

Lakes, Vegetation, and Landscaping Committee

August 7th, 2025, at 9:00am

Planning, Design & Construction Division, 245 Gale Lemerand Drive

Gainesville, FL 32611

Planning Design & Construction Conference Room, Stadium 225

Agenda

ITEM	PRESENTERS	TIME*	ACTION
Adoption of Agenda & Minutes	Chair	9:00 – 9:05	<u>Approval</u>
Introductions	Chair	9:05 – 9:10	<u>Information</u>
Chairs Report/ Committee Protocols and Code of Conduct	Chair	9:10- 9:15	<u>Information</u>
<u>Information</u>			
PL00507 Lake Wauburg Master Plan	Andrew Meeker	9:15 – 9:30	<u>Information</u>
<u>Minor Projects</u>			
MP09130, MP09139, MO09143 Maguire and University Village Demolition	Stephen Caron & Alex Gauthier	9:30 – 9:55	<u>Approval</u>
MP09451 Graham Commons Demolition	Kate Farmer	9:55 – 10:20	<u>Approval</u>
<u>Major Projects</u>			
UF-318 Dental Science Building (Schematic Design)	Jim Vignola	10:20-10:40	<u>Approval</u>
<u>Other Business</u>			
Landscaping and Natural Resource Projects	Tom Schlick & Jordan Benton	10:40 – 10:50	<u>Information</u>
Member Comments		10:50-10:55	<u>Information</u>
Public Comments on items not on the agenda (3 minutes per speaker)		10:55- 11:00	<u>Information</u>
Adjournment		11:00	

* Times are approximate

Next Meeting – September 4th, 2025

Committee Protocols and Code of Conduct

Purpose:

The University of Florida is committed to promoting transparency and opportunity for public comment regarding the governance of the University of Florida. This committee also respects the time of its member volunteers and its need to conduct business in an orderly fashion.

Protocols:

- **Comments on Agenda Items:** The Committee Chair will ask for public comment prior to a vote being taken on an agenda item. Such comment will be limited to 3 minutes. This time limit may be extended or shortened (at the discretion of the Chair) depending upon the number of speakers. Speakers will be asked to identify themselves. Only one speaker will be permitted to speak at a time. A group of individuals wishing to address the committee on a common proposition may be asked to designate a representative to speak on its behalf to ensure the orderly presentation of information to the committee.
- **Comments on Non-Agenda Items:** Committee agendas will provide a time for public comment on items NOT on the agenda, and such comment will be limited to 3 minutes. This time limit may be extended or shortened (at the discretion of the Chair) depending upon the number of speakers. Speakers will be asked to identify themselves. Only one speaker will be permitted to speak at a time. A group of individuals wishing to address the committee on a common proposition may be asked to designate a representative to speak on its behalf to ensure the orderly presentation of information to the committee.
- **Request to Place an Item on the Agenda:** A request to place an item on the committee meeting agenda must be submitted to the Committee Chair no later than two business days or forty-eight hours in advance of the committee meeting scheduled. Speakers must specify the topic and relevance to the committee's charge as outlined in the [Faculty Senate Bylaws](#). Placement of items on the meeting agenda is at the sole discretion of the Chair.

Decorum:

- Order must be preserved and disruptive behavior will not be tolerated.
- No person shall, by speech or otherwise, delay or interrupt this meeting.
- The Committee Chair may enforce the rules of decorum.
- In the event the Committee Chair requests the removal of an individual or individuals, the Chair will take the following steps:

- Warn the individual that their conduct is disrupting the meeting; if it continues they will be asked to leave the meeting.
- If the conduct continues, may revoke the individual's right to attend or speak at the meeting and direct the dedicated staff to remove the individual from the room.

Disruptive Behavior that violates the rules of Decorum includes, but is not limited to:

- Using obscene, profane or vulgar language
- Refusal to leave podium, microphone or relinquish the floor when requested to do so
- Outburst of approval or disapproval
- Creating noise in sidebar conversation, electronic device, or other means which interrupts a speaker or staff, or makes it difficult for others to participate in the meeting
- Jeers or heckling which interrupt a speaker or staff
- Conduct creating danger to another's property or person
- Provoking or engaging in a fight
- Violent or tumultuous conduct threatening the safety of another

Access:

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in a Committee meeting is asked to advise the ADA Office at least 5 days before the meeting by contacting the UF ADA Office at, at adaservices@ufl.edu or (352) 294-8720. Individuals who are deaf, hard of hearing, or who have a speech disability may contact the ADA Office using the Florida Relay Service 1(800) 955-8771 (TDD) or 1(800) 955-8770 (Voice).

