

ORANGE



COUNTY
FLORIDA

UCF Campus Development Agreement

June 2, 2026

Board of County Commissioners

Campus Development Agreement

- Statutory Requirements
- Campus Development Agreement History
- 2026 Campus Development Agreement
- Consistency with the Comprehensive Plan
- Requested Action

Statutory Requirements

Section 1013.30 Florida Statutes

- Campus Master Plan 10-year planning horizon (2025-35)
 - Universities are required to prepare and adopt campus master plans for a 10-to-20-year period
 - Contains the following elements
 - Future land use, intergovernmental coordination, capital improvements, recreation and open space, general infrastructure, housing, and conservation
 - Must be updated at least every 10 years
 - Adopted by UCF Board of Trustees December 5, 2024



Statutory Requirements

Section 1013.30 Florida Statutes

- Campus Development Agreement (CDA)
 - Required following the adoption of the Campus Master Plan
 - Identifies the campus context area
 - Addresses public facilities and services, identifies the level-of-service standards, determines the impact of existing and proposed campus development
 - Stormwater, potable water, sanitary sewer, solid waste, recreation and open space, roadways, transit
 - Identifies partnership projects that lessen or eliminate public infrastructure deficiencies identified in the Campus Master Plan
 - Capital projects included may be used by the local government for concurrency management purposes
 - Must be consistent with the adopted campus master plan and the host local government comprehensive plan

