
*Historic Preservation Committee
Design Development
November 18, 2025*

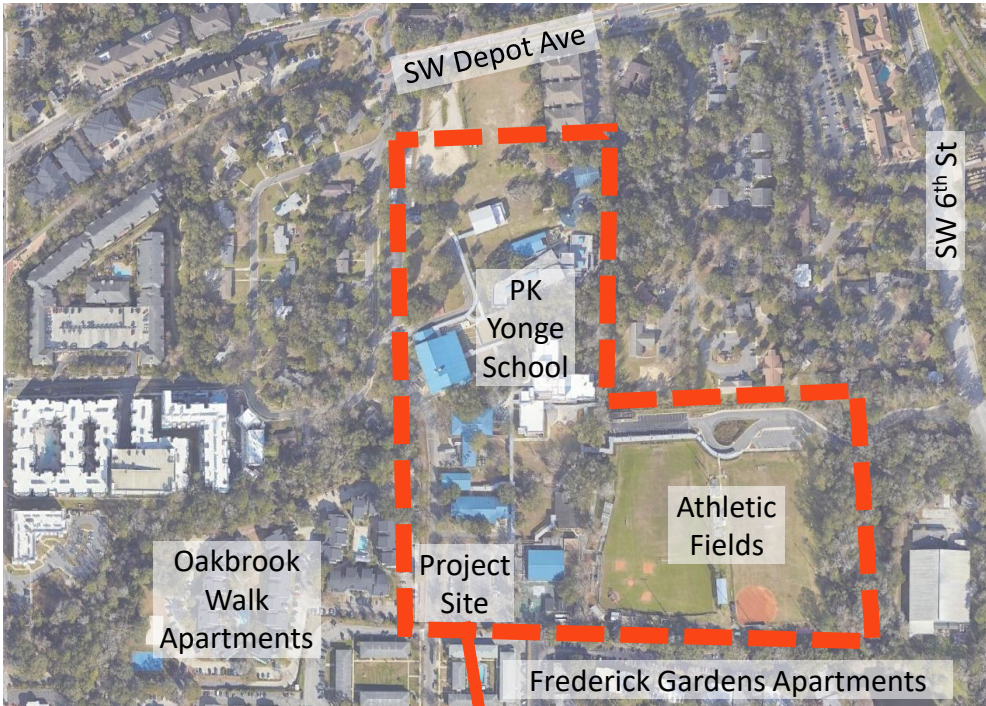


UF-677 PK Yonge Gymnasium

Keith Humphreys, Project Manager, Planning, Design & Construction

Project Overview

- Project is located on the PK Yonge Campus, between SW Depot Ave and SW 16th Ave.
- Includes demo to the gymnasium originally built in 1957. In 2007 the FL Dept. of Education recommended replacing the gym rather than renovating it.
- The existing gymnasium will remain until the new facility is completed.



Site Plan

- The placement of the new gym was determined by a feasibility study with input from the user group. Additionally, the need to use the old gym while the new one was built was imperative.
- The site layout is cohesive with the rest of the school as the new gym will face into the campus and is designed with the same elements as the other new buildings on campus.
- First time to the committee.



Building Design

- The new gym is 1 and 2 stories combined with the court being the 2 stories. The building will incorporate the same elements as the new middle / high school with red and brown brick and similar paint colors.
- This rendering is the latest design but may still have minor adjustments.
- Other than Building E and Building P (the existing gym), there are no structures older than 29 years with most being 10 to 15 years old.



Building Design

- The new gym will have capacity for a thousand spectators. There will be a concessions stand, multiple locker rooms, offices, storage rooms, training rooms, weight room, and air conditioning.
- The parking has increased to 139 off street parking spots (including 5 HC spots) and 6 on street parking spots.
- The new gym is ADA compliant.
- Bike parking will be added.



Florida Division of Historic Resources (FDHR)

- Submitted for Consultation on April 9, 2025
- FDHR requested evaluation to determine significance of building
- Contracted with Archeological Consultants, Inc to complete analysis
- Determined that no historic properties affected and no further work needed
- Findings submitted to FDHR for review and comment

7. CONCLUSIONS

The purpose of this investigation was to record and assess the significance of the gymnasium located at 1080 SW 11th Street in Gainesville, Florida in terms of eligibility for listing in the NRHP. The project involves the demolition of the P.K. Yonge Gymnasium building. It will later be replaced with a new building located within the parking lot west of the existing gymnasium. Based on the scale and nature of the activities, the project has a limited potential for any direct (physical, visual, or audible) or indirect effects outside the immediate footprint of construction. This Historic Structure Survey was conducted in October 2025. No archaeological field survey was undertaken for this project. All work was carried out in accordance with the *NHPA* of 1966 (Public Law 89-665, as amended) and the implementing regulations (*36 CFR 800*) as well as with the provisions contained in Chapter 267 *FS* and meets the specifications set forth in Chapter 1A-46, *FAC*. The report was prepared in conformity with the standards contained in the FDHR's Cultural Resource Management Standards and Operational Manual (FDHR 2003).

