
AUGUST 6, 2024

LAND USE COMMITTEE MEETING – DESIGN DEVELOPMENT

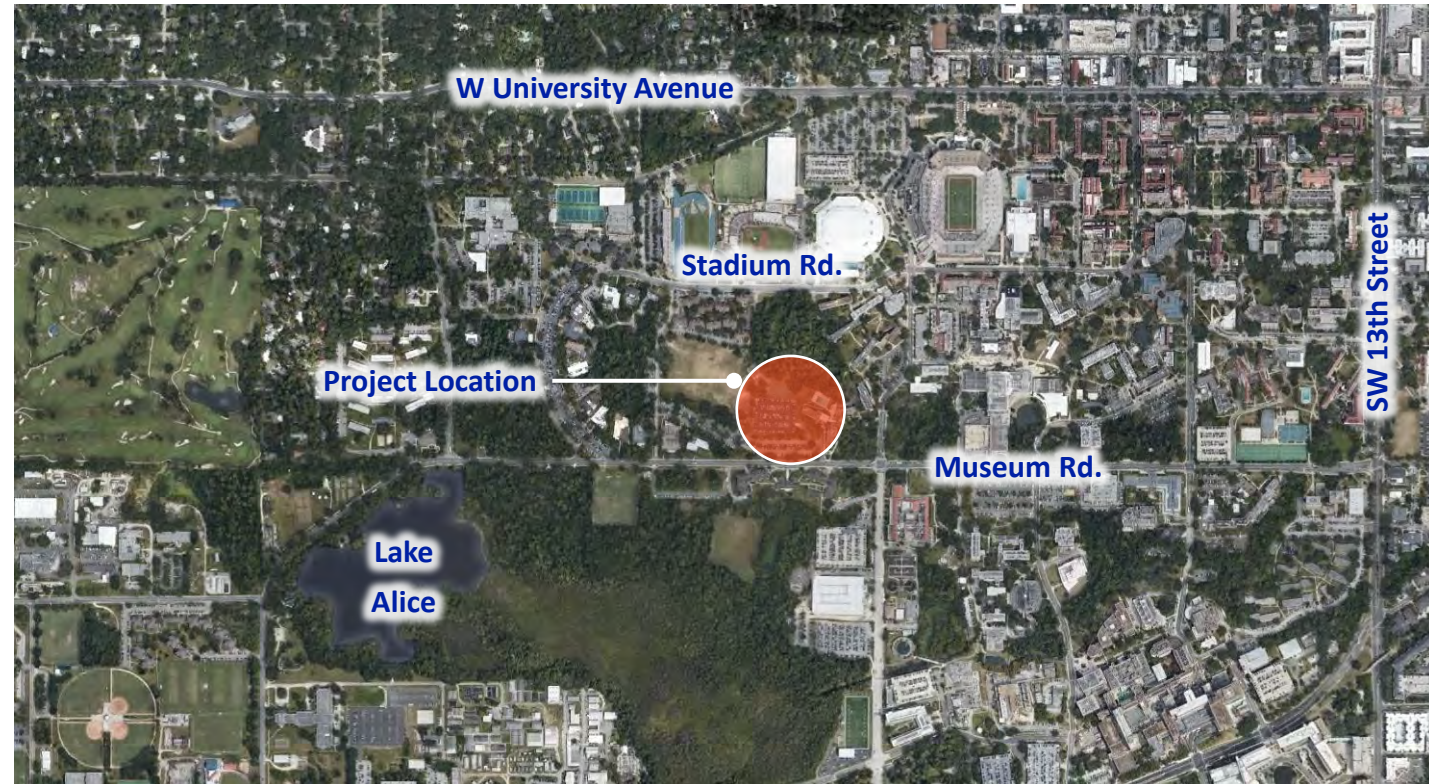


UF-681 Flavet Outdoor Recreation Complex

Andrew Meeker, UF PDC Project Manager

Project Overview

- The site is located to the east of Flavet Field, north of Museum Road.
- The project site features a surface parking lot, 6 tennis courts, restroom building, and 4 pickleball courts.
- The project aims to meet the current and future needs of the UF community with modern recreational facilities.
- The project team just completed the DD package at the end of June/beginning of July.



