

ITEM: FFC-1

**University of Central Florida
Board of Trustees
Finance and Facilities Committee**

SUBJECT: Minor Amendment to 2015 Campus Master Plan

DATE: January 28, 2016

PROPOSED COMMITTEE ACTION

Approve a minor amendment to the University of Central Florida Campus Master Plan for the construction of a stand-alone food retail venue.

BACKGROUND INFORMATION

The purpose of the proposed amendment is to approve the construction of a food service retail venue of approximately 3,500 to 4,000 square feet. The project is adjacent to the Recreation and Wellness Center, south of Gemini Boulevard. The Neptune complex added 650 residents to the 1,640 residents in the Nike and Hercules complexes, resulting in a need for additional food service in the area. Locating the venue near the Recreation and Wellness Center will not only address the needs of the area residents, but it will also serve the Recreation and Wellness Center's one million annual visitors. Food will be available from breakfast through late night.

The amendment would constitute a minor amendment that needs only Board of Trustees approval for adoption.

Supporting documentation: Attachment A: Memorandum from Maria Yebra-Teimouri
Attachment B: Project Location
Attachment C: Capital Improvements List
Attachment D: Urban Design Map
Attachment E: Future Land Use Map
Attachment F: Recreation and Open Space Map

Prepared by: Lee Kernek, Associate Vice President for Administration and Finance

Submitted by: William F. Merck II, Vice President for Administration and Finance and Chief Financial Officer

ATTACHMENT A

MEMORANDUM

TO: Scott Cole, Vice President and General Counsel
FROM: Maria Yebra-Teimouri, Project Manager, Facilities Planning
SUBJECT: Minor Amendment to 2015 Campus Master Plan
DATE: December 7, 2015

The University of Central Florida proposes a minor amendment to its 2015 Campus Master Plan to amend the Capital Improvements List, Urban Design Element, Future Land Use Element, and Recreation and Open Space Element in order to add a food retail venue on the south side of campus. This food retail venue will provide a retail dining option to the housing population in this area, as well as the patrons of the Recreation and Wellness Center. There are over 2,200 student housing residents in the area and over one million yearly visitors to the Recreation and Wellness Center. This venue would provide food options throughout the day to a currently underserved area of campus. This facility is expected to be approximately 3,500 to 4,000 square feet, will cost approximately \$2.5 million, and is to be privately funded by Aramark. The facility changes the current Future Land Use designation for its proposed location from Recreation and Open Space to Support Space. The Recreation and Open Space Map will also be amended to reflect this change. The proposed location in the southern area of campus, nestled between housing and recreation, makes this area an optimal location for a food retail venue.

Please find below an analysis of the statutory thresholds and university responses that reflect the nature of the amendment request as a minor amendment. The thresholds are referenced under section 1013.30(9), F.S.

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 10 percent;

University Response: The proposed food retail venue adds up to 4,000 square feet of Support Space land use to the campus. The current campus land designated for Support Space is over two million square feet. This constitutes a .002 percent change in land use and therefore does not trip the 10 percent threshold for the use of land.

- (b) Decrease the amount of natural areas, open space, or buffers on the campus by more than 10 percent:

University Response: The proposed food retail venue removes up to 4,000 square feet of resource-based Recreation and Open Space land use from the current 414.5 acres of Recreation

Attachment A

and Open Space Land Use. This constitutes a .00022 percent change in land use and therefore does not trip the 10 percent threshold for decreased natural areas, open spaces, or buffers on campus.

- (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 facility will cater to current and predominantly pedestrian campus populations and will not generate an increase in capacity on any proposed campus development, road, or public facility by greater than 10 percent. Consequently, it will have a less than 10 percent impact on a road or service provided or maintained by the state, county, host local government, or any affected local government.

In summary, the proposed facility does not exceed the amendment threshold criteria in 1013.30 (9), F.S. and may therefore be treated as a minor amendment.

Thank you for your time and attention to this matter. If you require additional information, please contact me at (407) 823-3893.

