall maintain a buffer between the campus and any adjacent single-family residential communities indicated on the Future Land Use Map.

Options for buffers between conservation land and adjacent single-family residential communities include:

- 200-foot-wide natural buffer
- 100-foot-wide natural buffer (may include conservation land as part of the buffer) and a six-foot tall barrier

Options for buffers between developable campus land and adjacent single-family residential communities include:

- 200-foot-wide natural buffer

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- 50-foot-wide natural or landscaped buffer and a six-foot tall barrier

In order to maintain the effectiveness of the buffers, only non-invasive native plant species will be used for landscaping purposes.

(OP-4: Ecologically Managed Grounds)

POLICY 1.3.4: The University shall safeguard compatibility between UCF and the areas adjacent single-family residential communities on the University's borders by providing buffers, fences or walls, building setbacks, and/or stormwater retention areas to meet the needs of any future development.

Single-family residential communities abutting the UCF campus include:

Orange County - Buffers are on UCF land

- East - University Estates, Regency Park, Ginger Creek
- South - Bonnevillle

Seminole County - McCulloch Road provides the buffer

- North Creekwood

POLICY 1.3.5: Prior to adopting any amendments that affect lands designated as conservation, the University shall:

- Perform reasonable site-specific environmental analyses, including qualitative state- and federal-listed plant and animal species surveys, water quality impact analyses, and alternative location assessments;
- Comply with Florida Statute 1013.30, even for those amendments that fall within the exemptions set forth in Florida Statute 1013.30(9)(a)-(c).
- Notify the Arboretum and Sustainability Initiatives Director of any proposed amendments to lands designated as conservation.

OBJECTIVE 1.4: Ensure land use compatibility on the University campus.

POLICY 1.4.1: Permanent academic functions shall be located in the Academic Core, an area between the 400-foot radius (Pegasus Circle) and Gemini Boulevard. Research functions may be located inside or outside of the Academic Core.

POLICY 1.4.2: Academic Core areas are defined by important formal open space systems and academic uses that are linked, similar, or adjacent to each other.

POLICY 1.4.3: To the extent possible, future surface parking areas shall be located outside of the 1,200-foot radius (Apollo Circle), in order to reduce vehicular versus pedestrian conflicts on campus.

POLICY 1.4.4: Overflow parking areas may be located outside of Gemini Boulevard.

POLICY 1.4.5: Temporary buildings, low density areas, and grade parking lots may remain until future projects for those areas are developed.

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POLICY 1.4.6: As new buildings are constructed on existing parking lots, parking shall be consolidated into structured parking garages, in order to preserve the open nature of the campus and minimize impervious surfaces.

POLICY 1.4.7: "Intercept garages" shall be placed at strategic points near campus entrances to minimize traffic. These garage locations will intercept a high volume of vehicles before they penetrate the campus and cause congestion. The locations of these garages are shown on the Transportation Element and/or Capital Improvements Element map.

POLICY 1.4.8: The University Master Planning Committee (UMPC), along with University Architect and PDC shall review all development proposals for compliance with the UCF Campus Master Plan's criteria for element 1.0 FUTURE LAND USE.

POLICY 1.4.9: The University shall coordinate all decisions concerning land use and development on campus, especially those specifically mentioned in element 1.0 FUTURE LAND USE, with the Capital Improvements Plan (CIP) and all other applicable Campus Master Plan elements.

OBJECTIVE 1.5: Coordinate future land uses with the availability of facilities and services, ensuring the availability of suitable land on campus for utility facilities required to support proposed on-campus development.

POLICY 1.5.1: Projects that propose increases to campus infrastructure, utilities, facilities, or services shall be approved for construction only if such facilities are funded to address concurrency with infrastructure, utilities, facilities, or service needs.

POLICY 1.5.2: The University shall prioritize coordination of land uses with appropriate facilities and services:

- Eliminate existing system deficiencies which may prevent future development.
- Maintain the existing system as long as it is deemed capable of meeting immediate needs.
- Expand systems to accommodate campus needs.

POLICY 1.5.3: Campus development projected to increase demands for solid waste collection and disposal shall be approved under provisions delineated in element 4.0 GENERAL INFRASTRUCTURE.

POLICY 1.5.4: Campus development that will increase the quantity of impervious surface areas shall be approved upon provision of a drainage system that adheres to the conditions set forth in element 4.0 GENERAL INFRASTRUCTURE, and the campus stormwater permit issued by the St. Johns River Water Management District (SJRWMD).

POLICY 1.5.5: Within the academic core, utility easements shall be reserved along defined access routes and where future building development is not planned, e.g., along the three (3) radius sidewalks (Pegasus, Mercury, and Apollo), along radial pedestrian walks, and in dedicated open spaces.

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OBJECTIVE 1.6: Coordinate future land uses with the appropriate topography and soil conditions.

POLICY 1.6.1: The University shall avoid development within the Federal Emergency Management Agency (FEMA) 100-year flood zone where feasible. Where flood zone impacts are required, the University shall mitigate these impacts consistent with local, state, and federal requirements.

POLICY 1.6.2: The University shall maintain a database of existing topographic and soil conditions which shall be updated on a regular basis.

POLICY 1.6.3: Areas containing severe soil constraints, such as those that are found in and around wetland sites and Lake Lee and Lake Claire, shall remain undisturbed. Soil constraints shall be demonstrated through formal studies prior to development.

POLICY 1.6.4: Future development, including topographical modifications and surface water run-off patterns, shall be consistent with the adopted Campus Master Plan and the current Campus Stormwater Master Plan approved by the SJRWMD.

