
August 7, 2025 Lakes, Vegetation and Landscaping Committee Meeting

MASTER PLANNING

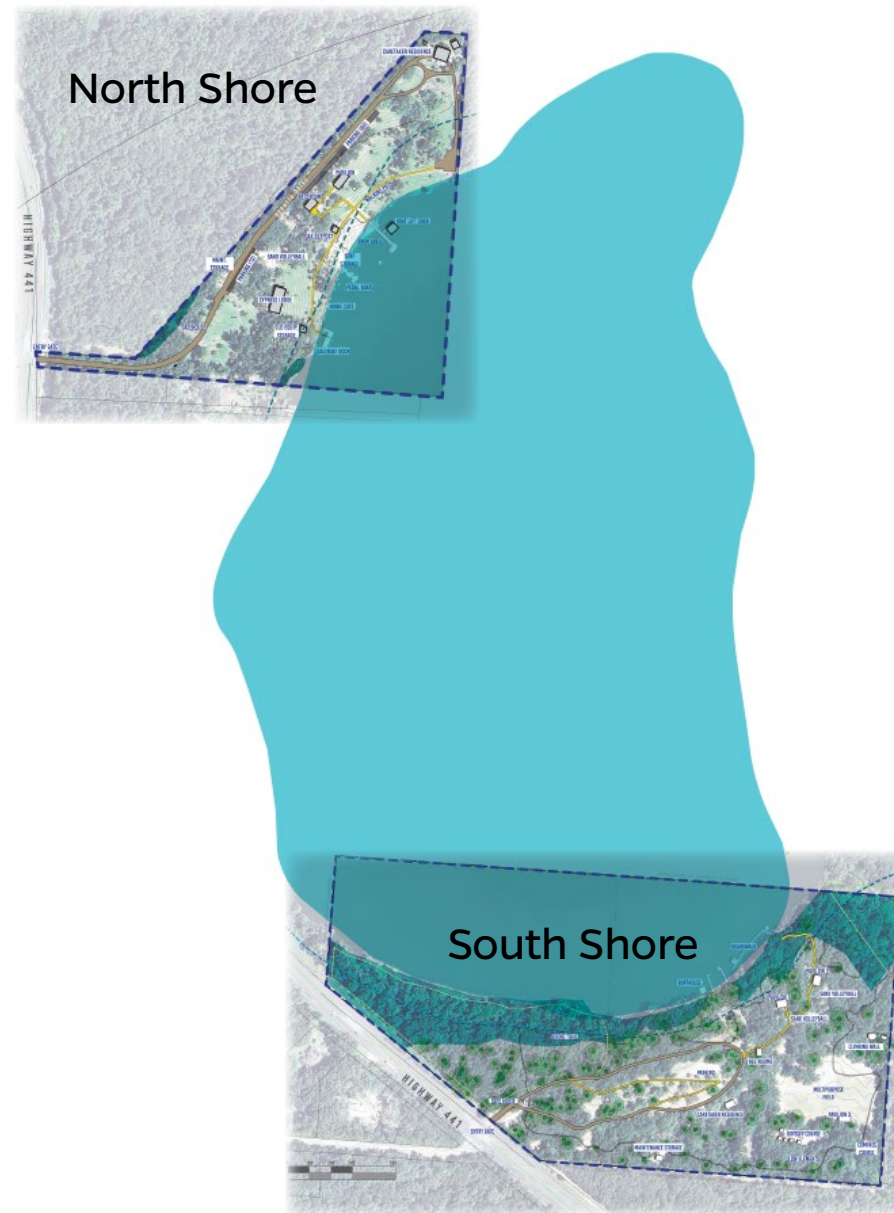


PLO0507 Lake Wauburg Master Plan

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

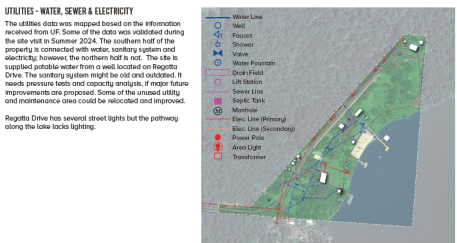
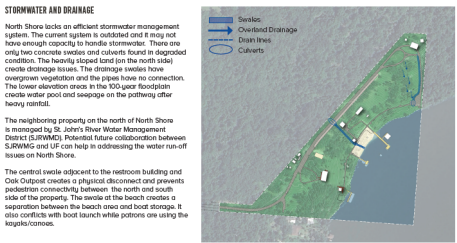
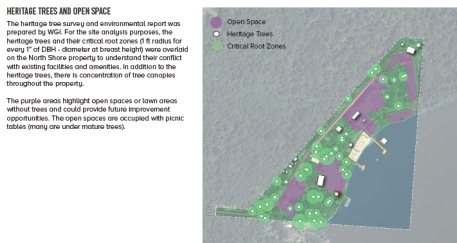
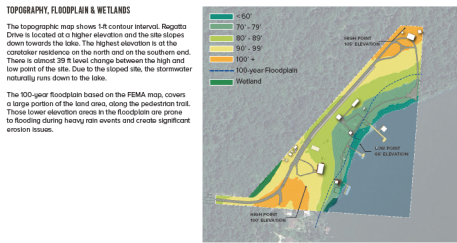
August 2024

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

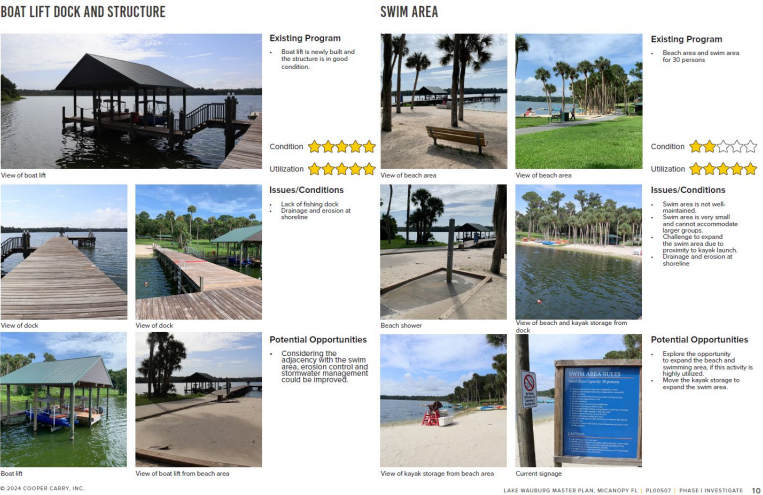
EXISTING FACILITIES & UTILITIES - NORTH SHORE



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. Improve connectivity, clean up grass/weeds, enhancements to create amphitheater, improve water access and views
Terraces & Waterfront	★★★★	LOW	Located near parking. Provides lake view and connected to boardwalk		



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





PLO0507 Lake Wauburg Master Plan

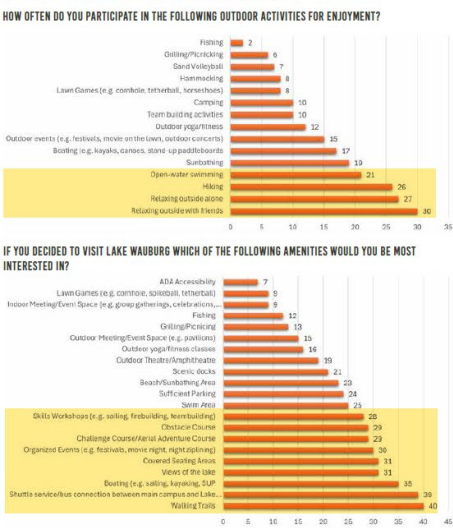
Planning Process

2. Illuminate

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

ONLINE SURVEY 08/27 - 10/15/2024

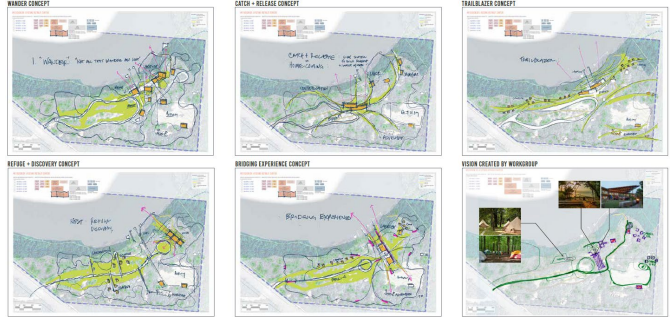
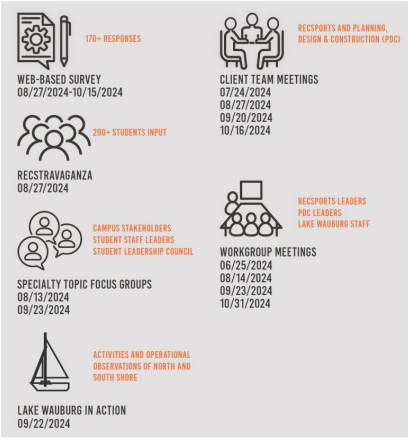
RESULTS - NON-USERS OF LAKE WAUBURG



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 PROVIDE A GENERAL GUIDE TO THE SELECTION OF PRODUCTS THAT WILL BE USED IN THE DESIGN OF THE PROJECT. THE SELECTION OF SPECIFIC PRODUCTS SHALL BE THE RESPONSIBILITY OF THE DESIGNER AND SHALL BE BASED ON THE DESIGNER'S JUDGMENT AND THE NEEDS OF THE PROJECT.



GREEN BENCH WITH METAL FRAME



GREEN TRASH CAN



WOODEN PICNIC TABLE



GREEN METAL FRAME



GREEN METAL CHAIR



GREEN METAL CHAIR

PLANT PALETTE

THE PLANT PALETTE IS A GUIDE TO THE SELECTION OF PLANTS THAT WILL BE USED IN THE DESIGN OF THE PROJECT. THE SELECTION OF SPECIFIC PLANTS SHALL BE THE RESPONSIBILITY OF THE DESIGNER AND SHALL BE BASED ON THE DESIGNER'S JUDGMENT AND THE NEEDS OF THE PROJECT.

GOALS

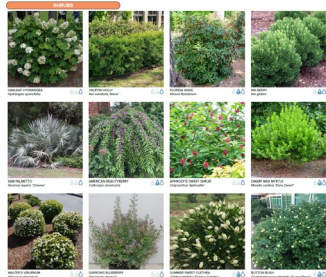
- Provide a wide variety of recreational and leisure opportunities for groups and individuals in a tranquil setting.

PLANT CHARACTER

PLANTS SHOULD BE SELECTED THAT ARE SUITABLE FOR THE CLIMATE AND SOILS OF THE PROJECT. PLANTS SHOULD BE SELECTED THAT ARE EASY TO MAINTAIN AND THAT HAVE A LONG LIFE SPAN.