Attachment B



Attachment D

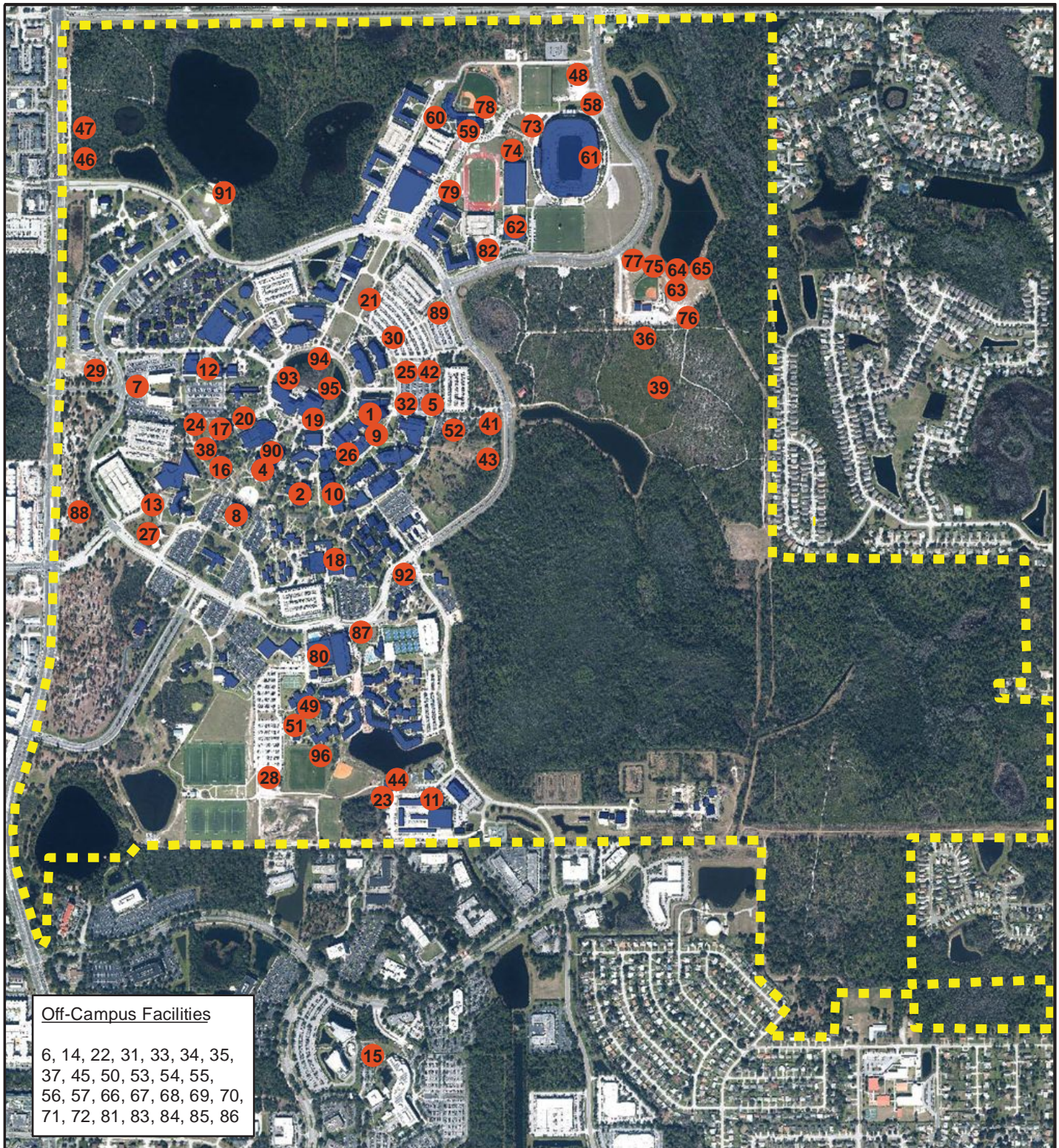


Figure 3-1

Urban Design and Capital Improvements

Comprehensive Master Plan Update
University of Central Florida
 Orlando, Florida
 2015-2025

Legend

- 2015 Capital Improvements List Item
- Existing Buildings
- Boundary

To locate buildings on map, refer to
 Element 14: Capital Improvements List

All maps are diagrammatic and conceptual. The various areas shown are approximate and not to survey accuracy. The intent of these maps is to illustrate general areas of existing or potential use.