POLICY 1.6.5: The University shall review future construction projects for consistency with existing topographic and soil data, consistent with policies listed in this element.

POLICY 1.6.6: The University shall require the integration of natural topographic and other physical features in project designs where feasible, in order to develop the campus in harmony with its natural environment.

(OP-4: Ecologically Managed Grounds)

OBJECTIVE 1.7: Ensure that future campus development is consistent with regulations regarding historically- or archaeologically-significant resources.

Policy 1.7.1: In coordination with state and local historic preservation officials, the University shall maintain an information file, identifying and locating properties under university ownership that may contain historic or archaeological resources which appear to qualify for inclusion in the National Register of Historic Places.

Policy 1.7.2: The University shall consider the effect of any undertaking on any historic property that is included, or eligible for inclusion, in the National Register of Historic Places.

Policy 1.7.3: The University shall consult with the State's Division of Historical Resources prior to any land clearing, ground disturbance, or rehabilitation activities, which may disturb, or otherwise affect unrecorded archaeological sites, or any property which is included, or eligible for inclusion, in the National Register of Historic Places.

Policy 1.7.4: The University shall consult with the State's Division of Historical Resources prior to demolishing or substantially altering an historic property in a manner that adversely affects its character, form, integrity, or archaeological value. The intent is to avoid or mitigate any adverse impacts, or to undertake any appropriate archaeological salvage excavation or recovery action.

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GOAL 2: Maintain a commitment to the protection of campus ecosystems and lands of significant environmental importance and ensure that these resources are protected for the benefit of present and future generations, while accommodating the continued development and expansion of the man-made environment of the campus.

OBJECTIVE 2.1: Designate environmentally-sensitive lands for protection based on state and regional criteria.

POLICY 2.1.1: The University shall continue to reserve lands designated as Conservation Easement in perpetuity, pursuant to a recorded Conservation Easement.

(OP-4: Ecologically Managed Grounds)

This designation shall allow very low-impact recreational or educational uses, such as hiking, non-motorized boating, bird watching, horseback riding, fishing, primitive camping, nature study, and such other activities which do not violate the recorded Conservation Easement.

GOAL 3: Evaluate the alignment of University’s physical assets with planned enrollment growth through the Horizon Year. Ensure that systems are in place to support enrollment and physical growth of the campus.

OBJECTIVE 3.1: Evaluate the University’s “Carrying Capacity”⁴ to understand the scope and cost of infrastructure enhancements needed for future growth and development.

POLICY 3.1.1: Form a campus-wide advisory committee to study the effect of proposed enrollment growth on physical assets, and limitations to growth due existing infrastructure. Include Subject Matter Experts from appropriate departments to contribute to the effort.

POLICY 3.1.2: Investigate the University’s enrollment and research goals that might cause UCF to require additional physical facilities.

POLICY 3.1.3: Investigate each college’s academic plans that might cause UCF to require additional Learning Spaces (Teaching Labs and Classrooms).

POLICY 3.1.4: Investigate each college’s hiring plans that might cause UCF to require additional or reconfigured Office and Collaboration space.

POLICY 3.1.5: Continue to evaluate the utilization of existing physical space.

POLICY 3.1.6: Investigate the existing physical infrastructure and transportation systems of the campus to understand its current limitations. Systems may include but are not limited to potable water, chilled water, sanitary, stormwater, electrical, parking, natural gas, information technology, roads, parking, and transit.

POLICY 3.1.7: Where expansion of existing infrastructure is needed, provide high-level scope, schedule, and budget estimates for evaluation. Summarize conclusions in an executive report.

⁴ Carrying capacity is the number of organisms that an ecosystem can sustainably support. In this instance, the term is used to mean the maximum number of students that the University can sustain for a quality education, based on existing or planned human and material resources.

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OBJECTIVE 3.2: Extend UCF’s Concurrency⁵ requirements commensurate with planned enrollment growth.

OBJECTIVE 3.3: Ensure that facilities required by “f.s. 163.3180 Concurrency” are in place and available to serve new development no later than the issuance of a certificate of occupancy or its functional equivalent.

OBJECTIVE 3.4: Ensure that facilities, to which UCF currently extends Concurrency, are in place and available to serve new development no later than the issuance of a certificate of occupancy or its functional equivalent.

OBJECTIVE 3.5: UCF shall extend Concurrency requirements to

POLICY 3.2.1: Prior to increasing enrollment beyond established projections, UCF shall ensure that existing facilities and infrastructure can meet the needs of the proposed growth.

POLICY 3.3.1: Prior to approval of a building permit or its functional equivalent, UCF shall consult with the applicable water supplier to determine whether adequate **Potable Water** supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.

POLICY 3.3.2: Prior to approval of a building permit or its functional equivalent, UCF shall assure that existing or proposed **Drainage** (Stormwater facilities) can meet the additional needs of the proposed development (building, road, parking lot, impervious sports field, etc.).

POLICY 3.3.3: Prior to approval of a building permit or its functional equivalent, UCF shall assure that existing or proposed **Sanitary Sewer** systems can meet the additional needs of the proposed development.

POLICY 3.3.4: Prior to approval of a building permit or its functional equivalent, UCF shall assure that existing or proposed **Solid Waste** systems can meet the additional needs of the proposed development.

POLICY 3.4.1: Prior to approval of a building permit or its functional equivalent, UCF shall assure that existing or proposed **Chilled Water** systems can meet the additional needs of the proposed facility.

