
AUGUST 1, 2024

LVL 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.



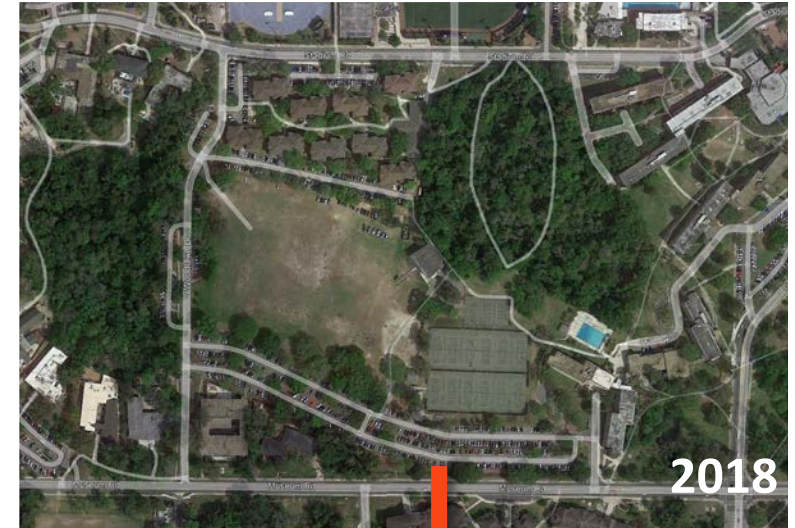
UF-681 FLAVET OUTDOOR RECREATION COMPLEX

- The project came previously to the LVL Committee in May for CSD review.
- It was approved with the following stipulations:
 1. Any tree to be removed / downgraded in mitigation because of condition needs to have documentation from an external arborist with a report to justify.
 2. 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.
 3. The Design Team shall consider saving trees as discussed by adjusting grading/site plan as needed.

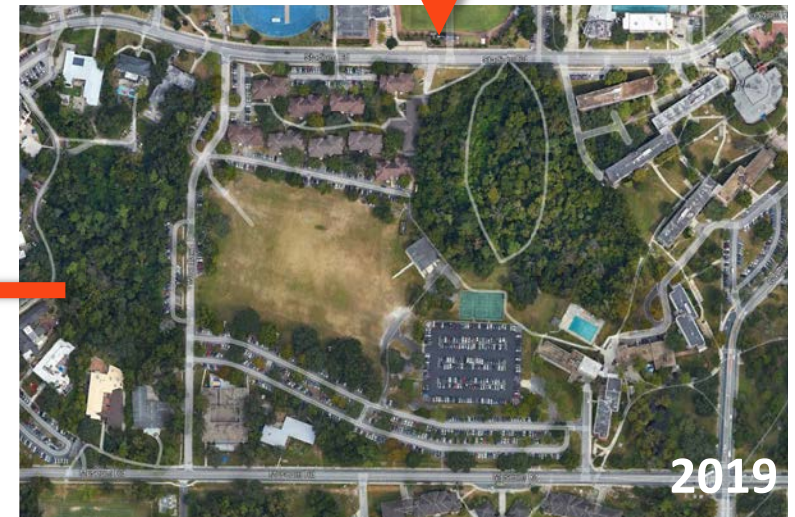


Project Overview

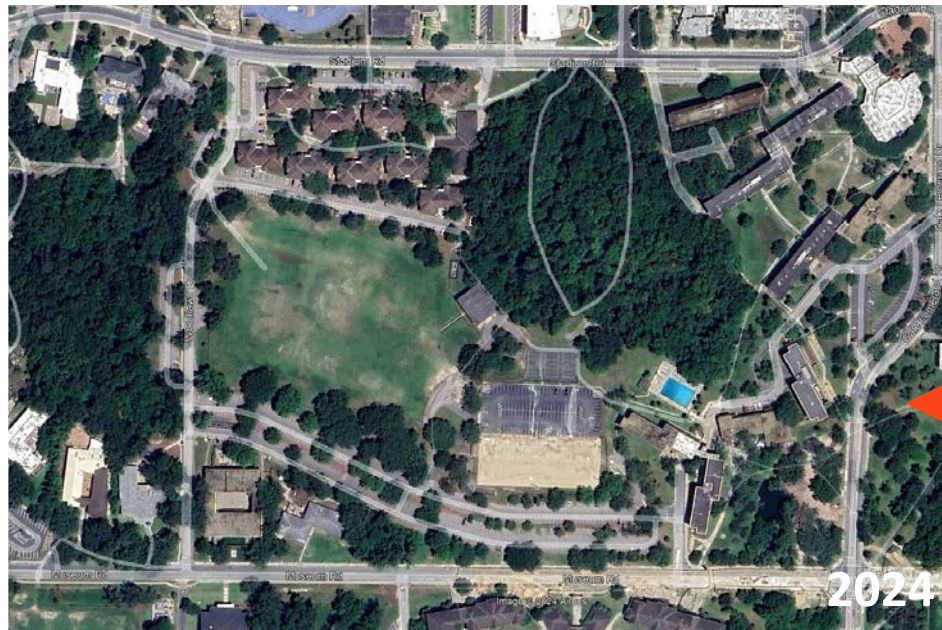
- In 2018, UF converted the existing tennis courts on the east side of Flavet Field into a temporary parking lot.
- Recently, a portion of the parking lot was demolished and six (6) new tennis courts have been constructed.
- The plan has always been for the parking lot to be removed and restored to recreational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



2018



2019

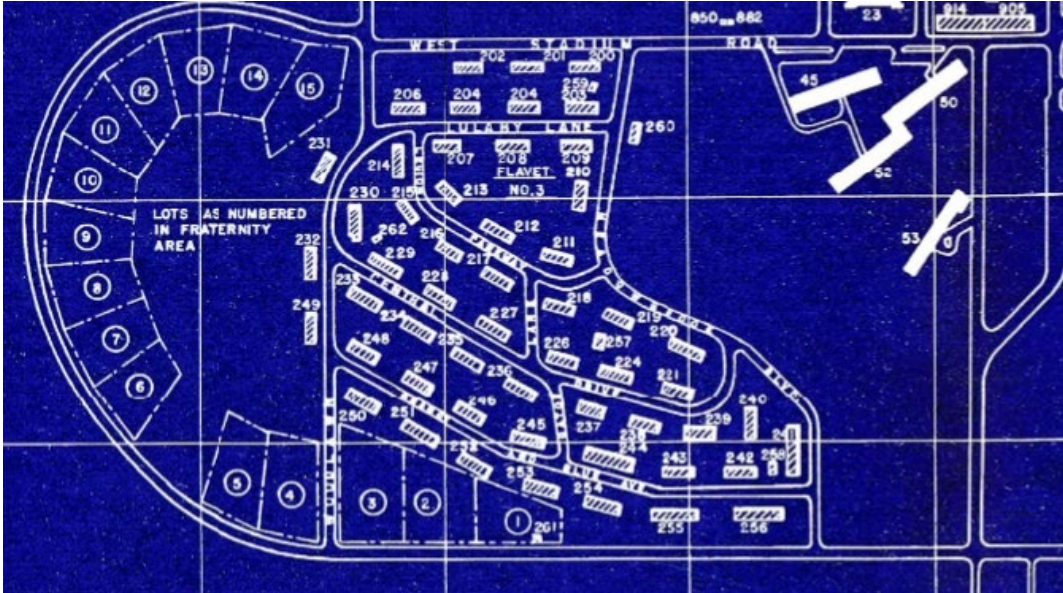


2024

UF-681 FLAVET OUTDOOR RECREATION COMPLEX

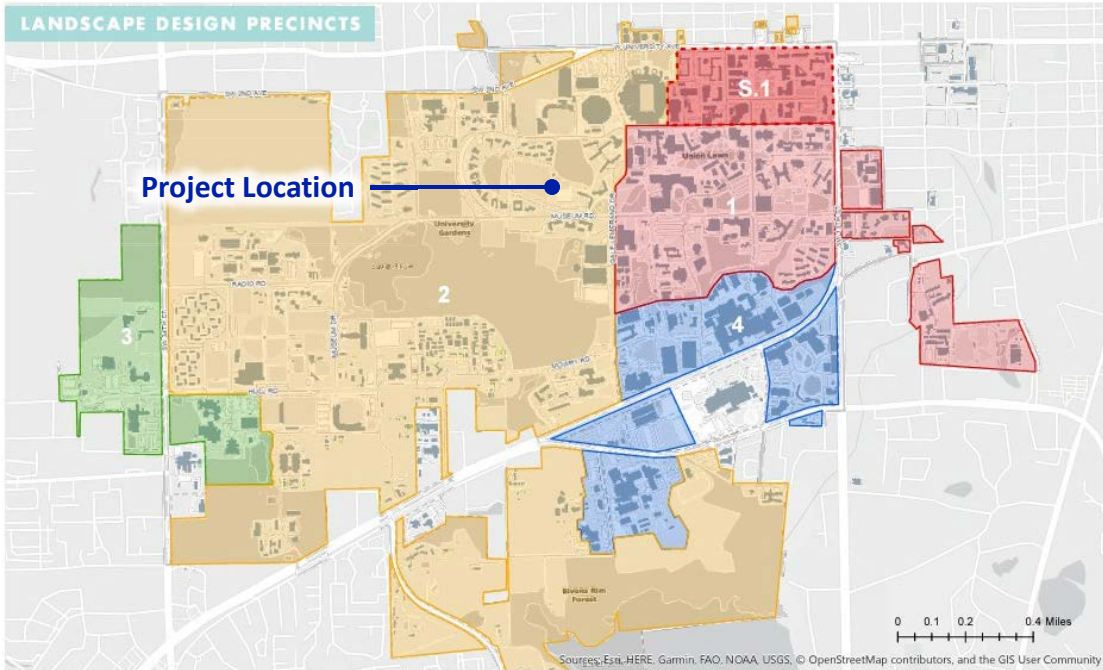
Project History

- 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.