SYMBOL KEY

- Native Plants
- Non-Native Plants
- Plants Requiring Special Care



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GOALS

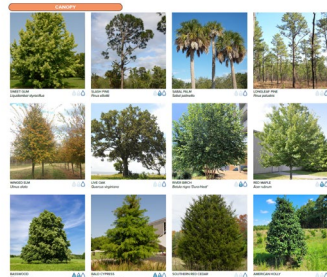
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NORTH SHORE MASTER PLAN



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
	\$396,251
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
	\$3,387,133
PHASE 3	
NS7 - Stormwater Bioswales (50% of total cost)	\$141,612
NS5 - Swim Area Enhancements & Boat Storage Shelves	\$146,720
	\$288,332
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
	\$4,514,643
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
	\$1,063,885
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
	\$1,240,275
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
	\$6,800,280
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
	\$16,666,183
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
	\$351,686
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
	\$2,827,278
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
	\$2,196,373
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

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

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

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

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

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



PL00507 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

PL00507 LAKE WAUBURG MASTER PLAN

*Lakes, Vegetation + Landscape Committee
August 7th, 2025*



MP09130, MP09139, + MP09143 Maguire and University Village Demolition

Alex Gauthier + Stephen Caron, UF PD+C Project Managers

Maguire and University Apartments

Project Overview

- Projects are located at the former Maguire Village between SW 34th Street, Radio Road, Bledsoe Drive, and Hull Road and consists of the demolition of all existing buildings onsite.
- Project site area is approximately 23.52 acres total
- Projects were presented to LVL in December 2024 and January 2025 to review the projects and tree removals associated with the demolition of the buildings.

December 2024: (Per approved minutes)

Motion: Rachel Mallinger made a motion to approve no tree removals until more information is provided, with future tree removals to be presented to the

committee. **Second:** Ryan Klein

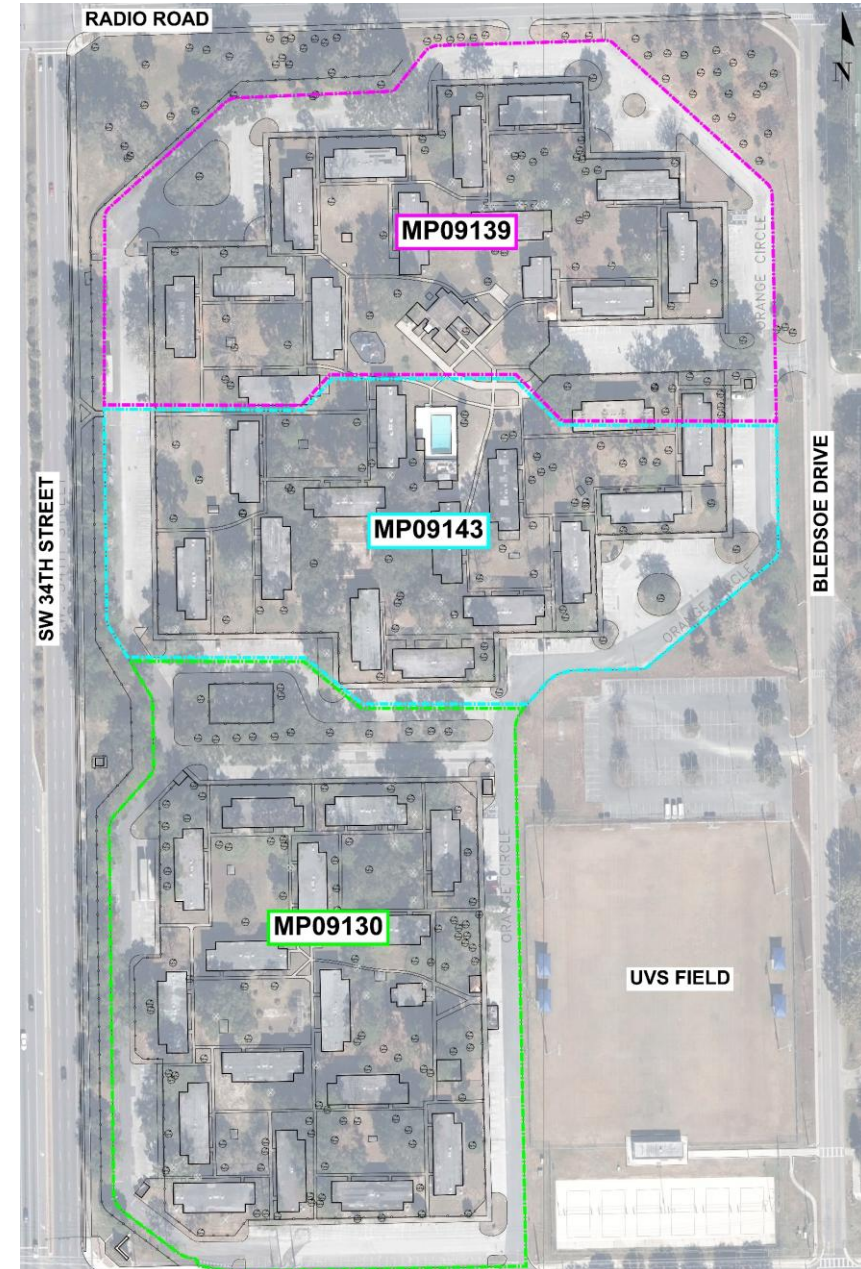
Motion Carried unanimously

January 2025: (Per approved minutes)

Motion: Ryan Klein made a motion to approve as presented with the exception of retaining and protecting one live oak and the sycamores. A portion of the mitigation money is recommended to be spent for structural pruning on retained trees. The memorial garden is to be protected and fenced to insure it does not get affected during the demolition. The committee also recommended penalties to the contractor if found to be going into protection zones or damaging retained trees.

Second: Rachel Mallinger

Motion approved with Monika Oli opposed.

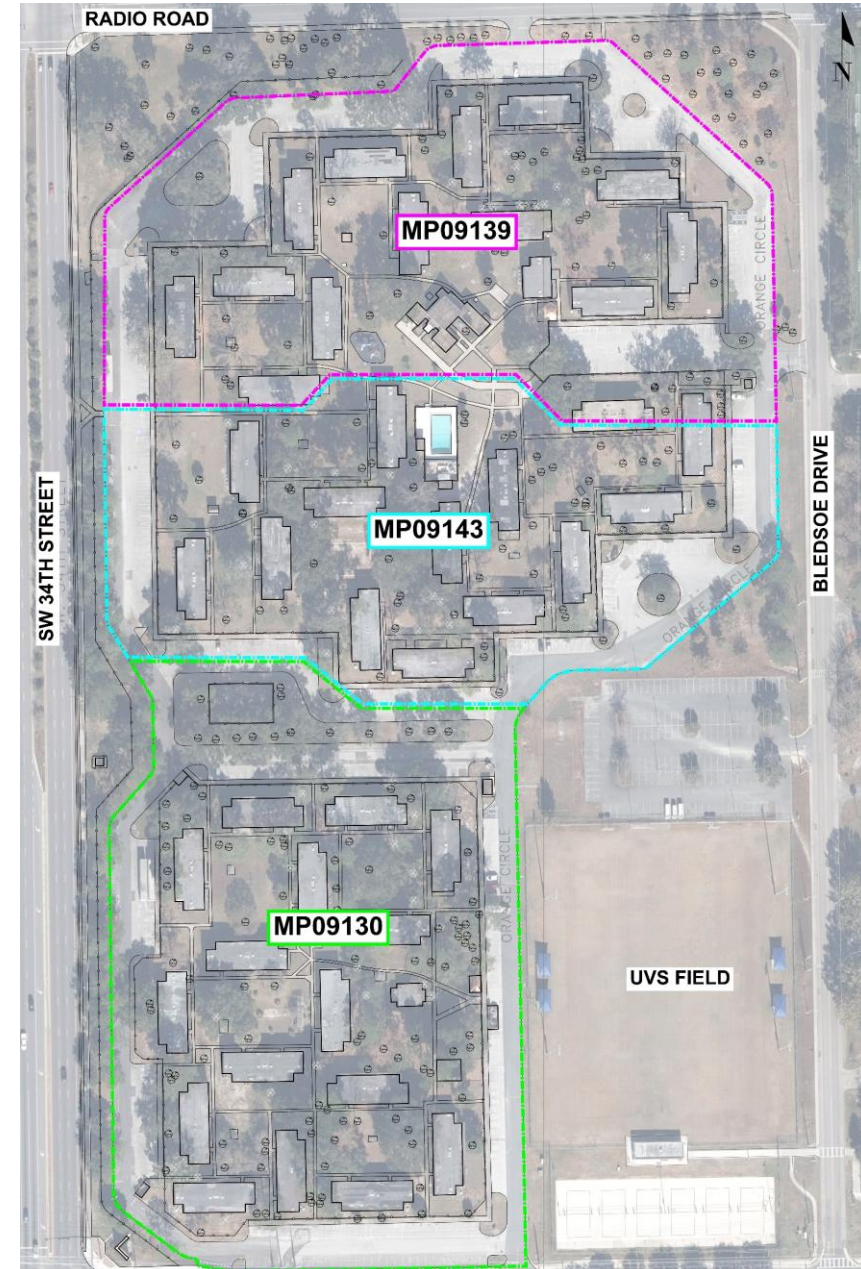


Maguire and University Apartments

Project Overview

Since January:

- Buildings within the boundaries of MP09139 and MP09143 have been demolished and those within MP09130 are in the process of demolition.
- Since previous committee meetings, UF has made the decision that **all underground site utilities (water, sewer, electrical) within the project limits will be demolished** as part of this scope of work. Note: Stormwater infrastructure will remain in place.
- Leaving utilities in place can cause future damage, safety concerns, and costly repairs.