POLICY 3.4.2: Prior to approval of a building permit or its functional equivalent, UCF shall assure that existing or proposed **Electrical Power** systems can meet the additional needs of the proposed facility.

POLICY 3.4.3: Prior to approval of a building permit or its functional equivalent, UCF shall assure that existing or proposed **Natural Gas** systems can meet the additional needs of the proposed facility.

POLICY 3.4.4: Prior to approval of a building permit or its functional equivalent, UCF shall assure that existing or proposed **Telecommunications** systems can meet the additional needs of the proposed facility.

POLICY 3.5.1: UCF will plan its **Transportation** infrastructure using the minimum enrollment growth per year required by the Host Local Government.⁶

⁵ Concurrency refers to the timely provision of facilities and services “concurrent” to the demand for them.

⁶ See 2.1 TRANSPORTATION INTRODUCTION - Transportation Growth Strategy: To determine the background traffic growth through the Horizon Year 2035, the following resources were examined by VHB:

- BEBR projections - the projected population growth rate for Orange County will be 1.5% per year from 2020 to 2035.
- Historical Traffic Counts - Orange and Seminole County traffic counts resulted in negative annual growth rates, or growth rates of less than 1% per year within the Context Area.

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Transportation Systems (Roads, Parking, Transit, Pedestrian and Micromobility)

POLICY 3.5.2: Prior to approval of new development, UCF shall assure that existing or proposed **Roadway** systems can meet the additional needs of the proposed development.

POLICY 3.5.3: Prior to approval of new development, UCF shall assure that existing or proposed **Parking** systems can meet the additional needs of the proposed development.

POLICY 3.5.4: Prior to approval of new development, UCF shall assure that existing or proposed **Transit** systems can meet the additional needs of the proposed development.

POLICY 3.5.5: Prior to approval of new development, UCF shall assure that existing or proposed **Pedestrian and Micromobility** systems can meet the additional needs of the proposed development.

Based on this assessment, VHB assumed a minimum 1% background growth rate for all roadways within the Context Area, *as required by Orange County on similar traffic studies.*

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1.3 DATA & ANALYSIS (D&A)

FUTURE LAND USE Data & Analysis Requirements

Inventory and analyses as described in BOG Regulation 21.204 (1) Inventory and assess subsection b-g below to determine their impact on meeting the needs shown in subsection (a).

a. Existing and projected space and building needs, both within the planning study area and throughout the state, for academic, support, housing and parking facilities.

UCF Educational Plant Survey - Existing & Projected Space

The Educational Plant Survey is a systematic and comprehensive study of the institution's sites, buildings, and the site improvements required to operate the facilities.

The EPS ensures that PECO dollars, and the assets constructed with PECO dollars are being directed appropriately towards needed educational buildings.

- The EPS includes Recommendations for New Facilities and for Existing Facilities (Renovation, Remodeling, Demolition)
- UCF's current EPS is the *2021 Educational Plant Survey*

Capital Improvements - Existing & Projected Space

Projected Capital Projects on the UCF Main Campus and other Sites are indicated in 8.0 CAPITAL IMPROVEMENTS, regardless of the funding source. See 8.4 exhibits for the Schedule of Capital Projects (SCP) and Capital Improvements Map.

The University performs cost/benefit and concurrency analyses on site alternatives prior to constructing a building. Stormwater, utilities, proximity to related buildings, and other criteria are considered to ensure that a proposed site is the most appropriate.

b. Existing and projected vacant, open or underdeveloped university-controlled lands

Over 100 acres of the Main Campus is underdeveloped, vacant, or open land that UCF considers developable. This acreage will accommodate all projected growth within the planning timeframe and well into the future. See 1.4 EXHIBITS, Current Land Utilization Table.

While developed areas of campus have grown to nearly 600 acres, an even larger area has been set aside as perpetual and long-term conservation land.

c. Properties within the planning study area where title interest is held by the Board of Trustees of the Internal Improvement Trust Fund

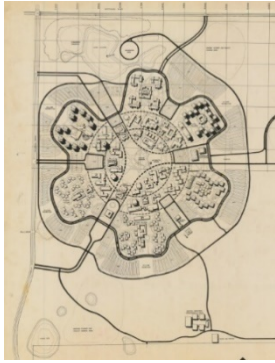
UCF Main Campus

The current Main Campus is made up of two large tracts acquired in 1967 (Tract 1) and 1994 (Tract 2). held by the Board of Trustees of the Internal Improvement Trust Fund

Tract 1 - The Original Main Campus

OCPA Parcel 31-22-03-0000-00-005 - 1194.2 acres
Discrepancies between various current and historic records regarding this parcel cannot be resolved.

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Tract 2 – The Eastern Parcel



Easements along the UCF boundaries

- Alafaya Trail

December 28, 1967 Fee Simple Deed (ORB 2454 Pg. 1581) State Board of Education of Florida to the Trustees of the Internal Improvement Trust Fund (TIITF). The 1967 Deed was made up of seven parcels totaling 1,203.37 acres:

Parcel 1	313.1427	acres
Parcel 2	314.5039	
Parcel 3	150.1612	
Parcel 4	165.0756	
Parcel 5	89.7736	
Parcel 6	6.4447	
Parcel 7	163.935	

January 22, 1974 Parent Lease #2721 (ORB 3625, Pg. 1373) TIITF to Florida Board of Regents⁷ 1203.0525ac.

OCPA Parcel 3122110000-00-00 - 2912 Percival Road 217.2ac. Discrepancies between various current and historic records regarding this parcel cannot be resolved.

