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*August 7, 2025 Lakes, Vegetation and Landscaping Committee Meeting*

***MASTER PLANNING***

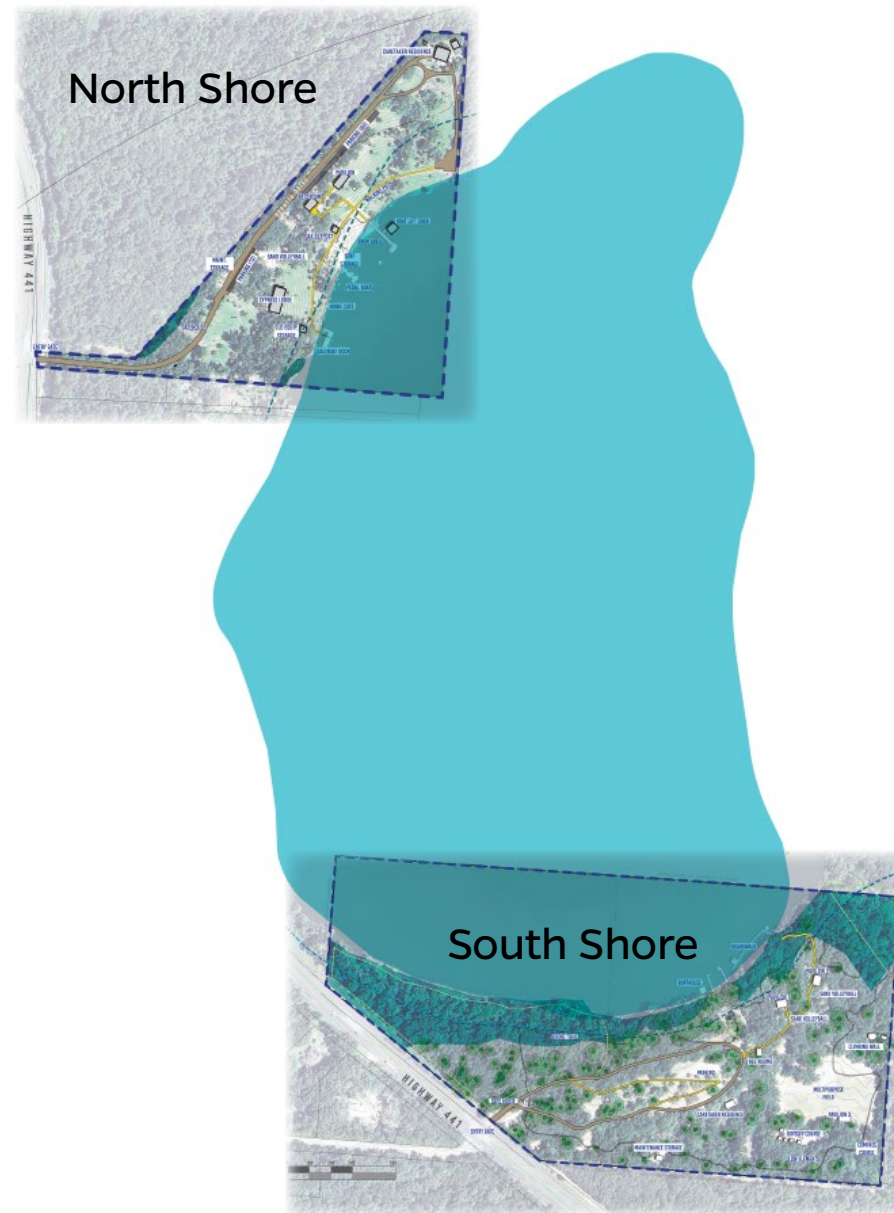


# **PLO0507 Lake Wauburg Master Plan**

***Andrew Meeker, PDC Project Manager***

## Project Overview

- RecSports funded project
- Purpose of project is to perform a comprehensive evaluation of the current and planned operational and physical characteristics of the Lake Wauburg properties and make strategic recommendations for future development.
- Through a competitive Selection process, Cooper Carry, was hired to perform the master planning.
- The master planning process began in Spring 2024 and included the following 4 phases:
  1. Investigate
  2. Illuminate
  3. Innovate
  4. Implement





# PL00507 Lake Wauburg Master Plan

## Planning Process

### 1. Investigate

#### A. Background Research & Data Collection

- i. Facilities, Operations, Infrastructure, Ecological, Environmental, & Archeological

#### B. Site Inventory & Analysis

#### C. Issues, Challenges, and Opportunities Assessments

- 1.3 HERITAGE TREES ANALYSIS
- 1.4 WETLANDS + STORMWATER ANALYSIS
- 1.5 BALD EAGLE NESTING ANALYSIS

August 2024

*Environmental Report for*  
**Lake Wauburg Master Plan**

Prepared for:  
University of Florida  
Facilities, Planning and Construction Division

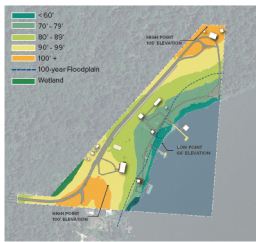
Prepared by:  
WGI  
2035 Vista Parkway  
West Palm Beach, FL 33411

#### EXISTING FACILITIES & UTILITIES - NORTH SHORE

##### TOPOGRAPHY, FLOODPLAIN & WETLANDS

The topographic map shows 1-ft contour interval. Baggett Drive is located at a higher elevation and the site slopes down towards the lake. The highest elevation is at the residential residences on the north and on the southern end. There is almost 30 ft level change between the high and low point of the site. Due to the sloped site, the stormwater naturally runs down to the lake.

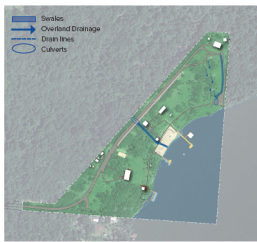
The 100-year floodplain based on the FEMA map, covers a large portion of the land area, along the pedestrian trail. Those lower elevation areas in the floodplain are prone to flooding during heavy rain events and create significant erosion issues.



##### STORMWATER AND DRAINAGE

North Shore lacks an efficient stormwater management system. The current system is outdated and it may not have enough capacity to handle stormwater. There are only two concrete swales and culverts found in degraded condition. The heavily sloped land (on the north side) creates drainage issues. The drainage swales have overgrown vegetation and the pipes have no connection. The lower elevation areas in the 100-year floodplain create water pool and seepage on the pathway after heavy rainfall.

