

**MINUTES**  
**University Lakes, Vegetation and Landscape Committee**  
**January 04, 2024, at 9:00 AM**  
**Facilities, Planning & Construction**  
**ZOOM MEETING**

The University Lakes, Vegetation and Landscape Committee (ULVLC) met Thursday, January 04, 2024 for a Zoom meeting online.

**Members attending:**

Nancy Chrystal-Green – Associate Vice President, Division of Student Life  
Adam Dale – Assistant Professor, Entomology and Nematology Department  
Linda Dixon – Director, Planning, Design & Construction  
Ryan Klein – Assistant Professor, Environmental Horticulture  
Bart Knowles – Major, UF Police Department  
Lucas Majure – Assistant Curator, FLMNH  
Rachel Mallinger, Assistant Professor, Entomology and Nematology Department  
Brandi Renton – Associate Vice President, Business Affairs

**Members not attending:**

Gail Hansen De Chapman – Environmental Horticulture - Chair  
Fernando Alferez – Assistant Professor, Citrus Horticulture  
Gregg Clarke – Director of Operations, Facilities Services  
David Conser – City of Gainesville – City Arborist  
Wesley Littleton – Student  
Tim Martin – Associate Professor, School of Forest Resources and Conservation  
Cydney McGlothlin – AVP, Planning, Design & Construction  
Gerardo Nunez – Assistant Professor, Horticultural Sciences  
Pawel Petelewicz – Assistant Professor, Agronomy Department  
Tom Schlick – Assistant Director of Grounds, Facilities Services  
Matt Williams – Director, Office of Sustainability

**Visitors attending:**

Rachel Mandell, Sr. Planner, Planning, Design & Construction  
Frank Javaheri – Director of Construction, Planning, Design & Construction  
Carlos Dougnac – Executive Director, Planning, Design, & Construction  
Tamera Baughman – Project Manager, Planning, Design & Construction  
Melanie Heflin – Project Manager, Planning, Design & Construction  
Kaylee August – UF Office of Sustainability  
Du Meyer – UF Health  
Caeli Tolar – CHW  
Laurie Hall – CHW  
Travis Hastay – CHW  
Arturo Lopez – Wannemacher Jensen Architects, Inc.  
James Harriot - CHW  
Jordan Benton – Facilities Services  
Israel – Wannemacher Jensen Architects, Inc.  
Cobi Wood - Unknown

The LVL Chair was not able to attend, so Adam Dale volunteered to be Vice Chair for this meeting.

## **I. Adoption of Agenda and Minutes**

**Motion:** Nancy Chrystal-Green made a motion to approve the December minutes.

**Second:** Rachel Mallinger

**Motion:** Rachel Mallinger made a motion to adopt the agenda.

**Second:** Nancy Chrystal-Green

### **Motion Carried Unanimously**

## **II. MAJOR PROJECTS**

### **UF Health Ortho OR Building Addition - Design Development** **Presenting: Tamera Baughman**

Tamera introduced herself and the second presentation of the UF Health Surgery Center Expansion. She showed the location of the proposed project and introduced co-presenter, Caeli Tolar from CHW.

Caeli offered a summary of the prior presentation, reminding the committee the project includes a 27,000 SF addition to the west side of the existing building and there will be no changes to the east side of the building. There will be a new drop-off zone configured on the existing parking lot. Caeli showed the existing site and the proposed addition. There will be an additional parking area in the back of the north parking lot.

At the previous meeting, committee members requested additional information regarding parking demand and the necessary extent of tree removals. In consultation with the Surgery Center, exact employee and patient counts were shown in comparison with current conditions. Additionally, photos were taken showing the parking demand, even when the surgery center was less busy at the end and beginning of the year during the holidays. CHW considered a reduction of parking spaces. However, they confirmed the same number of trees would need to be removed, even with fewer parking spots and the elimination of the most northern row of spaces. After review, it was determined that the parking lot was needed and cannot be reduced.