February 10, 1994 DEP Certification: Consideration of purchase agreement to acquire 218.55ac. from Orange County Research & Development Authority by the University of Central Florida.

February 23, 1994 DEP Land Acquisition Survey Review Encumbered areas included within total area of 217.18 acres:

Parcel 1:

- 160' wide Easement to Florida Power Corp. (aka Duke Energy), ORB 1598, Pg. 962, ±4.77ac.
- 10' Florida Power Corp easement ORB 3005, Pg. 202
- 20' pipeline easement ORB 3329, Pg. 1319

Parcel 2:

- 160' wide Easement to Florida Power Corp. (aka Duke Energy), ORB 1671, Pg. 848, ±4.86ac.
- 20' pipeline easement ORB 3329, Pg. 1320.

Parcel 3:

- 10' wide Florida Power Corp easement ORB 3307, Pg. 572, ±0.19ac.

Parcel 4:

- 8' wide Easement to Florida Power Corp. (aka Duke Energy) ORB 2765, Pg. 353, ±0.04ac.
- Orange County utility easement ORB 4014, Pg. 2034, ±0.14a

The following easements are along UCF's borders. These easements and leases reduce developable land, but do not reduce the campus acreage.

Document	Year	To, For, Acreage
Easement 28221	1989	FDOT, New easement along the west border, incl. 2 drainage ponds, ±17.431 ac.
Amendment 1 to 28221	1993	FDOT, Extends easement 28221 to the north, ±0.602 ac.
Easement 30952	2002	FDOT, New easement east of easement 28221, ±0.195 ac.
Amendment 2 to 28221	2020	FDOT, Alafaya Trail Pedestrian Safety Project adds six parcels totaling +/-2.7ac

⁷ The Florida Board of Regents is now known as the Florida Board of Governors

⁸ Note discrepancy between Survey Review (ORB 1671, Pg. 84) and Boundary Survey (ORB 1671, Pg. 81)

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• McCulloch Road	Sublease	2018	Pegasus Hotel LLC, DBA Celeste Hotel, ±5.92ac.
	Easement 28329	1992	Orange Co., 20' roadway easement and drainage ponds A, B, and C, ac. unstated
• Libra Drive	Easement 30912	2002	Orange Co., 40' water main easement, ±4.518 ac.,
	Easement 33479	2022	Orange Co. Research & Development Authority, underground potable water interconnect line, ±0.008 ac.

d. Properties within the planning study area which may serve to meet future needs

Properties within the Context Area

- **Seminole County**
- **Orange County**

In addition to the parcels comprising the Main Campus, UCF controls the following properties within the Context Area.

- Developed - NorthView student housing 3925 Lockwood Bv., Carillon Planned Unit Development (PUD), parcel 35-21-31-512-0000002A, 8.06ac. (Intersection of Lockwood Bv. & McCulloch Rd.)
- Undeveloped Carillon Planned Unit Development (PUD), parcel 35-21-31-300-007A-0000, ±8.41 ac. (Intersection of McCulloch Rd. & Lockwood Bv.)
- Undeveloped Legacy Pointe Planned Unit Development (PUD), parcel 36-21-31-300-00400000, 15.65 ac. (Intersection of Old Lockwood Bv. & Nak-Nak Run)
- Undeveloped McKay Parcel, 11566 University Bv., parcel 31-22-09-000-000031, ±134.7 ac.
- Central Florida Research Park (aka UCF Site 0014) is a campus-like environment for business, located directly south of UCF, consisting of 1,027 acres of land with 65 buildings. UCF owns buildings in the CFRP and also leases space from the UCF Foundation and others.

	CFRP Building Name	Address	Bldg. #
UCF Foundation-owned, Leased to UCF and others	Research Pavilion	12424 Research Pkwy.	8102
	Orlando Tech Center Bldg. 300	12443 Research Pkwy.	8113
	Orlando Tech Center Bldg. 500	12461 Research Pkwy.	8120
	Orlando Tech Center Bldg. 600	12479 Research Pkwy.	8121
	Orlando Tech Center Bldg. 700	12423 Research Pkwy.	8125
	University Tower	12201 Research Pkwy.	8118
UCF Foundation-owned, Leased to UCF	Innovative Center	3280 Progress Dr.	8112
	Biomolecular Research Annex	12722 Research Pkwy.	8114
	Digital Learning Center	12351 Research Pkwy.	8155
TIITF-owned ⁹ , Leased to UCF and others	Partnership 1	12354 Research Pkwy.	8111
	Partnership 2	3100 Technology Pkwy.	8119
	Partnership 3	3039 Technology Pkwy.	8126
	Partnership 4	12809 Science Dr.	8151
	Partnership 5	12000 Research Pkwy.	8152
UCF BOT-owned, Leased to others	Bennett Building 3	3251 Progress Dr.	8129
	Bennett Building 4	3259 Progress Dr.	8130
3rd-party-owned, Leased to UCF and others	Research Pointe	12703 Research Pkwy.	8150

⁹ Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (TIITF) – the entity that holds title to state-owned lands in Florida. per F.S. 253.03

1.0 FUTURE LAND USE

e. Existing Natural, Archeological or Historic Resources

There are no known Areas of Critical State Concern, e.g., natural, archeological, or historic resources, within the planning study area.

f. Facilities, on University-controlled Lands, that are not under the Jurisdiction or Operation of the State University System

The following facilities are on University-controlled land, but are not under the jurisdiction or operation of the State University System of Florida (SUS).