Landscape Master Plan

- The project site falls within the LMP Precinct #2 West.
- The project isn't identified as a priority project or a campus area for enhancement. It does not front the Arts Axis or Art Walk.
- The project is located adjacent to the Graham Woods Conservation Area.
- The project maintains the required 50' buffer from the wetland within Graham Woods.



Precinct
 1 Core Campus
 S.1 Historic District
 2 West
 3 Cultural
 4 Medical



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

UF-681 FLAVET OUTDOOR RECREATION COMPLEX

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

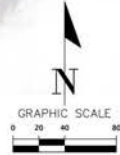
Upcoming

- **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



UF-681 FLAVET OUTDOOR RECREATION COMPLEX

Site Plan



UF-681 FLAVET OUTDOOR RECREATION COMPLEX

Site Plan Enlargements



UF-681 FLAVET OUTDOOR RECREATION COMPLEX

Site Plan Enlargements



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Site Plan Enlargements



UF-681 FLAVET OUTDOOR RECREATION COMPLEX

Site Plan Enlargements



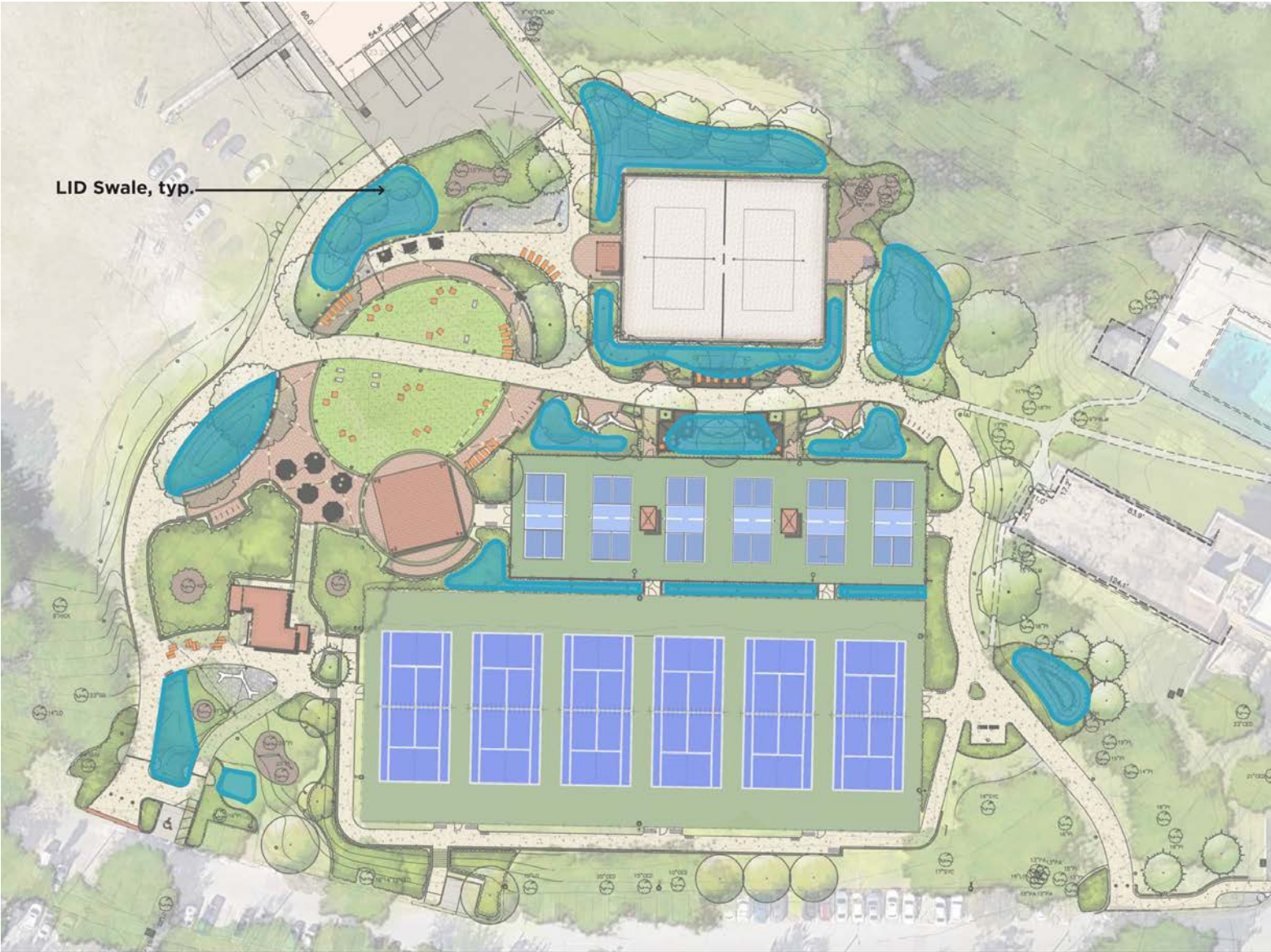
Stormwater Management

- 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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Heritage Tree Preservation

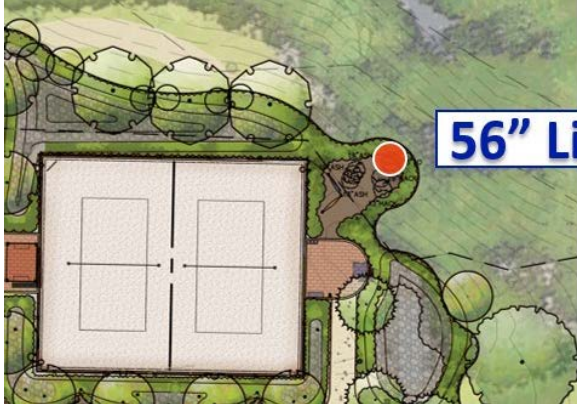


56" Live Oak

40" Live Oak

28" Live Oak

Heritage Tree Preservation



56" Live Oak





UF-681 FLAVET OUTDOOR RECREATION COMPLEX

Heritage Tree Preservation

40" Live Oak



UF-681 FLAVET OUTDOOR RECREATION COMPLEX

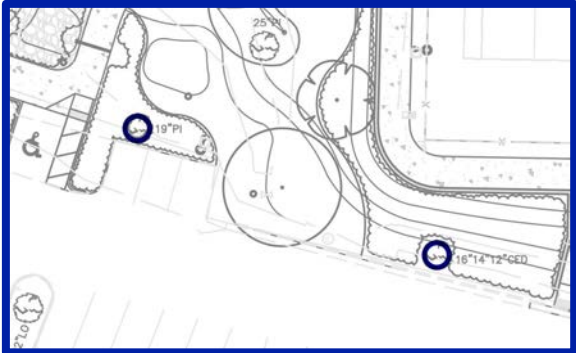
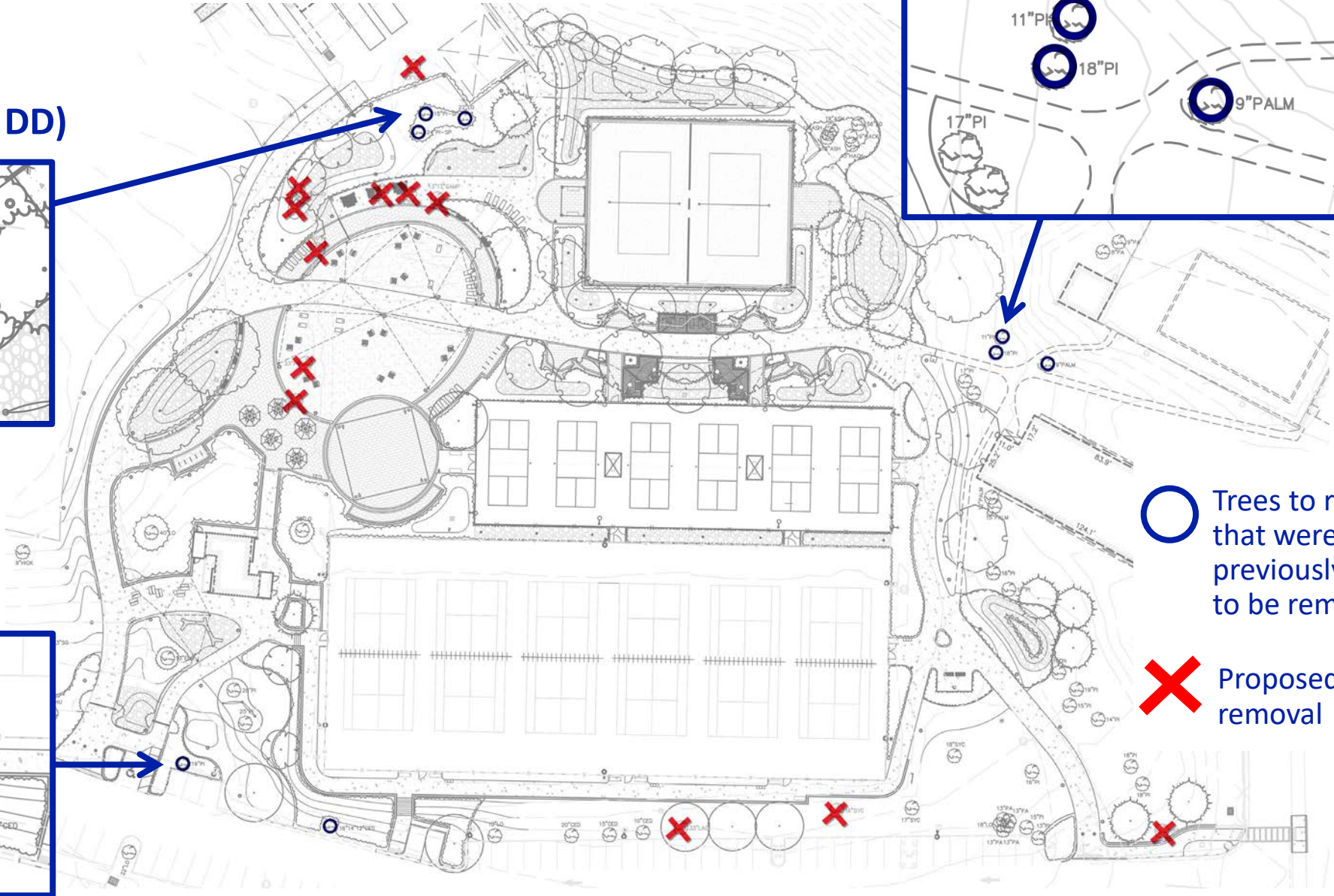
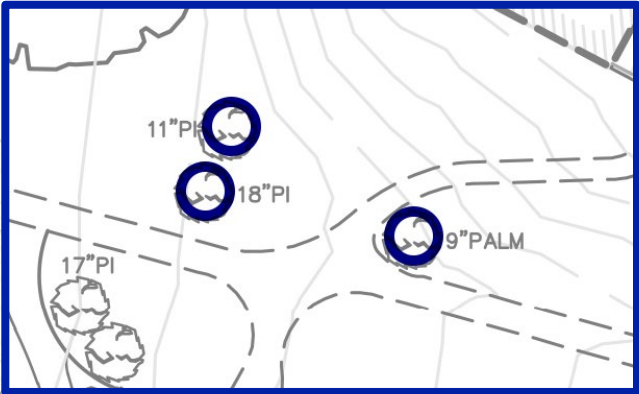
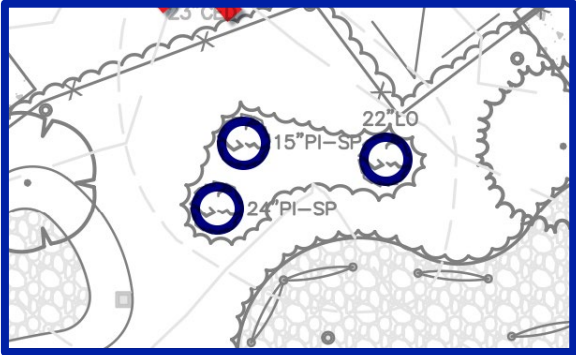
Heritage Tree Preservation