The project is proposing a total of 123 trees as on-site mitigation. In addition, four sites were proposed as beneficiaries of the project's tree mitigation fees:

1. Yulee Park
2. Lake Alice Area behind Alpha Gamma Rho
3. University Park Arboretum
4. Gator Pond

Caeli showed the tree impact summary. The total mitigation required is 384 trees, and since the project is planting 123 trees on site, the deficit of 261 trees @ 250.00 each equated to \$65,250.00 in mitigation fees.

The stormwater management facility will have to be reconfigured. The conveyance system, including inlets, need to be relocated to accommodate the building expansion. Due to the additional impervious area associated with this development, the existing stormwater management facility to the north will need to be expanded to account for the added runoff.

The proposed plant palette included Bald Cypress, Red Maple, Winged Elm, and Basket Oak as the main canopy trees, ensuring consistency with the existing plant palette and compliance with the Landscape Master Plan.

The committee asked about the documentation for the parking study. Du Meyer from UF Health detailed the visitor, staff, and physician counts during the day and the required parking spaces needed to serve them. The committee asked how many current existing parking spaces there were. There are 106. Proposed are 18 new spaces on the west side and 58 new spaces on the north. There will be a total of 124 spaces, and staff and physicians are being asked to park on the north to retain spaces on the west for patients and visitors.

The committee urged care in making sure we are not removing previously planted mitigation trees and that we are not planting new trees that will need to be removed at a later date.

Regarding the four potential beneficiaries of project mitigation funds, the committee asked who will be responsible for monitoring the replanting. Jordan Benton from Facilities Services stated they keep track of the tree mitigation fund and Grounds is consulted for final decisions. The committee recommended deer guards for small trees that need the protection.

**Motion:** Nancy Chrystal-Green made a motion to approve the project as presented with the tree mitigation funds ear marked for enhancement projects determined at a different date. When planting the new trees there should be deer guards to protect the trees.

**Second:** Lucas Majure

**Motion Carried Unanimously**

### **III. MINOR PROJECTS**

#### **MP08578 – Buckman Drive & Fletcher Drive – One Way Pairs Study & Design** **Presenting: Melanie Heflin**

Melanie Heflin introduced herself and James Harriet from CHW. The project is a study to convert Fletcher Drive and Buckman Drive into one-way streets to integrate with the one-way pairs seen on NW 17<sup>th</sup> Street and NW 18<sup>th</sup> Street. The project team was asked to enhance safety measures for pedestrians and cyclists. The project team was also asked to accommodate buses, emergency vehicles, and loading zones while maintaining safe routes for non-vehicular traffic.

James showed the study documenting vehicle count as well as 7 different design alternatives to accommodate the project scope. He comprehensively explained the implementation process as well as site concerns for each design, detailing the existing conditions and their reconfigurations. The recommended design was a one-way pair resulting in a counterclockwise loop. This design changes the direction of traffic on Fletcher Drive and Buckman Drive and changing the direction of the service drive at the Racquet Club Dining Food service area. Loading zones can be added to assist with deliveries and the dumpsters may need to be realigned to allow access for refuse collection.

The committee inquired about the plant palette for the corridors. The project team assured them that the project is still in its conceptual phase, but there will be more discussion in future development phases.

**Motion:** Rachel Mallinger made a motion to approve the project as presented.

**Second:** Lucas Majure

**Motion Carried Unanimously**

#### **IV. OTHER BUSINESS**

##### **Landscaping and Natural Resource Projects**

**Jordan Benton**

Jordan Benton stated the gas line project at Holland Law was underway. Facilities intended to implement a setback since they will be boring underground, but they will be avoiding heritage trees. The setback will result in significantly less impact during the utilities infrastructure project. Jordan reminded the committee that this project spans from Museum Road toward Holland Law at Harmonic Woods.

A cluster of three Laurel Oaks located at Reitz Union Drive are planned to be removed during spring break. Jordan asked the committee for suggestions for replanting. The committee asked if this could come back to the February meeting for more discussion. Nancy-Chrysal Green asked that Grounds meet with the Reitz Union user group to ensure they are aware and have a chance to comment.

##### **Chair Report**

**Gail Hansen de Chapman**

Gail was not able to attend, therefore, there was no Chair report at this time.

**There being no further business for discussion, the meeting adjourned at 11:05 AM.**