- Celeste Hotel – Land lease to Pegasus LLC, ±5.24 ac.
- Orange/Seminole County Fire/Rescue Station # 65 - Land Lease to Orange and Seminole Counties, ±1.819 ac.¹⁰ UCF required the Lessee to construct the Emergency Services Training Building (Bldg.# 350) for UCF’s use.

g. Existing and Projected Land Uses, per the Local Government’s Comprehensive Plan

Orange County Future Land Uses for the UCF Main Campus

BOG 21.204: Future development will be coordinated with land uses planned by the host and/or affected local governments in the planning study area.

Existing land uses and development on university controlled property shall be shown on the land use map, using either the land uses established in the host local government’s comprehensive plan or using its own land use categories.

The Orange County Comprehensive Plan is being updated at the time of this writing.

- Current OC Plan

[Destination 2030](#), the current Orange County Comprehensive Plan, shows the following land uses for the UCF Main Campus.

- Original Main Campus - Institutional (INST) 2.0 FAR
- Eastern Parcel - Industrial (I) - 0.75 FAR

- Pending OC Update

[Vision 2050](#), the pending Orange County Comprehensive Plan Update, will be implemented through the adoption of a new Land Development Code — the Orange Code — which will focus on placemaking standards and context-based regulations.

This Code relies on development characteristics that are desired, rather than what communities seek to avoid. It will introduce a new planning framework where “Place Types” will replace many of the prior Future Land Use Map categories. The three “Place Types” will include Centers, Corridors, and Neighborhoods.

The UCF Regional Center, located in the East Market Area, primarily supports the University of Central Florida and surrounding research-related and student housing developments.

- FAR: 3.0 (Commercial, Office & Mixed Use)
- Density: Min. 12 du/ac - Max. 50 du/ac

¹⁰ Originally ±2.453 ac., the acreage was corrected because the Fire Station site overlapped one of the pond parcels that was already included in Easement 28329

1.0 FUTURE LAND USE

UCF - Future Land Uses for the UCF Main Campus

- Flexible Density: Max. 70 du/ac if the Housing Division’s certified Affordable/Attainable criteria is met

The University uses its own land use categories, as permitted by BOG 21.204. UCF’s land use categories are illustrated on the Future Land Use Map (FLUM) in 1.4 EXHIBITS.

The UCF FLUM identifies the land use categories associated with future development sites to accommodate proposed construction projects identified in element 8.0 CAPITAL IMPROVEMENTS.

CONTEXT AREA

Definition

BOG 21.201 (4) “Context area for Campus Development Agreements” means an area surrounding the university, within which on-campus development may impact local public facilities and services and natural resources, and within which off-campus development may impact university resources and facilities.

The size of the context area may be defined by natural or man-made functional or visual boundaries, such as areas of concentration of off-campus student-oriented housing and commercial establishments, stormwater basins, habitat range, or other natural features.

To facilitate planning analysis and intergovernmental coordination the context area may differ in configuration in the various elements of the campus master plan.

- See 1.0 FUTURE LAND USE, Exhibits for Future Land Use Context Area.
- See the Housing and Transportation Elements for applicable Context Area for those elements.

PROJECTED ENROLLMENT

UCF Enrollment 2024-2034

UCF *Analytics and Integrated Planning* (fka Institutional Knowledge Management) provides the following student headcount for the University for Fall 2024 (benchmark) through Fall 2034 (horizon year).

Benchmark	Semester	All Sites	Main Campus
Early Actual	Fall 2024	70,181	52,857
Enrollment Projections	Fall 2025	70,224	52,668
	Fall 2026	70,804	53,103
	Fall 2027	71,614	53,711
	Fall 2028	72,442	54,332
	Fall 2029	73,038	54,779
	Fall 2030	73,622	55,217
	Fall 2031	74,211	55,658
	Fall 2032	74,803	56,102
	Fall 2033	75,403	56,552
	Fall 2034	76,006	57,005

Main Campus enrollment is estimated based on the historic trend of ~75% of All Sites.

1.0 FUTURE LAND USE

Growth-based Campus Master Plan Elements

The Future Land Use, Housing, and Transportation elements rely on enrollment growth projections to meet the Data & Analysis requirements of Board of Governors Chapter 21.

Enrollment peaked in 2020, when UCF’s robust online programs allowed students from throughout the state to continue their education in safety and without interruption. The University experienced a trend of negative growth from 2021 to 2022.

When a negative growth rate is anticipated, UCF will use a minimum growth rate per year for growth-based CMP Elements

HOST & AFFECTED LOCAL GOVERNMENTS

Host Local Government

Florida Statute 1013.30 (2) (c) “Host local government” means a local government within the jurisdiction of which all or part of a campus of an institution is located, but does not include a county if no part of an institution is located within its unincorporated area.

Orange County

Orange County is UCF’s “Host Local Government,” because it is directly affected by development that is proposed for the UCF campus. UCF is bordered by Orange County on its eastern, southern, and western borders.

The Central Florida Research Park on UCF’s southern border is located in Orange County.

Affected Local Governments

Florida Statute 1013.30 (2) (a) “Affected local government” means a unit of local government that provides public services to or is responsible for maintaining facilities within a campus of an institution or is directly affected by development that is proposed for a campus.

Seminole County

UCF is bordered by Seminole County to the north. The county line is in the middle of McCulloch Road. Seminole County is considered one of UCF’s “Affected Local Governments,” because it may be directly affected by development that is proposed for the UCF campus.