Rev. 20151204



Attachment E

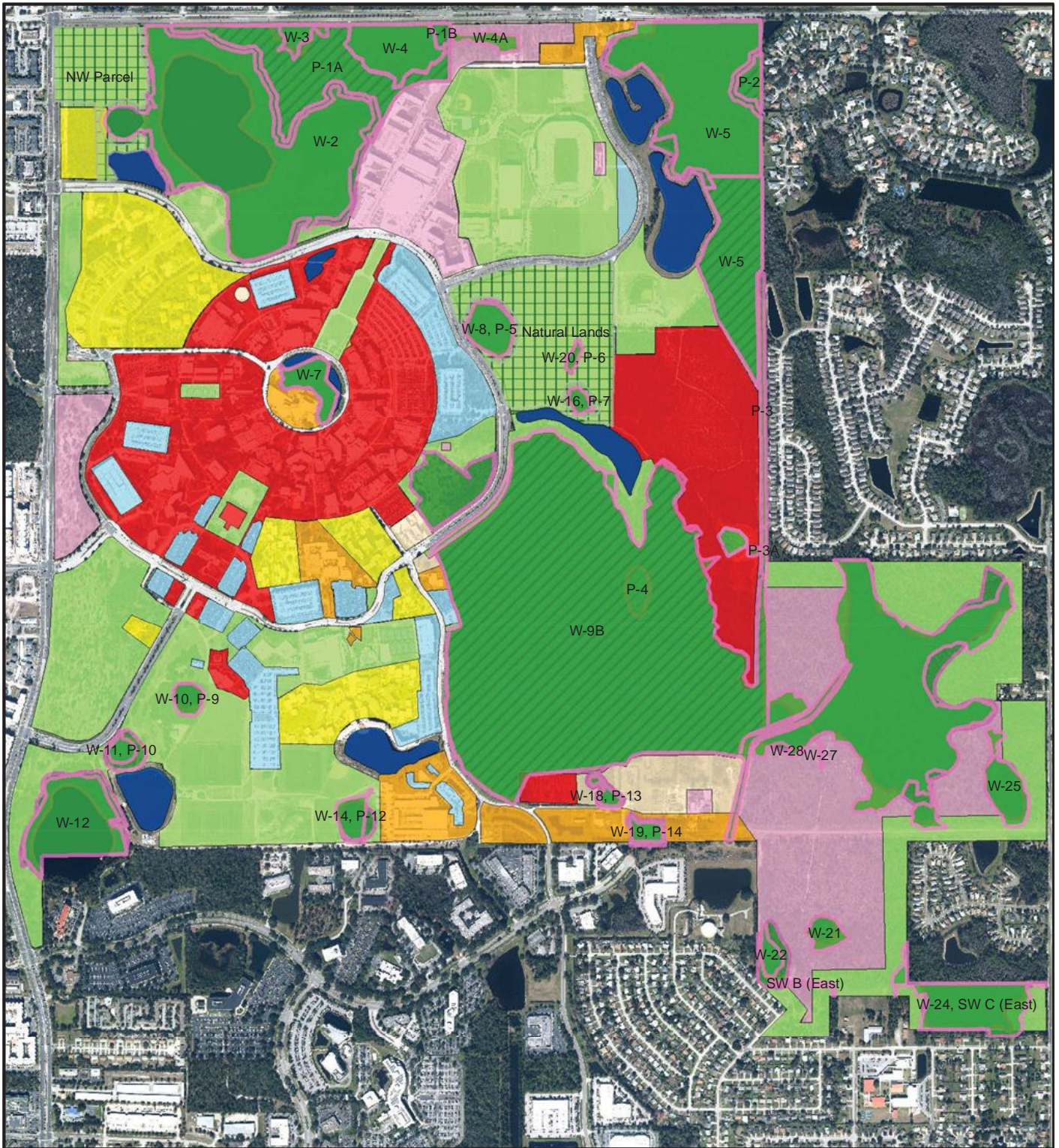


Figure 4-1

Future Land Use
 Comprehensive Master Plan Update
University of Central Florida
 Orlando, Florida
 2015-2025