40" Live Oak



UF-681 FLAVET OUTDOOR RECREATION COMPLEX

Tree Impacts (CSD vs. DD)



○ Trees to remain that were previously shown to be removed

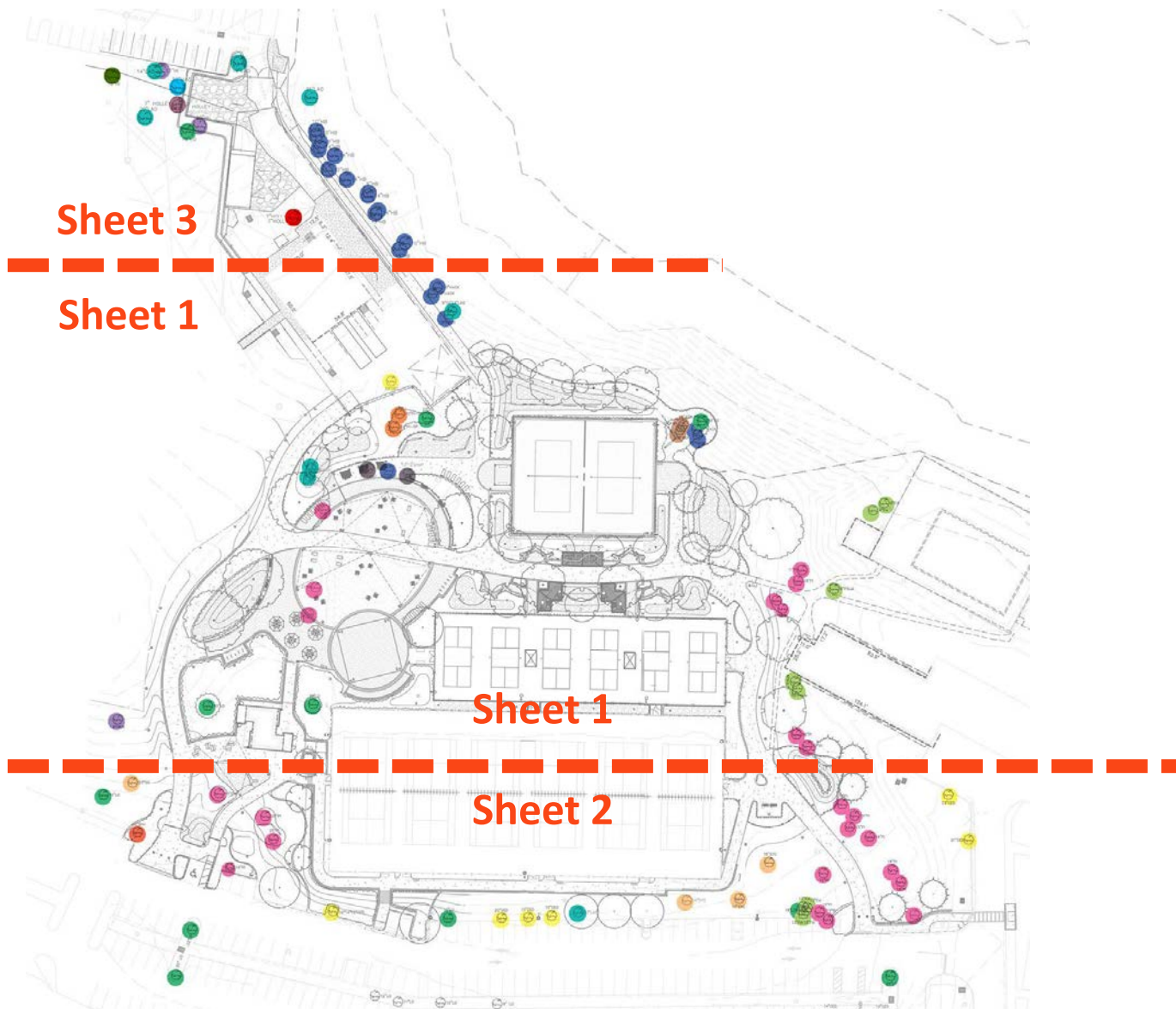
✘ Proposed tree removal

UF-681 FLAVET OUTDOOR RECREATION COMPLEX

Tree Impacts

LEGEND

- | | |
|------------------|----------------------|
| Cedar | Spruce Pine |
| Loblolly Pine | Hackberry |
| Live Oak/Sand LO | Cabbage Palm |
| Laurel Oak | Ash |
| Hickory | Magnolia |
| Sycamore | Camphor |
| Shumard | Elm |
| American Holly | Weeping Yaupon Holly |
| Pignut Hickory | |