The [Seminole County Comprehensive Plan](#) webpage has links to the Comprehensive Plan and the Future Land Use Maps.

City of Orlando

The City of Orlando is bordered on the North, East and West by Orange County. It is bordered on the South by Osceola County. UCF is 6 miles from Orlando at its closest point.

The City of Orlando is considered one of UCF’s “Affected Local Governments” because three of UCF’s Satellite Campuses are located in Orlando: the Rosen College of Hospitality Management, the Academic Health Sciences Campus, and the UCF Downtown Campus.

These Satellite Campuses are not governed by the UCF Campus Master Plan, but by Orlando’s comprehensive plan, which is called the [Growth Management Plan](#).

- Proposed capital projects for Satellite Campuses in Orlando are indicated on the Schedule of Capital Projects (SCP) in element 8.0 CAPITAL IMPROVEMENTS.

1.0 FUTURE LAND USE

City of Oviedo

The City of Oviedo is located one mile north of the Orange County line. It is not directly affected by development that is proposed for the UCF campus. As a courtesy, UCF includes the City of Oviedo in the statutory review of its Campus Master Plan updates.

1.0 FUTURE LAND USE

1.4 EXHIBITS

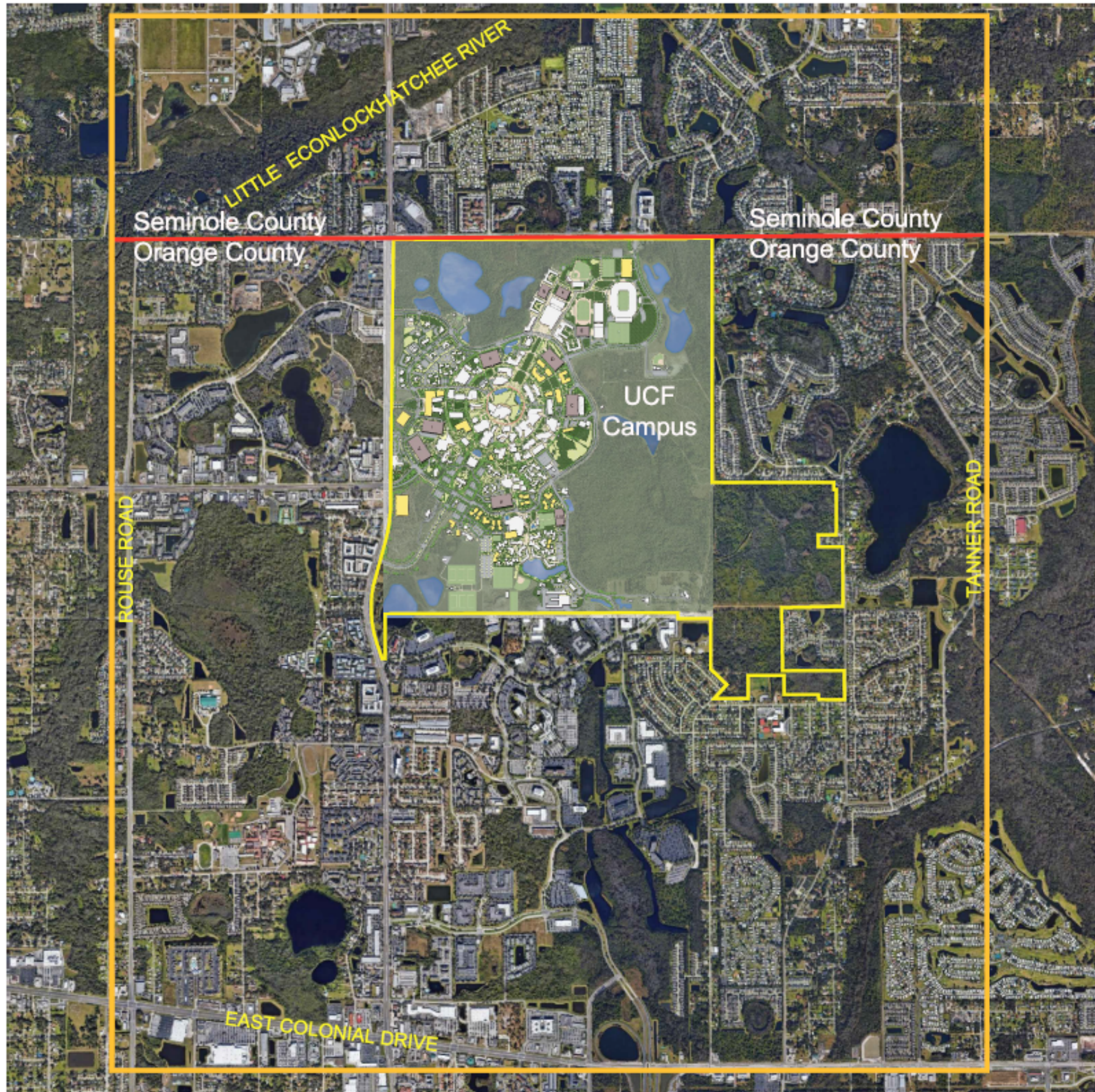
Exhibit 1.4 - 1 Context Area Map

Exhibit 1.4 - 2 Current Land Utilization Table

Exhibit 1.4 - 3 Future Land Use Map (FLUM) - *Revised Nov 2024*

Exhibit 1.4 - 1
 Future Land Use
 Context Area Map

1.0 FUTURE LAND USE



LEGEND

- CONTEXT AREA
- COUNTY LINE
- UCF CAMPUS BOUNDARY

UCF CONTEXT AREA

North of Campus (Seminole County) to just north of the Little Econlockhatchee River at Alafaya Trail

East of Campus (Orange County) to just east of Tanner Road

South of Campus (Orange County) to just south of E. Colonial Drive (SR 50)

West of Campus (Orange County) to just west of Rouse Road

**Exhibit 1.4 - 2
Current Land
Utilization Table**

This Land Utilization Table indicates how UCF's land is distributed between Developed Parcels with and without infill sites available, Developable Parcels, and Undevelopable Parcels.