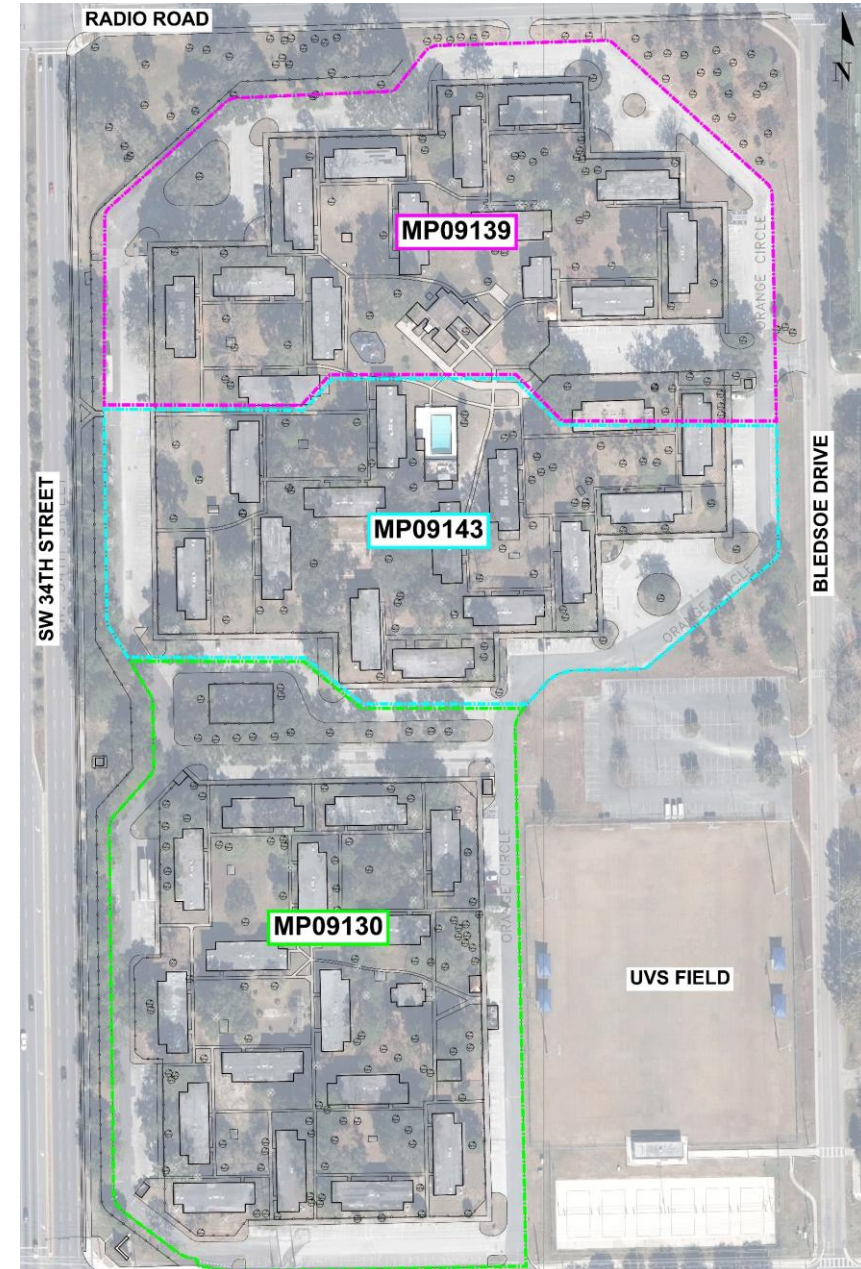


Maguire and University Apartments

Project Overview

Since January:

- The demolition of utilities will cause additional tree impacts.
- The following are Utility Maps provided by UF of the three project areas including existing Electrical, Sanitary Sewer, and Water. These maps have been overlaid with the existing trees (also provided as an additional attachment to this presentation).

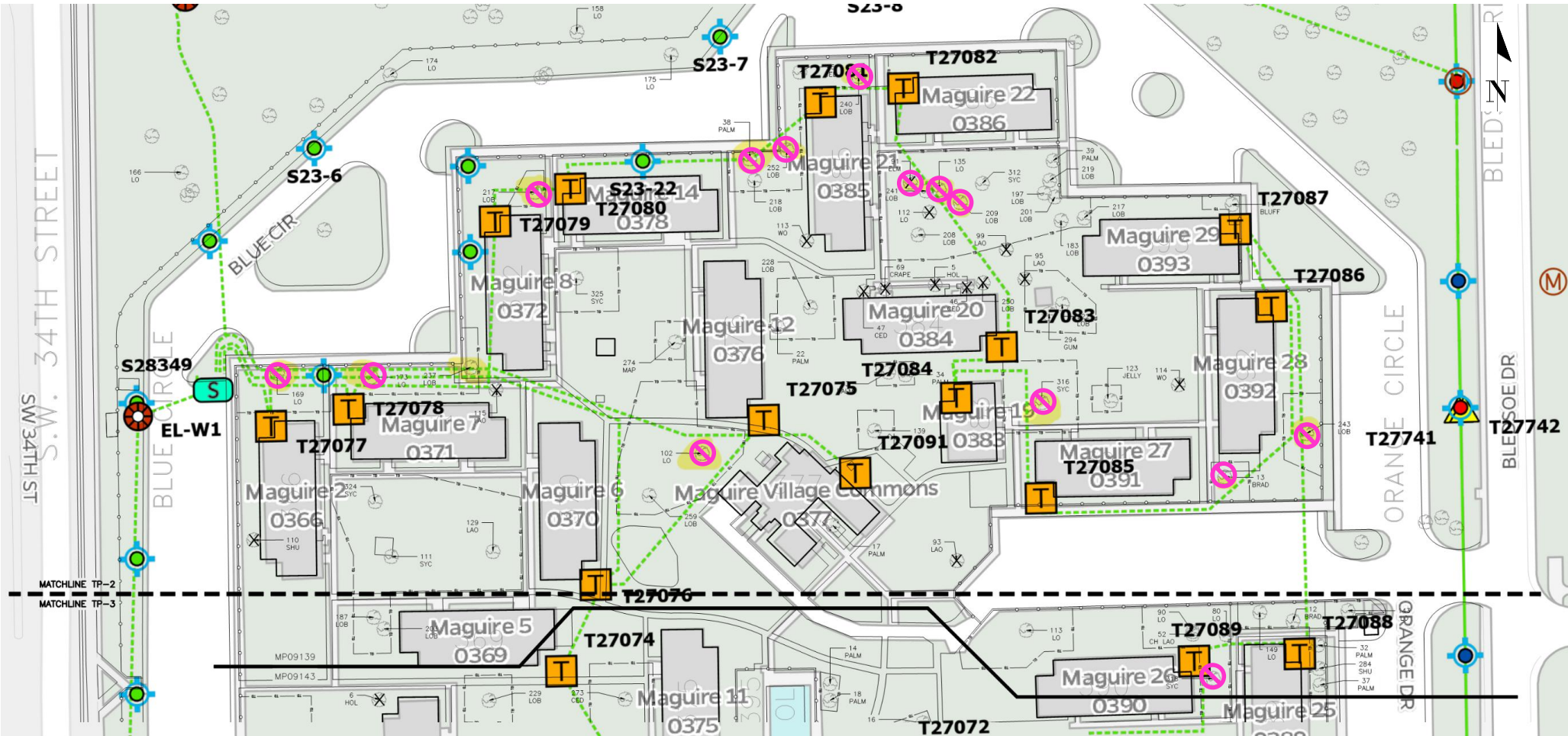




MP09130, MP09139, + MP09143 Maguire and University Apartments

Utility Maps - MP09139

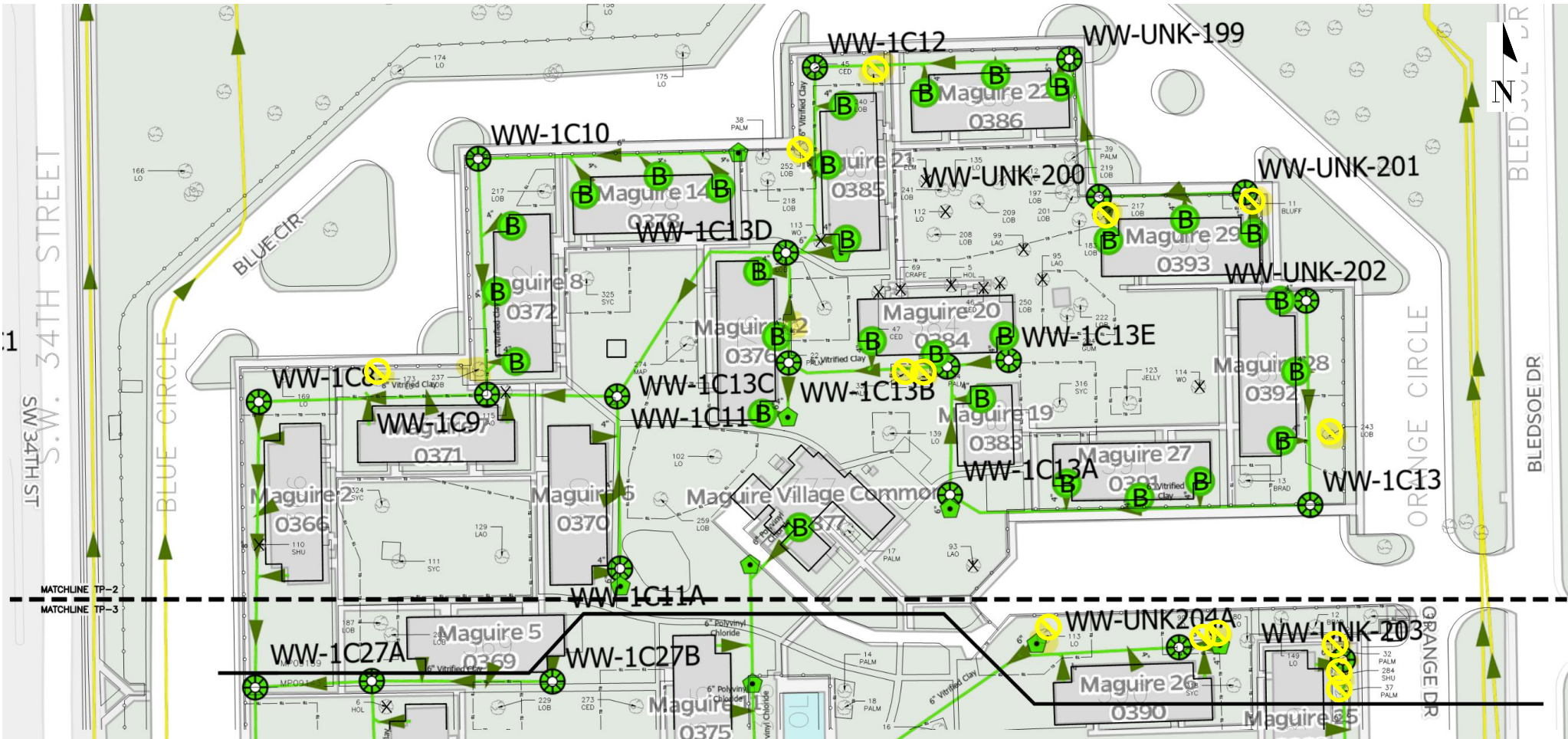
Note: These utilities are based on UF Maps and **NOT surveyed locations**. As such, the actual field locations are likely to differ. Additionally, these maps do not indicate depth of existing utilities, which will determine area impacted by removals.