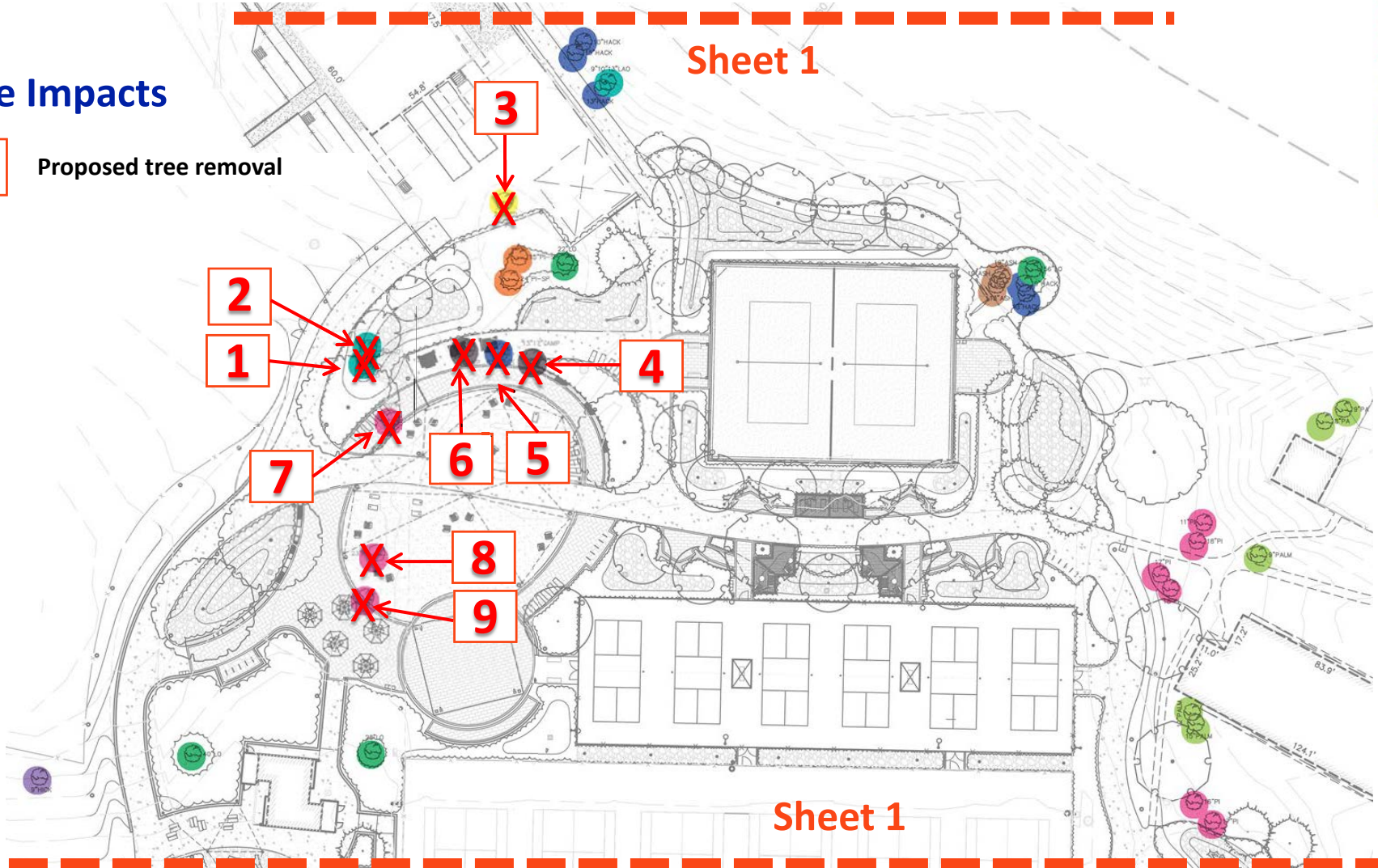
UF-681 FLAVET OUTDOOR RECREATION COMPLEX

Sheet 3

Sheet 1

Tree Impacts

Proposed tree removal



LEGEND

- Cedar
- Spruce Pine
- Loblolly Pine
- Hackberry
- Live Oak/Sand LO
- Cabbage Palm
- Laurel Oak
- Ash
- Hickory
- Magnolia
- Sycamore
- Camphor
- Shumard
- Elm
- American Holly
- Weeping Yaupon Holly
- Pignut Hickory

TREE #	SPECIES	DBH
1	Laurel Oak	47"
2	Laurel Oak	16"
3	Cedar	23"
4	Camphor	13"17"
5	Hackberry	15"
6	Camphor	13"
7	Loblolly Pine	20"
8	Loblolly Pine	23"
9	Loblolly Pine	22"

Heritage trees shown in **BOLD**

Sheet 1

Sheet 2

UF-681 FLAVET OUTDOOR RECREATION COMPLEX

Tree Impacts

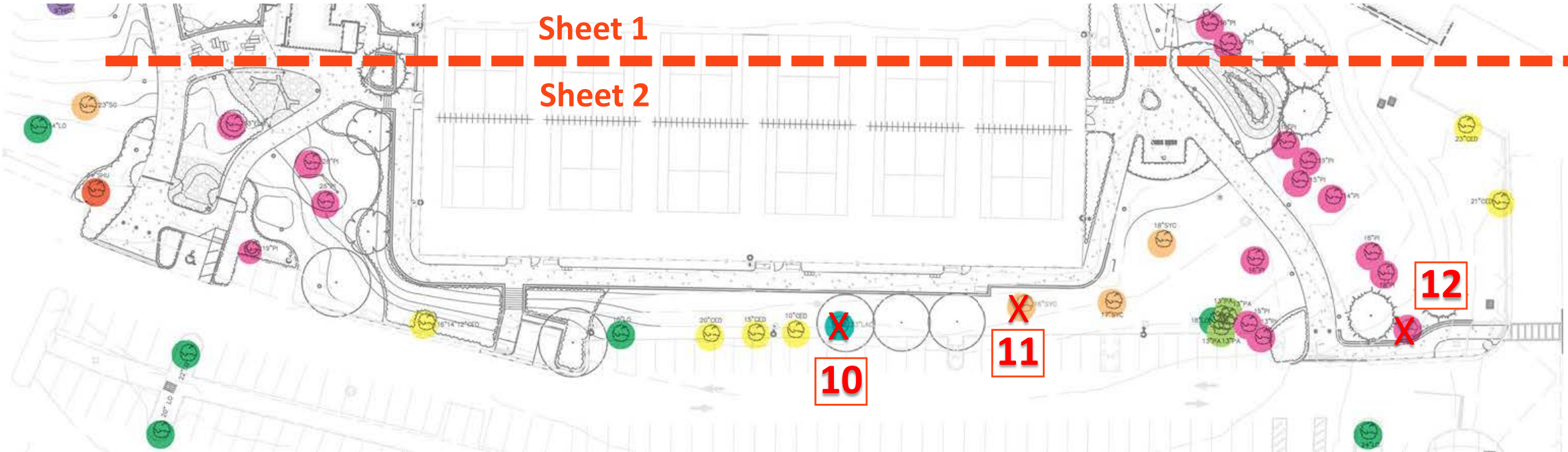


Proposed tree removal

TREE #	SPECIES	DBH
10	Sycamore	16"
11	Laurel Oak	33"
12	Loblolly Pine	15"

LEGEND

- Cedar
- Spruce Pine
- Loblolly Pine
- Hackberry
- Live Oak/Sand LO
- Cabbage Palm
- Laurel Oak
- Ash
- Hickory
- Magnolia
- Sycamore
- Camphor
- Shumard
- Elm
- American Holly
- Weeping Yaupon Holly
- Pignut Hickory



UF-681 FLAVET OUTDOOR RECREATION COMPLEX

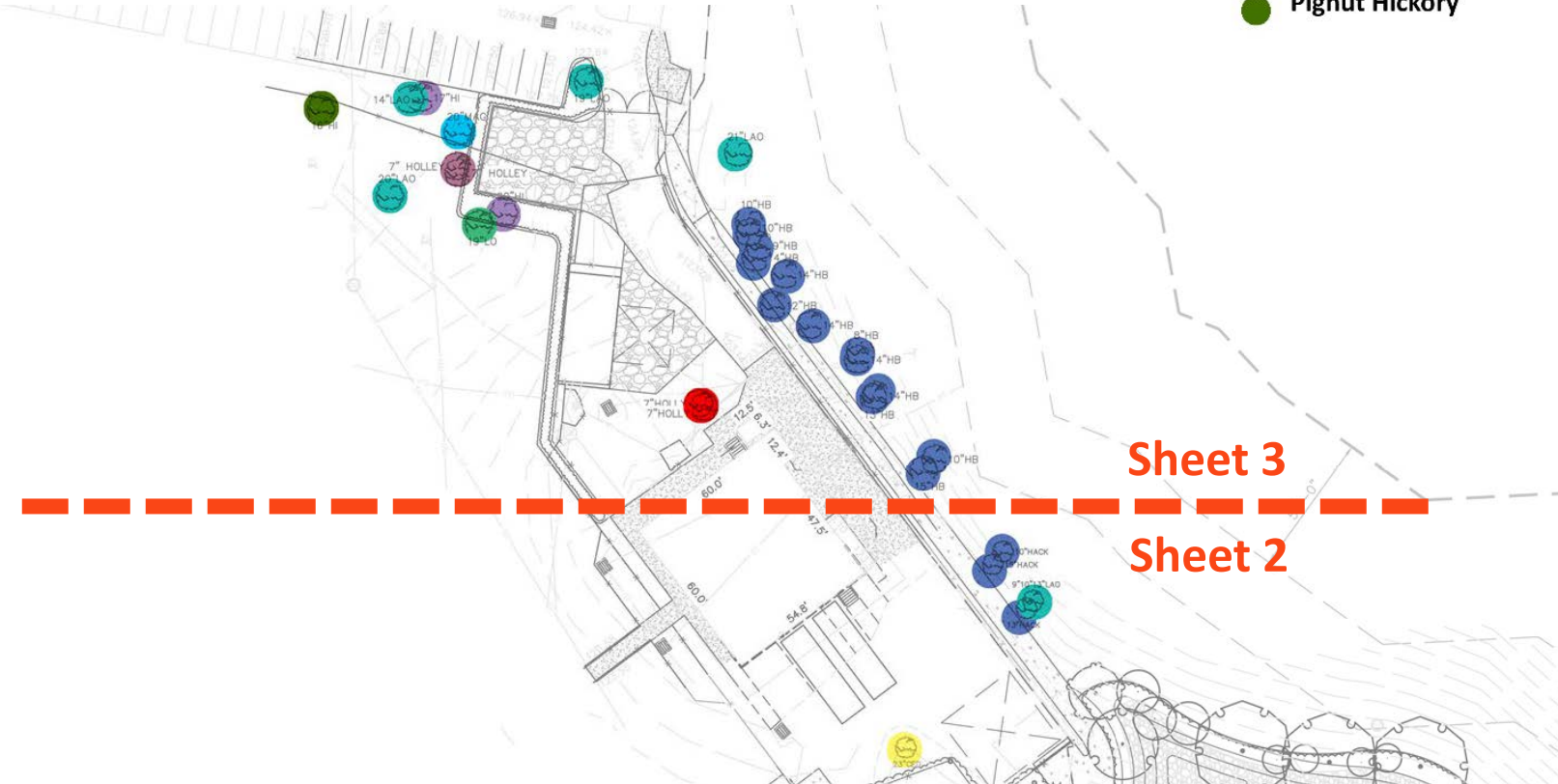
Tree Impacts



Proposed tree removal

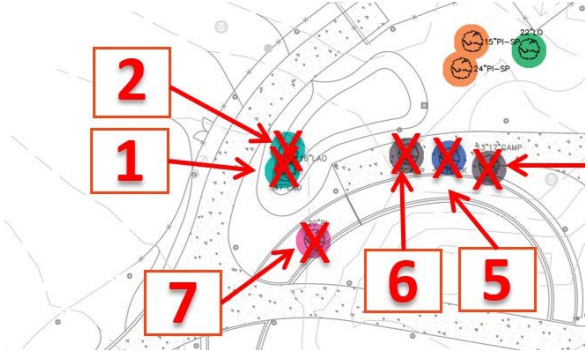
LEGEND

- | | |
|---|---|
| ● Cedar | ● Spruce Pine |
| ● Loblolly Pine | ● Hackberry |
| ● Live Oak/Sand LO | ● Cabbage Palm |
| ● Laurel Oak | ● Ash |
| ● Hickory | ● Magnolia |
| ● Sycamore | ● Camphor |
| ● Shumard | ● Elm |
| ● American Holly | ● Weeping Yaupon Holly |
| ● Pignut Hickory | |