Statutory Requirements

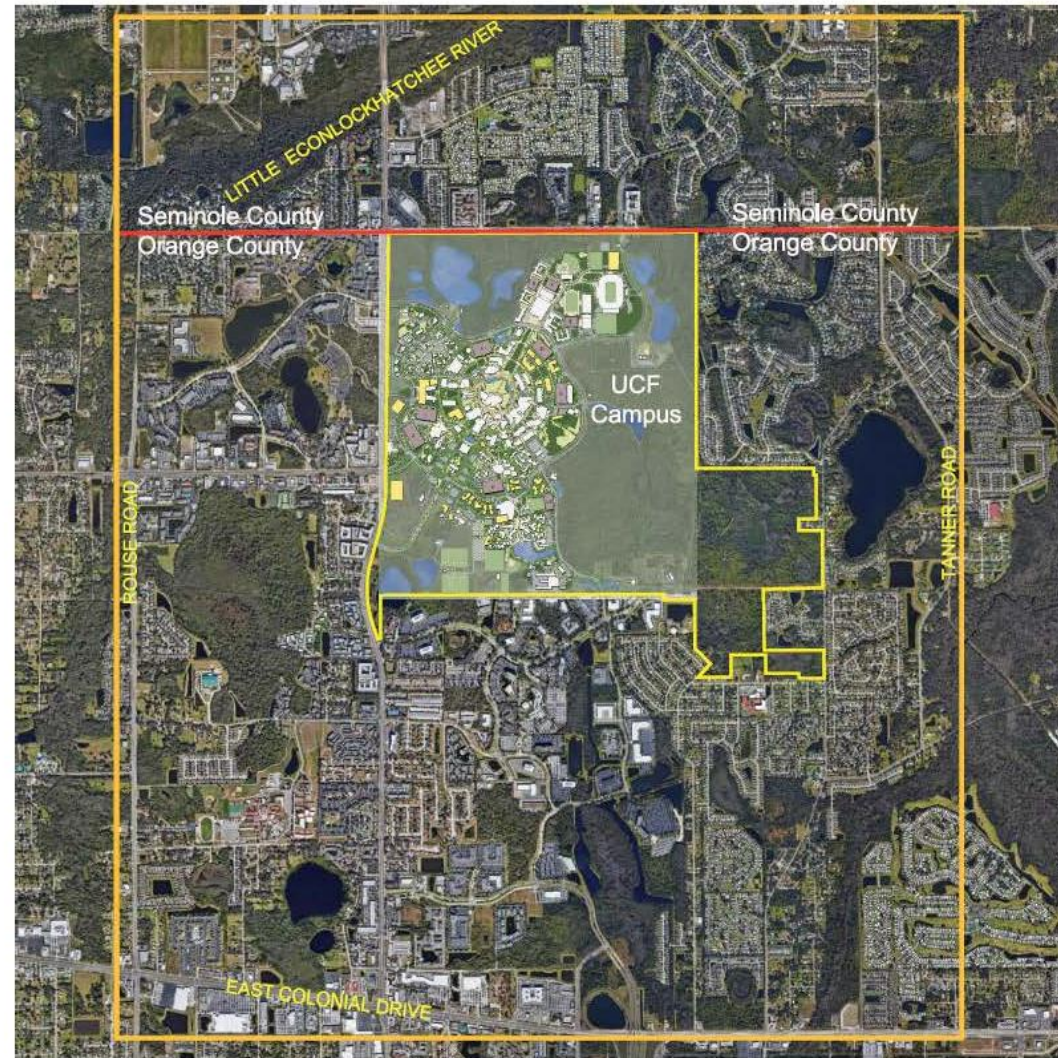


Exhibit 1.4 - 1 Future Land Use Context Area Map

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

Statutory Requirements

Section 1013.30 Florida Statutes

- The agreement is executed by the University Board of Trustees and the host local government
 - University required to hold one public hearing
 - University of Central Florida Board of Trustees – April 15, 2026
 - Host local government is required to hold two public hearings
 - Local Planning Agency – May 21, 2026 – they made a finding of consistency with the Comprehensive Plan and recommended approval
 - Board of County Commissioners – June 2, 2026
 - Following approval and execution a copy is transmitted to the state land planning agency
- The agreement only applies to the UCF Main Campus

Campus Development Agreement History

- UCF and the Board entered into two previous agreements along with the current CDA
 - 2010 Memorandum of Understanding – August 03, 2010
 - 2016 CDA – November 29, 2016
 - 2020 CDA – February 09, 2021

Campus Development Agreement History

- Completed Partnership Projects from the 2016 and 2020 CDAs:
 - Mid-block crossings
 - Alafaya Trail near Salon Drive and University Boulevard at Turbine Drive
 - Signalization changes at University Boulevard and Alafaya Trail
 - Pedestrian lighting along Alafaya Trail plus a 10-foot-wide trail
 - 10-foot multi-purpose path along McCulloch Road from Alafaya Trail to Ken Dixon Way
 - 2022 North East Orange County Areawide Transportation Study (NEOCATS)



2026 Campus Development Agreement

- Campus development agreement has determined:
 - No impacts from campus development on the following public facilities and services
 - Stormwater, potable water, sanitary sewer, solid waste, public parks and recreation
 - Impacts to roadways and transit in the Campus Context Area
 - Capacity and Level-of-Service
 - Safety
 - Section 11 of the CDA lists improvements to eliminate deficiencies = Partnership Projects

2026 Campus Development Agreement

- McCulloch Road Widening
 - North Orion Boulevard/Lockwood Boulevard to North Tanner Road
 - Expanding stormwater capacity to support widening
- Pedestrian safety improvements along McCulloch Road Corridor
 - Enhanced pedestrian infrastructure
 - Intersection of McCulloch and Lockwood Boulevard/Ken Dixon Way
 - Signalized mid-block crossing
 - Near Northgate Lakes entrance

2026 Campus Development Agreement

- On Campus Multi-Modal Systems and Off Campus Trail Connections
 - Bicycle pathway through the UCF Campus linking existing trail systems
- Joint Studies
 - To address campus and public traffic utilized private infrastructure in the Central Florida Research Park
 - UCF Eastern Gateway Study
 - Quadrangle Small Area Study
- Annual traffic counts on backlogged roads
- Coordination on off-campus student housing shuttle buses



Consistency with the Comprehensive Plan

- **FLU7.3.1** Orange County shall review the campus master plan, development proposals, and other development plans of the university to ensure compatibility with off campus surrounding uses and to determine the impacts of the development on Orange County residents.
- Additional policies from Transportation and the Intergovernmental Coordination Elements
 - **OBJ T2.2:** Concurrency management system
 - **T2.5.8:** Multimodal street design and operation
 - **T3.4.1:** Collaboration on transportation systems
 - **T3.4.2:** Coordination on needed transportation projects
 - **ICE:1.20.1:** Review UCF campus master plan and other plans to ensure compatibility
 - **ICE1.20.5:** Establish additional opportunities for increased coordination

Requested Action

Make a finding of consistency with the Comprehensive Plan and approve and execute the 2026 Campus Development Agreement between the University of Central Florida Board of Trustees and Orange County