Electrical

Utility Maps - MP09139

Note: These utilities are based on UF Maps and **NOT surveyed locations**. As such, the actual field locations are likely to differ. Additionally, these maps do not indicate depth of existing utilities, which will determine area impacted by removals.

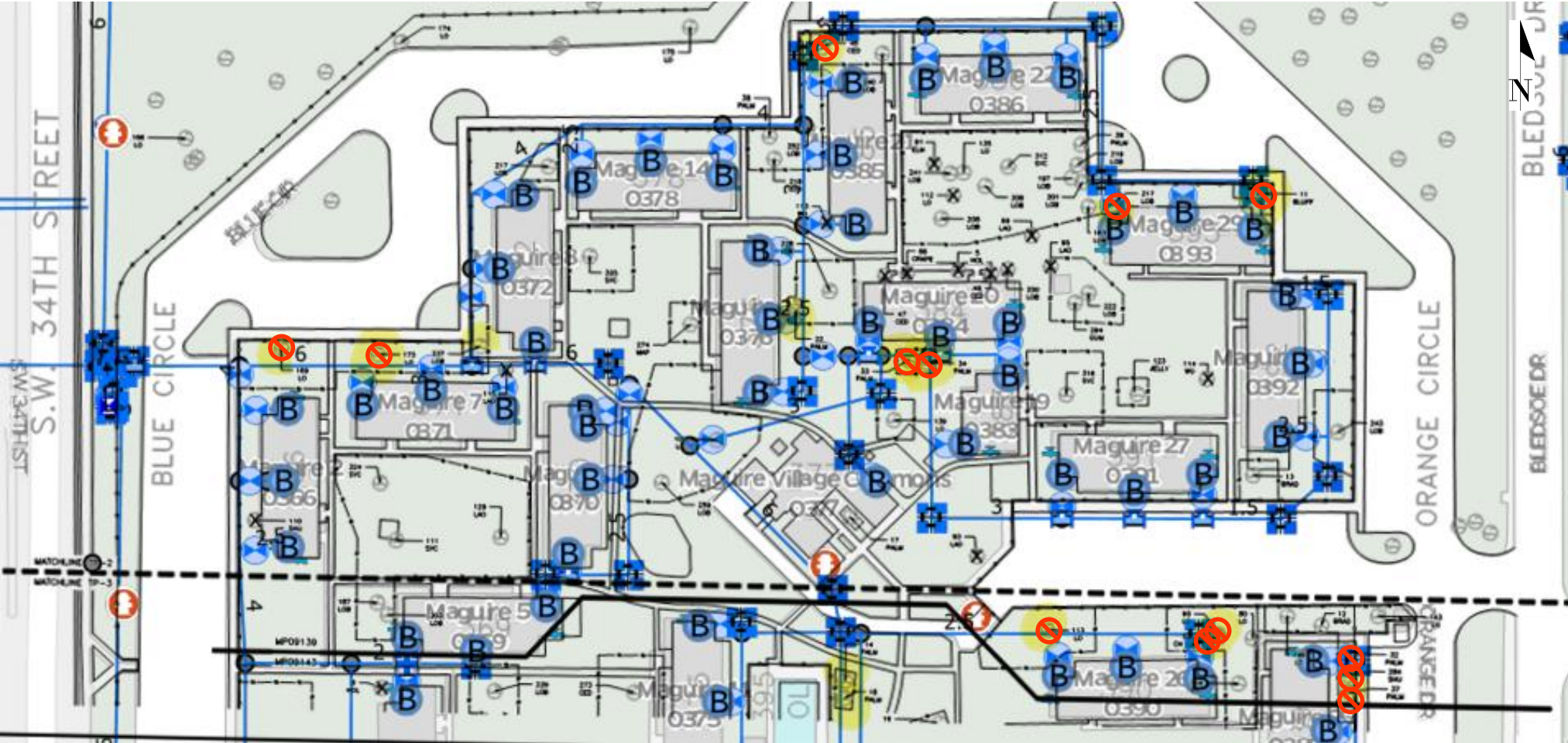


Sanitary Sewer

Utility Maps - MP09139

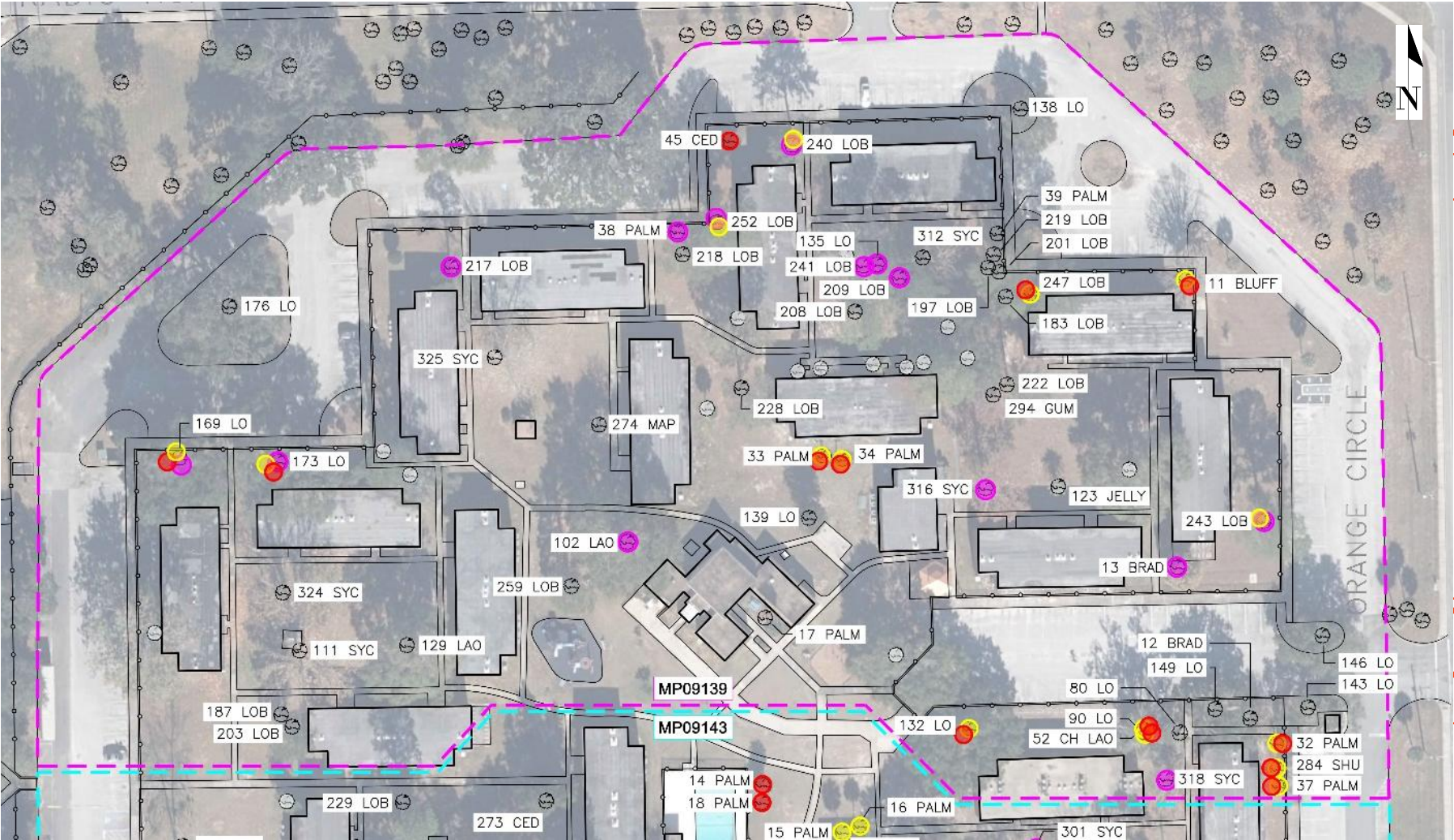
Note: These utilities are based on UF Maps and **NOT surveyed locations**. As such, the actual field locations are likely to differ. Additionally, these maps do not indicate depth of existing utilities, which will determine area impacted by removals.

Water



Tree Overlay - MP09139

Note: These utilities are based on UF Maps and **NOT surveyed locations**. As such, the actual field locations are likely to differ. Additionally, these maps do not indicate depth of existing utilities, which will determine area impacted by removals.