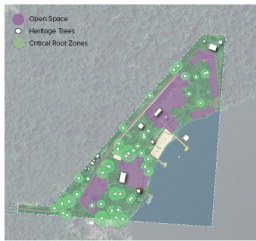
The neighboring property on the north of North Shore is managed by St. John's River Water Management District (SJRWMD). Potential future collaboration between SJRWMD and UF can help in addressing the water runoff issues on North Shore.



##### HERITAGE TREES AND OPEN SPACE

The Heritage tree survey and environmental report was prepared by WGI. For the site analysis purposes, the heritage trees and their critical root zones (1 ft radius for every 1" of DBH - diameter at breast height) were overlaid on the North Shore property to understand their conflict with existing facilities and amenities. In addition to the heritage trees, there is concentration of tree canopies throughout the property.

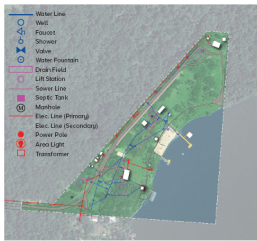
The purple areas highlight open spaces or lawn areas without trees and could provide future improvement opportunities. The open spaces are coupled with picnic tables (many are under mature trees).



##### UTILITIES - WATER, SEWER & ELECTRICITY

The utility data was mapped based on the information received from UF. Some of the data was validated during the site visit in Summer 2024. The southern half of the property is connected with water, sanitary system and electricity, however, the northern half is not. The site is supplied potable water from a well located on Baggett Drive. The sanitary system might be old and outdated. It needs pressure tests and capacity analysis. If major future improvements are proposed, some of the sanitary utility and maintenance area could be relocated and improved.

Baggett Drive has several street lights but the pathway along the lake lacks lighting.



##### BOAT LIFT DOCK AND STRUCTURE



**Existing Program**

- Boat lift is newly built and the structure is in good condition.

**Condition** ★★★★★

**Utilization** ★★★★★



**Issues/Conditions**

- Lack of fishing dock
- Damage and erosion at shoreline



**Potential Opportunities**

- Considering the discrepancy with the swim area, erosion control and stormwater management could be improved

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##### SWIM AREA



**Existing Program**

- Beach area and swim area for 20 years.

**Condition** ★★★★★

**Utilization** ★★★★★



**Issues/Conditions**

- Swim area is not well-maintained.
- Swim area is very small and cannot accommodate larger groups.
- Challenge to expand the swim area due to proximity to beach.
- Damage and erosion at shoreline



**Potential Opportunities**

- Explore the opportunity to expand the swim area and highly utilized.
- Move the kayak storage to expand the swim area.

LAKE WAUBURG MASTER PLAN, MICRONY FL | PL00507 | PHASE I: INVESTIGATE 10

#### SOUTH SHORE - CHALLENGES & OPPORTUNITIES

Based on the existing conditions analysis and site observations, here is the comprehensive table of South Shore strengths, challenges and opportunities.

SOUTH SHORE AMENITIES	CONDITION	UTILIZATION	STRENGTHS	CHALLENGES/ CONSTRAINTS	OPPORTUNITIES
Access Road & Gatehouse	★★★★	HIGH	Mature tree cover entry gate	Short queuing area for cars, small signage on HWY 441, tight turn around area with grass parking	Grand entry from HWY 441 with visible signage. Improve vehicular movement outside and inside gate
Parking	★★★★	HIGH	Gravel parking	No assigned spaces and located far back into the campus past entry	Efficient parking layout and signage
Pavilion 1 & 2	★★★★	HIGH	100-130 people capacity, well-equipped with seating, fans, & grills	Cracked concrete floor, needs frequent maintenance and cleaning	Improve wayfinding
Pavilion 3 (adjacent to play field)	★★★★	HIGH	Heavily utilized due to its central location from challenge courses & cooling area	None.	Potential to expand or add pavilions
Multipurpose Field	★★★★	MODERATE	Large flat area for multipurpose, used for summer camp	Patchy grass and not well maintained, lack of shade	Future programming opportunity for outdoor rec. or indoor meeting space.
Sand Volleyball Courts (3)	★★★★	HIGH	2 courts are located near parking and restrooms	Except for campus map near restroom, lack of wayfinding. 3rd court is not much utilized (due to location?)	Surrounding areas (weeds, leaf & trees) could be cleaned up
Restrooms	★★★★	HIGH	Located near parking arriving in a visible location. Ventilated building	Interior finishes are outdated. Missing showers	Upgrade finishes, exterior painting, and add showers.
Low Elements	★★★★	HIGH	One of the most utilized challenge courses	Tucked back in woods, missing wayfinding, caution signs are distracting, several elements are outdated	Plans to update and newly designed low elements to add variety of challenges
Compass Course	★★★★	HIGH	Compass Course has an increased capacity and variety of challenges.	Missing shaded pavilion, rest area/ cooling station and wayfinding.	Add wayfinding, small pavilion or seating area for activity briefing
Odyssey Course & Zipline	★★★★	HIGH	2 levels of challenges 30-50 ft in air, 225-ft dual zipline	End of its life cycle, in need of major repair, underutilized	Small open area could have a pavilion/picnic area
Climbing Wall	★★★★	LOW	Monumental and signature wall	Seems to be underutilized, lacks organization and not well maintained	Keep it as a monument, improve visibility and signage.
Terraces & Waterfront	★★★★	LOW	Located near parking. Provides lake view and connected to boardwalk		Improve connectivity, clean up grass/weeds, enhancements to create amphitheater, improve water access and views