MINUTES

University Lakes, Vegetation and Landscape Committee

July 3rd, 2025 at 9:00 AM

Planning, Design & Construction Division, 245 Gale Lemerand Drive

Members attending:

Adam Dale – Assistant Professor, Entomology and Nematology Department
Linda Dixon – Director, Planning, Design & Construction
Rachel Mallinger – Assistant Professor, Entomology and Nematology Department
Nancy Chrystal-Green – Assistant Vice President, Student Engagement
Ryan Klein – Assistant Professor, Environmental Horticulture
Gregg Clarke – Director of Operations, Facilities Services
Wesley Freeman – Student

Members not attending:

Gail Hansen De Chapman – Environmental Horticulture – Chair
Fernando Alferez – Assistant Professor, Citrus Horticulture
David Conser – City of Gainesville – City Arborist
Lucas Majure – Assistant Curator, FLMNH
Tim Martin – Associate Professor, School of Forest Resources and Conservation
Cydney McGlothlin – AVP, Planning, Design & Construction
Gerardo Nunez – Assistant Professor, Horticultural Sciences
Pawel Petelewicz – Assistant Professor, Agronomy Department
Brandi Renton – Associate Vice President, Business Affairs
Tom Schlick – Assistant Director of Grounds, Facilities Services
Matt Williams – Director, Office of Sustainability
Monika Oli – Master Lecturer, Microbiology and Cell Science
Latrell Simmons – UFPD, Major, Support Services Division & Community Service Division

Visitors attending:

Rick Falcon – Planning, Design & Construction
Adam Hall – Sr. Planner, Planning, Design & Construction
Kate Farmer – Project Manager, Planning, Design & Construction
Thomas Feather – Project Manager, Planning, Design & Construction
Milisa Williams – Project Manager, Planning, Design & Construction
Stephen Caron – Project Manager, Planning, Design & Construction
James Vignola – Project Manager, Planning, Design & Construction
Audrie Natwick – Academic Programs Specialist, College of Veterinary Medicine
Robert Drumheller – Operations Manager, Thermal Services
Charles Cammin – Assistant Director, Electrical Systems
Jordan Benton – Assistant Director of Business Operations, Facility Services
Kaylee August – Office of Sustainability
Taylor Mott Elton – PPD Utilities
Tom Wannen – Hunton Brady
Elizabeth McAlister – JB Pro
Scott Knight – WSI
Chris Purdy – Smith Group
Derek LaMontagne – Visitor

The meeting commenced with visitor Derek LaMontagne expressing his concerns about transparency and documentation for the meeting, particularly regarding the lack of materials being posted online. The issue was acknowledged, and it was explained that the PDC website had gone a major update that caused technical difficulties such that the agenda and back-up materials were not posted until shortly before the meeting. However, the date, time and place of the meeting was posted as typical in advance of the meeting along with contact information to request the agenda and materials. The issue was already reported to the IT department prior to the meeting so that the website could be corrected with urgency. Committee members were also notified of the issue prior to the meeting and encouraged to share materials as requested. The committee decided to proceed with the meeting as they were advised they met minimum legal requirements with the current information that was available on the website and noted Derek's concerns.

I. Adoption of Agenda and Minutes

Motion: Ryan Klein made a motion to adopt the agenda and approve the June minutes.

Second: Rachel Mallinger

Motion Carried Unanimously

II. MAJOR PROJECTS

UF- 318B – Dental Science Building Envelope Replacement

PRESENTING: Kate Farmer

DISCUSSION: Kate Farmer presented plans to remove the brick facade from the Dental Science Building and replace it with aluminum composite material panels, requiring the removal of 16 trees including 15 palm trees and one cypress tree. The project has been expanded from maintenance repairs to a full facade replacement, necessitating scaffolding installation and tree removal due to safety concerns with boom lifts. Jim Vignola mentioned that the related 318A addition project will also require tree removal, with both projects being considered comprehensively for total impact assessment, though they will be presented separately to the board. Ryan raised concerns about low mitigation fees for tree removals, which Adam Dale acknowledged needs addressing in the future.