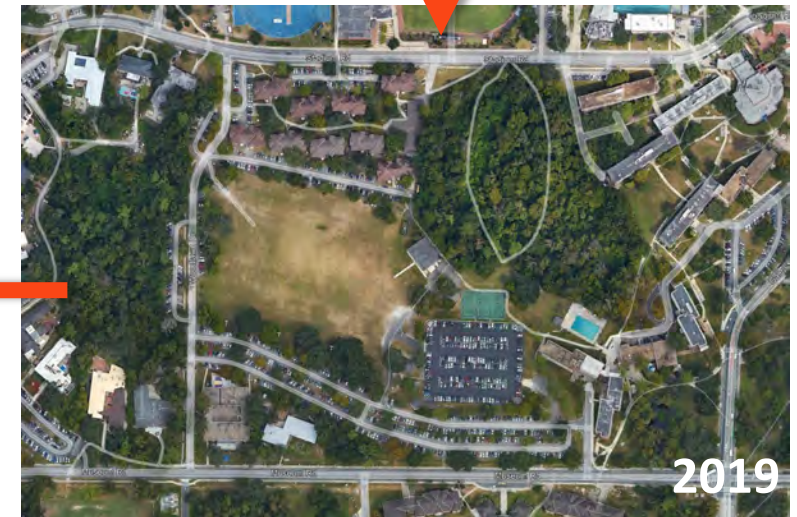
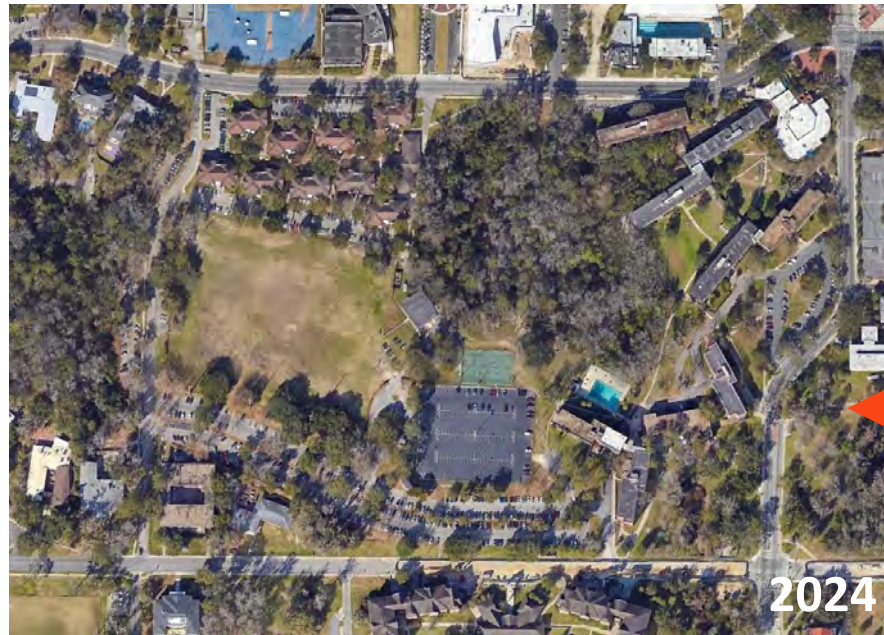
UF-681 FLAVET OUTDOOR RECREATION COMPLEX



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Project Overview

- In 2018, UF converted the existing tennis courts on the east side of Flavet Field into a temporary parking lot.
- Recently, a portion of the parking lot was demolished and six (6) new tennis courts have been constructed.
- The plan has always been for the parking lot to be removed and restored to recreational use.





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Committees

- **The project went to LVL Committee in May for CSD review and August for DD review.**
- CSD - It was approved with the following stipulations:
 - Any tree to be removed / downgraded in mitigation because of condition needs to have documentation from an external arborist with a report to justify.
 - The trees noted as “potential” to be removed were not approved. If they need to be removed, we need to come back to the Committee for approval.
 - The Design Team shall consider saving trees as discussed by adjusting grading/site plan as needed.
- DD – TBD depending on August 1 Committee Meeting
- **The project went to PTAC Committee in May for CSD and July for DD review.**
- Project approved both times.
- **The project went to Land Use Committee in May for CSD.**
 - Project was approved.

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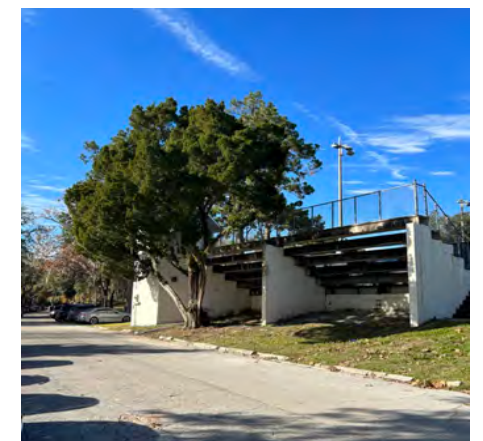
Project History

- Project is the previous site of Florida Veterans (Flavet) Village, from 1945 until the 1970's.
- Built to house veterans and their families.
- Bandshell was built in 1978.