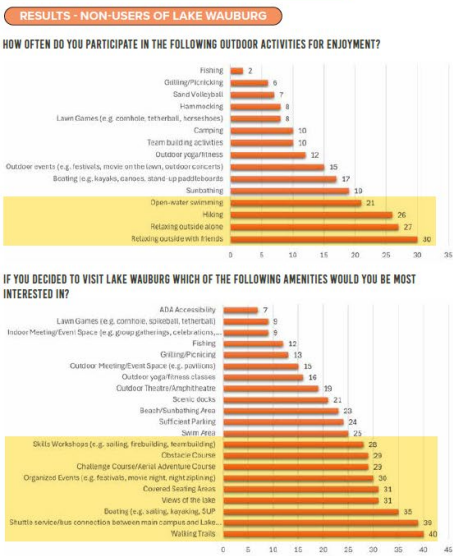
# PLO0507 Lake Wauburg Master Plan

## Planning Process

### 2. Illuminate

- A. Stakeholder Surveying
- B. Stakeholder Engagement
- C. Concept Development

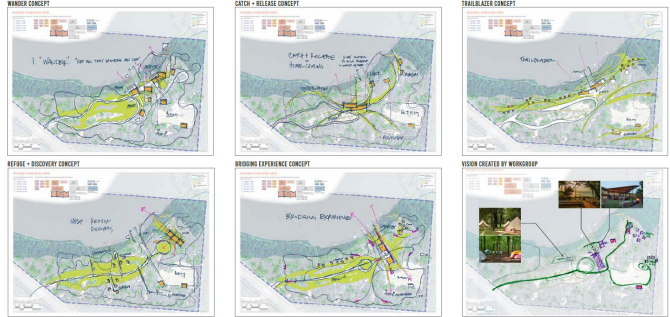
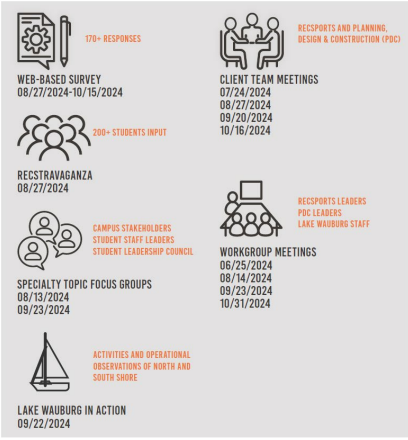
#### ONLINE SURVEY 08/27 - 10/15/2024



#### RECSTRAVAGANZA 08/27/2024

RecSports organizes an annual event called Recstravaganza to introduce and market various recreational programs, amenities, activities, and student organizations to the student body. The consultant team set up a booth at the event to gather input from the students to inform the Lake Wauburg Master Plan. At the booth, the Lake Wauburg online survey link was shared and the students

were asked to select their favorite images for Lake Wauburg. The consultant team also had informal conversations with the students to understand their vision and needs for Lake Wauburg.







# PLO0507 Lake Wauburg Master Plan

## Planning Process

### 3. Innovate

- A. Goal Development
- B. Master Planning
- C. Project Priorities
- D. Design Guidelines

#### RESILIENCY & SUSTAINABILITY

- STORMWATER MANAGEMENT
- LOW IRRIGATION USE
- IMPROVED WATER QUALITY
- PERVIOUS VS. IMPERVIOUS SURFACES
- PRESERVE AND ENHANCE WETLANDS
- LITTORAL EDGE CONDITION
- RESTORING NATURAL SYSTEMS
- NATIVE PLANTINGS

#### MAINTENANCE FRIENDLY

- DURABLE MATERIALS
- TIMELESS AESTHETICS
- LOW MAINTENANCE PLANTINGS
- NATIVE / DROUGHT TOLERANT PLANTS
- COHESIVE AND EASILY REPLACEABLE SITE FURNISHINGS
- MAINTENANCE ACCESSIBILITY
- SIMPLIFIED DESIGNS

#### NATURE THEMED CHARACTER

- NATURE THEMED DESIGN ELEMENTS
- REPLICATING NATURAL ENVIRONMENTS
- DISTINCT ACTIVITY LOCATIONS
- DESIGNED ELEMENTS- LIGHTING, GATE DESIGN, BRANDING
- DISTINCT IDENTITY OF NORTHSHORE AND SOUTHSHORE AND COHESIVE SHARED ELEMENTS
- RETREAT-LIKE ELEMENTS (NON-URBAN/CAMPUS FEEL)

#### NORTH SHORE GOALS

##### NORTH HUB

- Create a dynamic hub for lake and mindfulness activities that fosters meaningful connections, a sense of belonging, and a welcoming atmosphere within a fun, safe and natural environment.

##### CONNECTION ZONE

- Create inviting indoor and outdoor gathering spaces that inspire social connections while optimizing lake views and the natural environment.

##### TROPICAL ZONE

- Provide a wide variety of recreational and leisure opportunities for groups and individuals in a tranquil setting.

#### SOUTH SHORE GOALS

##### SOUTH HUB

- Develop a dedicated hub for retreats, meetings, and events, offering a natural lake front setting that fosters deeper connections, cultivates leadership development, promotes learning and personal development, and strengthens collaborative partnerships.

##### ADVENTURE ZONE

- Enhance the team Building and adventure experience with challenge courses accessible to a variety of groups in a safe and supportive environment.

##### OVERNIGHT EXPERIENCE ZONE

- Create options that offer groups various overnight stay opportunities within the natural character of the environment.

#### NORTH AND SOUTH SHORE COMBINED GOALS

##### SUPPORT ZONE

- Create accessible support systems including, but not limited to, maintenance storage, restrooms, and first-aid to all patrons.
- Provide efficient parking layout and more capacity, particularly for high-traffic events
- Improve vehicular & pedestrian circulation throughout the Site
- Create a welcoming and grand sense of arrival with a safe and attractive gateway from Highway 441.
- Explore feasibility of connection between the main UF campus and lake wauburg, as well as between North and South Shores.

##### INFRASTRUCTURE

- Maintain the lake's natural character, minimize environmental impacts, and strategically plan for future development and expansion opportunities at Lake Wauburg.
- Enhance lighting for evening events to improve safety.
- Replace and modernize outdated utilities and infrastructure to enhance the overall experience at lake wauburg.

##### BRANDING / MARKETING

- Improve wayfinding signage/branding
- Expand marketing efforts to increase visibility of Lake Wauburg's myriad of offerings.

#### PRODUCT SPECIFICATION

THESE SPECIFICATIONS ARE INTENDED TO BE USED BY THE DESIGN TEAM TO SELECT PRODUCTS THAT MEET THE DESIGN INTENT AND TO BE USED AS A GUIDE FOR THE SELECTION OF PRODUCTS THAT MEET THE DESIGN INTENT.



NAME: LANE BENCH WITH SEAT  
COLOR: GREEN  
MATERIAL: ALUMINUM  
MANUFACTURER: JAY'S SEATING



NAME: TRASH CAN  
COLOR: GREEN  
MATERIAL: POLYETHYLENE  
MANUFACTURER: JAY'S SEATING



NAME: WOODEN PICNIC TABLE  
COLOR: BROWN  
MATERIAL: WOOD  
MANUFACTURER: JAY'S SEATING



NAME: METAL FRAME  
COLOR: GREEN  
MATERIAL: ALUMINUM  
MANUFACTURER: JAY'S SEATING



NAME: METAL FRAME  
COLOR: GREEN  
MATERIAL: ALUMINUM  
MANUFACTURER: JAY'S SEATING



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MATERIAL: ALUMINUM  
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#### PLANT PALETTE

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#### NORTH SHORE MASTER PLAN



#### SOUTH SHORE MASTER PLAN



#### NORTH SHORE - CYPRESS LODGE







# PL00507 Lake Wauburg Master Plan

## SOUTH SHORE - RETREAT CENTER



CONSERVATION



LAKE VIEWS

- The design approach encourages an active waterfront and leverages the existing topography and lakeside amenities
- Natural landscape and plant life are embraced as a key components of the experience.