The historical/architectural field survey resulted in the identification and evaluation of one historic resource (8AL07639) within the APE. Although the resource is associated with the P.K. Yonge DRS, the resource is not associated with events that have made a significant contribution to the broad patterns of our history and as such does not appear eligible for listing in the NRHP under Criterion A. The resource is part of a school named for P.K. Yonge, and while he may be significant at a state level due to his work at the State Board of Control, he is associated with the building in name only as he died in 1934 and the building was constructed ca. 1958. In addition, the resource is also associated with Wilbur Hoskins, former athletic director and coach, though he is not considered demonstrably important within a local, State, or national historic context. As such, the resource does not appear eligible for listing in the NRHP under Criterion B. Furthermore, the resource does not embody distinctive characteristics of a type, period, or method of construction and as such does not appear eligible under Criterion C. As a result, the P.K. Yonge Gymnasium (8AL07639) does not appear eligible for listing in the NRHP either individually or as part of an historic district. Therefore, it is the professional opinion of ACI that the proposed project will result in no historic properties affected. No further work is recommended.



UF-677 PK Yonge Gymnasium

Compliance with Master Plan

- Not located within a Historic District or Historic Impact Area
- Not individually registered as a historic building
- Compatible with historic structures in the area
- Will complete any required mitigation efforts required by the FDHR (Policy 1.5.4, Urban Design Element)



Motion to forward the project to the VP for Construction, Facilities and Real Estate with a recommendation to approve as presented.

UF-677

PK YONGE GYMNASIUM



CMP 2020-2030: Amendment #2

December 2025

Campus Master Plan

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CMP 2020-2030: Amendment 2 December 2025

- Amends 10-Year Capital Projects List
 - Amends Future Land Use Map
 - Conservation Area Boundaries based on GPS field verification
 - Accommodate planned construction projects
 - Adds the Gerold L. Schiebler Center property to the CMP
 - This amendment does not impact the CDA or trigger statutory thresholds for agency review and public hearing adoption process
 - Amendment #1, June 2021
 - Modified Future Land Use at McCarty Woods
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Capital Projects Update

- Must include projects with State and Bond funding
 - Deferred Maintenance and CIP Requests
- Must include projects from the Educational Plant Survey
- Key projects added that were not included in the Dec. 2020 10-Year Capital Projects List:
 - Chemical Engineering Renovation and Remodeling
 - New Music Building
 - Florida Gym Renovation
 - Housing Master Plan Projects with Disability Research Center
 - Recreation Master Plan Projects
 - IFAS Lakewatch Building
 - Flavet Outdoor Recreation Complex
 - Hamilton Center Site Utilities



Table 2-1 Proposed Capital Projects by Land Use, 2020-2030: Campus Development Agreement Status

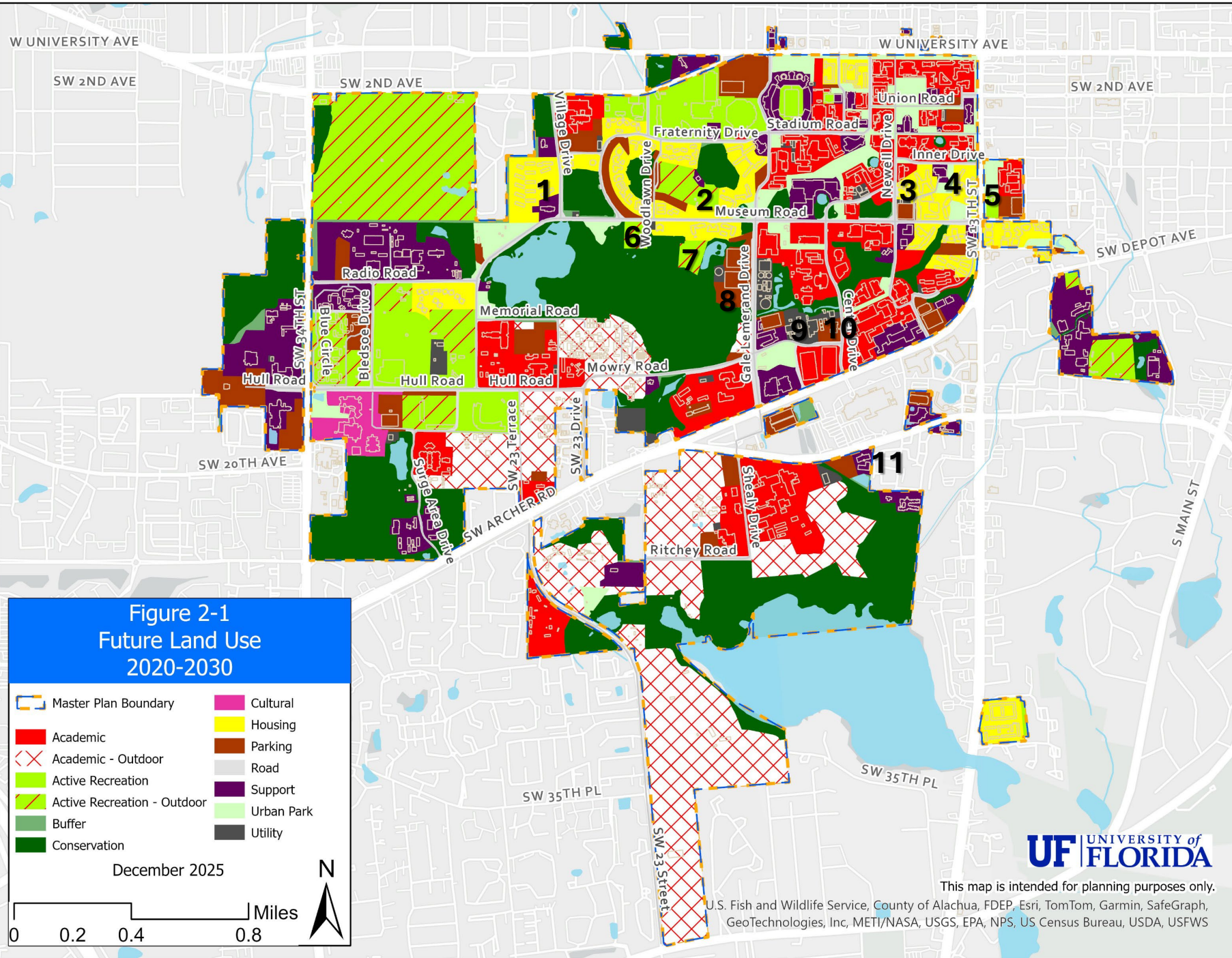
UF Main Campus Space Type	Total CDA Authorized 2020-2030 (Net New GSF)	Built & Planned 2020-2030 CMP Amendment Dec. 2025	Balance Remaining 2025-2030
Academic / Academic-Outdoor	1,254,950	712,491	542,459
Active Recreation / Active Recreation-Outdoor	227,841	260,684	(32,843)
Support/Clinical and Cultural	577,157	367,768	209,389
Housing	178,570	941,396	(762,826)
Urban Park	2,160	1,293	867
Utilities	57,900	-	57,900
TOTAL	2,298,578	2,283,632	14,946