Site Conditions

- The existing storage building and bleachers, pickleball courts, and parking lot are to be demolished. The existing tennis courts will remain.
- The existing sport courts and parking lot are relatively flat. However, the areas to the north, south, and east have some significant fall. Currently the existing courts and temporary parking lot slope to Graham Woods to the north and down to the existing parking lot to the south of the site, Museum Road, and eventually Lake Alice.
- There is a small stormwater retention area located on the site just to the southwest corner of the existing pickleball courts which will be removed.



Site Conditions

- The project is located directly adjacent to Graham Woods to the north and maintains the minimum 50 feet from the wetland. Required wetland buffers have been provided consistent with the Conservation Element of the Campus Master Plan.
- There are minimal impacts to existing utilities with this project scope.
- There is not a significant increase in impervious areas and may even be a decrease.
- No additional parking will be added, but existing parking will be adjusted to provide more accessible spaces adjacent to the site. Bike parking will also be provided (none currently existing on site).





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Campus Master Plan & Future Land Use

- The facility is consistent with policies of the *Recreation and Open Space Element* of the Campus Master Plan (CMP).
- The project is consistent with the terms of the associated campus development agreement.
- An amendment to the *Capital Improvement Element* of the CMP will be required to program the scope and siting of the project. Although the Capital Improvement Element of the CMP does not identify the project as currently described, this element of the CMP is updated annually, and the project will be added during this current amendment cycle.
- The project will be added to the Ten-Year Capital Projects List. Presently, the site is not identified as a recommended future building site. The Future Building Sites Map will be amended to add this project.
- An amendment to the CMP Future Land Use map and/or other policies will be required. The Future Land Use Element of the CMP identifies the project site within the **Housing** area in the Future Land Use Map. As a recreation facility for the general student population, the project is not consistent with the Future Land Use Element of the CMP. The project requires that the site be identified as **Active Recreation - Outdoor** in the Future Land Use Map.
- These amendments will be part of a future amendments package that UF Planning is currently working on.



UF-681 FLAVET OUTDOOR RECREATION COMPLEX

Project Vision & Guiding Principles

VISION:

CREATE AN **INCLUSIVE OUTDOOR RECREATION COMPLEX** THAT PROMOTES **PHYSICAL AND MENTAL WELLNESS** THROUGH A VARIETY OF **PASSIVE AND ACTIVE** RECREATIONAL OPPORTUNITIES.

GUIDING PRINCIPLES:

PROVIDE **UNIQUE RECREATIONAL OPPORTUNITIES** ON CAMPUS THAT SUPPORT THE **DIVERSE NEEDS OF THE CAMPUS COMMUNITY**

DECREASE BARRIERS TO PARTICIPATION + **ENGAGE USERS** THAT ARE NOT CURRENTLY UTILIZING RECSPTS FACILITIES

CREATE **FLEXIBLE SPACES** THAT CAN BE USED 24/7 AND YEAR ROUND

PROVIDE CONNECTIONS TO THE SURROUNDING CONTEXT AND THOUGHTFULLY INTEGRATE ACTIVITIES WHERE STUDENTS CAN GATHER, PLAY, RELAX, INTERACT, AND CELEBRATE

EXEMPLIFY UF'S **COMMITMENT TO SUSTAINABILITY** WHILE CREATING A SPACE THAT IS UNIQUELY UF



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Stakeholder Engagement

- **Online Student Survey** – Open December 5 through January 14, over 1100 responses
- **January 10** - Tabling (Reitz Union)
- **January 11** - Tabling (SW Recreation)
- **March 20** - UF RecSports Advisory Board
- **April 1** - UF Planning, Solid Waste, Grounds, Utilities, & EH&S
- **April 3** - UF RecSports Staff
- **April 4** - Special Events Review On-Site meeting

Upcoming

- **August 19**- UF Planning, Solid Waste, Grounds, Utilities, & EH&S
- **August 27** – Student Engagement Session #1
- **August 29** – Student Engagement Session #2
- **August 29** – SITES Coordination Meeting