## SOUTH SHORE - RETREAT CENTER



CONSERVATION



COMMUNITY BEACON



## SOUTH SHORE - RETREAT CENTER



CONSERVATION



LAKE VIEWS

- An extended roof plane protects from intense sun and inclement weather, creating a comfortable microclimate below.
- The rooftop has the potential for skylights, integrated photovoltaics, and green roof







# PLOO507 Lake Wauburg Master Plan

## Planning Process

### 4. Implement

- A. Cost Estimating
- B. Phasing
- C. Regulatory Process
- D. Executive Summary

LAKE WAUBURG

Master Plan

Executive Summary

ISSUED: APRIL 18, 2025

RECSports UNIVERSITY of FLORIDA

COOPER CARRY

### PHASING PLAN

NORTH SHORE PHASING	
SHORT-TERM PROJECTS (3-4 YEARS)	
PHASE 1	
NS1 - North Shore Gateway and Entry Enhancements	\$279,294
NB1 - Gatehouse Enhancements	\$116,957
	<b>\$396,251</b>
PHASE 2	
NB2 - Maintenance Storage (Includes Demo of Existing)	\$415,433
NS11 - Dumpster and Recycling Relocation	\$40,350
NS2 - Regatta Drive and Parking	\$2,789,738
NS7 - Stormwater Bioswales (50% of total cost)	\$141,612
	<b>\$3,387,133</b>
PHASE 3	
NS7 - Stormwater Bioswales (50% of total cost)	\$141,612
NS5 - Swim Area Enhancements & Boat Storage Shelves	\$146,720
	<b>\$288,332</b>
MID-TERM PROJECTS (5-6 YEARS)	
PHASE 4	
NB3 - Cypress Lodge and Amphitheater	\$4,099,201
NS8 - Stage	\$252,628
NS12 - Food Truck Parking	\$56,958
NB6 - Existing Boat Storage Shelter Renovation	\$105,856
	<b>\$4,514,643</b>
PHASE 5	
NS3 - Sand Volleyball Court Addition	\$175,436
NS6 - Flat Area for Lawn Games	\$120,787
NS10 - Hammock Village	\$30,409
NS9 - Boardwalk	\$737,253
	<b>\$1,063,885</b>
LONG-TERM PROJECTS (7-10 YEARS)	
PHASE 6	
NB4a - New Pavilions (Small)	\$169,588
NB4b - New Pavilions (Large)	\$280,698
NB5 - Renovate Existing Restroom Building	\$175,436
NS4 - Pedestrian Trail/Paths, Sidewalks	\$614,553
	<b>\$1,240,275</b>
PORTION OF THE PROJECTS IMPLEMENTED THROUGHOUT ALL PHASES	
NS13 - General Site Utilities and Storm Water Management	\$1,264,310
NS14 - Site Landscaping Furniture and signage	\$619,874

\$12,774,703

SOUTH SHORE PHASING	
SHORT-TERM PROJECTS (3-4 YEARS)	
PHASE 1	
SS2 - Vehicular Drive and Parking (Pervious Pavers)	\$3,443,134
SS14 - General Site Utilities and Stormwater	\$2,654,934
SS1 - South Shore Entry and Gateway	\$279,294
SB4 - New Restrooms (1 Building out of 2)	\$305,961
SB1 - New Gatehouse Building	\$116,957
	<b>\$6,800,280</b>
MID-TERM PROJECTS (5-6 YEARS)	
PHASE 2	
SS8 - New Septic System	\$105,262
SB2 - Retreat Center	\$15,773,213
SS6 - Lakefront Amphitheater Improvements	\$741,510
SS13 - New Dumpster and Recycling	\$46,198
	<b>\$16,666,183</b>
PHASE 3	
SS7 - Multipurpose Field Improvements	\$116,957
SS11 - Repair Existing Boardwalks & Fishing Dock	\$46,783
SS3 - Service Drive (50% of total)	\$170,182
SS4 - Parking Along Service Drive (50% of total)	\$17,765
	<b>\$351,686</b>
LONG-TERM PROJECTS (7-10 YEARS)	
PHASE 4	
SB3 - New Lodge - Group Overnight Stay	\$2,639,332
SS3 - Service Drive (50% of total)	\$170,182
SS4 - Parking Along Service Drive (50% of total)	\$17,765
	<b>\$2,827,278</b>
PHASE 5	
SB5 - Cabins - Overnight Stay	\$1,470,226
SS12 - Hammock Village	\$30,409
SB4 - New Restrooms (1 Building out of 2)	\$305,961
SS5 - Sand Volleyball Court (Includes Demo of Existing)	\$389,777
	<b>\$2,196,373</b>
PORTION OF THE PROJECTS IMPLEMENTED THROUGHOUT ALL PHASES	
SS15 - Site Landscaping, Furniture, Signage, & Lighting	\$877,181
SS10 - Pedestrian Trail/Paths, Sidewalks	\$1,411,939
SS9 - Stormwater Bioswales & Rain Gardens	\$856,971

\$31,987,890

### REGULATORY PROCESS

- SJRWGM Requirements and Permit Process
- Based on the extent of phasing and amount of impervious a concept permit may not be necessary
  - Concept permits are only as good as the information available for the district to review
  - Due to limited impervious areas across the sites, self certifications can be an option for phasing.
  - Self certifications are available for projects less than 10 acres with less than 2 acres of impervious improvement
  - Certifications would still need to observe the state treatment and attenuation requirements

During the permitting process, SJRWGM will assess the wetland setback and any other environmental requirements. The current Lake Wauburg Master Plan adheres to a 50-foot setback from existing wetlands, as outlined in the UF Campus Master Plan 2020-2030.

Policy 1.2.7: An average of 75 feet and minimum of 50 feet upland buffer shall be identified and protected around all wetlands/ water bodies prior to construction of any new buildings for all Satellite properties in unincorporated Alachua County. Where a buffer cannot be provided, mitigation of the buffer deficiencies shall be required and reviewed by the Lakes, Vegetation and Landscaping Committee. Exception to this policy will be made for replacements of existing buildings in the same location.