Motion: Rachel Mallinger made a motion to approve the project as presented.

Second: Ryan Klein

Motion Carried Unanimously

UF- 705 – Student Housing and Disability Resource Center

PRESENTING: Kate Farmer

DISCUSSION: Kate Farmer presented the project which will replace 622 beds with 2,200 beds across four buildings and a new Disability Resource Center facility. The project, scheduled for completion in 2028 and 2029, will be built in two phases with the DRC included in the first phase, and will include dining facilities and maintain existing pedestrian paths through the site. The development team outlined measures to protect Graham Pond and the surrounding environment, including silt fence installation, stormwater surveys, and coordination with the St. Johns River Water Management District.

Kate explained that while no trees would be removed before the tree survey next month and demolition wouldn't start until mid-September, some trees near Simpson and Graham Halls would need to be removed during demolition. The committee agreed this was an informational presentation only and would not vote at this stage, with Rachel and others expressing concern about voting on tree removals without full context.

Motion: N/A

Second: N/A

Information was accepted and approval will be considered pending the next meeting's presentation has detailed tree survey.

III. MINOR PROJECTS

MP08959 – Jennings Creek Headwall Repair and Restoration

PRESENTING: Milisa Williams

DISCUSSION: Milisa and Elizabeth McAlister presented on the Jennings Creek head wall repair project, which is scheduled to begin construction in late fall or early winter. The project's purpose is to address the failed head wall at Jennings Creek, adjacent to Museum Road, which is causing erosion and safety concerns. The proposed solution involves replacing the head wall, stabilizing creek banks, and installing rock-lined step pools to slow water flow. Scott Knight from WSI explained that 69 trees, including 4 heritage trees, will be removed to facilitate construction and reconstruction of the site slopes. The project is aligned with the Lake Alice Watershed Management Plan and aims to ensure safety and prevent further costly damage.

Scott explained that the trees would be removed due to erosion and instability, with a mitigation fee of \$22,000. The project aims to replant native species in two community types: upland hardwood forest and floodplain swamp. Ryan raised questions about tree sizes, irrigation, and the accuracy of tree grades, which Scott addressed. The group discussed the use of mitigation funds, with Nancy clarifying that the university, not LVL, collects these funds. Rachel inquired about the main reasons for the project, which Scott explained were life safety issues and

infrastructure damage. Elizabeth mentioned the project would benefit Lake Alice by reducing phosphorus runoff and allowing for safer maintenance of the area by facility services staff.

The committee discussed tree removal plans with Scott explaining that invasive species and native trees were identified for removal, though some invasive species had already been taken down. Adam raised concerns about maintaining the space's natural and conservation-focused character rather than prioritizing aesthetics, to which Scott responded that they had selected species typical to North Central Florida while avoiding commonly used native plants. Ryan highlighted the importance of properly protecting heritage trees, and Elizabeth confirmed that five trees near Museum Road were marked for protection, with detailed information about their species and size to be provided.

Scott explained that equipment would primarily access the site from the west side due to constraints on the east side and described plans to install sheet pile walls to prevent future erosion. The committee agreed to approve the project with specific conditions that need to be met.

Motion: Rachel Mallinger made a motion to approve the project as presented. Conditions for approval are: focus on tree planting with minimal mitigation funding, enhanced protection of heritage trees, ensuring appropriate nursery stock quality, and installation of temporary irrigation systems.

Second: Ryan Klein

Motion Carried Unanimously

MP09458 – McKnight Inst. Creek Sediment and Erosion Control
PRESENTING: Milisa Williams

DISCUSSION: Milisa presented the project to address creek sediment and erosion control issues near the McKnight Brain Institute. The project, scheduled for late fall through early winter, aims to prevent further undermining of the loading dock and stabilize the stream bank. The design team, Scott and Elizabeth, assisted with presenting plans to remove sediment deposits, install gabion baskets and geotextile bags for slope stabilization, and address an existing wastewater pipe crossing. The project was identified as critical in the Lake Alice Watershed Management plan, and while it will require the removal of 25 trees, most are small, and the work will be less impactful than on the Jennings project.

