

Business Affairs  
Office of the Vice President

204 Tigert Hall  
PO Box 113100  
Gainesville, FL 32611-3100  
352-392-1336

July 18, 2024

Jay Watkins  
Land use and Facilities Planning Committee  
PO Box 117901  
Gainesville, FL 32611-7901

Dear Mr. Watkins:

After reviewing the minutes of the Land Use and Facilities Planning Committee meeting held on April 02, 2024, please note the following:

1. Land Use and Facilities Planning Committee recommends approval of the IF 24062 – IFAS Crop Transformation Center project as presented.

I approve the committee's recommendation.

2. Land Use and Facilities Planning Committee recommends approval of the IF 24070 – Horticulture Sciences New Green House project as presented.

I approve the committee's recommendation.

Sincerely,



Brandi Renton  
Interim Vice President for Business Affairs

cc. Committee Members  
Rachel Mandell  
Melissa Thomas

**Land Use and Facilities Planning Committee**  
**April 02, 2024 at 2:00 PM**  
**Planning, Design & Construction Division, 245 Gale Lemerand Drive**  
**ZOOM Minutes**

**ATTENDEES:**

**MEMBERS PRESENT:**

Ann Baird, Associate University Librarian, Architecture and Fine Arts Library  
Nancy Chrystal-Green, AVP – Division of Student Life  
Laura Dedenbach, Instructional Assistant Professor, Urban and Regional Planning  
Carol Demas, Lecturer, Department of Mathematics  
Linda Dixon, Liaison, Planning, Design & Construction  
Megan Forbes, Director, English Language Institute  
Sarah Gamble, Lecturer, School of Architecture  
Robert Gonzalez, Liaison, Building Code Inspector, EH&S  
Ira Harkness, Instructional Assistant Professor, Material Sciences & Engineering  
Robert Hatch, Professor & Director of Medical Student Education, Community Health and Family Medicine  
Shannon (Lexie) Holliday, Associate Professor, Orthodontics  
Mark Leeps, Assistant, Telecommunication  
Racheal Levings, Sr. Scientist, Medicine  
Ericka Olgaard, Clinical Associate Professor, Department of Pathology, Immunology & Laboratory Medicine  
Pawel Petelwicz, Assistant Professor, Department of Agronomy  
Lynda Reinhart, Liaison, Director, O'Connell Center  
William Smith, Liaison, Assistant Athletic Director, University Athletic Association  
Nina Stoyan-Rosenzweig, Coordinator, Health Affairs  
Hannah Vander Zanden, Assistant Professor, Biology  
Jay Watkins, Chair, School of Music  
Matt Williams, Liaison, Director, Office of Sustainability

**MEMBERS ABSENT:**

Ronnie Cooper, Project Director, IFAS Facilities Planning  
Daniel Dickrell, Associate Director, Student Programs  
Margaret Fields, Associate Dean, Liberal Arts & Sciences  
Gail Hansen De Chapman, Chair, Lakes, Vegetation & Landscaping Committee  
Mark Helms, AVP, Facility Services Division  
Jacob Kanfer, Student  
Matthew Martinez, Student  
Cydney McGlothlin, AVP, Planning, Design & Construction  
Michael O'Malley, Academic Advisor, Honors Program  
Brandi Renton, Assistant Vice President, Business Affairs  
Joseph Riley, Professor, Community Dentistry  
Paul Sarnoski, Associate Professor, Department of Food Science and Human Nutrition

Mason Solomon, Student  
Scott Washburn, Professor, Civil & Coastal Engineering

**VISITORS:**

Carlos Dougnac, Executive Director, Planning, Design & Construction  
Rachel Mandell, Sr. Planner, Planning, Design & Construction  
Sean Mountain, Project Manager, IFAS  
Frank Tipton, Project Manager, IFAS  
Mike Castine, Planner, Alachua County Department of Growth Management  
Caeli Tolar - CHW

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

**CALL TO ORDER:**

Jay Watkins called the meeting to order at 2:00pm. The committee discussed the corrections that will need to be completed for the March Minutes. The committee discussed the issues and what needed to be changed. Matt suggested a change in the statement related to the sustainability standards. Rachel and Hannah provided text in the chat. The committee agreed to revisit the minutes at the end of the meeting to complete the corrections.

**APPROVAL OF AGENDA AND MINUTES:**

Hannah Vander Zanden moved to approve the agenda; No second was made; Jay Watkins stated we'll move for approval of the agenda by acclamation. March Minutes will be discussed with a motion at the end of the meeting in the Chair report.

**IF 24062 – IFAS Crop Transformation Center**

**PRESENTING:** Sean Mountain

**DISCUSSION:** Sean introduced himself and stated he was here today to discuss the IFAS Crop Transformation Center. The UF IFAS Crop Transformation Center was founded in 2023 to address the need for rapid development and commercialization of genetically improved crops. Their mission is to accelerate genetic gain for specialty crops to improve human and environmental health. The location of the site is south of Field Hall and east of the Horticultural Sciences teaching garden. It will be a 80' x 100' concrete pad. The pad will support 10 agricultural containers. These are similar to cargo containers. The existing 2 buildings in this area will be demolished. The containers will have electrical and will be connected to the existing water and sewage. The project will need to consider stormwater impacts and infrastructure. There will be another project that Frank Tipton will speak about concerning the replacement for the demolished greenhouse. Building 501 to the south will be renovated to have easy access for getting materials from the building to the containers.