- Bald Eagle Nest Findings
- Based on the survey findings, it is WGI's opinion that the bald eagle nest previously located at the data point for AL071 no longer exists on the University of Florida's Lake Wauburg property. While eagles continue to be observed in the area, their behavior during the 2024-2025 nesting season suggested that the lakeshore is utilized for perching and hunting but not nesting.
- A site visit was scheduled in March 2025 with Audubon EagleWatch to verify findings and update the database to reflect the most current information. Audubon has concurred with the findings that bald eagle nest AL071 is no longer present on the south shore. They have updated their database accordingly and will share this information with USFWS and FWC so it can be referenced by the agencies during future improvements. Audubon's confirmation email and WGI's survey log can be found in Appendix.
  - The University of Florida should proceed with current layout proposed in the master plan.
  - The south shore of Lake Wauburg contains favorable foraging and nesting habitat for eagles. It is possible that a new nest will be discovered or constructed between now and the start of construction. Periodic monitoring during future nesting seasons is advised to determine if avoidance measures or coordination with the U.S. Fish and Wildlife Service will be required prior to construction permit.



# PL00507 Lake Wauburg Master Plan

## Resources

### 1. Investigate

[https://www.dropbox.com/scl/fi/teu6j1m8mxl2umehuvzp3/PL00507-Lake-Wauburg-Master-Plan\\_-01-Investigate-Report-Final.pdf?rlkey=vfjumll36xyaycmc1dfn2rso2&st=gfeo98ev&dl=0](https://www.dropbox.com/scl/fi/teu6j1m8mxl2umehuvzp3/PL00507-Lake-Wauburg-Master-Plan_-01-Investigate-Report-Final.pdf?rlkey=vfjumll36xyaycmc1dfn2rso2&st=gfeo98ev&dl=0)

### 2. Illuminate

[https://www.dropbox.com/scl/fi/o7k57i6to6rgn5679j6x9/PL00507-Lake-Wauburg-Master-Plan\\_02-Illuminate-Report-Final.pdf?rlkey=abjxmy87qb0mvhvpasj1key69&st=0id6j1lv&dl=0](https://www.dropbox.com/scl/fi/o7k57i6to6rgn5679j6x9/PL00507-Lake-Wauburg-Master-Plan_02-Illuminate-Report-Final.pdf?rlkey=abjxmy87qb0mvhvpasj1key69&st=0id6j1lv&dl=0)

### 3. Innovate

[https://www.dropbox.com/scl/fi/rqk2dvw1i0wpd2how2jqj/PL00507-Lake-Wauburg-Master-Plan\\_03-Innovate-Report-Final.pdf?rlkey=nsdeygtq71r1ah4pkm8ezeatq&st=1owwpy4d&dl=0](https://www.dropbox.com/scl/fi/rqk2dvw1i0wpd2how2jqj/PL00507-Lake-Wauburg-Master-Plan_03-Innovate-Report-Final.pdf?rlkey=nsdeygtq71r1ah4pkm8ezeatq&st=1owwpy4d&dl=0)

### 4. Implement

[https://www.dropbox.com/scl/fi/zldovyztg8hoogrxxx7an/PL00507-Lake-Wauburg-Master-Plan\\_04-Implement-Report-Final.pdf?rlkey=1hgh1vv0a8bzqi197kif2t6ef&st=jxo4gbqo&dl=0](https://www.dropbox.com/scl/fi/zldovyztg8hoogrxxx7an/PL00507-Lake-Wauburg-Master-Plan_04-Implement-Report-Final.pdf?rlkey=1hgh1vv0a8bzqi197kif2t6ef&st=jxo4gbqo&dl=0)

### 5. Executive Summary

[https://www.dropbox.com/scl/fi/s08u7iut4v0qy3ghyx26c/PL00507-Lake-Wauburg-Master-Plan\\_Executive-Summary-Final.pdf?rlkey=0oeg3z87eu3wsmx4n4vo36a09&st=1ogptnga&dl=0](https://www.dropbox.com/scl/fi/s08u7iut4v0qy3ghyx26c/PL00507-Lake-Wauburg-Master-Plan_Executive-Summary-Final.pdf?rlkey=0oeg3z87eu3wsmx4n4vo36a09&st=1ogptnga&dl=0)

### 6. Complete Report

[https://www.dropbox.com/scl/fi/wk17rx2pd3v5d6qv7znde/PL00507-Lake-Wauburg-Master-Plan\\_Complete-Report-Final.pdf?rlkey=kxij2gn2oe17w4t52idjjo9p&st=evu3v5md&dl=0](https://www.dropbox.com/scl/fi/wk17rx2pd3v5d6qv7znde/PL00507-Lake-Wauburg-Master-Plan_Complete-Report-Final.pdf?rlkey=kxij2gn2oe17w4t52idjjo9p&st=evu3v5md&dl=0)





# PLOO507 Lake Wauburg Master Plan

## Next Steps

RecSports applied for, and received, funding for 3 initial projects per the Lake Wauburg Master Plan.

1. North Shore Gateway and Entry Enhancements = \$400,000
2. North Shore Regatta Drive & Parking Improvements = \$3,000,000
3. North Shore Swim Area Enhancements = \$290,000

## IMPLEMENTATION - PHASING PLAN

Based on feedback from the Student Staff Leaders and RecSports Workgroup, the following phasing plan has been developed. The projects are prioritized based on their functional and operational needs, and overall impact on the Lake Wauburg experience.

- 1

NS1 - North Shore Gateway and Entry Enhancements  
NB1 - Gatehouse Enhancements
- 2

NB2 - Maintenance Storage (Includes Demo of Existing)  
NS11 - Dumpster and Recycling Relocation  
NS2 - Regatta Drive and Parking  
NS7 - Stormwater Bioswales (50% of total cost)
- 3

NS7 - Stormwater Bioswales (50% of total cost)  
NS5 - Swim Area Enhancements & Boat Storage Shelves
- 4

NB3 - Cypress Lodge and Amphitheater  
NB6 - Boat Storage Shelter Renovation  
NS8 - Stage  
NS12 - Food Truck Parking
- 5

NS3 - Sand Volleyball Court Addition  
NS6 - Flat Area for Lawn Games  
NS10 - Hammock Village  
NS9 - Boardwalk
- 6

NB4a - New Pavilions (Small)  
NB4b - New Pavilions (Large)  
NB5 - Renovate Existing Restroom Building  
NS4 - Pedestrian Trail/Paths, Sidewalks
- PROJECTS IMPLEMENTATION THROUGHOUT ALL PHASES

NS13 - General Site Utilities and Storm Water Management  
NS14 - Site Landscaping Furniture and signage



- 1

SS2 - Vehicular Drive and Parking (Pervious Pavers)  
SS14 - General Site Utilities and Stormwater  
SS1 - South Shore Entry and Gateway  
SB4 - New Restrooms (1 Building out of 2)  
SB1 - New Gatehouse Building
- 2

