



UNIVERSITY OF CENTRAL FLORIDA

# **Minor Amendment (MA 2026-1) to the 2025-35 Campus Master Plan**

## **Future Land Use Change**

## MINOR AMENDMENT MA 2026-1

### MINOR AMENDMENT

UCF proposes to change the land use designation for the northwest corner of campus from “Recreation and Open Space – Natural Preserve” to “Mixed Use.” This change aligns the site with the zoning and development patterns of the surrounding corridor, including adjacent intersections and the broader land-use character along Alafaya Trail.

Designating this area as Mixed Use will provide the University with flexibility to pursue future campus-activation opportunities. These may include housing and complementary amenities that support increased on-campus residency, enhance the daily experience of students, faculty, and staff, and reduce vehicle trips by promoting walkable access to services.

This change of site and scope requires a Minor Amendment (MA 2026-1) to UCF 2025-35 Campus Master Plan (CMP) element 1.0 FUTURE LAND USE - see **CHANGES TO THE CMP**.

### STATUTORY THRESHOLDS

Listed below are the three (3) statutory thresholds under Florida Statute 1013.30 that distinguish a major amendment from a minor amendment, along with the university’s response to each threshold demonstrating that MA 2022-2 qualifies as a minor amendment to the CMP.

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

- a) **Increase density or intensity of use of land on the campus by more than ten percent.**

**University Response:**

The land use change does not increase density or intensity of use of land on the campus by more than ten percent.

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

**University Response:**

The land use change does not decrease the amount of natural areas, open space, or buffers by more than ten percent.

- The campus buffer linear footage of this site is approximately 3.6% of the total campus perimeter, which is well under the ten percent threshold.
- The area of the existing “Recreation and Open Space – Natural Preserve” that will change to “Mixed Use” is approximately 19.2 acres. The natural areas and open space on the campus is approximately 875 acres (including the 19.2-acre area that will change to “Mixed Use”). Therefore, the decrease of natural areas and open space on the campus is approximately 2.2%, which is well under the ten percent threshold.

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- 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:**

The proposed amendment does not modify Land Use Categories in a manner that would increase the impact of planned campus development by more than 10 percent. Introducing a mixed-use designation in this area provides an opportunity to reduce overall vehicle trip generation by supporting additional on-campus housing and walkable amenities. As a result, the anticipated development is expected to decrease single-occupancy vehicle trips on surrounding roadways.

## **CHANGES TO THE CMP**

MA 2026-1 requires the following revisions to the 2025-35 CMP:

Revise element 1.0 FUTURE LAND USE by editing these exhibits:

- *Exhibit 1.4-2, Current Land Utilization Table*
  - 1) Under “UNDEVELOPABLE”, delete the first bullet under “NORTH CAMPUS NATURAL AREA” that reads “Recreation & Open Space – Natural Preserve” with the sub-bullet “Northwest Parcel – Upland Scrub, acreage established by a 2000 CMP challenge, ~17,3 ac.”
  - 2) Under “UNDEVELOPED or UNDER-DEVELOPED”, under the first bullet “ALAFAYA TRAIL FRONTAGE” add a new item “FRONTAGE PARCEL northwest parcel, ~25.7 ac.” with the sub-bullet “Mixed Use” and “Developable Land (upland scrub), currently kept in its natural state.”
- *Exhibit 1.4-3, Future Land Use Map (FLUM)*
  - 1) Change the existing land in the northwest corner of the university which is currently identified as “Recreation and Open Space – Natural Preserve” to “Mixed Use”, as indicated on the diagrams on page 2 of this document.

Revise element 5.0 CONSERVATION by editing this exhibit:

- *Exhibit 5.4-1, Conservation Lands Map*
  - 1) Remove the “NW Parcel” from the “Preserve (upland)” legend color.

No revision to any other element of the CMP will be required.

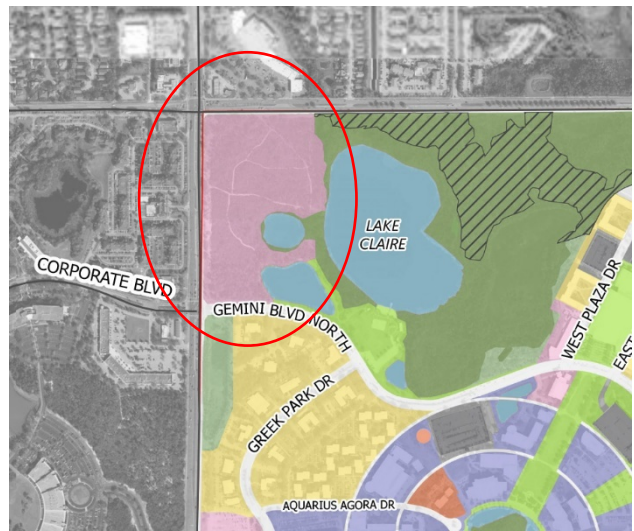
See map changes on the following page.

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**Future Land Use Map Existing:**



**Future Land Use Map Proposed:**



## Legend

**Future Land Use Categories**

- Framework Streets and Connections
- Academic and Student Support Uses
- Mixed Use

- Parking
- Recreation and Open Space - Developed
- Recreation and Open Space - Natural Preserve
- Conservation - Wetlands

- Conservation - Easements
- Residential
- Non-Academic Support Uses
- Water Body

**Conservation Lands Map Existing:**



**Conservation Lands Map Proposed:**



## Legend

- UCF Boundary
- Arboretum Park
- Natural Lake
- Stormwater Pond

**Preservation Category**

- Conservation (Wetland)
- Conservation Easement
- Preserve (upland)
- 50' Protected Buffer