UF-681 FLAVET OUTDOOR RECREATION COMPLEX

Tree Impacts



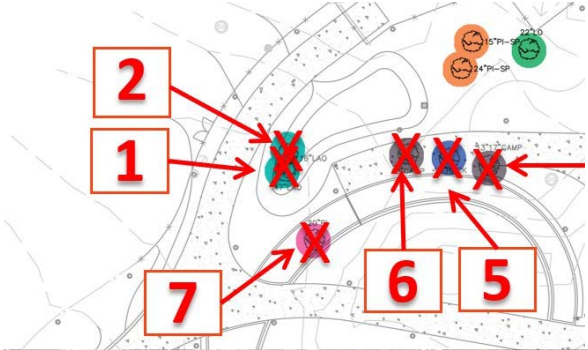
#2) 16" Laurel Oak



#1) 47" Laurel Oak

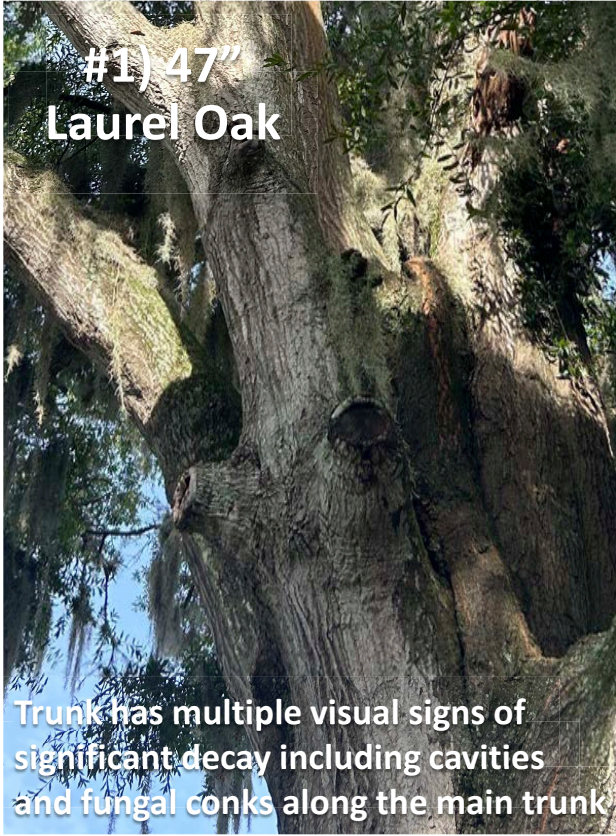
#1) 47" Laurel Oak

Tree Impacts



#2) 16" Laurel Oak

Visible rot throughout the trunk



#1) 47" Laurel Oak

Trunk has multiple visual signs of significant decay including cavities and fungal conks along the main trunk

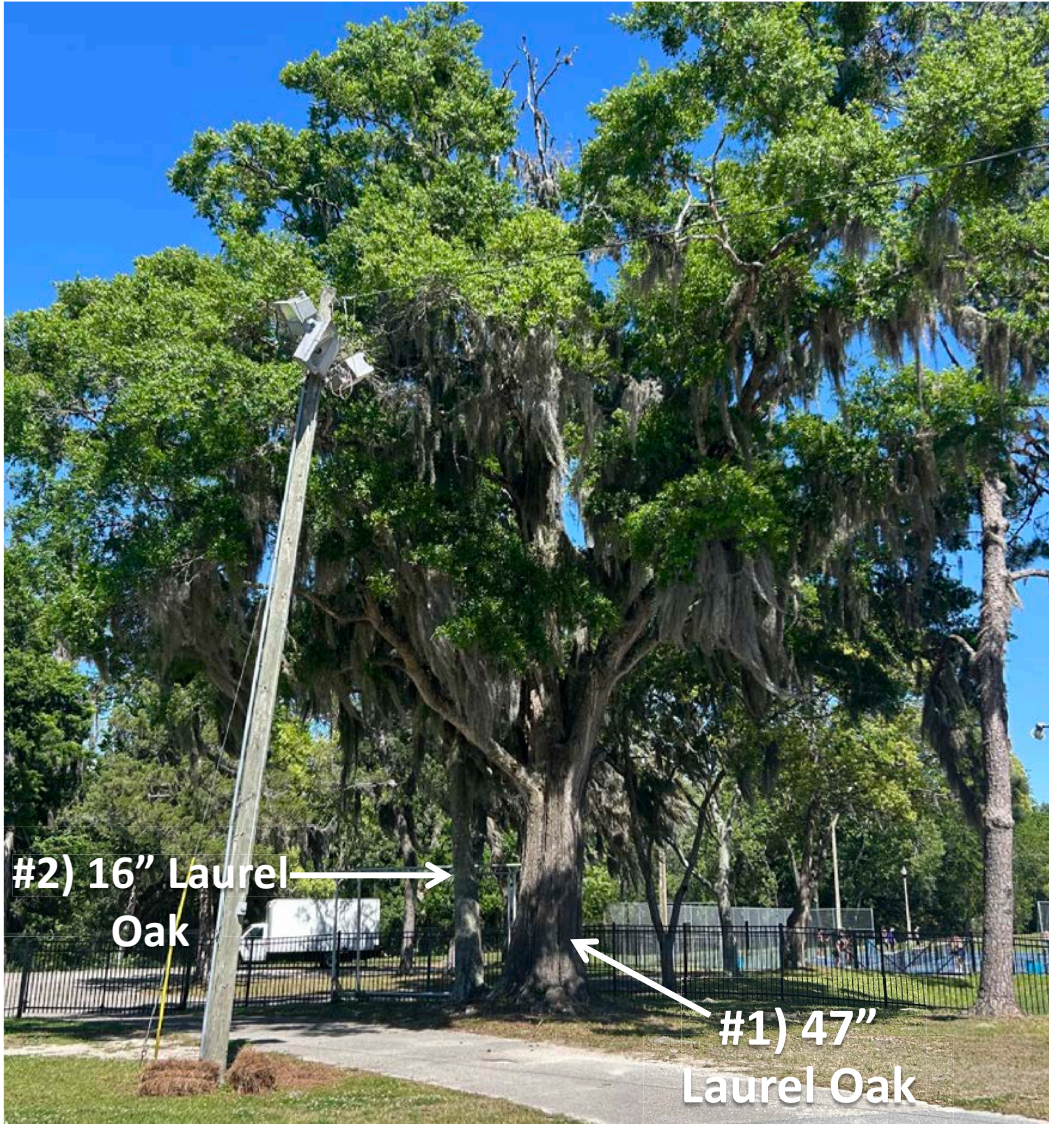
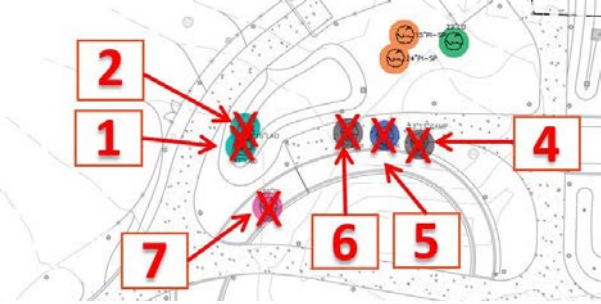


#1) 47" Laurel Oak

Has severe canopy dieback including multiple large limbs that are dead.