The committee asked about landscaping the project to make it aesthetically appealing. It was not included in the project scope at this time, but they would be open to suggestions and could certainly consider that. The project could put a screen fence on the existing black vinyl chain length fence, but the the fence is intended to protect the containers, not screen them. The committee asked about the container and if there were pictures. A link was provided in the chat, and the containers are freight shipping containers. The committee asked if the crops would grow out of the containers and Sean stated they would use the containers to get the plant material to a certain stage and then transplant elsewhere. The committee asked if there would be any sort of biosafety or biosecurity to make sure whatever is growing in the containers doesn't make it into the wild until it's ready and approved to be in the wild. The project will work out the logistics of ensuring that nothing gets through the stormwater or sewer system.

**MOTION:** Megan Forbes made a motion to approve the project with a recommendation that it be landscaped appropriately, and that attention be paid to making sure nothing escapes into the wild. Hannah Vander Zanden seconded; the motion passed unanimously.

#### **IF24070 – Horticultural Sciences New Greenhouse**

**PRESENTING:** Frank Tipton

**DISCUSSION:** Frank introduced himself and the Horticultural Sciences new Greenhouse project. This greenhouse will replace a greenhouse being demolished in IF24062. It will be put along Hull Road and Research Road. It is a 40'x 60' (240sqf) greenhouse. It is a two-bay greenhouse to expand the research program. This will increase the educational access to the student programs. It will connect with the existing water and electrical utilities. There will be no impact on the stormwater systems. The committee asked about the life of the greenhouse after 5 years. Frank stated they are replaced, or the need to replace the polycarbonate every 10 to 15 years. This is mainly for function and longevity. There may need to be some fencing or screening from the baseball stadium. The committee asked about the height of the greenhouse, and it is 10 feet tall to the eve and 14 to 15 feet at the center peak.

**MOTION:** Jay asked for a vote to approve the project as presented. The project passed unanimously.

#### **INFORMATION:**

##### **Chair Report**

**Jay Watkins**

Jay Watkins asked that the committee approve the minutes. Rachel confirmed she reviewed the transcript, and the minutes were accurate. She also amended the statement from Matt Williams.

**MOTION:** Jay asked for a motion to approve the minutes as amended. Hannah Vander Zanden made the first motion; Shannon Holliday seconded the motion; the motion passed unanimously.

Jay was asked to present a report to the committees on committees. There was a questionnaire that he was given to answer and report on. One of the questions was if there was a standard operating procedure for the committee. He explained that there wasn't one, but that the orientation presentation that Rachel prepared

could be turned into one in the future. The questionnaire also asked what other committees they worked with to address mutual topics.

Other things that came up from emails:

1. Graduate housing = Those discussions are continuing. It has gone to Infrastructure Council and the VP for Facilities. There has also been housing Open Public Records requests.
2. The Surgery Center = There were a couple of updates to provide since the last meeting. Jay received a letter from Brandi Renton, the AVP for Business Affairs, explaining that the UF-701 Florida Surgical Center Expansion project would be moving forward.

The project went through LVL committee twice, which has primary purview over landscaping and tree removals. The project also received approval from the Parking and Transportation Advisory Committee which has primary purview over parking and transportation issues. The letter provided several reasons for moving forward with the project.

The committee discussed how committee recommendations are handled and Linda stated that all the recommendations go to the VP for confirmation or rejection.

The committee asked why a parking garage wasn't considered for this site, which would be more compliant with the Campus Master Plan. Linda stated that it is state owned land, and that project is paid for by the revenue they receive. TAPS makes its own revenue. The garages are paid for by revenue from the parking decal fees that are collected.

Robert Hatch stated he was unhappy about this decision. He was not aware the committee was only advisory. He explained that he visited the site twice and one time at peak surgical times, 61 spots were open and at another time it was 37 spots.

Jay asked about the parking decals for that area. Linda stated the surgery center doesn't have to pay for parking and the employees don't pay for parking decals. The ortho side of the building does, but not the surgical center. The large parking lot next to the ortho building is used for construction parking. Housing also uses this parking lot for staging and storage.

The committee was unhappy about not being able to have discussions during the programming and schematic design phases like they do with other projects. Jay went over the responsibilities of the committee. Hannah Vander Zanden stated that she agreed with Robert and was unhappy with how the project was handled. Jay stated that most time the committee has an opportunity to have a legitimate voice that can bring about change to what they are tasked with doing.

Hannah explained that it seemed like this project overruled the procedures in place because it's a UF Health project. Jay recommended talking to faculty Senators that are part of UF Health. The committee asked if there were other projects for UF Health. UF Health stated that they would try to put the projects through these committees correctly in the future. Jay asked Rachel to send out the letter to the committee members.

3. The last thing on Jay's list was elections for Chair and Co-Chair. He asked that the committee members give it some thought before the next meeting.



Linda Dixon had a quick comment.

The Lake Alice Watershed Management Plan started last summer. There have been a few Public Workshops since the Fall and a Steering committee that has met 5 times. There is another round of Public Workshops coming up. One is on Thursday, April 5<sup>th</sup> 4:30-7:30pm at the Straughn Center and a Virtual Workshop on April 30<sup>th</sup> over the lunch hour. She provided the registration form for the workshop in the chat.

**ADJOURNMENT:** There being no further business to discuss, the meeting adjourned at 3:26pm.