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Site Plan





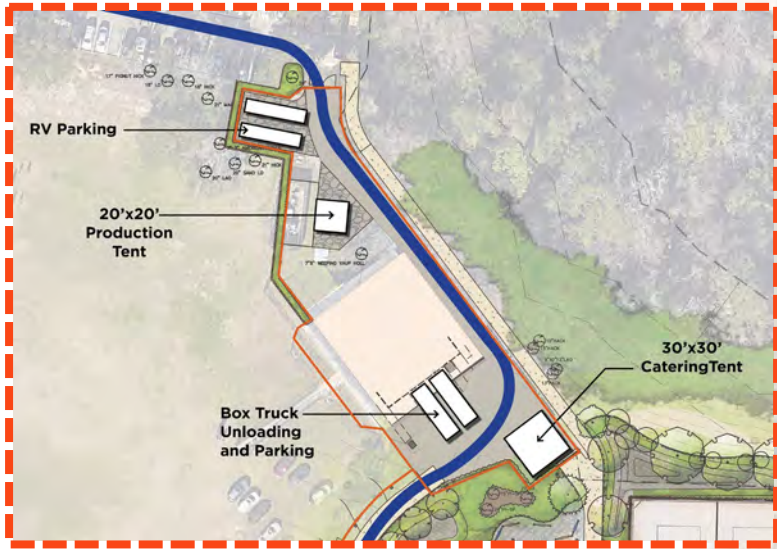
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Access -
Maintenance



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Access - Special Events



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Access Control - Gates & Bollards