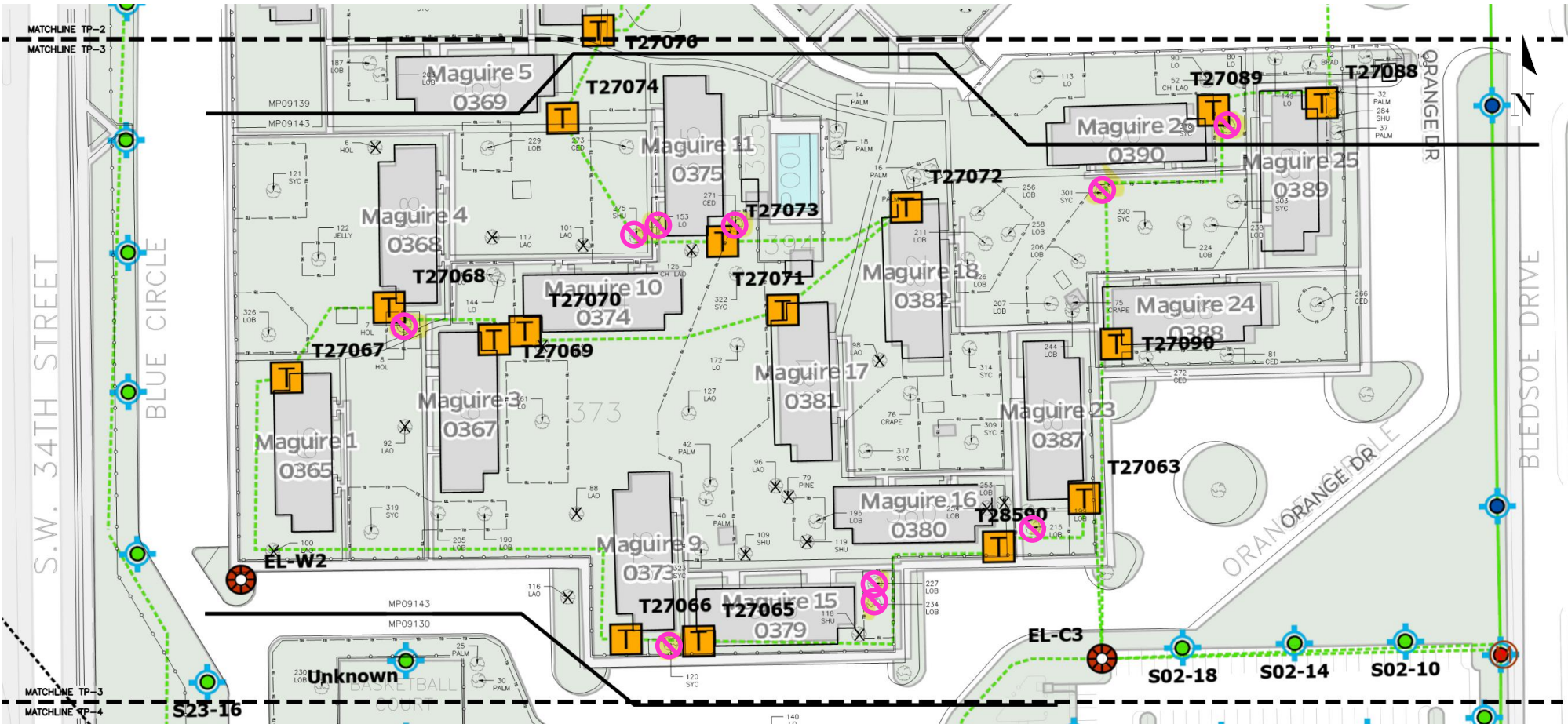
MP09130, MP09139, + MP09143

Maguire and University Apartments

Utility Conflicts - MP09143

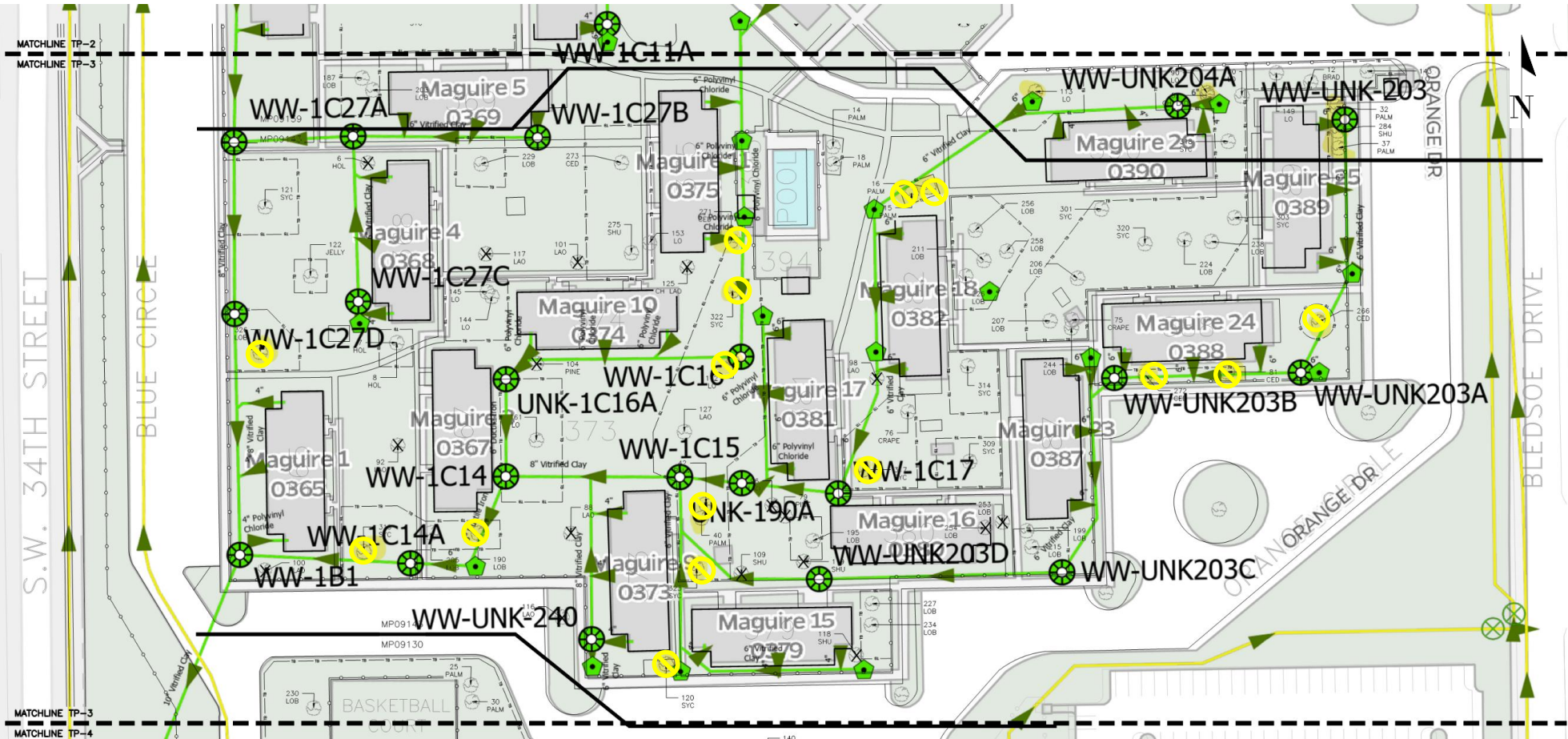
Note: These utilities are based on UF Maps and **NOT surveyed locations**. As such, the actual field locations are likely to differ. Additionally, these maps do not indicate depth of existing utilities, which will determine area impacted by removals.

Electrical



Utility Conflicts - MP09143

Note: These utilities are based on UF Maps and **NOT surveyed locations**. As such, the actual field locations are likely to differ. Additionally, these maps do not indicate depth of existing utilities, which will determine area impacted by removals.