The committee reviewed a tree planting proposal for 25 trees, with a mitigation fee of \$6,000 or 22 replacement trees. Scott presented plans to plant larger, longer-lived tree species representative of the local upland hardwood forest and floodplain swamp species. The group discussed concerns about geotextile bags for planting, with Ryan raising questions about root girdling from synthetic materials. Elizabeth agreed to follow up with the manufacturer about root compatibility. The committee approved the project with a motion to include kiosks for public

education about conservation efforts, and agreed to carry over previous recommendations on irrigation, nursery stock quality, and tree protection.

Motion: Rachel Mallinger made a motion to approve the project as presented. Conditions for approval are: include kiosks for public education about conservation efforts, focus on tree planting with minimal mitigation funding, enhanced protection of heritage trees, ensuring quality of planting materials, and installation of temporary irrigation systems.

Second: Ryan Klein

Motion Carried Unanimously

IV. OTHER BUSINESS

The committee discussed concerns about project MP07942 surge area flooding project, with multiple committee members receiving emails expressing opposition due to tree removals, including heritage trees, and perceived procedural issues.

The committee decided to table the project discussion and schedule a follow-up meeting in two weeks to allow proper review while minimizing delay to the ongoing construction.

They agreed on a follow-up meeting on Thursday, July 17th at 9 AM.

Chair Report

No report.

Gail Hansen de Chapman

There being no further business for discussion, the meeting adjourned at 11:11 AM.

MINUTES

University Lakes, Vegetation and Landscape Committee

July 17th, 2025 at 9:00 AM

Planning, Design & Construction Division, 245 Gale Lemerand Drive

Members attending:

Gail Hansen De Chapman – Environmental Horticulture – Chair
Linda Dixon – Director, Planning, Design & Construction
Rachel Mallinger – Assistant Professor, Entomology and Nematology Department
Nancy Chrystal-Green – Assistant Vice President, Student Engagement
Ryan Klein – Assistant Professor, Environmental Horticulture
Gregg Clarke – Director of Operations, Facilities Services
Tom Schlick – Assistant Director of Grounds, Facilities Services
Matt Williams – Director, Office of Sustainability
Latrell Simmons – UFPD, Major, Support Services Division & Community Service Division

Members not attending:

Adam Dale – Assistant Professor, Entomology and Nematology Department
Fernando Alferez – Assistant Professor, Citrus Horticulture
David Conser – City of Gainesville – City Arborist
Lucas Majure – Assistant Curator, FLMNH
Tim Martin – Associate Professor, School of Forest Resources and Conservation
Cydney McGlothlin – AVP, Planning, Design & Construction
Gerardo Nunez – Assistant Professor, Horticultural Sciences
Pawel Petelewicz – Assistant Professor, Agronomy Department
Brandi Renton – Associate Vice President, Business Affairs
Monika Oli – Master Lecturer, Microbiology and Cell Science
Wesley Freeman – Student

Visitors attending:

Rick Falcon – Planning, Design & Construction
Adam Hall – Sr. Planner, Planning, Design & Construction
Frank Javaheri – Director of Construction, Planning, Design & Construction
Francisco Oquendo Hernandez – Assistant Director of Construction, Planning, Design & Construction
Jamie Lindsey – Architectural Designer, Planning, Design & Construction
Thomas Feather – Project Manager, Planning, Design & Construction
Andre Ferraro – Project Manager, Planning, Design & Construction
Stephen Caron – Project Manager, Planning, Design & Construction
James Vignola – Project Manager, Planning, Design & Construction
Charles Cammin – Assistant Director, Electrical Systems
Shailendra Singh – Senior Director, Environmental Health & Safety
Chris Carlson – Associate Director, Environmental Health & Safety
Kayla Cone – UFPD
Elizabeth McAlister – JB Pro
Scott Knight – WSI
Derek LaMontagne – Visitor

The committee held a special meeting to discuss project MP07942, which was not addressed in the previous July 3rd meeting.

Gail explained that only the project discussion would take place, with no other business or reports.

I. Adoption of Agenda and Minutes

Motion: N/A

Second: N/A

No agenda or minutes to approve as this is a continuation to the July 3rd meeting.