Legend

- | | | | | | |
|--|------------------------|--|------------------------|--|------------------------|
| | Conservation (upland) | | Academic/Research | | Conservation Easements |
| | Conservation (Wetland) | | Lakes | | Residential |
| | Conservation Easement | | Utility | | Recreation/Open Space |
| | Parking | | Conservation (wetland) | | Mixed Use |
| | Support | | Conservation (upland) | | |



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Attachment F

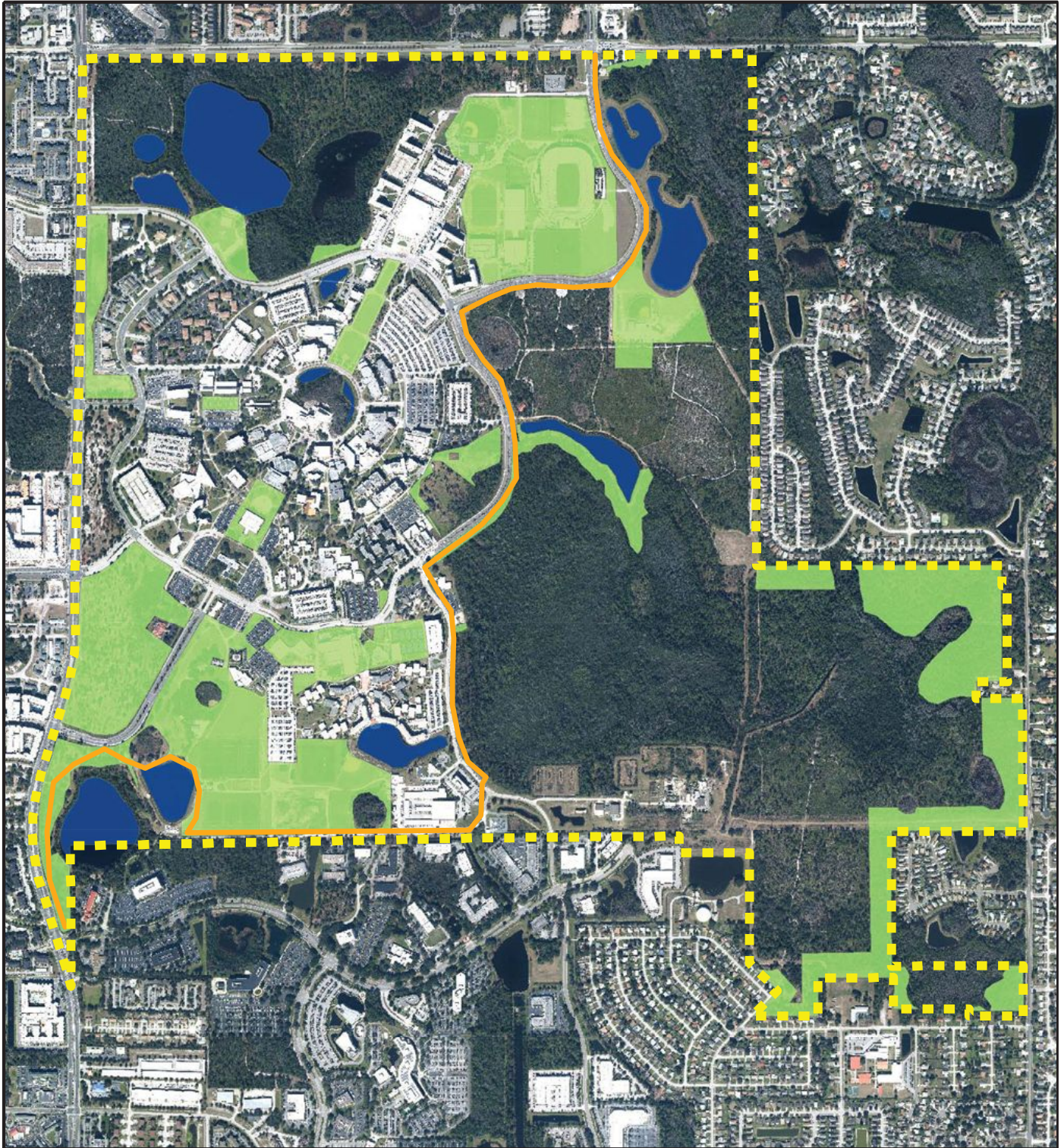







Figure 8-1

Recreation and Open Space

Comprehensive Master Plan Update
University of Central Florida
Orlando, Florida
2015-2025

