



UNIVERSITY OF CENTRAL FLORIDA

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

Creative School for Children

New Building 0167 & Remodel Building 0024

MINOR AMENDMENT MA 2025-1

MINOR AMENDMENT

The UCF Creative School for Children (CSC) includes multiple buildings, extensive playgrounds, and two parking lots on Gemini Blvd. S, at Libra Drive. The current buildings are:

- Creative School for Children, Bldg. 24 (5,651 sf), constructed in two phases:
 - Florida Technical University Childcare Center (1975)
 - Creative School for Children expansion (1981)
- Creative School for Children II, Bldg. 28 (3,446 sf)
 - The Early Childhood Education Center (1993) was renamed CSC II in 2017

UCF proposes to remove the “(New) Creative School for Children” proposed for a new site on Central Florida Blvd. UCF proposes, instead, to add a third Creative School building (Bldg. 0167, 6,000 sf) at the existing site, and remodel Building 0024.

In the event that the design phase establishes that remodeling Building 0024 would be best served by partial demolition of the oldest part of the building, this MA approval will also serve as BOT approval of a possible partial demolition.

- Florida Board of Governors’ Regulation [9.004 Razing of Buildings](#) requires an Educational Plant Survey recommendation and BOT approval for razing buildings with a replacement cost exceeding \$1,000,000.
- Regulation 9.004 is silent on the subject of partial building demolition as part of a total remodel. Partial demolition should not trigger Regulation 9.004, causing costly delays to this project.

This change of site and scope requires a Minor Amendment (MA 2025-1) to UCF 2025-35 Campus Master Plan (CMP) element 8.0 CAPITAL IMPROVEMENTS - see **CHANGES TO THE CMP**.



MINOR AMENDMENT MA 2025-1

STATUTORY THRESHOLDS

Please find below the three statutory thresholds, under Florida Statutes s. 1013.30, that define an amendment as major vs. minor; and the university response to each threshold demonstrating that MA 2022-2 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) 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 project does not increase density or intensity of use of land on the campus by more than ten percent. The existing Creative School site is only 3.5 acres of UCF's 1,420.3 acre Main Campus.

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

University Response:

The project does not decrease the amount of natural areas, open space, or buffers in any way. The project will be sited on developed land, not in undeveloped 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:

The revised project will not rearrange proposed Land Use Categories. The 2025-35 Campus Master Plan designates the existing CSC site as Land Use Category "Mixed Use", suitable for a daycare.

CHANGES TO THE CMP

MA 2025-1 requires the following revisions to the 2025-35 Campus Master Plan:

Revise element 8.0 CAPITAL IMPROVEMENTS by replacing these exhibits:

- *Exhibit 8.4-1, 10-Year Schedule of Capital Projects (SCP), 3-Year Committed Projects*
 - 1) Change "Map Key 4" to read "Creative School for Children, New & Remodel, 6,000gsf new, ~5,000 remodel, Add CSC Bldg. 0167 to existing CSC site. Remodel Bldg. 0024"
- *Exhibit 8.4-2, Capital Improvements Map*
 - 1) Remove "Project Key 28 Central Campus Housing" from the existing CSC site. No change is required on the Exhibit list, as Project Key 28 will still have a proposed student housing site inside of Gemini Blvd. east of Garage B.
 - 2) Relocate "Project Key 4" from Central Florida Blvd. to the existing CSC site.