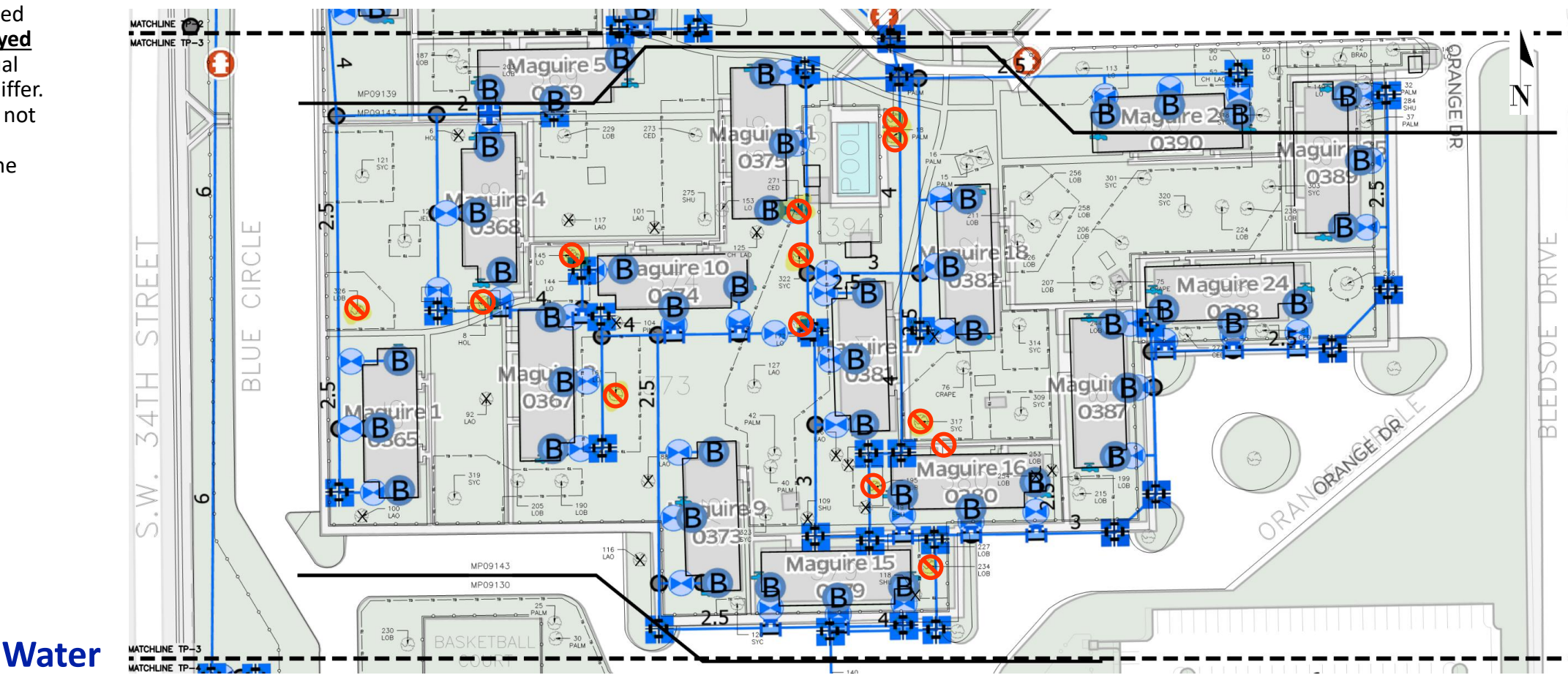
Sanitary Sewer

MP09130, MP09139, + MP09143

Maguire and University Apartments

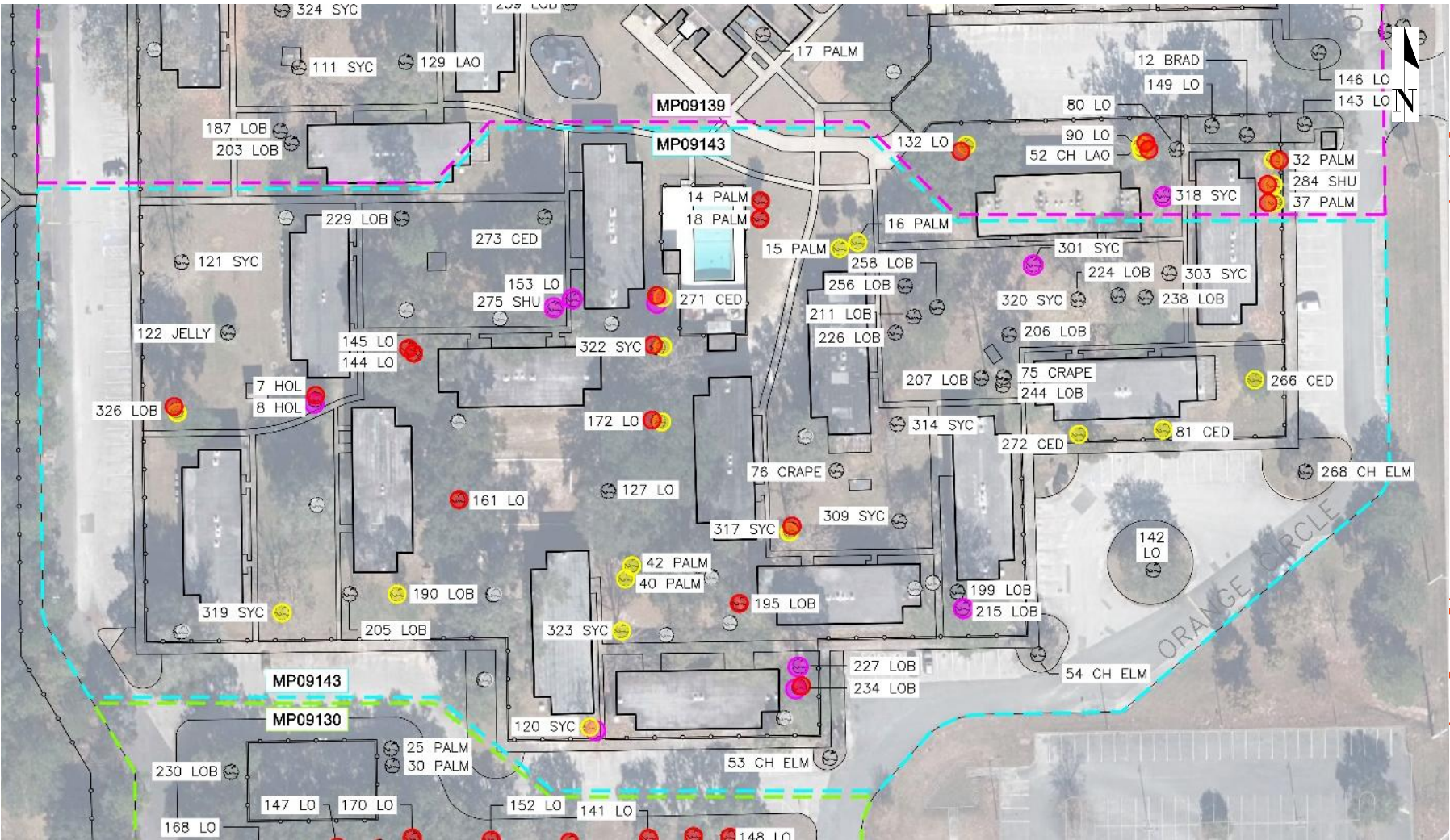
Utility Conflicts - MP09143

Note: These utilities are based on UF Maps and **NOT surveyed locations**. As such, the actual field locations are likely to differ. Additionally, these maps do not indicate depth of existing utilities, which will determine area impacted by removals.



Tree Overlay - MP09143

Note: These utilities are based on UF Maps and **NOT surveyed locations**. As such, the actual field locations are likely to differ. Additionally, these maps do not indicate depth of existing utilities, which will determine area impacted by removals.



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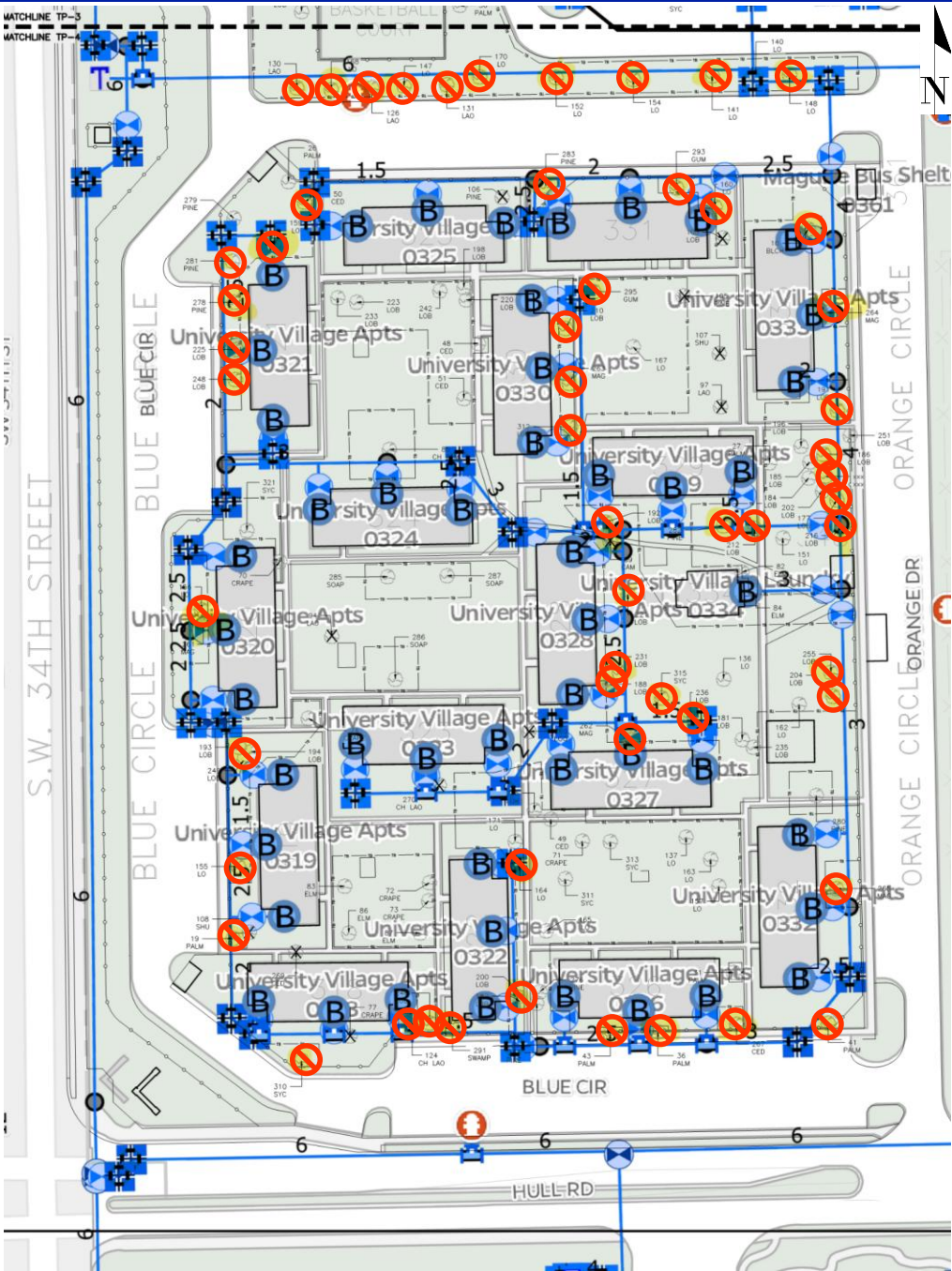


MP09130, MP09139, + MP09143 Maguire and University Apartments

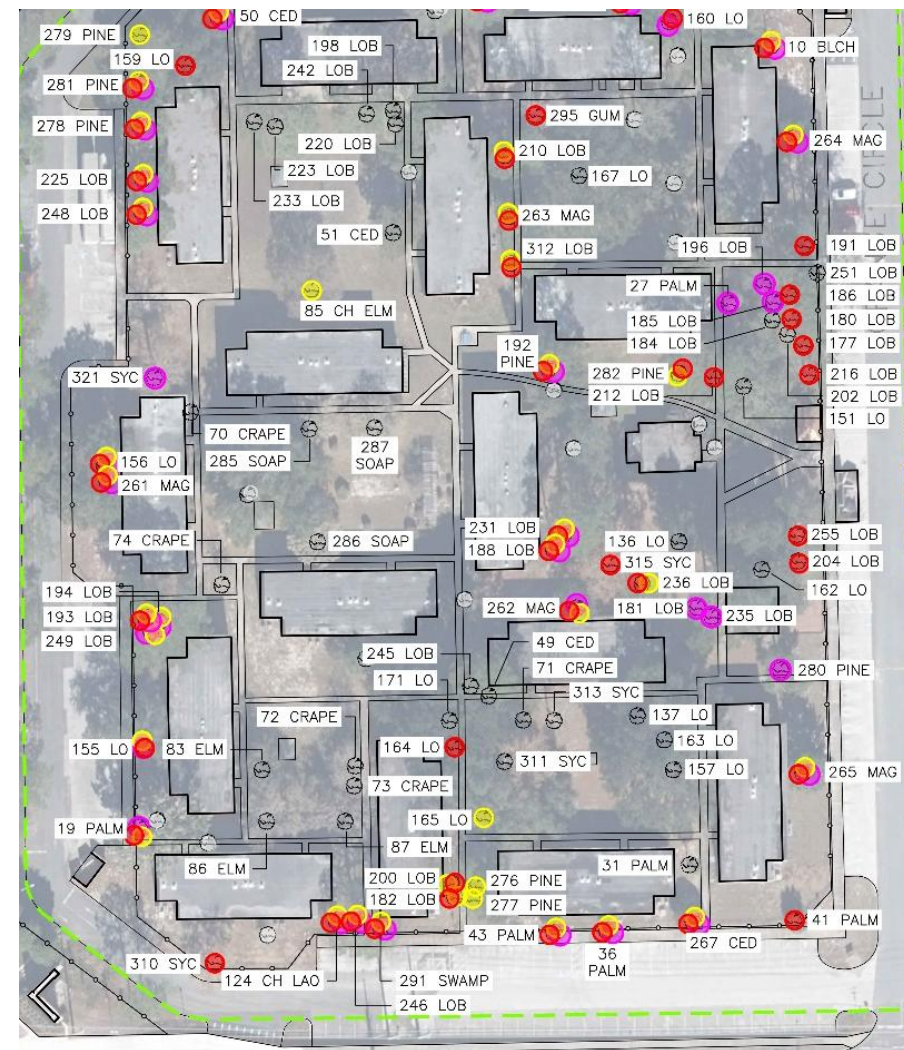
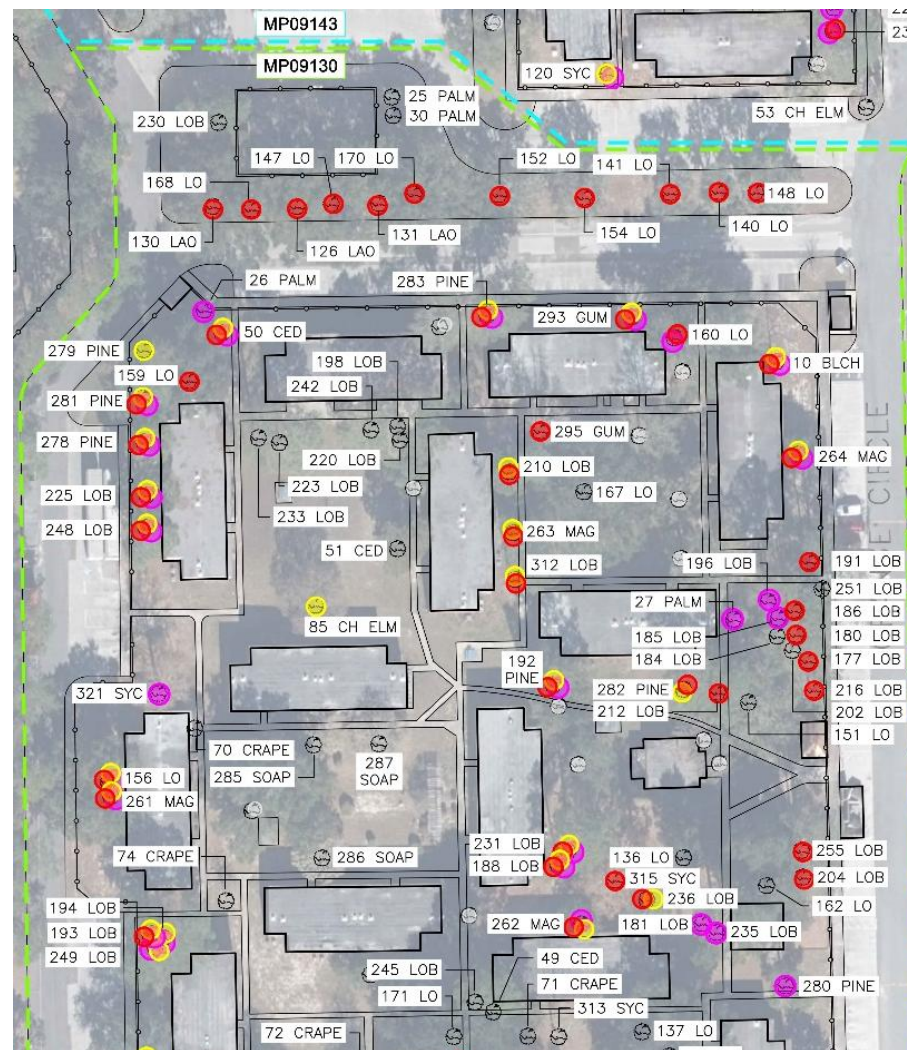
Utility Conflicts - MP09130

