



**Business Affairs**  
Office of the Vice President

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August 2, 2023

Jay Watkins, Chair  
University Land Use and Facilities Planning Committee  
PO Box 117901  
Gainesville, FL 32601

Dear Mr. Watkins:

Thank you for providing the minutes from the February 7, 2023, University Land Use and Facilities Planning Committee (LUFPC) meeting. After reviewing the minutes:

1. The LUFPC recommends approving UF – 681 – Flavet Outdoor Recreation Complex – Programming and Site Selection as presented.

I approve the committee's recommendation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Curtis A. Reynolds'.

Curtis A. Reynolds  
Vice President for Business Affairs  
cc: Committee members  
Rachel Mandell

Land Use and Facilities Planning Committee  
February 07, 2023 at 2:00 PM  
Planning, Design & Construction Division, 245 Gale Lemerand Drive  
ZOOM Minutes

**ATTENDEES:**

**MEMBERS PRESENT:**

Ann Baird, Librarian, UF AFA Library  
Mike Castine, Planner, Growth Management for Alachua County  
Nancy Chrystal-Green, AVP – Division of Student Life  
Laura Dedenbach, Instructional Assistant Professor, Urban and Regional Planning  
Daniel Dickrell, Associate Director, Student Programs  
Linda Dixon, Planning, Design & Construction  
Megan Forbes, Chair, English Language Institute  
Scott Fox, Transportation & Parking  
Ira Harkness, Instructional Assistant Professor, Material Sciences & Engineering  
Robert Hatch, Professor & Director of Medical Students  
Shannon (Lexie) Holliday, Associate Professor, Orthodontics  
Mark Leeps, Assistant, Journalism  
Racheal Levings, Sr. Scientist, Orthopedics and Rehabilitation  
Cydney McGlothlin, University Architect, Planning, Design & Construction  
Ericka Olgaard, Clinical Associate Professor, Department of Pathology, Immunology & Lab Medicine  
Brandi Renton, Assistant Vice President, Business Affairs  
Joseph Riley, Professor, Community Dentistry  
Richard Stepp, Associate Professor, Anthropology/Latin American Studies  
Hannah Vander Zanden, Assistant Professor, Biology  
Jay Watkins, Associate Director and Associate Professor, School of Music

**MEMBERS ABSENT:**

Brady Alexander, Student  
Prabir Barooah, Professor, Mechanical and Aerospace Engineering  
Meredith Beaupre, Academic Advisor, Honors Program  
John Brinkman, Student  
Missy Daniels, Growth Management, Alachua County  
Carlos Dougnac, AVP, Planning, Design & Construction  
Gail Hansen De Chapmen, Chair, Lakes, Vegetation & Landscaping Committee  
Elizabeth Hartzog, Student  
Mark Helms, AVP, Facility Services Division  
Brian Keith, Associate Dean, Office of Library Administration  
Marino Leon, Clinical Professor, Pathology, Immunology & Lab Medicine  
Jamieson McMahon, Building Code Inspector, EH&S

Jacqueline Miller, Curator/Adjunct Professor  
Michael O'Malley, Academic Advisor, College of Engineering  
Andrew Persons, Director, Department of Doing, City of Gainesville  
Keith Rambo, Engineer, Electrical & Computer Engineering  
William (Bill) Smith, Assistant Director, Operations, University Athletics Association  
Zhong (John) Su, Associate Professor, Radiation Oncology – JAX  
Matt Williams, Director, Office of Sustainability

**VISITORS:**

Rachel Mandell, Sr. Planner, Planning, Design & Construction  
Melissa Thomas, Administrative Assistant, Planning, Design & Construction  
Andrew Meeker, Project Manager, Planning, Design & Construction  
Frank Javaheri, Director of Construction, Planning, Design & Construction  
Marty Dempsey, Staff,

**CHAIR:** Jay Watkins chaired this meeting.

**CALL TO ORDER:**

Jay called the meeting to order at 2:00pm. After asking to have a motion to approve the Agenda and the Minutes, he asked Hannah Vander Zanden to chair due to technical difficulties.

**APPROVAL OF AGENDA AND MINUTES:**

Megan Forbes moved to approve the January minutes and the agenda; Richard Stepp seconded; motion passed unanimously.

**UF – 681 – Flavet Outdoor Recreation Complex (Programming & Site Selection)**

**PRESENTING:** Andrew Meeker

**DISCUSSION:** Andrew introduced himself and stated he was before the committee for the Programming and Site Selection of the project. He showed the location of the project and the existing layout of the area. The project received approval from the LVL committee and is going to PATAC later this month. The project site is about 5 acres and is south of Graham Woods and east of Flavet Field.

In 2018, an agreement was made between TAPS and Recreational Sports to convert the tennis courts into temporary parking. One component of the project is to convert the area back to tennis courts.

Recreational opportunities had been lost in other locations on campus due to construction. A conceptual design was drafted in 2019 to help consider how the site could be arranged for outdoor recreation.

The site is not within the Historic District of campus. Andrew noted that Osprey do nest in the area and the project team will be looking out for that.

Previously the site had 12 tennis courts, restroom facilities, concrete bleachers, and a pool. Andrew showed photos of the existing conditions of the site. To comply with the Campus Master Plan and the Future Land Use designation, an amendment will be needed.

Some of the different recreational opportunities for the site include maintaining some tennis courts, introducing sand beach volleyball, adding flex spaces, and providing shade structures. In 2021, the project was not funded, and the scope has now changed.

The project will be completed in phases. Phase one will be adding 6 new tennis courts and will be completed in Fall 2023. Andrew explained the boundary of the project footprint and how the project team is looking to enhance Graham Pool and provide a nature overlook Graham woods. The project is also looking at the shared use paths connecting to the Landscape Master Plan. The design hasn't been determined whether the restroom facility will be renovated or rebuilt.

The committee asked about the tennis courts and if they were continuously used. Marty stated that UF had 32 tennis courts and it had been decreased down to 10, and then decreased another 3 because of the 6 hybrid pickleball courts. They are used early weekday mornings and are continually requested on evenings and weekends.

The committee asked if the pool would remain. A study with the student determined it should be incorporated into a bigger complex and so it is not supposed to be removed. The committee asked why artificial turf was being proposed instead of real turf. The maintenance of the area was a concern for the committee. The area will be shaded in the location of the artificial turf. The committee asked about the green space, and they are looking at the utilities and a large steep hill. There is a heritage tree here as well, that will need to make sure not to impact the dripline of those roots.

The committee stated using the land as it is, the project may have an opportunity to add a bouldering wall. The committee stated they like the connectivity of the trails. The committee asked about the housing being removed. Right now, the housing is not going to be removed. A concept plan showed the whole site as if existing housing had been removed, but that is part of a housing master plan that is not moving forward at this time.

The committee asked about the parking since the tennis courts are replacing the temporary lot. There are spaces in Garage 14. The committee asked about the conservation area in Graham Woods. An overlook is encouraged along with the pedestrian pathway.

Linda clarified that the committee was voting on the site and program of the project. The design will come back to the committee prior to going forward.

**MOTION:** Mark Leeps made a motion approve the program and site selection as presented. Megan Forbes seconded; the motion passed unanimously.

**INFORMATION:**

**ADJOURNMENT:** There being no further business to discuss, the meeting adjourned at 2:40pm.