Legend

-  Boundary
-  Proposed Little Econ Greenway Trail
-  Recreation and Open Space
-  Lakes and Ponds

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Rev 20151204



Attachment D

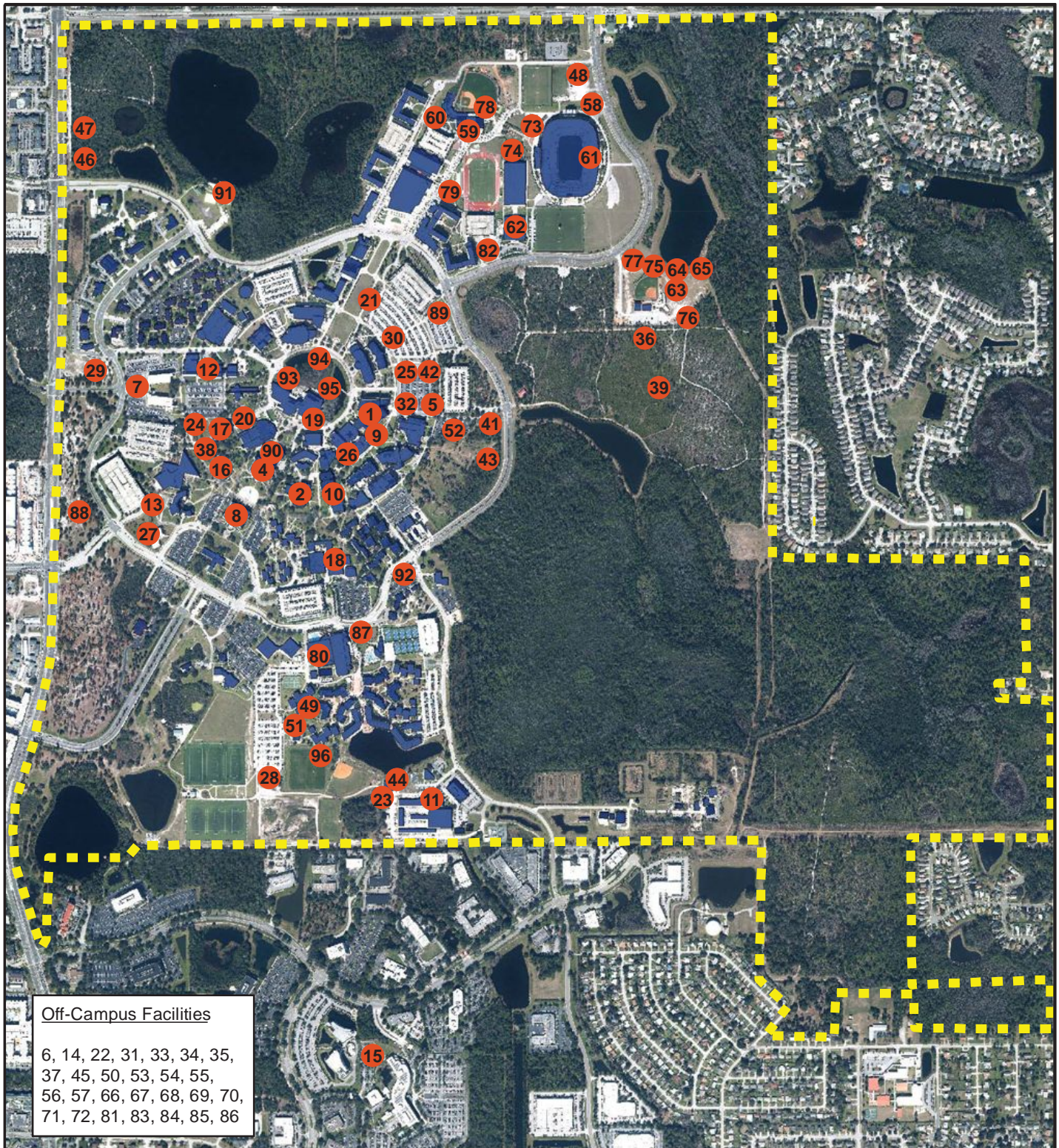


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