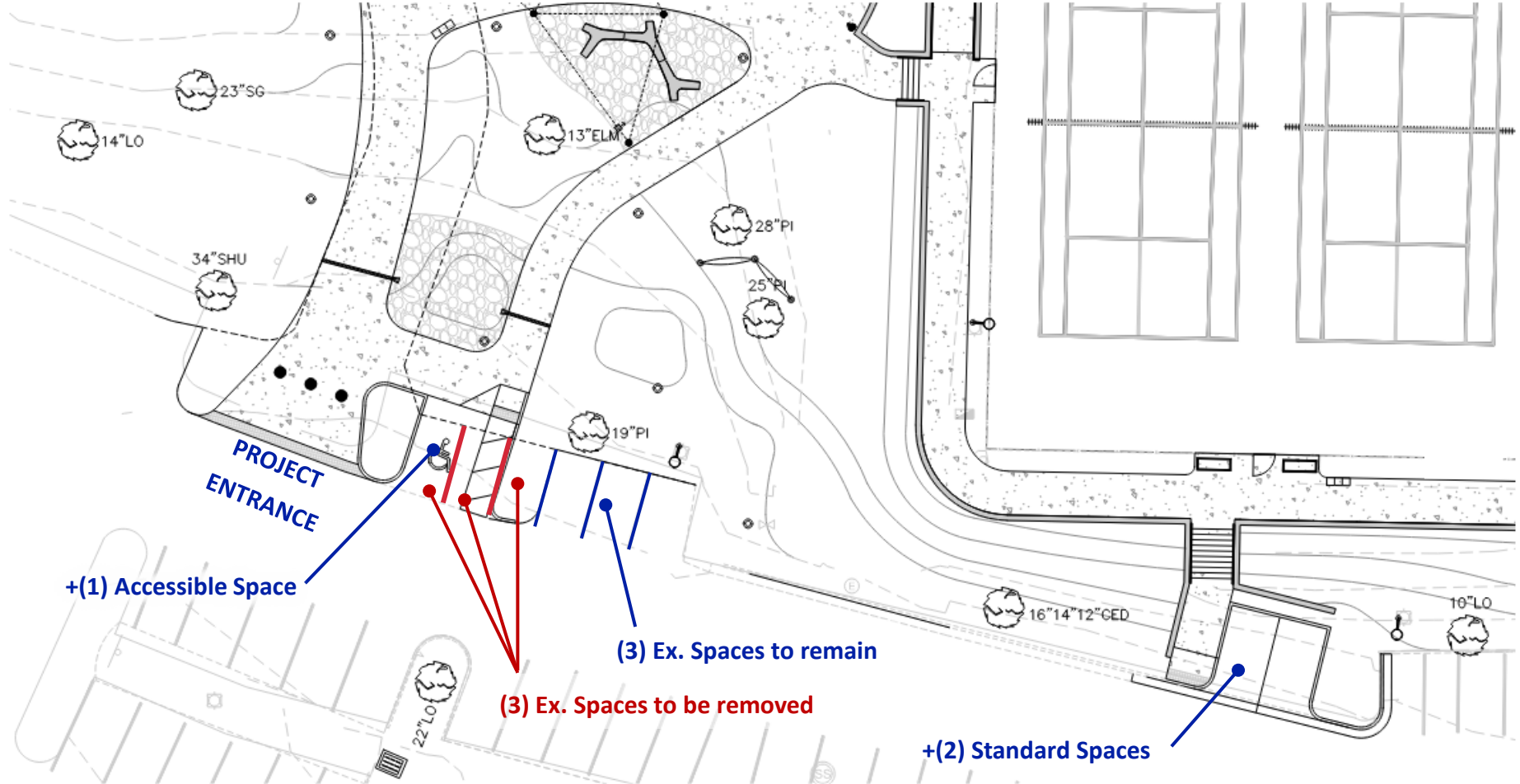
 Vehicular Gates

 Bollards



Parking Impacts

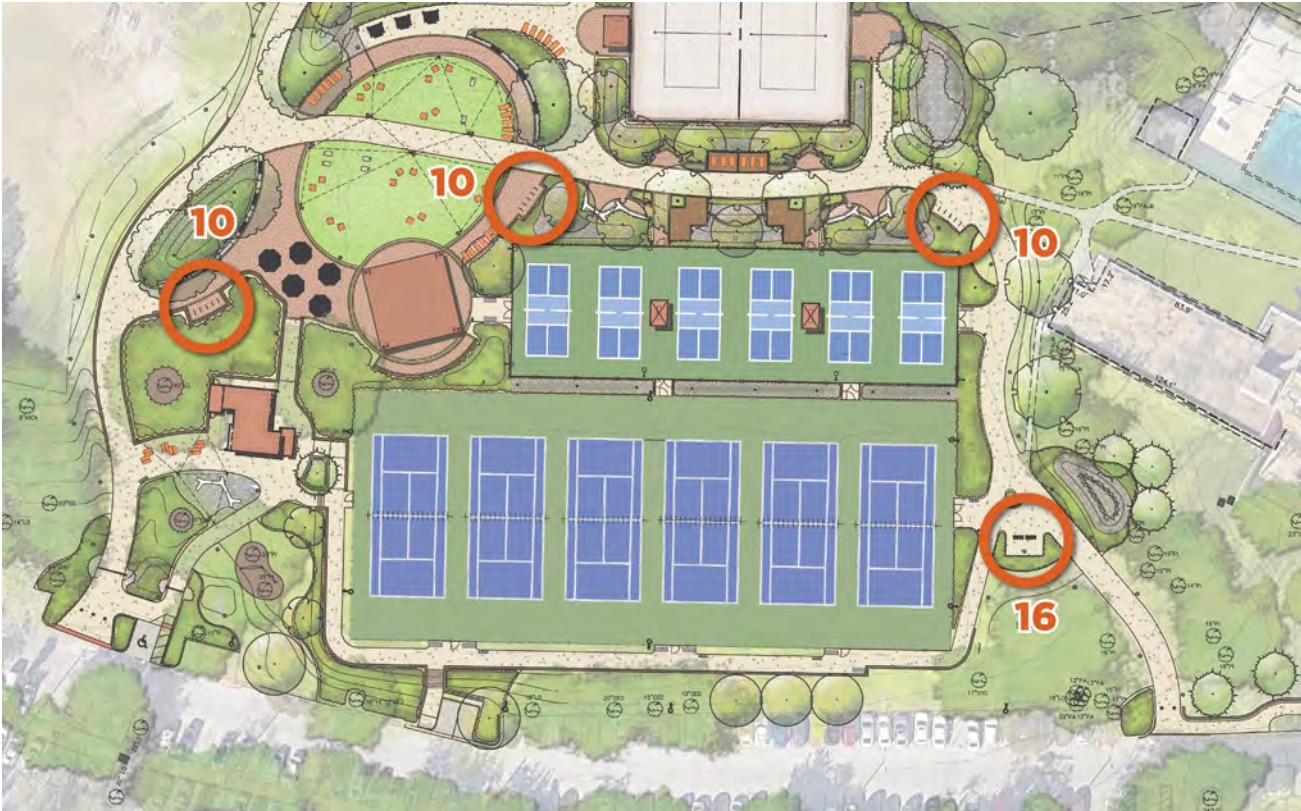
3 total standard spaces are to be removed. 1 accessible spaces and 2 standard spaces will be added back for a net 0.