SS8 - New Septic System  
SB2 - Retreat Center  
SS6 - Lakefront Amphitheater Improvements  
SS13 - New Dumpster and Recycling
- 3

SS7 - Multipurpose Field Improvements  
SS11 - Repair Existing Boardwalks & Fishing Dock  
SS3 - Service Drive (50% of total)  
SS4 - Parking Along Service Drive (50% of total)
- 4

SB3 - New Lodge - Group Overnight Stay  
SS3 - Service Drive (50% of total)  
SS4 - Parking Along Service Drive (50% of total)
- 5

SB5 - Cabins - Overnight Stay  
SS12 - Hammock Village  
SB4 - New Restrooms (1 Building out of 2)  
SS5 - Sand Volleyball Court (Includes Demo of Existing)
- PROJECTS IMPLEMENTATION THROUGHOUT ALL PHASES

SS15 - Site Landscaping, Furniture, Signage, & Lighting  
SS10 - Pedestrian Trail/Paths, Sidewalks  
SS9 - Stormwater Bioswales & Rain Gardens





***Information only, no action requested***

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**PL00507 LAKE WAUBURG MASTER PLAN**



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*August 5, 2025*



# MP09448, MP09449, MP09450, MP09451 Trusler Hall, Simpson Hall, Graham Hall, Graham Commons & Pool

**Kate Farmer**

# MP09448, MP09449, MP09450, MP09451 Trusler Hall, Simpson Hall, Graham Hall, Graham Commons & Pool

## Project Overview

- This project consists of demolishing Trusler Hall, Simpson Hall, Graham Hall, Graham Commons, and Graham Pool (tentative) in preparation for the new Student Housing Project in that location.
- The Housing & Residence Life's (HRL) 10-year Capital Plan identified this location to increase the number of beds from 622 to 2,200 beds.
- The projects will provide a construction-ready site for HRL to begin the build-back of the housing identified in the 10-year Plan.







# MP09448, MP09449, MP09450, MP09451 Trusler Hall, Simpson Hall, Graham Hall, Graham Commons & Pool

## Committee History

- **LVL – 3/6/25**
  - Approved as presented. Will be returning to present Tree Survey at the October Meeting.
- **PATAC – 7/10/25**
  - Approved as presented.
- **PHBS – 7/15/25**
  - Approved as presented.

# MP09448, MP09449, MP09450, MP09451 Trusler Hall, Simpson Hall, Graham Hall, Graham Commons & Pool

## Site Overview & Conditions

- The site currently has 622 revenue-generating beds between the 3 residence Halls.
- The site has significant grade changes from north to south.
- Graham Woods borders the site on the Northwest side and Graham Pond is located at the bottom of the site to the south.
- The project is not within the Campus Historic District





# MP09448, MP09449, MP09450, MP09451 Trusler Hall, Simpson Hall, Graham Hall, Graham Commons & Pool

## Tree Impact Summary

- There are numerous trees on the site. A full arborist evaluation will be completed before demolition.







A motion to approve the project as presented.

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**MP09448, MP09449, MP09450, MP09451  
Trusler Hall, Simpson Hall, Graham Hall,  
Graham Commons & Pool**

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*August 5, 2025*

*PROGRAMMING*



# UF-705 – Student Housing & Disability Resource Center (DRC)

**Kate Farmer**

# UF-705 – Student Housing and DRC

## Project Overview

- The project is located on the northwest corner of Gale Lemerand Dr and Museum Rd where Graham Hall, Simpson Hall, Trusler Hall, and Graham Gallery are currently located.
- Approximately 2,200 beds will be replacing the 622 beds. The Disability Resource Center will be located on the ground floor of one of the 4 buildings. Total square footage is estimated at 679,000, Ground Floor Program for Housing is 108,000 and DRC is 10,000.
- The purpose of the project is to upgrade the housing available for first years students on campus. Housing & Residence Life (HRL) 10-year Capital Plan identified this location for the new housing.
- This site was selected for its proximity to the Reitz Union and classrooms for first year students.







## UF-705 – Student Housing and DRC

### Committee History

- **LVL – 7/3/25**
  - Approved as presented. Will be returning to present Tree Survey at Schematic Design at the October Meeting.
- **PATAC – 7/10/25**
  - Approved as presented. Will be returning to present parking removal and bike rack locations & amounts at Schematic Design at the October Meeting.
- **PHBS – 7/15/25**
  - Approved as presented. Will be returning at Schematic Design at the October Meeting.

# UF-705 – Student Housing and DRC

## Site Overview

- The site house 622 revenue-generating beds between the 3 residence halls, the Graham Gallery, and Graham Pool.
- The site has significant grade changes from North to South.
- Graham Woods borders the site on the Northwest side and Graham Pond is located to the south of the site. Flavet Field is also on the Western portion of the site.
- The project is not within the Campus Historic District.





## Site Conditions

- The site has significant grade changes from north to south.
- Graham Woods borders the site on the Northwest side and Graham Pond is located at the bottom of the site to the south.
- The current site has sidewalks that connect housing and recreation to the main campus.
- The project is not in a 100-year floodplain
- A tree study is being completed by NV5 and will be presented at a later meeting.





## Preliminary Considerations

- 2019 Housing Master Plan
- Objective 1.3: To expand on-campus housing in proximity to support services and transportation corridors.
- Policy 1.3.1: Future on-campus housing facilities shall be located in proximity to student services, recreation, and academic facilities.
- CMP Amendment required to update the Housing Master Plan scope; CMP currently sites demolition of Trusler and Rawlings Halls.