CDA allows authorized space to reallocate between categories but NOT to exceed the total authorized GSF

Parking Spaces: Campus Development Agreement Status

	Parking Change 2020-2030	Authorized Parking Balance Remaining December 2025
CDA Authorized 2020-2030		1,000
Garage 14*	825	175
Malachowsky Hall	-321	496
Florida Ballpark	464	32
Public Safety	-56	88
Football Training Facility	50	38
Inner Road	-66	104
Baby Gator Lake Alice	1	103
Flavet Recreation	-225	328
TOTAL		
Jan. 2020 - Dec. 2025	672	

* Garage 14 exceeded the authorized limit of the 2015-2025 Campus Development Agreement by 825 spaces that were authorized by the 2020-2030 CDA (garage opened Feb. 2020)



Future Land Use Changes

- General: Conservation Area boundaries updated based on 2022 GPS field verification
- Lake Alice Baby Gator: *Housing to Support*
 - Flavet Recreation: *Housing to Active Rec-Outdoor*
 - Rawlings Hall: *Active Rec to Housing*
 - Broward Dining: *Urban Park to Support*
 - Norman Field: *Academic/Research to Active Rec*
 - Lake Alice Field: *Conservation to Active Rec-Outdoor*
 - Hume Field: *Conservation to Active Rec-Outdoor*
 - Large Commuter Lot: *Utility to Parking*
 - Cogen Plant: *Urban Park and Parking to Utility*
 - Shepard Broad Bldg: *Academic/Research to Parking*
 - Added CMS Property: *Support and Green Space Buffer*

Table 2-2: Comparison of Future Land Use – Main Campus

Land Use Classification	Adopted 2020-2030 as Amended June 2021 (Acres)	FLU25-1 Change (Acres)	Proposed 2030 Land Use Total (Acres)
Academic	276.6	-5.4	271.2
Academic- Outdoor	302.9	-3.1	299.8
Active Recreation	89.3	-0.4	88.9
Active Recreation - Outdoor	172.1	10.2	182.3
Buffer	19.6	-0.1	19.5
Conservation	457.1	6.0	463.1
Cultural	19.5	0.0	19.5
Housing	128.7	-5.1	123.5
Parking	105.6	3.4	109.0
Road	82.4	-1.1	81.3
Support/Clinical	194.2	3.6	197.8
Urban Park	79.4	-5.0	74.4
Utility	26.9	-0.1	26.8
TOTAL	1954.3	2.7	1957.0

Additional acreage due to Gerold L. Schiebler Center addition

Gerold L. Schiebler Center Property

- 1699 SW 16th Avenue
- 2.51 Acres +/-
- Two existing buildings of 41,653 sq.ft. of medical office space
- Current City of Gainesville Designations
 - “Office” Future Land Use
 - “Medical District” Zoning
- Proposed UF Future Land Use
 - Support/Clinical
 - Green Space Buffer (stormwater feature)
- No UF Planned Changes to Facilities or Use
- Future Development to be governed by Campus Master Plan and UF development review processes



Motion to forward the Campus Master Plan Amendment #2 to the VP for Construction, Facilities and Real Estate with a recommendation to approve as presented.

QUESTIONS?