Bike Parking

- Non-Residential Projects to provide 25% of the total occupancy (132 People x 25% = 33 Spaces) for bike racks.
- **SITES requirements** –Provide parking for at least 6 bicycles within 50 feet of the building. This requirement will be met.
 - 6 pickleball courts x 4 users each = 24 people x 25% = 6 bike spaces
 - 6 tennis courts x 4 users each = 24 people x 25% = 6 bike spaces
 - 2 volleyball courts x 12 users each = 24 people x 25% = 6 bike spaces
 - Flex Spaces = 50 users x 25% = 13 bike spaces
 - **Total bike spaces to be provided (at minimum) = 31 bike spaces**
 - **Total provided = 46 bike spaces**

Bike Parking Areas





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Proposed Style of Bike Racks



Anova Tandem Circle Bike Rack
(15 Racks Total, Color: Black)

Peak 8-Bike Rack (2 Racks Total)



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Site Plan Enlargements



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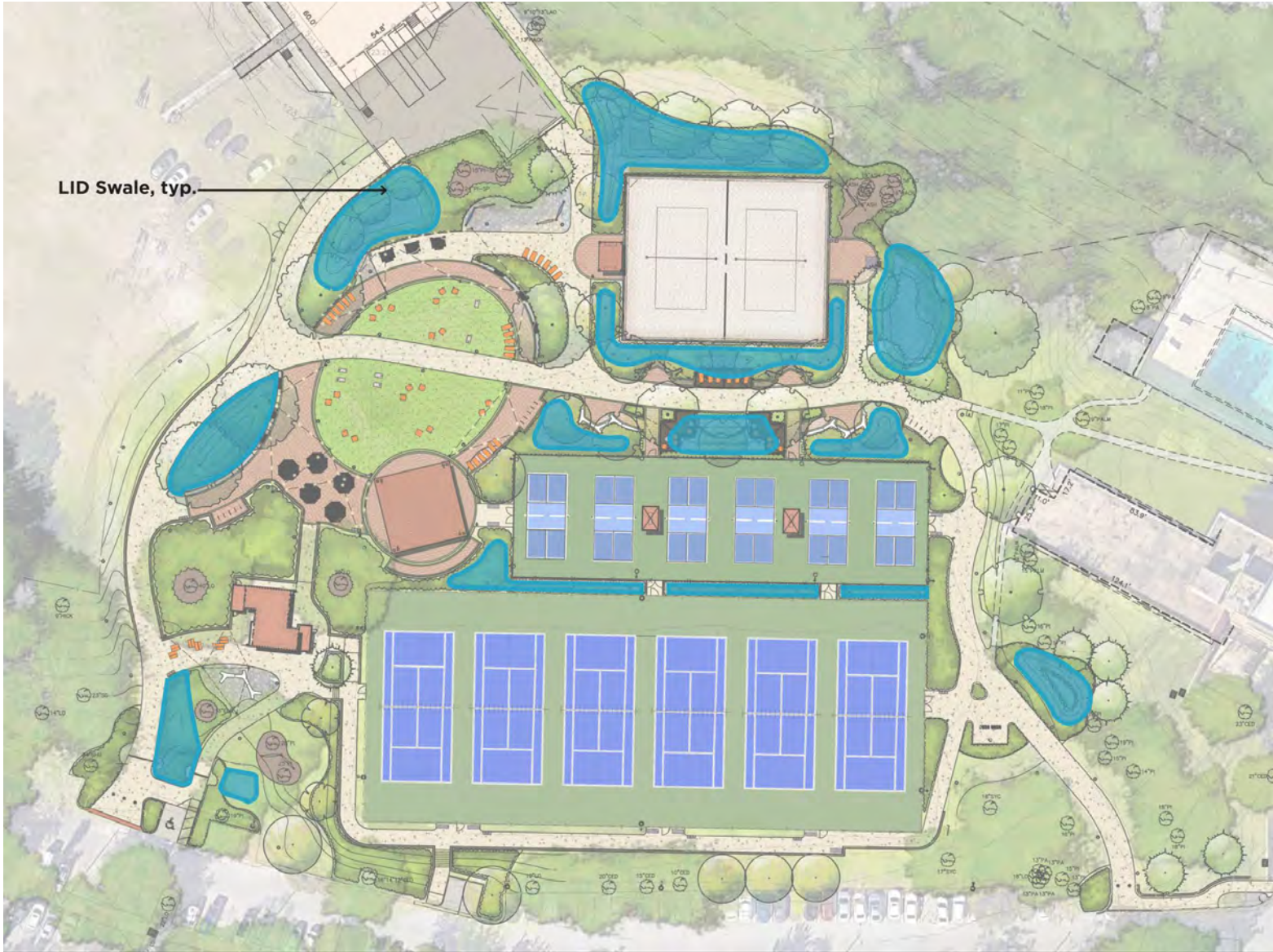
Stormwater Management