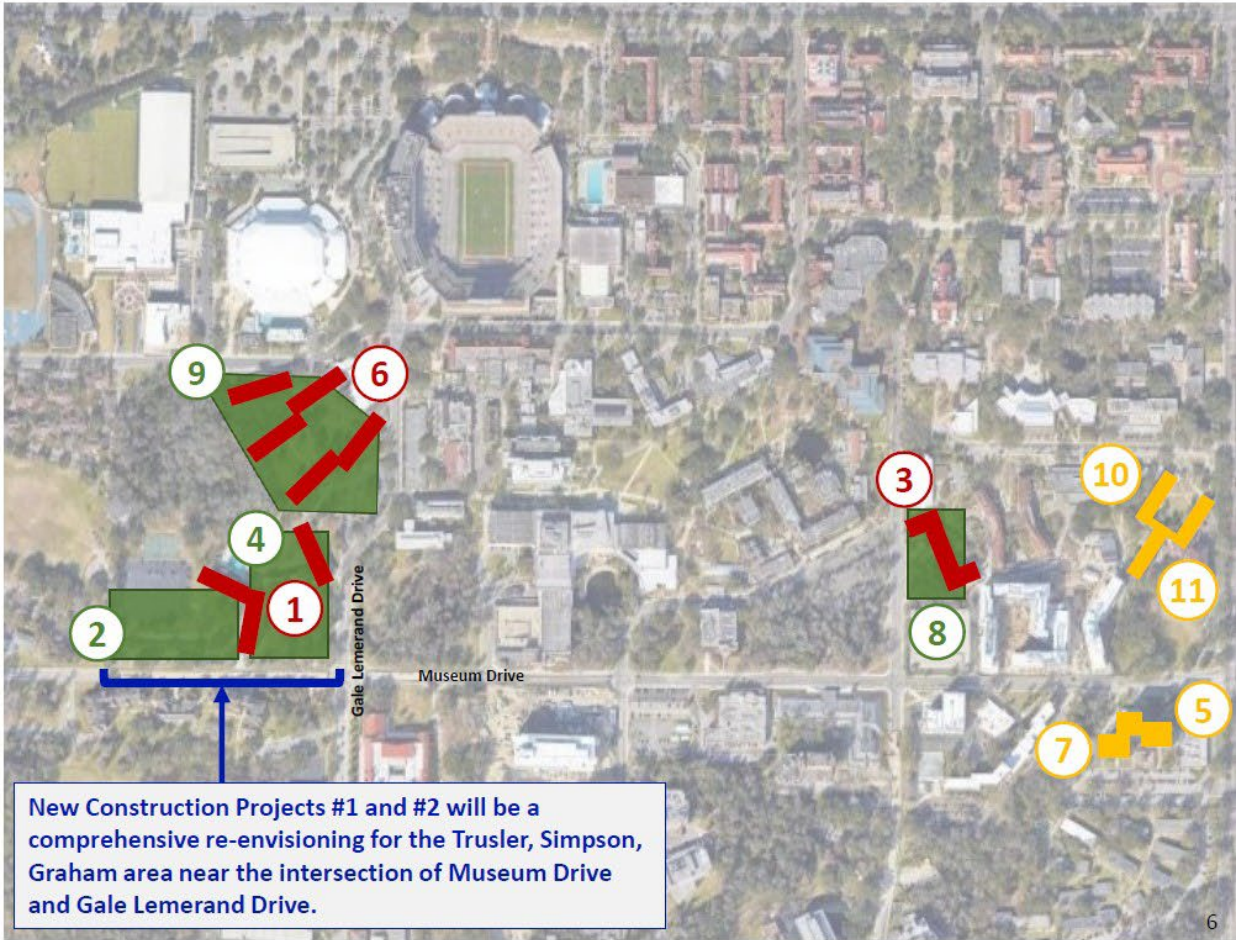
## I. BACKGROUND & PROJECT OVERVIEW

**I.D: 10-YEAR CAPITAL PLAN (continued)**

①	Trusler/Graham/Simpson Demo	(Fall 2025)
②	New Construction #1	(Opening fall 2028)
③	Rawlings Demolition	(Fall 2028)
④	New Construction #2	(Opening fall 2029)
⑤	Beaty East Renovation	(Opening fall 2029)
⑥	Tolbert Area Demolition	(Fall 2029)
⑦	Beaty West Renovation	(Opening fall 2030)
⑧	New Construction #3	(Opening fall 2031)
⑨	New Construction #4	(Opening fall 2032)
⑩	Mallory Renovation	(Opening fall 2034)
⑪	Yulee/Reid Renovation	(Opening fall 2035)

Projects Assumed in ITN
Potential Additional ITN Projects







A motion to approve the project as presented.

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**UF-705 – Student Housing and DRC**