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

8.0 CAPITAL IMPROVEMENTS

Exhibit 8.4-1 10-Year Schedule of Capital Projects (SCP)		MAP KEY		MAP KEYS correspond with projects shown on 8.4-2 CAPITAL IMPROVEMENTS MAP		PROJECT SCOPE - Variables such as priority, cost, and timing are recorded annually on the 5-year Capital Improvement Plan	
ALL CAMPUSES	MAP KEY	Campus	Bldg. #	Project Type	Recommendation	FCI	GSF
3-YEAR COMMITTED PROJECTS							
MAIN CAMPUS							
1		Main 0001	0020	Renov/Remod	2021 EPS		116,607
2	This page revised by Minor Amendment MA 2025-1 (No changes to pp. 2 & 3)	Main 0001	0005	Renov/Remod	2021 EPS		49,073
3		Main 0001	0002	Renov/Remod	CITF 2023 CPPC 2024		Ph 2B in construction. Future Ph to be designed
4	Remove	Main-0001	0167	New	CHFF-2024		Replace Creative School for Children on new site
4	Add	Main 0001	0167 & 0024	New & Remodel	CITF 2024		6,000 new -5,000 remodel Add CSC Bldg. 0167 on existing CSC site. Remodel CSC Bldg. 0024
5		Main 0001	0088	Reno	CITF 2024		HVAC Systems
6		Main 0001	NA	Sitework		NA	Clears site for Football Ops Building & McNamara Cove
7		Main 0001	0135	New / Renov.		NA	In Design/Construction
8		Main 0001	0052	Renov/Remod	CITF 2025		63,900 of 161,755
OTHER CAMPUSES							
No Key		AHSC Site 0016	1003	New	2020-30 SCP	NA	90,000
No Key		RCHM Site0015	0903	Renov/Remod			158,980
							Remodeling for greater space efficiency. Funded \$12.8M
PROJECTS CONSISTENT WITH THE CAMPUS DEVELOPMENT AGREEMENT							
MAIN CAMPUS							
No Key		Main 0001			2020 CDA		
No Key		Main 0001			2020 CDA		
							Orange Co.: Provide mid-block crossing at Northgate Circle. UCF: Pedestrian Trail from said mid-block crossing to West Plaza Dr. UCF to develop an on-campus bicycle pathway linking existing trail systems of Orange Co. and Seminole Co.
10-YEAR PROJECTED PROJECTS							
MAIN CAMPUS							
9		Main 0001	166	New Bldg.	2021 EPS CPPC 2024		~105,060
10		Main 0001	155	New Bldg.	2021 EPS CPPC 2024		~100,000
11		Main 0001	0119 P	Addition to 0119	2021 EPS CPPC 2024		~100,000
12		Main 0001	TBD	New Bldg.	2020-30 SCP		~15,000
13		Main 0001	TBD	New Bldg.	CPPC 2024		~140,000
14		Main 0001	TBD	New Bldg.	CPPC 2024		~22,000
15		Main 0001	TBD	New Bldg.			TBD
16		Main 0001	TBD	TBD	CPPC 2024		TBD
17		Main 0001	TBD	New Bldg.	2020-30 SCP		~140,000
18		Main 0001	0014	Renov/Remod	2021 EPS	10%	64,619
19		Main 0001	0053	Renov/Remod		22%	111,891
ACADEMIC & STUDENT SUPPORT FACILITIES							
9		Main 0001	166	New Bldg.	2021 EPS CPPC 2024		~105,060
10		Main 0001	155	New Bldg.	2021 EPS CPPC 2024		~100,000
11		Main 0001	0119 P	Addition to 0119	2021 EPS CPPC 2024		~100,000
12		Main 0001	TBD	New Bldg.	2020-30 SCP		~15,000
13		Main 0001	TBD	New Bldg.	CPPC 2024		~140,000
14		Main 0001	TBD	New Bldg.	CPPC 2024		~22,000
15		Main 0001	TBD	New Bldg.			TBD
16		Main 0001	TBD	TBD	CPPC 2024		TBD
17		Main 0001	TBD	New Bldg.	2020-30 SCP		~140,000
18		Main 0001	0014	Renov/Remod	2021 EPS	10%	64,619
19		Main 0001	0053	Renov/Remod		22%	111,891

8.0 CAPITAL IMPROVEMENTS

KEY	PROJECT
1	Biological Sciences
2	Chemistry Building
3	John C Hitt Library
4	Creative School for Children
5	Recreation & Wellness Center
6	Football Practice Field Relocation
7	Roth Tower at FBC Mortgage Stadium
8	Student Union
9	Research II
10	Workforce Entrepreneurship Resource Exchange (WERX)
11	Performance, Immersive Experience & Entertainment Laboratory - PIXEL
12	Arboretum & Sustainability Center
13	Space Technology and Aerospace Research (STAR)
14	i-Design Engineering Center
15	Academic Building
16	Student Success Center
17	Research III
18	Howard Phillips Hall
19	CREOL
20	ASSIST Education Complex
21	Barbara Ying Center
22	Health Sciences I
23	Engineering Building II
24	Theater Building
25	Millican Hall
26	Multipurpose Building
27	South Campus Housing
28	Central Campus Housing
29	Dining Facility
30	Libra Community
31	Ken Dixon Way Improvements
32	University Blvd Improvements
33	Campus Entrance Features/Signs
34	South Campus Residential Garage
35	Intercept Garage
36	Road and Transit Stop Improvements
37	Water Treatment Plant
38	Storage Facility
39	Recycling Center
40	Recreation & Wellness Center, Phase III
41	RWC Park Phase IV
42	Lake Claire Recreation Center
43	Football Operations Building
44	McNamara Cove
45	Soccer Stadium Complex
46	Tennis Complex
47	Track & Field Complex
48	Wayne Densch Sports Center
49	Basketball Excellence Facility - The Venue
50	Parking and Plaza Improvements