MAIN CAMPUS	1420.3 Total Acres
DEVELOPED and DEVELOPABLE	Includes Developed areas with infill sites available. See 8.4 Capital Improvements Map for future facilities proposed for these areas.
<ul style="list-style-type: none"> • CAMPUS CORE ACADEMIC CORE 	<p>The CAMPUS CORE is that part of the campus that lies inside of Gemini Boulevard, ~231 ac. The Campus Core includes:</p> <p>The ACADEMIC CORE is the area inside of the 1,200-foot concentric sidewalk known as Apollo Circle, ~104 acres</p> <ul style="list-style-type: none"> • Academic/Student Support Facilities • Parking Facilities <ul style="list-style-type: none"> ○ Garage (1) and parking lots • Recreation & Open Space - Developed <ul style="list-style-type: none"> ○ Memory Mall ○ Reflecting Pond • Non-Academic Support Facilities <ul style="list-style-type: none"> ○ Utility Plants • Conservation <ul style="list-style-type: none"> ○ Wetland W-7 (at the Student Union) • Water Bodies <ul style="list-style-type: none"> ○ Stormwater Ponds 1-F, 4-B1, 4-B2 <p>That area outside of Apollo Circle, but inside of Gemini Blvd., ~127 Ac. is the remainder of the CAMPUS CORE</p> <ul style="list-style-type: none"> • Academic/Student Support Facilities • Housing Facilities <ul style="list-style-type: none"> ○ Apollo Community ○ Libra Community ○ Lake Claire Apartment Community ○ Greek Park • Recreation & Open Space - Developed <ul style="list-style-type: none"> ○ ARBORETUM PARK - ~12-acre urban park that includes Wetland W-9A • Parking Facilities <ul style="list-style-type: none"> ○ Garages (5) and Parking Lots • Non-Academic Support Facilities <ul style="list-style-type: none"> ○ Utility Plants • Conservation <ul style="list-style-type: none"> ○ Wetland 9-A • Water Bodies <ul style="list-style-type: none"> ○ Stormwater Pond 1-F
<ul style="list-style-type: none"> • KENNETH G. DIXON ATHLETICS VILLAGE 	<p>The KENNETH G. DIXON ATHLETICS VILLAGE, is home to UCF Athletics, ~70 Ac.</p> <ul style="list-style-type: none"> • Recreation & Open Space - Developed <ul style="list-style-type: none"> ○ UCF Athletics facilities (Baseball, Football, Soccer, Track, Softball, etc.)
<ul style="list-style-type: none"> • ARA DRIVE RESEARCH NEIGHBORHOOD 	<p>The ARA DRIVE RESEARCH NEIGHBORHOOD is a mixed use research neighborhood on the south border of campus. ~32 Ac.</p> <ul style="list-style-type: none"> • Mixed Use <ul style="list-style-type: none"> ○ Research Facilities ○ Non-Academic Support Facilities • Conservation <ul style="list-style-type: none"> ○ Wetlands & Conservation Easements W-18/P13 and W19/P-14

Exhibit 1.4 - 2
(Cont.)

<ul style="list-style-type: none"> • SOUTH CAMPUS 	<ul style="list-style-type: none"> • Water Bodies <ul style="list-style-type: none"> ○ Stormwater Pond 4-Za • Utility Easement <ul style="list-style-type: none"> ○ Duke Energy - a 160' wide utility easement spans the south UCF Boundary from its east to west border
<ul style="list-style-type: none"> • KNIGHTS PLAZA AREA 	<p>The SOUTH CAMPUS lies south of Gemini Blvd S., and extends from Central Florida Blvd. to slightly east of Libra Dr., ~180 Ac.</p> <ul style="list-style-type: none"> • Academic/Student Support Facilities • Housing Facilities <ul style="list-style-type: none"> ○ Academic Villages – Nike, Hercules, and Neptune Communities • Recreation & Open Space - Developed <ul style="list-style-type: none"> ○ Recreation & Wellness Center ○ RWC Park • Parking Facilities <ul style="list-style-type: none"> ○ Garage (1) and Parking lots • Non-Academic Support Facilities <ul style="list-style-type: none"> ○ Facilities Complex • Conservation <ul style="list-style-type: none"> ○ Wetlands W-10/P-9, W-11/P-10, W-12, and W-14/P-12 • Water Bodies <ul style="list-style-type: none"> ○ Lake Lee (natural lake) ○ Stormwater Ponds 3-A and 4-L
<ul style="list-style-type: none"> • LAKE CLAIRE RECREATION AREA 	<p>The KNIGHTS PLAZA area, once known as “Uptown UCF”, is located north of Gemini Blvd N., along both sides of West Plaza Drive and East Plaza Drive. It abuts the Kenneth G. Dixon Athletics Village on the north and east.</p> <ul style="list-style-type: none"> • Housing Facilities <ul style="list-style-type: none"> ○ Towers 1-4 • Recreation & Open Space - Developed <ul style="list-style-type: none"> ○ Intercollegiate Sports Facilities • Mixed Use Facilities <ul style="list-style-type: none"> ○ Retail and Service • Parking Facilities <ul style="list-style-type: none"> ○ Garages (3)
<ul style="list-style-type: none"> • LAND LEASES 	<p>LAKE CLAIRE RECREATION AREA lies south of Lake Claire and north of Gemini Blvd. N., ~4.2 Ac</p> <ul style="list-style-type: none"> • Recreation & Open Space – Developed • Water Bodies <ul style="list-style-type: none"> ○ Lake Claire (natural lake)
	<p>CELESTE HOTEL - occupies land leased to Pegasus LLC, ~5.24 ac.</p> <p>ORANGE/SEMINOLE COUNTY FIRE/RESCUE STATION # 65 - occupies land leased to Orange and Seminole Counties, ~1.82 ac.</p>
<p>UNDEVELOPED or UNDER-DEVELOPED</p>	<p>This category includes parcels that have the potential for development or more development.</p>
<ul style="list-style-type: none"> • EASTERN PARCEL 	<p>EASTERN PARCEL at 2912 Percival Rd., ~217.2 ac., extends east from Ara Dr. to Percival Rd., bordered by Regency Park subdivision on the north and Bonneville subdivision on the south. It surrounds Ginger Creek subdivision on three sides.</p> <ul style="list-style-type: none"> • Recreation & Open Space - Natural Preserve <ul style="list-style-type: none"> ○ Part of the Parcel, ~ 40 acres, is Developable Land, currently kept in its natural state. • Conservation <ul style="list-style-type: none"> ○ Wetlands W-21, W-22, W-24, W-25, W-26, W-27, W-28 and part of W-9B • Utility Easements