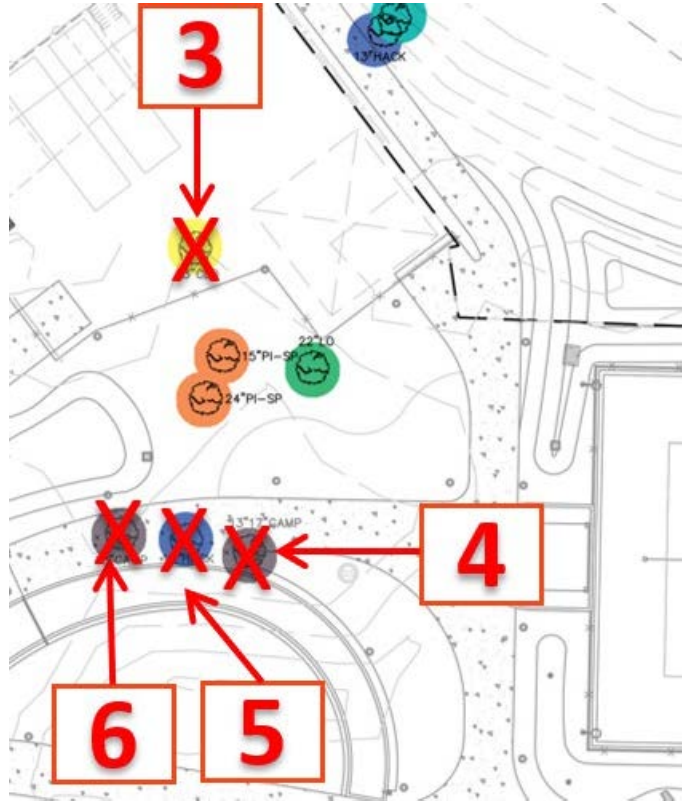
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Tree Impacts



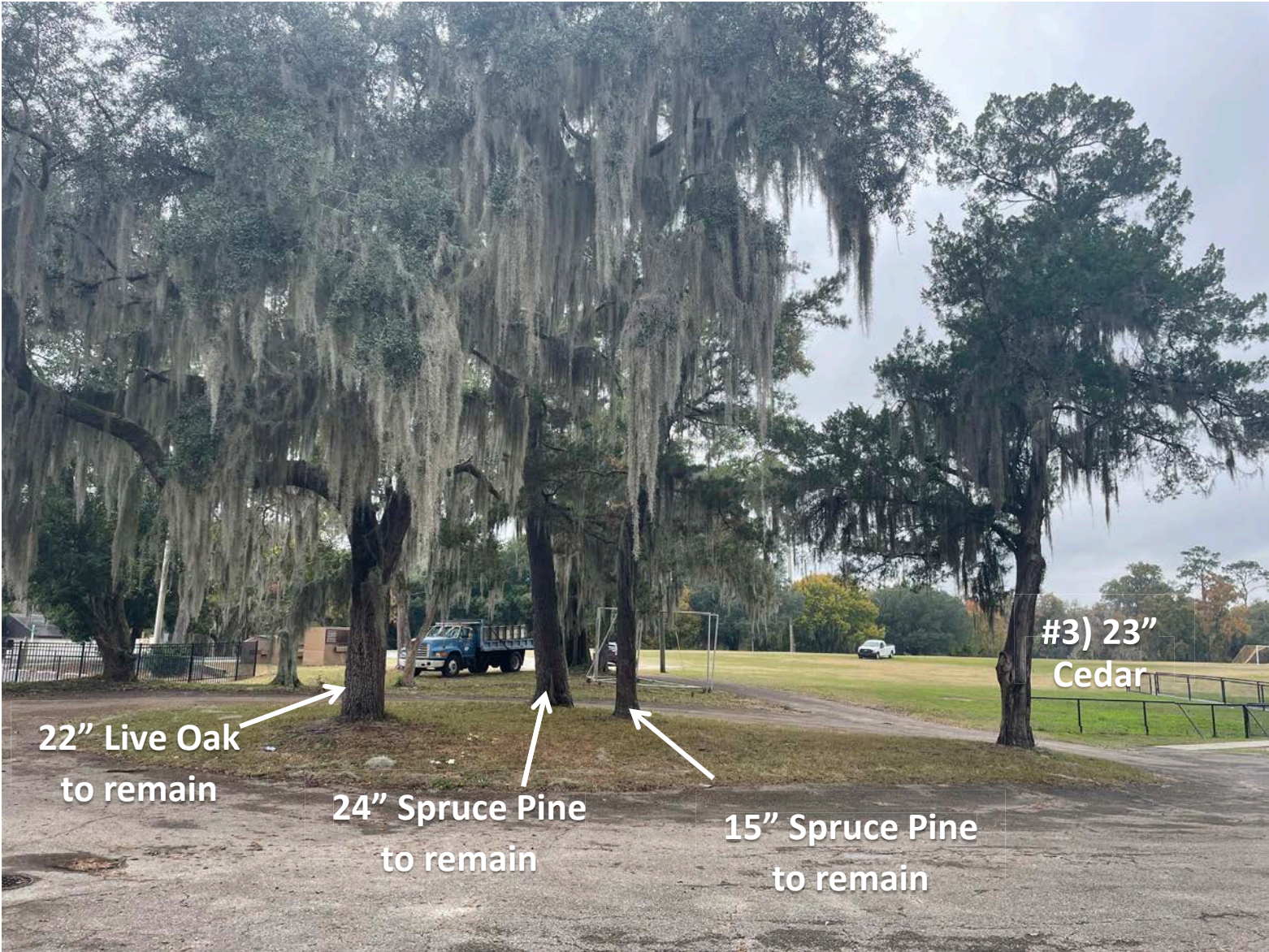
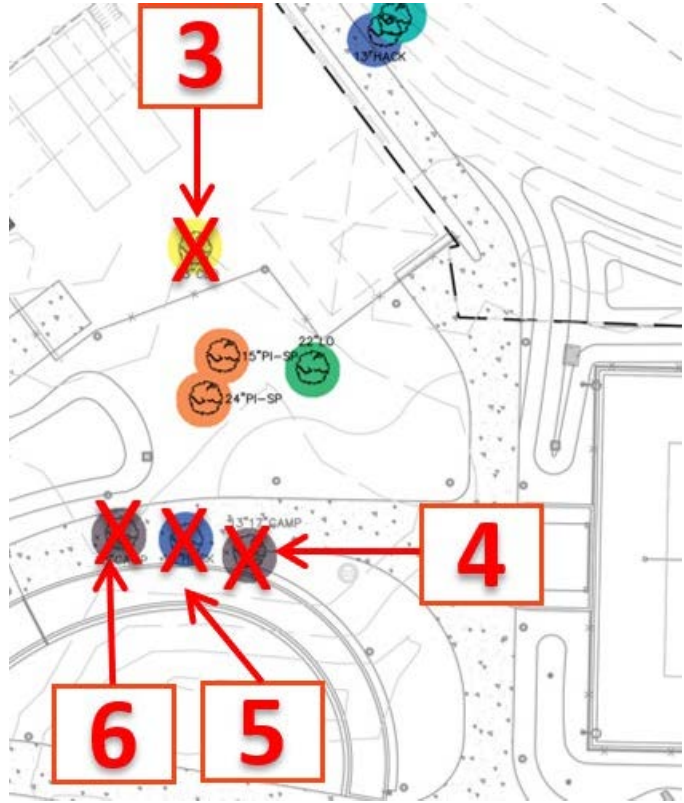
UF-681 FLAVET OUTDOOR RECREATION COMPLEX

Tree Impacts



UF-681 FLAVET OUTDOOR RECREATION COMPLEX

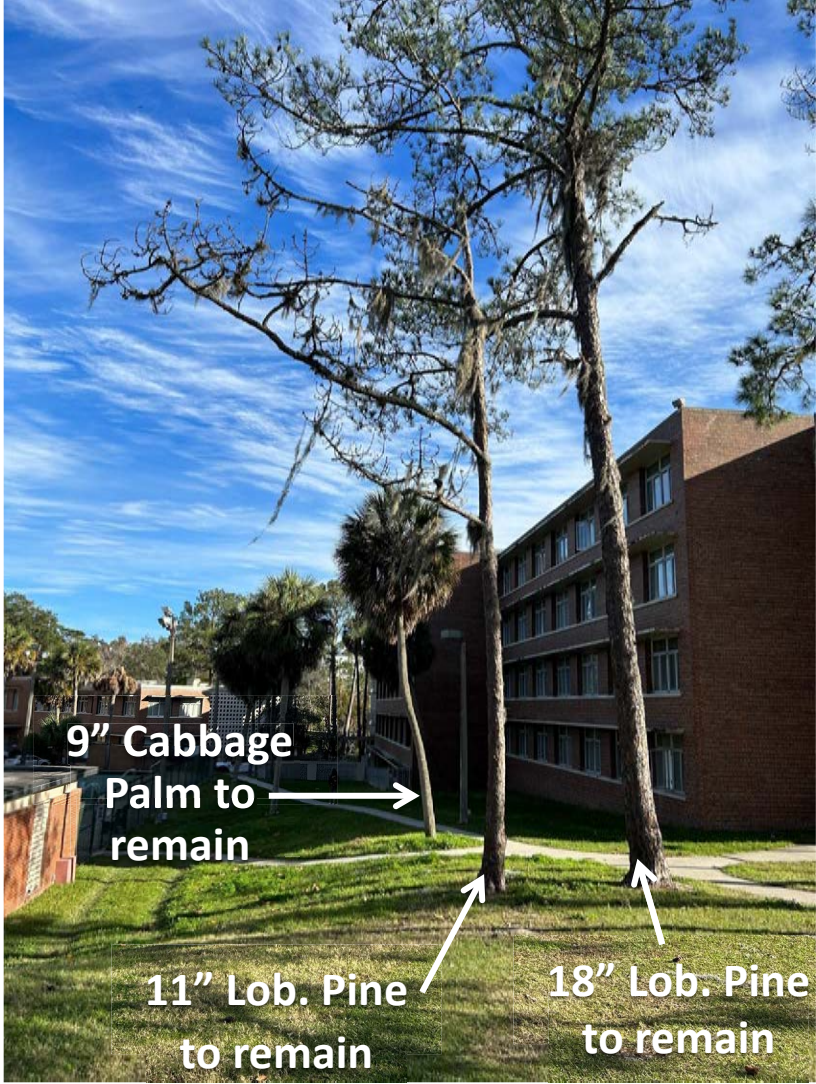
Tree Impacts



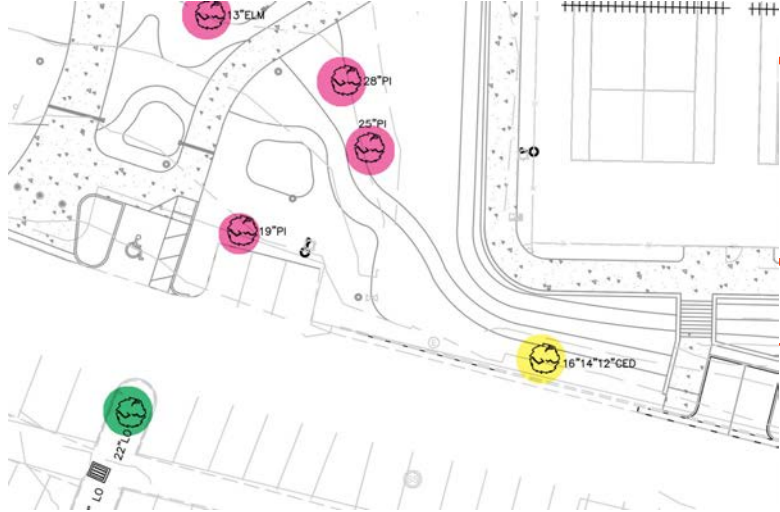
Tree Impacts



Several of these trees were shown to be removed during ASD. Per LVL comment, we reviewed the site plan layout and were able to work around all the existing trees in this area.