Note: These utilities are based on UF Maps and **NOT surveyed locations**. As such, the actual field locations are likely to differ. Additionally, these maps do not indicate depth of existing utilities, which will determine area impacted by removals.

Water



Note: These utilities are based on UF Maps and **NOT surveyed locations**. As such, the actual field locations are likely to differ. Additionally, these maps do not indicate depth of existing utilities, which will determine area impacted by removals.

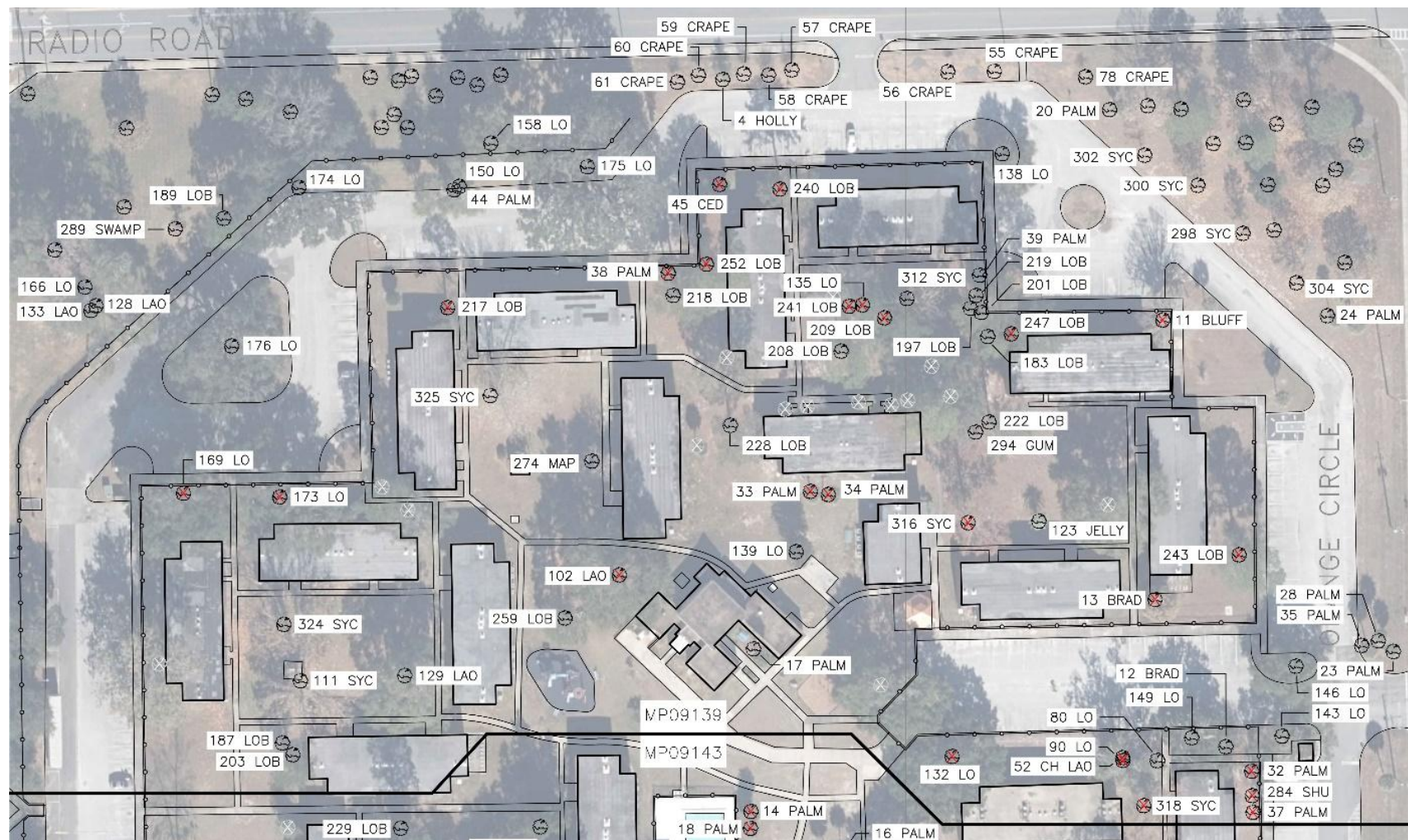


Maguire and University Apartments

MP09139

Potential Tree Impacts

#	Size + Species
11	20" Bluff Oak
13	20" Bradford Pear
32	9.5" Cabbage Palm
33	9.6" Cabbage Palm
34	9.8" Cabbage Palm
37	11.5" Cabbage Palm
38	12" Cabbage Palm
45	6" Cedar
52	7" Cherry Laurel
90	31.5" Live Oak
102	43" Laurel Oak
132	32.5" Live Oak
135	13.3" Live Oak
169	46" Live Oak
173	52.3" Live Oak



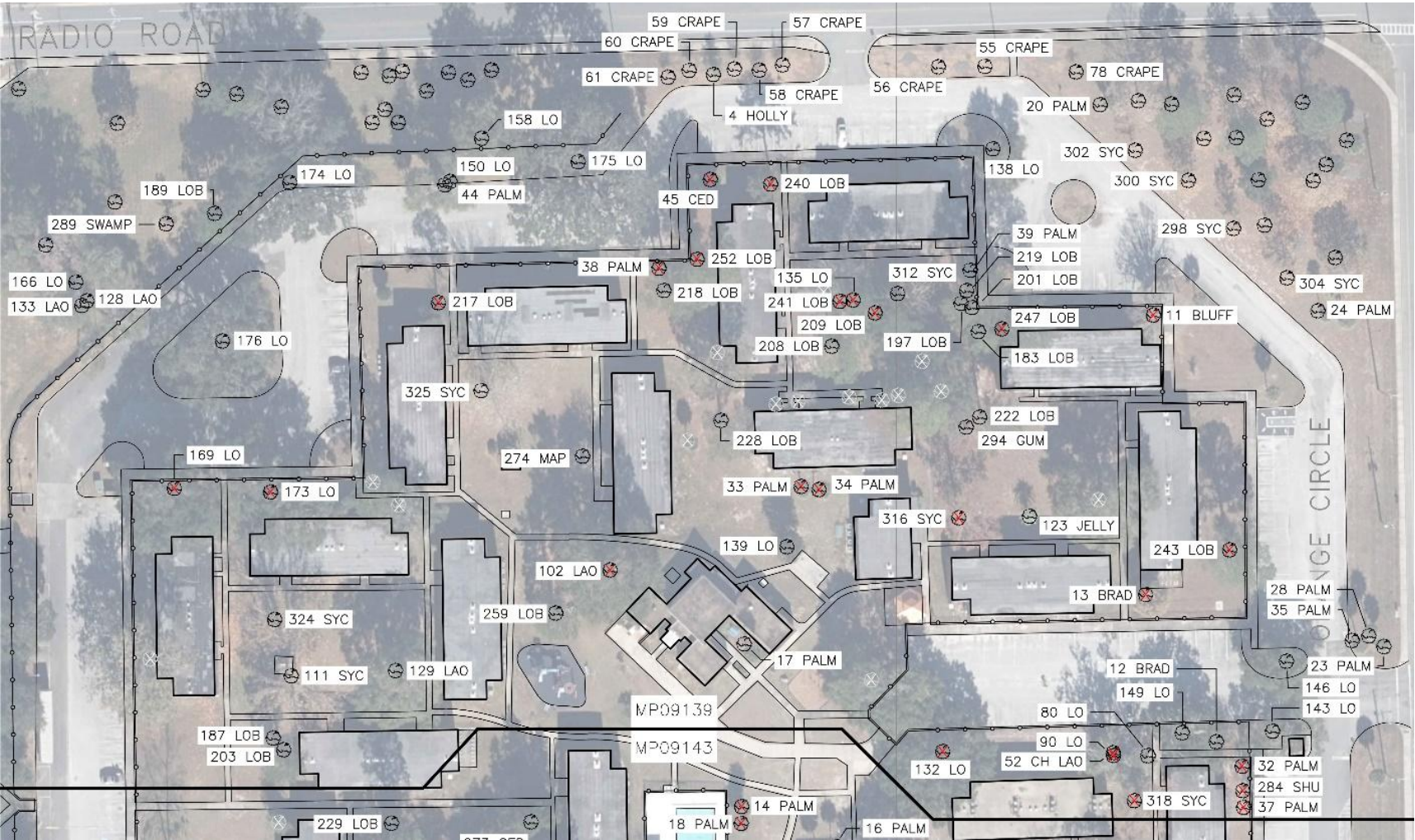
MP09130, MP09139, + MP09143

Maguire and University Apartments

MP09139

Potential Tree Impacts

#	Size + Species
209	19" Loblolly
217	20" Loblolly
240	22.5" Loblolly
241	22.5" Loblolly
243	24" Loblolly
247	24.6" Loblolly
252	29.1" Loblolly
284	19.5" Shumard Oak
316	18.8" Sycamore
318	21.2" Sycamore