Exhibit 1.4 - 2
(Cont.)

<ul style="list-style-type: none"> ALAFAYA TRAIL FRONTAGE 	<ul style="list-style-type: none"> Duke Energy a 160' wide utility easement spans this parcel from its east to west border Orange County <p>FRONTAGE PARCEL bounded by University Blvd., Gemini Blvd. S, and Central Florida Blvd., ~37.0 Ac.</p> <ul style="list-style-type: none"> Mixed Use <ul style="list-style-type: none"> Housing (Burnett House, the UCF President's home) Parking Developable Land, currently kept in its natural state. <p>FRONTAGE PARCEL north of Gemini Blvd. N. - acreage was established by a 2000 CMP challenge, ~6.7 Ac.</p> <ul style="list-style-type: none"> Mixed Use <ul style="list-style-type: none"> Developable Land currently kept in its natural state. <p>FRONTAGE PARCEL south of Centaurus Blvd. - a woodland site lying north of the Celeste Hotel, ~4.25 Ac.</p> <ul style="list-style-type: none"> Mixed Use <ul style="list-style-type: none"> Developable Land, currently kept in its natural state. <p>FRONTAGE PARCEL north of Centaurus Blvd., ~3.6 Ac.</p> <ul style="list-style-type: none"> Mixed Use, <ul style="list-style-type: none"> Parking
<p>UNDEVELOPABLE</p>	<p>This category includes "Recreation & Open Space – Natural Preserve" (lands that UCF has voluntarily designated for long-term preservation), along with Wetlands, Conservation Easements, and Water Bodies</p>
<ul style="list-style-type: none"> NORTH CAMPUS NATURAL AREA 	<p>The NORTH CAMPUS NATURAL AREA, ~144.2 Ac. is located north of Gemini Boulevard N. and West/North of West Plaza Drive. Lake Claire Recreation Area lies within this sector (see DEVELOPED and DEVELOPABLE).</p> <ul style="list-style-type: none"> Recreation & Open Space - Natural Preserve <ul style="list-style-type: none"> Northwest Parcel - Upland Scrub, acreage established by a 2000 CMP challenge, ~17.3 ac. Conservation <ul style="list-style-type: none"> Wetlands and Conservation Easements W-1, W-2, W-3, W-4, W-4a, W-4A2, P-1A, P-1B Water Bodies <ul style="list-style-type: none"> Lake Claire Stormwater Ponds 1-C,1-D, 2-D, Orange County Ponds A and B Other <ul style="list-style-type: none"> Utility Easements
<ul style="list-style-type: none"> EAST CAMPUS NATURAL AREA 	<p>The EAST CAMPUS NATURAL AREA is east of Gemini Blvd E and N. Orion Blvd.</p> <ul style="list-style-type: none"> Recreation & Open Space - Natural Preserve <ul style="list-style-type: none"> ARBORETUM PRESERVE - this part of the Arboretum is made up of natural lands east of Gemini Blvd. E. and South of N. Orion Blvd. The boundaries of the Arboretum have not been surveyed in over 25 years. See a history of Arboretum in 5.0 CONSERVATION with estimated acreages. PRESIDENT'S RESERVE - This ~47 acre parcel was set aside in 1995 for a future president to determine its use. Categorized in the FLUM as Developable for the last 25 years; this parcel will now be voluntarily preserved in its natural state during the planning interval. Conservation <ul style="list-style-type: none"> Wetlands and Conservation Easements W5, W-9B, W-8/P-5, W-16/P-7 and W-20/P-6, P-2, P-3A, P3-B Residential Buffers between UCF and single-family residential areas Water Bodies <ul style="list-style-type: none"> Stormwater Ponds 2H, 2-H Ext., 4-R (Creole Pond) Orange County Pond C

1.0 FUTURE LAND USE

Exhibit 1.4 - 3
Future Land Use
Map (FLUM)