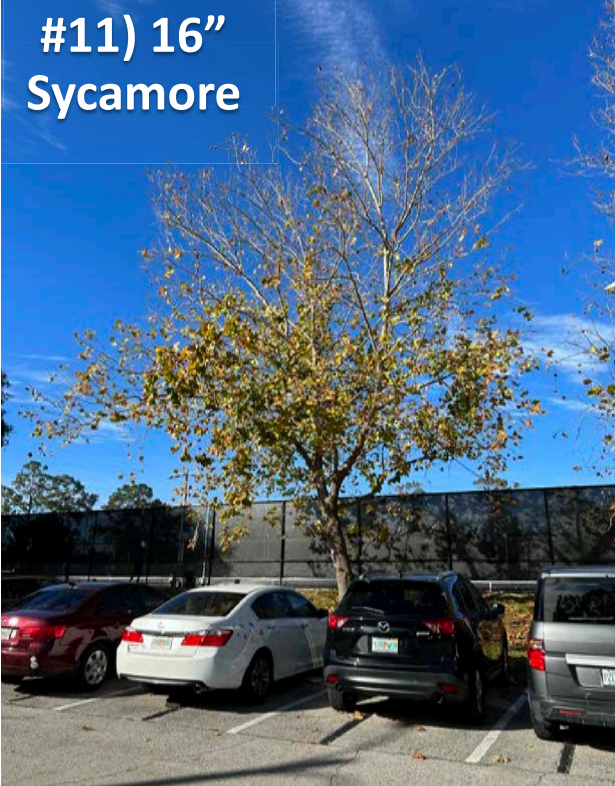
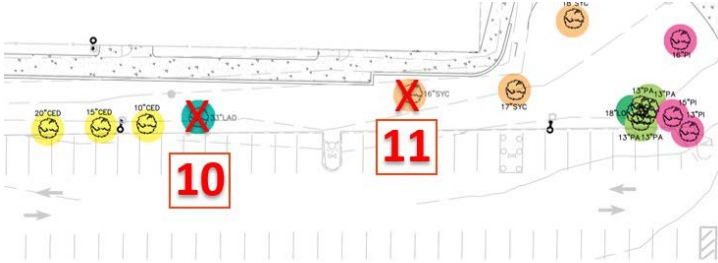
Tree Impacts

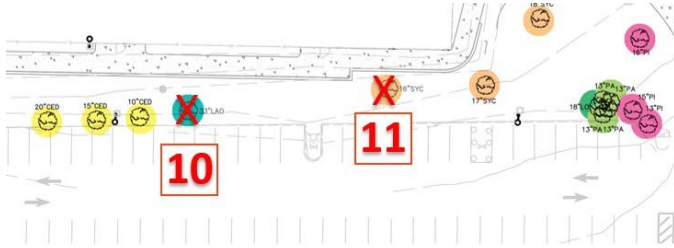


LVL also requested we review the potential to preserve the 19" Pine near the parking area (was shown to be removed at ASD). Design team reworked the parking modifications to preserve this tree.