- Currently, this area is primarily paved with the existing pickleball courts and parking lot. The impervious area currently sheet flows north towards the conservation area with limited catch basins to collect any stormwater.
- Site stormwater requirements will be governed by SJRWMD and SITES criteria.
- The site is located within Lake Alice basin and will be required to modify the SJRWMD master permit.
- SITES minimum requirements will be to retain runoff from the 60th percentile rainfall event on-site. This will be accomplished using a series of LID stormwater retention areas to capture runoff and provide emergency overflow via piped connections to the existing stormwater conveyance system.
- Include graded LID areas both to the north and south of the volleyball that will collect stormwater and allow it to perc prior to being collected into an overflow structure. The proposed modifications will improve the existing erosion issues and reduce the overall impervious area draining directly into the conservation area.



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Stormwater Management





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Tree Impact Summary

Heritage trees shown in **BOLD**

- There are **2 invasive exotics (Camphors)** to be removed which require no mitigation.
- **Total Mitigation Trees Required = 33 TREES**
- **Total Mitigation Trees Proposed = 58 TREES**
- No mitigation payment required; all trees to be planted back on site and the project has a surplus of **25 Trees**.

TREE #	SPECIES	DBH	MITIGATION
1	Laurel Oak	47"	11 TREES
2	Laurel Oak	16"	2 TREES
3	Cedar	23"	4 TREES
4	Camphor	13"17"	0 TREES
5	Hackberry	15"	2 TREES
6	Camphor	13"	0 TREES
7	Loblolly Pine	20"	2 TREES
8	Loblolly Pine	23"	2 TREES
9	Loblolly Pine	22"	2 TREES
10	Sycamore	16"	2 TREES
11	Laurel Oak	33"	4 TREES
12	Loblolly Pine	15"	2 TREES
TOTAL			33 TREES

UF-681 FLAVET OUTDOOR RECREATION COMPLEX

Site Furnishings



A TRASH RECEPTACLE
SCALE: N.T.S.



B HAMMOCK POSTS
SCALE: N.T.S.



D BOLLARD
SCALE: N.T.S.



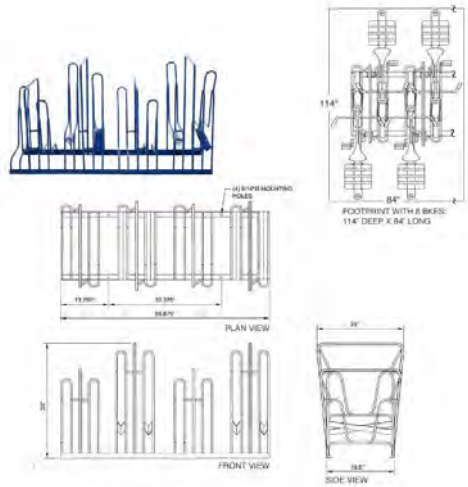
E BENCH (UF LMP STANDARD)
SCALE: N.T.S.



F HANDRAIL
SCALE: N.T.S.



G BIKE RACK 'A'
SCALE: N.T.S.



H BIKE RACK 'B'
SCALE: N.T.S.



L POWER PEDESTAL
SCALE: N.T.S.

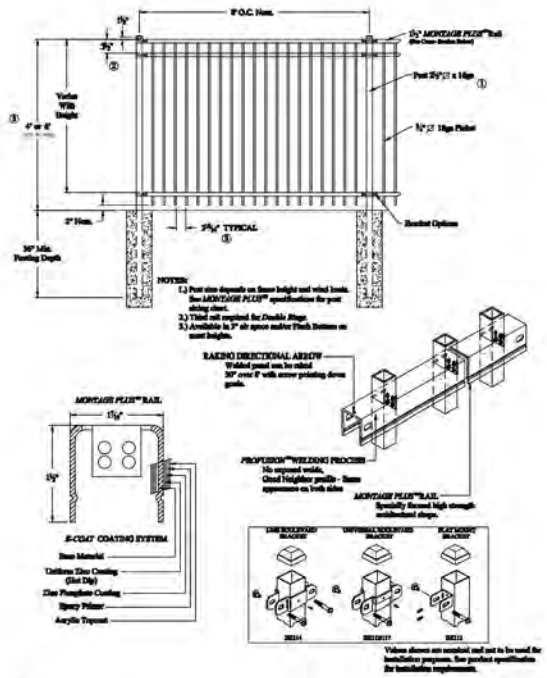
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Site Furnishings