II. MAJOR PROJECTS

N/A

III. MINOR PROJECTS

MP07942 – Health Center Surge #4 Flooding Issues

PRESENTING: Stephen Caron

DISCUSSION: Stephen and Elizabeth McAlister, from JB Pro, presented the project addressing flooding issues in the Surge Area that began in 2020 when problems were reported with an existing stormwater basin. The team discovered discrepancies between the permitted and actual construction, leading to temporary fixes and ongoing maintenance challenges. The site's topography was affected by the construction of railroad tracks, which disrupted natural water flow and exacerbated flooding. Elizabeth noted that some buildings were demolished due to water intrusion issues, and the team continues to address flooding through maintenance and temporary solutions while planning for a more permanent fix.

Elizabeth presented a comprehensive overview of the project. She explained how it evolved from a localized flooding solution to a holistic approach, considering factors such as property damage, environmental impact, and the renovation of the Nuclear Field Building. The proposed plan includes expanding an existing stormwater basin, constructing new swales and a treatment wetland, and rerouting roof drains to improve water flow and quality. Scott Knight, from WSI, was discussed the tree removal aspect, emphasizing the team's willingness to explore alternative solutions to minimize tree loss while achieving the project's goals.

Scott talked about the impact of a stormwater infrastructure project on local trees, particularly heritage trees. He explained that 30 trees would be removed, including 5 heritage trees, to make way for swales, a treatment wetland, and conveyance features. The project team emphasized their intention to replant native vegetation, including 33 new trees, to offset the removals and

improve water quality. Scott also discussed the challenges of managing localized flooding in the area due to flat building slabs and lack of surface conveyance. He encouraged feedback on planting recommendations from the LVL Committee and expressed openness to considering alternative species, if suggested.

The committee discussed concerns about parking under heritage live oak trees, with Gail noting that 4 cars regularly park under the trees, which could be damaging their roots. The group agreed to consider installing bollards to prevent parking under the trees, and Rachel clarified that the proposed basin work would not extend past the existing fence line into the Natural Area Teaching Labs (NATL).

The committee discussed the flooding issue at the pond south of the railroad track, which was constructed by the College of Engineering for research purposes. Charles Cammin explained that the area was not intended to be a formal pond and had created flooding issues due to the installation of railroad tracks. Charles noted that they are developing a team focused on stormwater issues and working with WSI to address impaired water bodies like Lake Alice. They also discussed tree retention and removal for the project, focusing on balancing life safety and regulatory issues with preservation efforts. Ryan provided guidance on how close construction could safely approach certain trees, particularly the hickories and chestnut oak, suggesting 6-10 feet clearance on one side would be acceptable. The team agreed to explore retaining these trees, with Elizabeth noting they would likely need irrigation. Scott explained the project's history and constraints, including existing utilities and a shallow depression area that affects drainage.

Gail raised questions about extending the basin's edge, which Scott addressed by highlighting the presence of large trees and utilities in the area.

The committee shifted focus to parking and stormwater management near the road. Elizabeth and Gail observed cars parked unofficially on a grassy slope, and Gail suggested expanding the basin area could impact this parking. Elizabeth noted that accommodating unofficial parking would require removing more trees. The committee agreed to consult the Transportation and Parking committee about official parking designations, as the current parking map did not show any official spots in the area they were discussing. Linda mentioned previous discussions with TAPS about formalizing parking areas and potentially using gravel, which Elizabeth pointed out would still be considered impervious surface.

Motion: Ryan Klein made a motion to approve the project as presented. Conditions for approval are: Retain the Hickory and Swamp Chestnut trees, on the southwest corner of Basin C, with tree protection zones to be established and maintained, and to implement supplemental irrigation after project completion. Also to keep the parking area as is, without expansion, as the existing parking spaces are rarely full.

Second: Rachel Mallinger

Public Comment

Derek raised concerns about trees 32 and 33 (as identified in the project presentation), noting that tree 32 is particularly important and should be saved. He expressed his concern about removing shade-providing trees near parking areas and requested alternative designs to preserve them. Elizabeth explained design constraints, including elevation limitations and the need for horizontal space for the basins.

Motion Carried Unanimously

IV. OTHER BUSINESS

N/A

Chair Report

Gail Hansen de Chapman

No report.

There being no further business for discussion, the meeting adjourned at 10:22 AM.