

MINUTES

Land Use and Facilities Planning Committee

May 02, 2017 at 2:00 PM

Planning, Design & Construction

Conference Room 235 Stadium

Members Present:

Cynthia Brochu, Health Affairs Administration
Linda Dixon, Planning, Design & Construction
Carlos Dougnac, AVP, Planning, Design & Construction
Norb Dunkel, Student Affairs
Alyson Flournoy, Professor, College of Law
Megan Forbes, Chair, English Language Institute
Jon Graham, Assistant Professor, Radiation Oncology
Mark Helms, AVP, Physical Plant Division
Craig Hill, VP's Office – Business Affairs
Ray Thomas, Chair, Parking and Transportation Committee
Bradley Walters, Architecture
Jay Watkins, University Bands, School of Music
Matt Williams, Office of Sustainability

Members Absent

Timothy Becker, Bergstrom Center for Real Estate Studies
Todd Brusko, Pathology, Immunology and Laboratory Medicine
Jennifer Clements, Student
Paul Davenport, Physiological Sciences
Scott Fox, Transportation & Parking
Gail Hansen De Chapmen, Chair, Lakes, Vegetation & Landscaping Committee
Kevin Heinicka, IFAS Facilities Planning & Operations
Chip Howard, University Athletic Association
Jennifer Hubbs, Research Program Development
Marty Hylton, Chair of PHB&S, Libraries
Steve Lachnicht, Rep-Alachua County
Blake Landor, University of Florida Libraries
Christopher Martinez, Agricultural and Biologic at Engineering
Christopher Martyniuk, Physiological Sciences
Carol McAuliffe, LB-Documents Department
Jacqueline Miller, Florida Natural History Museum
Janae Moodie, Student
Esther Obonyo, Construction Management
Kenneth Osfield, ADA
Christopher Peters, School of Forest Resources and Conservation
Ty Robare, Student
James Sullivan, DCP- Building Construction
Wendy Thomas, Director of Doing, City of Gainesville

Visitors

Erik Lewis, Planning, Design & Construction

Melissa Thomas, Planning, Design & Construction
Jason O'Brian, Alpha Delta Pi Representative
Clay Sweger, EDA Consultant

The University Land Use and Facilities Planning Committee members met in Planning, Design & Construction Conference Room. Megan Forbes called the Land Use meeting to order at 2:00 PM.

I. Adoption of Agenda & Approval of March 2017 Minutes.

Motion: Ray Thomas moved to approve the agenda and the minutes.

Second: Jay Watkins

Motion carried unanimously

II. MAJOR PROJECTS

UF-627 – Alpha Delta Pi – Complete Demolition and Rebuild – Clay Sweger/Jason O'Brian

Clay Sweger, the Project Manager for this project, introduced himself and stated he was seeking approval for this project. He would like approval for the building footprint and the initial development of the site plan and exterior building design and setback restriction changes. He stated this particular Sorority will be demolishing the complete building and rebuilding. The existing building is 2 story but will be going to 3 stories. The design is happening now. Demolition and Construction will begin in May, 2018.

Clay introduced Jason O'Brian the architect on this project and stated this building was originally built in 1954, and now there is a need for more space in most all of the houses. Each Sorority coming thru the committee is requesting setback reductions. This project is no different. The setback for the north side reduced to 7'.6" as well as the east side. On the south side the setback reduction to 10'. The front view of the house will remain the same. The front setback will be reduced to 20'.0". The trees in the front of the house will remain with the exception of one Holly tree. There will be a few trees removed and they have worked with LVL – Lakes, Vegetation and Landscape on the tree mitigation by planting street trees along SW 9th Ave. The amenity space will be landscaped and a courtyard created.

The parking will be reduced on the east side of the building to only essential vehicles for the house operations and it will be reworked with a better interface to the street. The 30' ally on the north frontage of the building will be cleaned up and made more secure to use as a pedestrian walkthrough. The user group wanted to keep the plantation façade on the west face of the building and the architect and consultant will be attempting to reuse only those materials from the existing house which hold a sentimental value, as appropriate. The new house will have porches as well. The reconstruction will increase the number of beds from 50 to 67. Sixty-five beds will be for full time student residents, one bed will be for periodic alumni guest visitors, and one bed will be for the house director's apartment. It will also, enlarge the chapter room and dining room to accommodate 300 members.

It was asked where the mechanical equipment would be placed and they stated it would be placed on the roof. There will also be a mechanical room inside the house that accommodates the rest of the equipment so it is not on the ground and it is out of site. The dumpsters will also be in an enclosed screen area on the east side of the building.

Motion: Ray Thomas made a motion to approve project as presented.

Second: Norb Dunkel

Motion carried unanimously

III. OTHER BUISNESS

Campus Master Plan Amendments

Erik Lewis

Erik introduced himself and stated that he was presenting amendments to the Capital Improvements Element of the Campus Master Plan. He said that there were no Future Land Use amendments included, just new projects. He highlighted a new portion of the amendment package that had been added to help keep track of the square footage the University is building and how it relates to the Campus Development Agreement with the City and County. He said that under the Agreement, the University has prepaid for impacts from a specified amount of future development and that when the University goes over that amount it will have to renegotiate with both entities for additional impacts. He continued that there had been a legislative trust fund to pay for these impacts, but that during the recession the legislature had allowed the trust fund to sunset leaving future payment funds uncertain. Erik went over the updates included in the plan, noting that items in bold indicated a change to an existing project and those in yellow were new projects.

Motion: Alyson Flournoy made a motion to approve amendments as presented.

Second: Cynthia Brochu

Motion carried unanimously

Election of Chair and Vice Chair

Committee Members

There was open discussion among committee members for a Chair and Vice Chair. The committee nominated Megan Forbes and she agreed to be Chair. Bradley Waters was nominated and accepted as the Vice Chair.

Motion: Jon Graham made a motion to elect Megan Forbes and Bradley Waters

Second: Jay Watkins

Motion carried unanimously

The next scheduled meeting will be June 06, 2017 at 2:00pm.

There being no further business to discuss, the meeting adjourned at 2:45 PM.