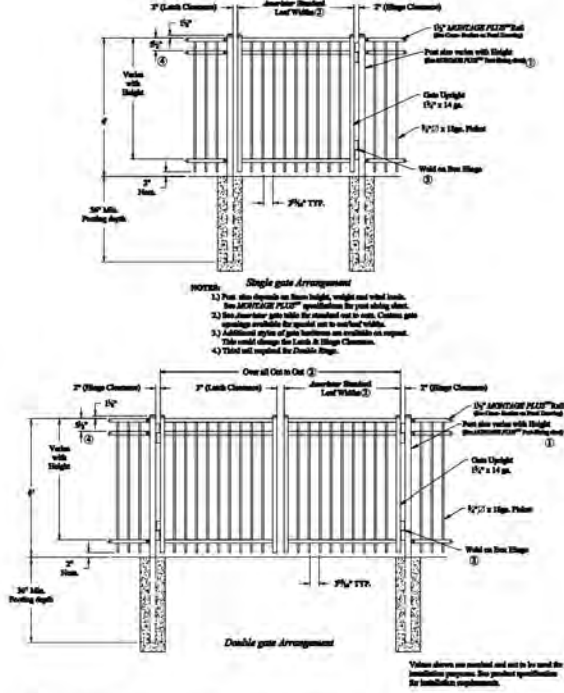


N TWIG BENCH
SCALE: N.T.S.

*not UF LMP standard



P FENCING
SCALE: N.T.S.



Q & TT PEDESTRIAN & VEHICULAR GATES
SCALE: N.T.S.



R DECKING
SCALE: N.T.S.



Y WATER BOTTLE FILLING STATION
SCALE: N.T.S.



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Site Furnishings



CC TABLE & CHAIRS
SCALE: N.T.S.



FF/ GG STRING LIGHTING & POLES
SCALE: N.T.S.
**not UF LMP standard*



HH WATER BOTTLE FILLING STATION
SCALE: N.T.S.



WJ/ KK SHADE PAVILLIONS (VARIOUS SIZES)
SCALE: N.T.S.
**not UF LMP standard*



UF-681 FLAVET OUTDOOR RECREATION COMPLEX

Site Furnishings



LL SWING
SCALE: N.T.S.
**not UF LMP standard*



NN TAKE-OUT TABLE
SCALE: N.T.S.
**not UF LMP standard*



OO ADIRONDACK CHAIR
SCALE: N.T.S.
**not UF LMP standard*



OO LOUNGE CHAIR
SCALE: N.T.S.
**not UF LMP standard*



RR WALL BENCH
SCALE: N.T.S.



SS BENCH (NON-LMP STANDARD)
SCALE: N.T.S.
**not UF LMP standard*

Site Furnishings



VV DOUBLE LOUNGE CHAIR
SCALE: N.T.S.
**not UF LMP standard*



WW COCKTAIL TABLE
SCALE: N.T.S.
**not UF LMP standard*



XX OUTDOOR FITNESS EQUIPMENT
SCALE: N.T.S.
**not UF LMP standard*



○ BIKE REPAIR STATION

Sustainability

- **SOILS**
Soils testing will be required to determine the quality of existing soils on site. Soils will be improved and tested to comply with SITES requirements.
- **CONSTRUCTION**
Ensure sustainable site construction standards related to soils, pollutants, materials disposal, and air quality.
- **OPERATIONS AND MAINTENANCE**
Includes maintenance practices, recycling of organic matter, outdoor energy consumption, and air quality.
- **EDUCATION + PERFORMANCE MONITORING**
Credits related to public education and monitoring for the site. The project is exploring providing educational signage as part of the project.
- **Next SITES Coordination Meeting – August 29**

SITES Certification Structure

Project is to achieve no lower than a SITES Gold certification or equivalent. The rating system is divided into 10 sections:

- Site Context
- Pre-Design Assessment + Planning
- Site Design (Water)
- Site Design (Soil + Vegetation)
- Site Design (Materials Selection)
- Site Design (Human Health + Well-Being)
- Construction
- Operations + Maintenance
- Education + Performance Monitoring
- Innovation or Exemplary Performance





A motion to approve the project as presented.

**UF-681 FLAVET OUTDOOR
RECREATION COMPLEX**