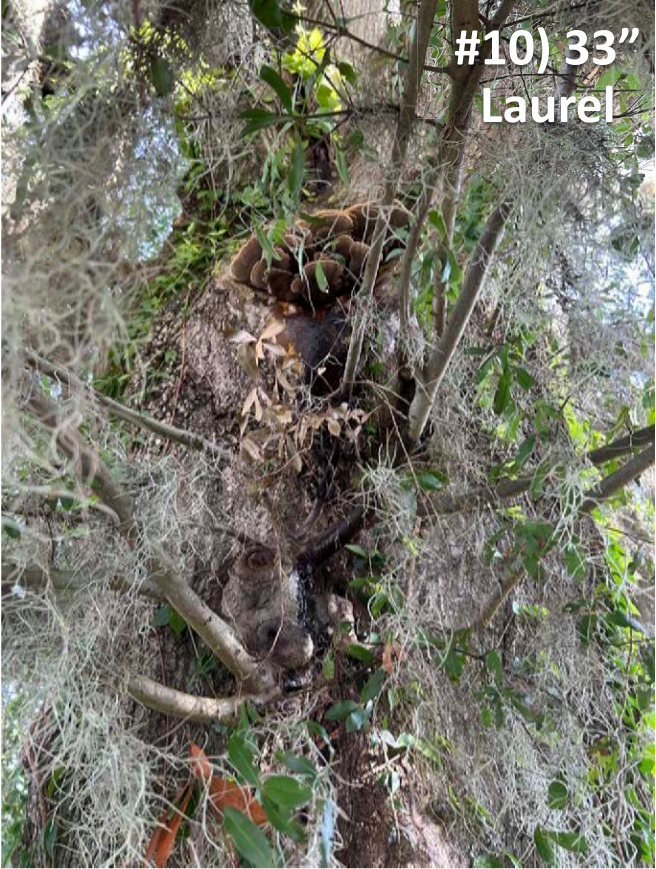
UF-681 FLAVET OUTDOOR RECREATION COMPLEX

Tree Impacts



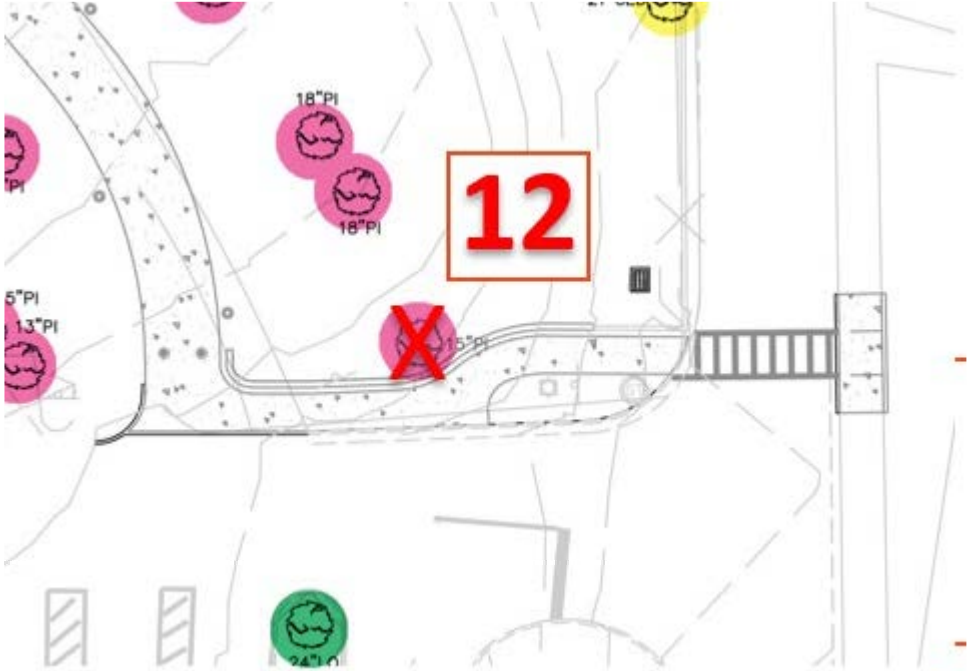


Tree Impacts



UF-681 FLAVET OUTDOOR RECREATION COMPLEX

Tree Impacts



Tree Impacts



Tree Impacts



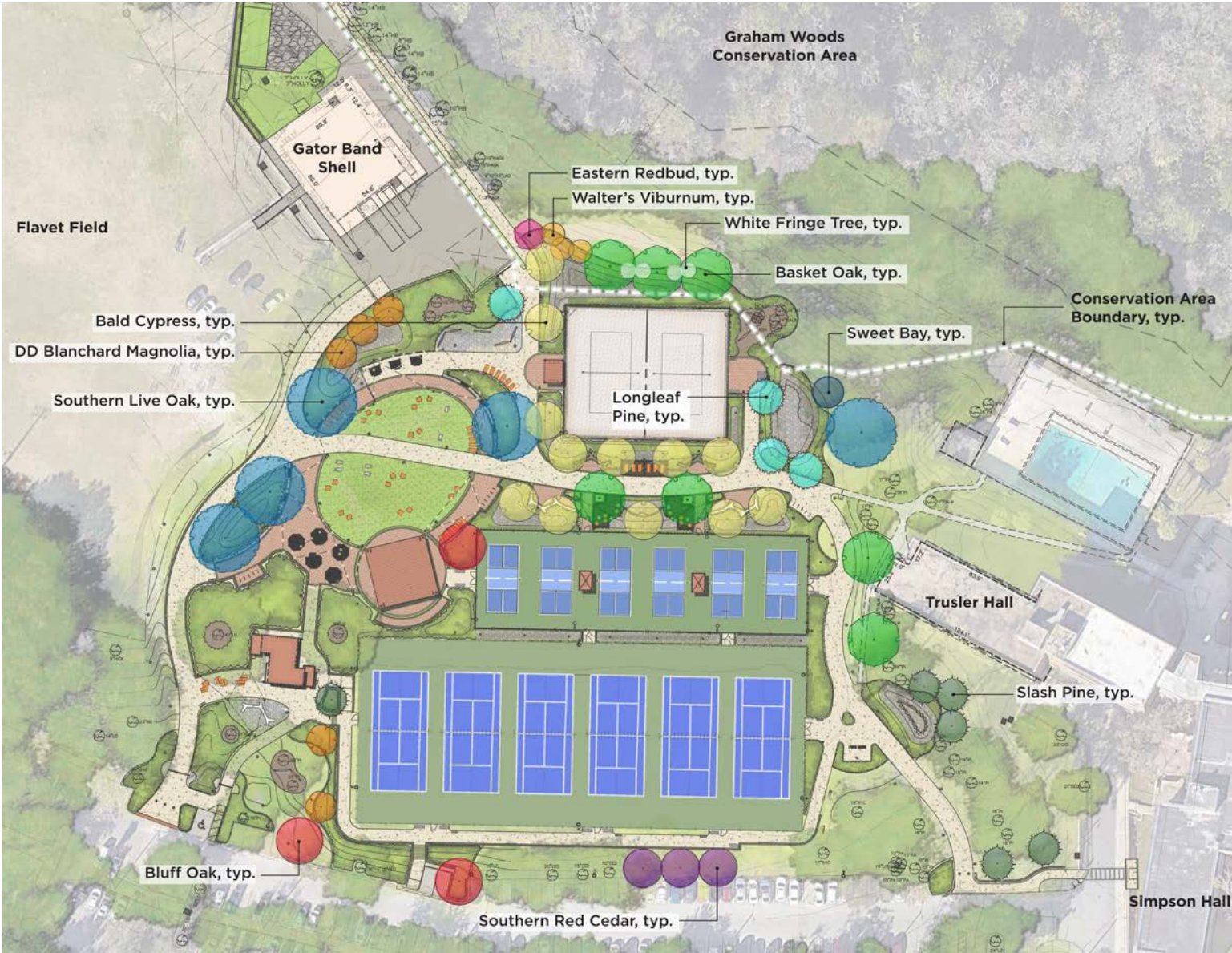
UF-681 FLAVET OUTDOOR RECREATION COMPLEX

Tree Impacts



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Landscape Plan



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Eastern Redbud
Cercis canadensis



Southern Red Cedar
Juniperus silicicola



DD Blanchard Magnolia
Magnolia grandiflora 'DD Blanchard'



Sweet Bay
Magnolia virginiana



Slash Pine
Pinus elliotti



Longleaf Pine
Pinus palustris



Bluff Oak
Quercus austrina



Basket Oak
Quercus michauxii



Southern Live Oak
Quercus virginiana



Bald Cypress
Taxodium distichum



Walter's Viburnum
Viburnum obovatum



White Fringetree
Chionanthus virginicus

TREES



UF-681 FLAVET OUTDOOR RECREATION COMPLEX



Beautyberry
Callicarpa americana



Oak Leaf Hydrangea
Hydrangea quercifolia



Firebush
Hamelia patens



Dwarf Yaupon Holly
Ilex vomitoria 'Dwarf Yaupon'



Simpson's Stopper
Myrcianthes fragrans



Wax Myrtle
Myrica cerifera



Black-eyed Susan
Rudbeckia hirta



Lowbush Blueberry
Vaccinium darrowii



Mrs. Schiller's Delight Viburnum
Viburnum obovatum 'Mrs. Schiller's'



Sweet Viburnum
Viburnum odoratissimum



Coontie
Zamia floridana



Cardboard Plant
Zamia furfuracea

SHRUBS



UF-681 FLAVET OUTDOOR RECREATION COMPLEX

GROUNDCOVERS



Purple Coneflower
Echinacea purpurea



Southern Shield Fern
Dryopteris ludoviciana



Firewheel
Gaillardia pulchella



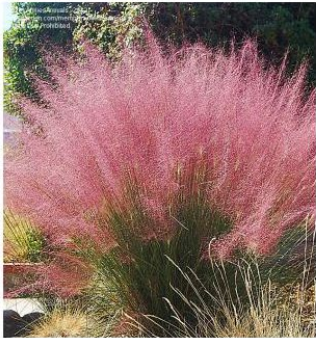
Sand Cordgrass
Spartina bakeri



Dwarf Fakahatchee Grass
Tripsacum dactyloides



Dune Sunflower
Helianthus debilis



Muhly Grass
Muhlenbergia capillaris



Bahia Grass
Paspalum notatum 'Argentine'



Citra Blue St. Augustine Grass
Stenophratum secundatum 'Citra Blue'





UF-681 FLAVET OUTDOOR RECREATION COMPLEX

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



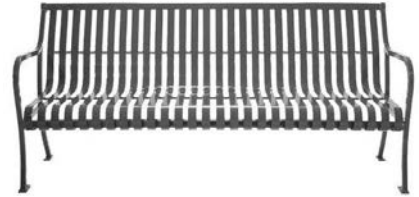
A TRASH RECEPTACLE
SCALE: N.T.S.



B HAMMOCK POSTS
SCALE: N.T.S.



D BOLLARD
SCALE: N.T.S.



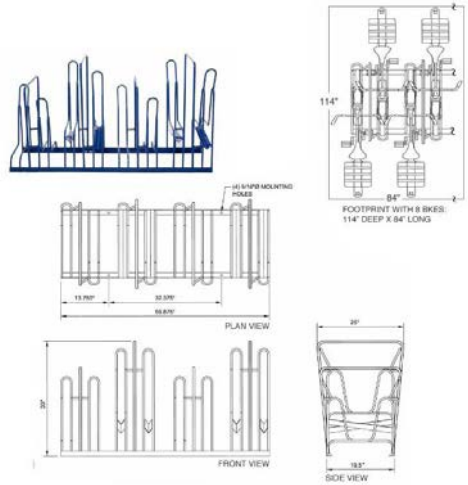
E BENCH (UF LMP STANDARD)
SCALE: N.T.S.



F HANDRAIL
SCALE: N.T.S.



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

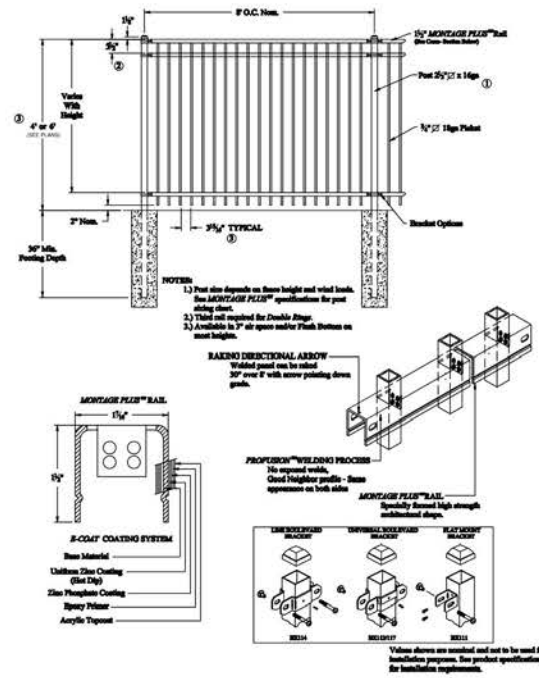


H BIKE RACK 'B'
SCALE: N.T.S.



L POWER PEDESTAL
SCALE: N.T.S.

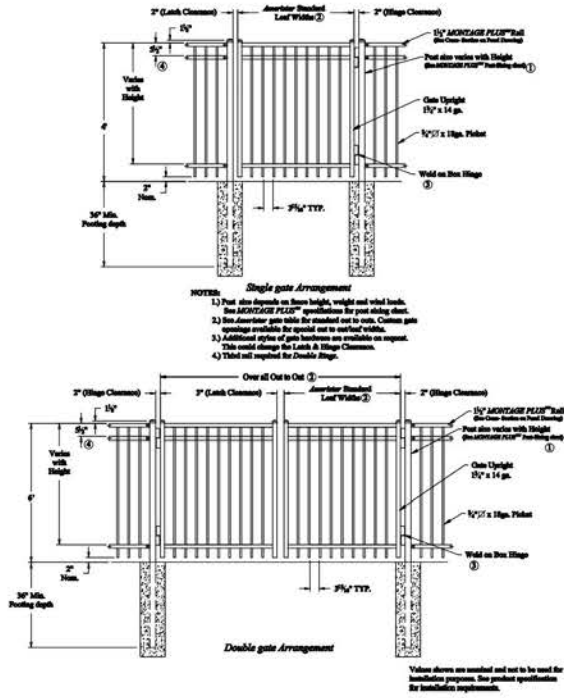
Site Furnishings



N TWIG BENCH
SCALE: N.T.S.

P FENCING
SCALE: N.T.S.

*not UF LMP standard



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



R DECKING
SCALE: N.T.S.



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

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.



JJ/ 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**