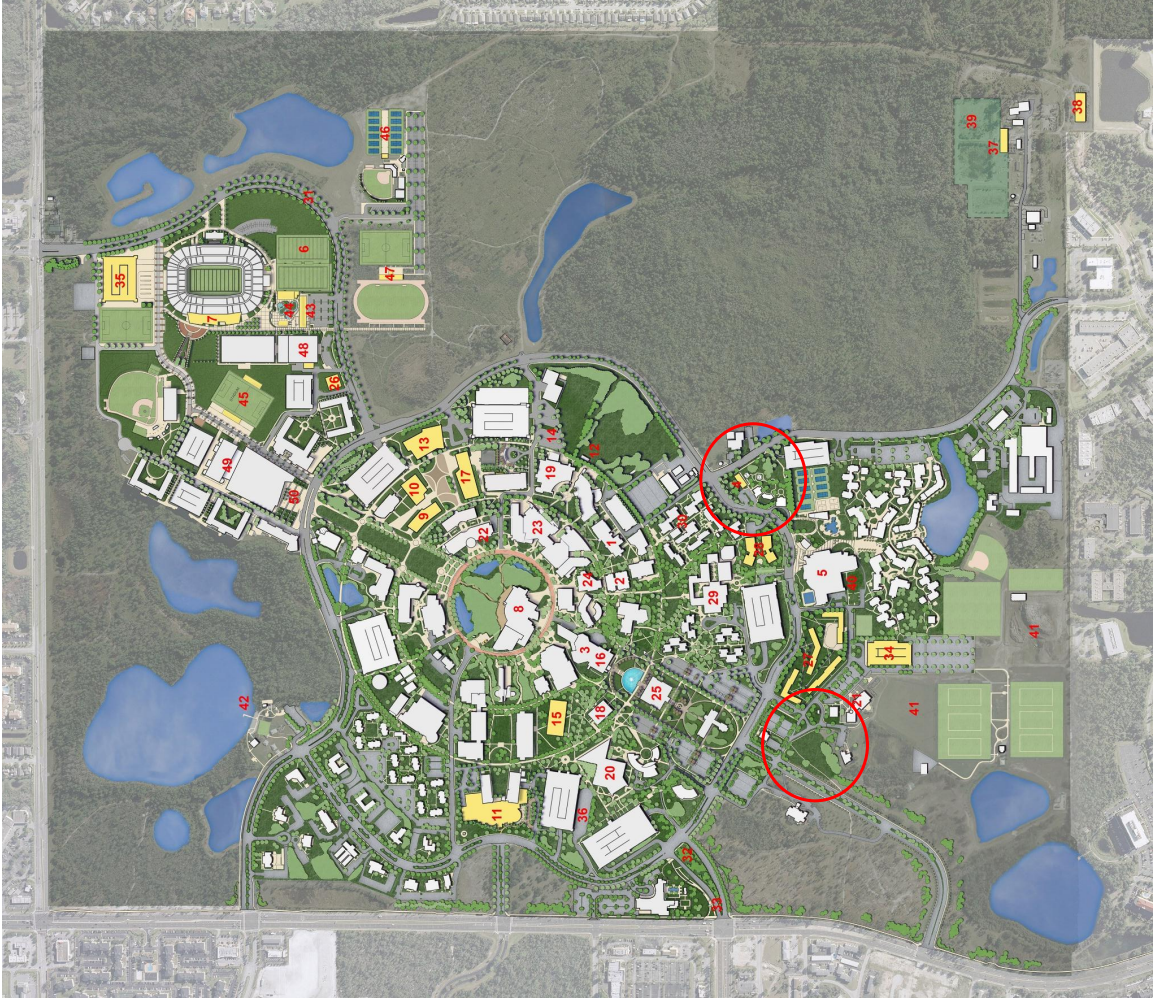


Exhibit 8.4-2
Capital
Improvements
Map

Revised by
Minor Amendment
MA 2025-1