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*August 5, 2025*

*SCHEMATIC DESIGN*



# UF-318B – Dental Science Building Envelope Replacement

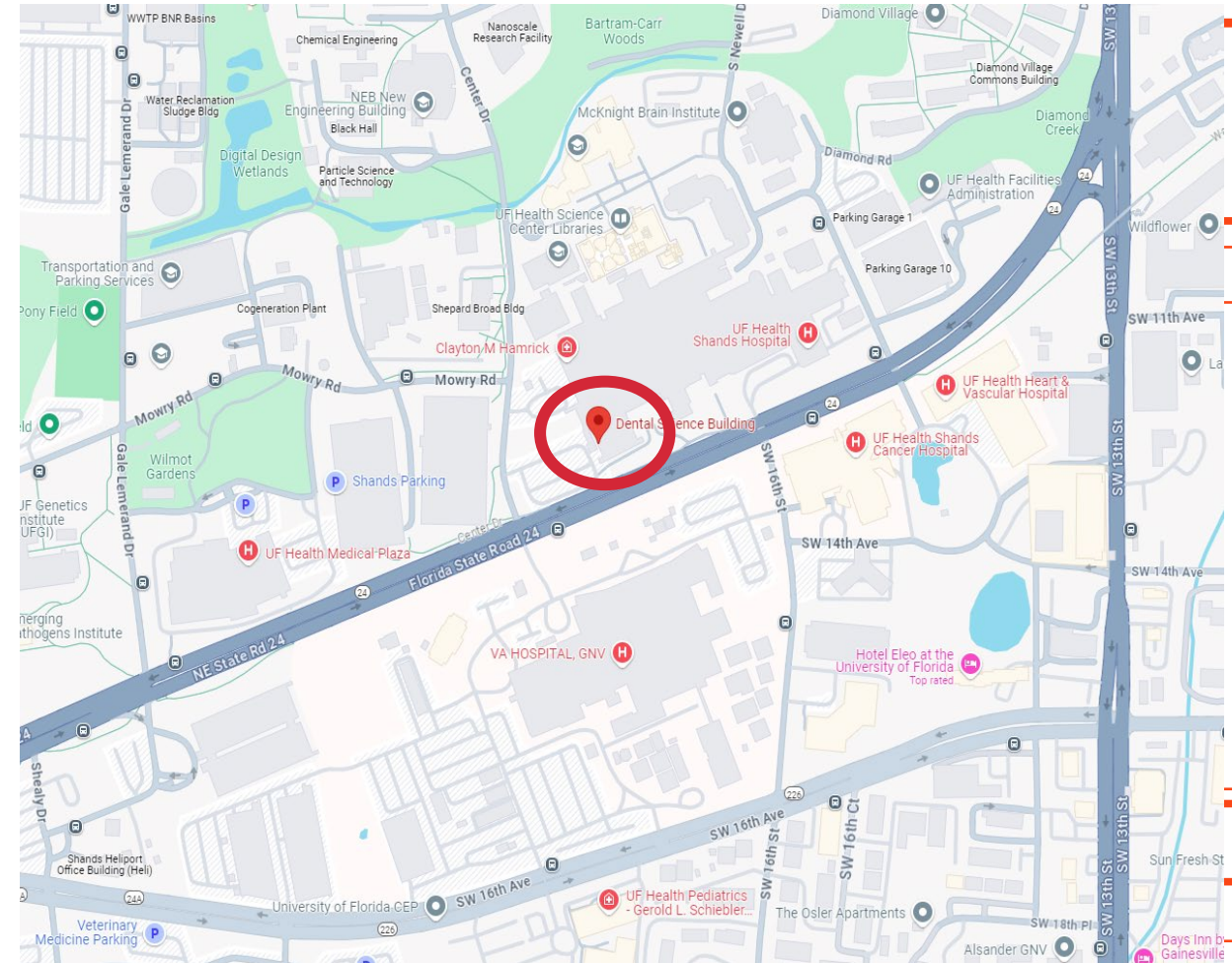
**Kate Farmer/Jim Vignola**



# UF-318B Dental Science Building Envelope Replacement

## Project Overview

- The project is located at 1395 Center Drive
- The scope of this project is to replace all the brick on the tower with Aluminum Composite Material (ACM) panels.
- This is a deferred maintenance project.
- The total square footage is 92,500
- The project is being completed to correct the water intrusion issues the building has been experiencing.

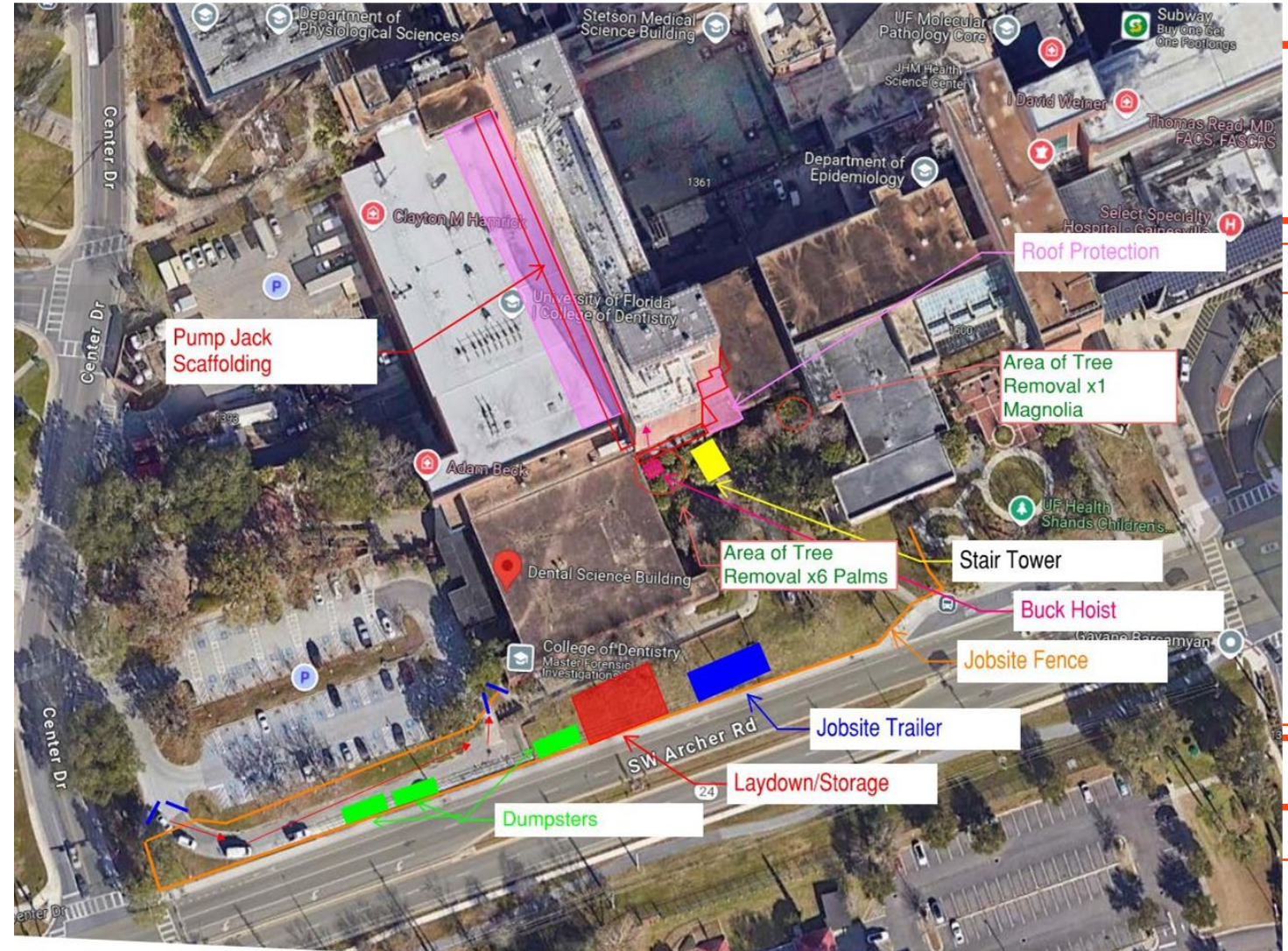




# UF-318B Dental Science Building Envelope Replacement

## Site Plan

- The Tower design team is working with the Dental additional team on the design.
- Both projects will be using ACM panels.
- No utilities will be disturbed.





# UF-318B Dental Science Building Envelope Replacement

## Committee History

- *The committee was not presented to originally. The scope of work has changed, requiring the project to come before the LUFPC.*
- LVL has approved the tree removals at the July 3<sup>rd</sup> meeting. The project proposes 16 total trees be removed for construction staging (15 palm trees, 1 cypress). No other trees are planned to be disturbed.
- PATAC has approved the laydown area that will temporarily remove parking at the July 8<sup>th</sup> meeting.
- PHBS has approved the historical and archaeological recommendations by the state at the July 15<sup>th</sup> meeting.





# UF-318B Dental Science Building Envelope Replacement

## Tree Impact Summary





# UF-318B Dental Science Building Envelope Replacement

## Building Design





# UF-318B Dental Science Building Envelope Replacement

## Sustainability

- The envelope will not be pursuing any Green Building Certifications.





A motion to approve the project as presented.

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**UF-318B Dental Science Building  
Envelope Replacement**