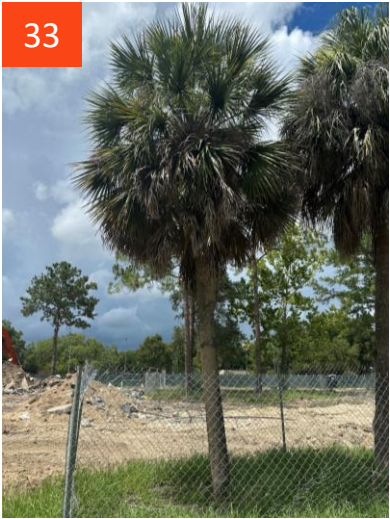
MP09130, MP09139, + MP09143

Maguire and University Apartments

MP09139

Potential Tree Impacts

#	Size + Species
11	20" Bluff Oak
13	20" Bradford Pear
32	9.5" Cabbage Palm
33	9.6" Cabbage Palm
34	9.8" Cabbage Palm
37	11.5" Cabbage Palm
38	12" Cabbage Palm
45	6" Cedar





MP09130, MP09139, + MP09143

Maguire and University Apartments

MP09139

Potential Tree Impacts

#	Size + Species
52	7" Cherry Laurel
102	43" Laurel Oak
132	32.5" Live Oak
135	13.3" Live Oak
169	46" Live Oak
173	52.3" Live Oak
209	19" Loblolly





MP09130, MP09139, + MP09143

Maguire and University Apartments

MP09139

Potential Tree Impacts

#	Size + Species
217	20" Loblolly
240	22.5" Loblolly
241	22.5" Loblolly
243	24" Loblolly
247	24.6" Loblolly
252	29.1" Loblolly
284	19.5" Shumard Oak
316	18.8" Sycamore





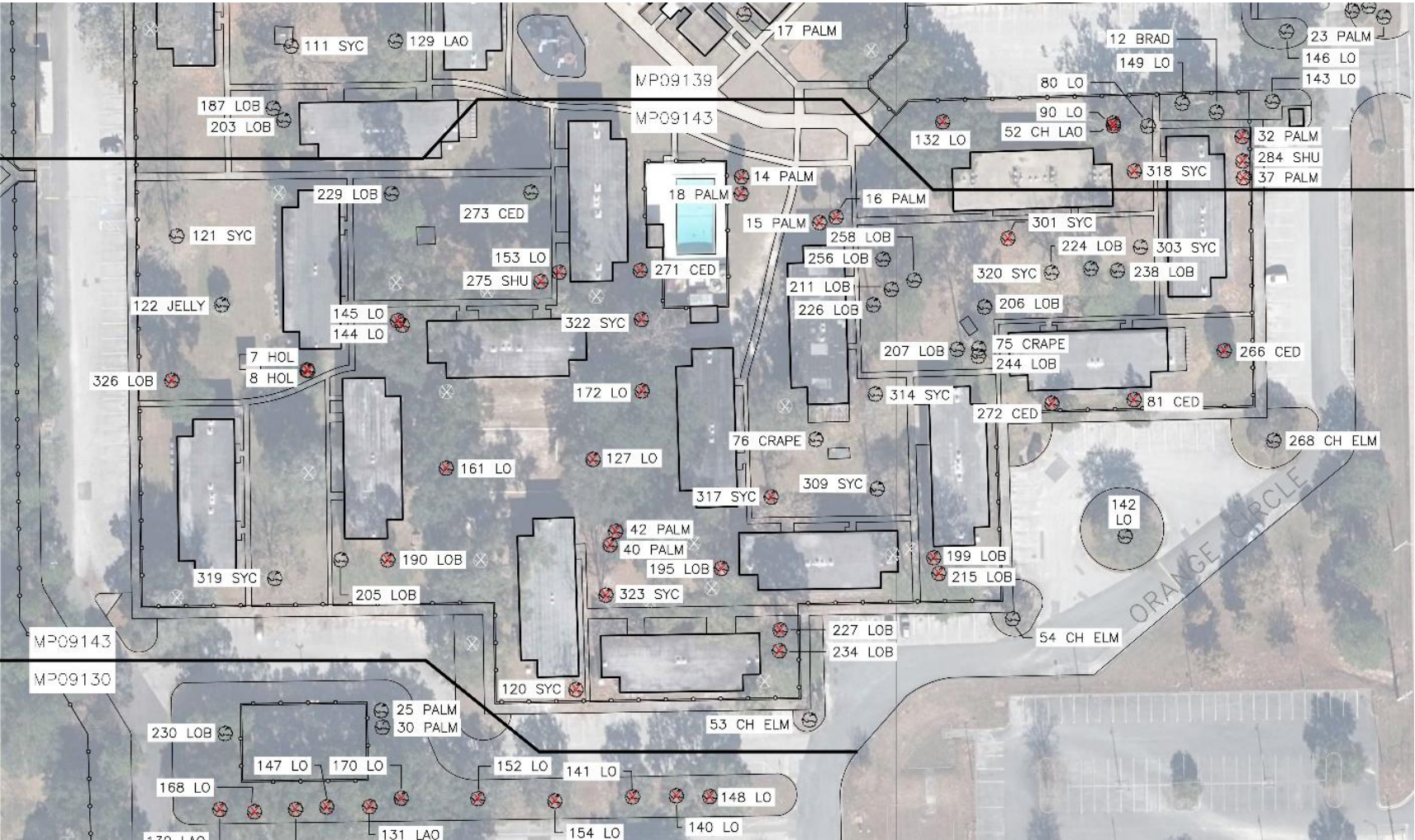
MP09130, MP09139, + MP09143

Maguire and University Apartments

MP09143

Potential Tree Impacts

#	Size + Species
7	9.6" American Holly
8	20" American Holly
14	7.8" Cabbage Palm
15	7.7" Cabbage Palm
16	8" Cabbage Palm
18	10.2" Cabbage Palm
40	13.3" Cabbage Palm
42	16" Cabbage Palm
81	27.3" Red Cedar
120	17" Sycamore
127	27" Live Oak
144	23" Live Oak
145	25" Live Oak
153	30" Live Oak
161	37" Live Oak

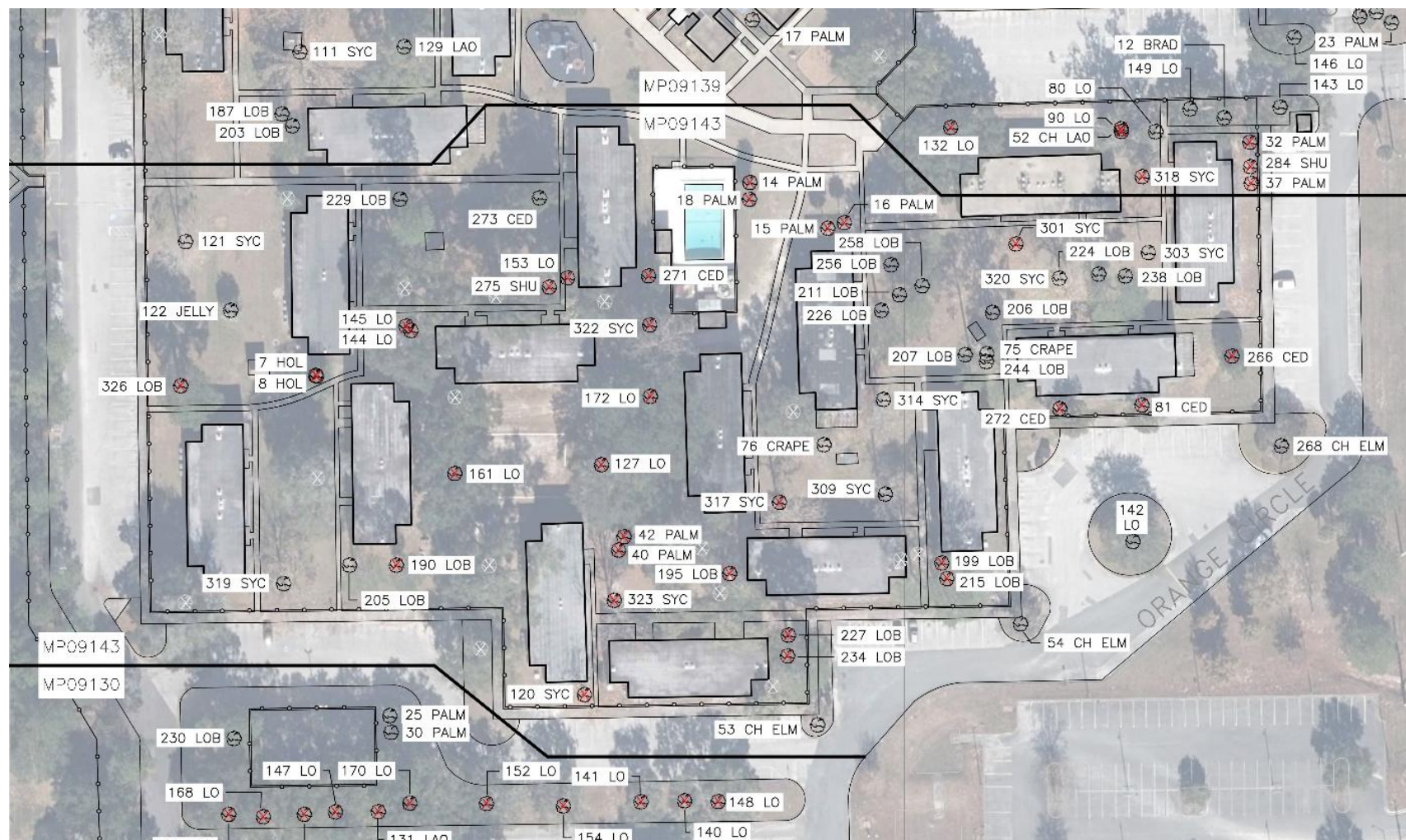


Maguire and University Apartments

MP09143

Potential Tree Impacts

#	Size + Species
172	50.5" Live Oak
190	50.6" Loblolly
195	16.2" Loblolly
199	16.7" Loblolly
215	19.8" Loblolly
227	20.6" Loblolly
234	21.5" Loblolly
266	41" Red Cedar
271	13.5" Red Cedar
272	20.6" Red Cedar
275	10.2" Shumard Oak
301	8.5" Sycamore
317	21" Sycamore
319	21.8" Sycamore
322	23" Sycamore

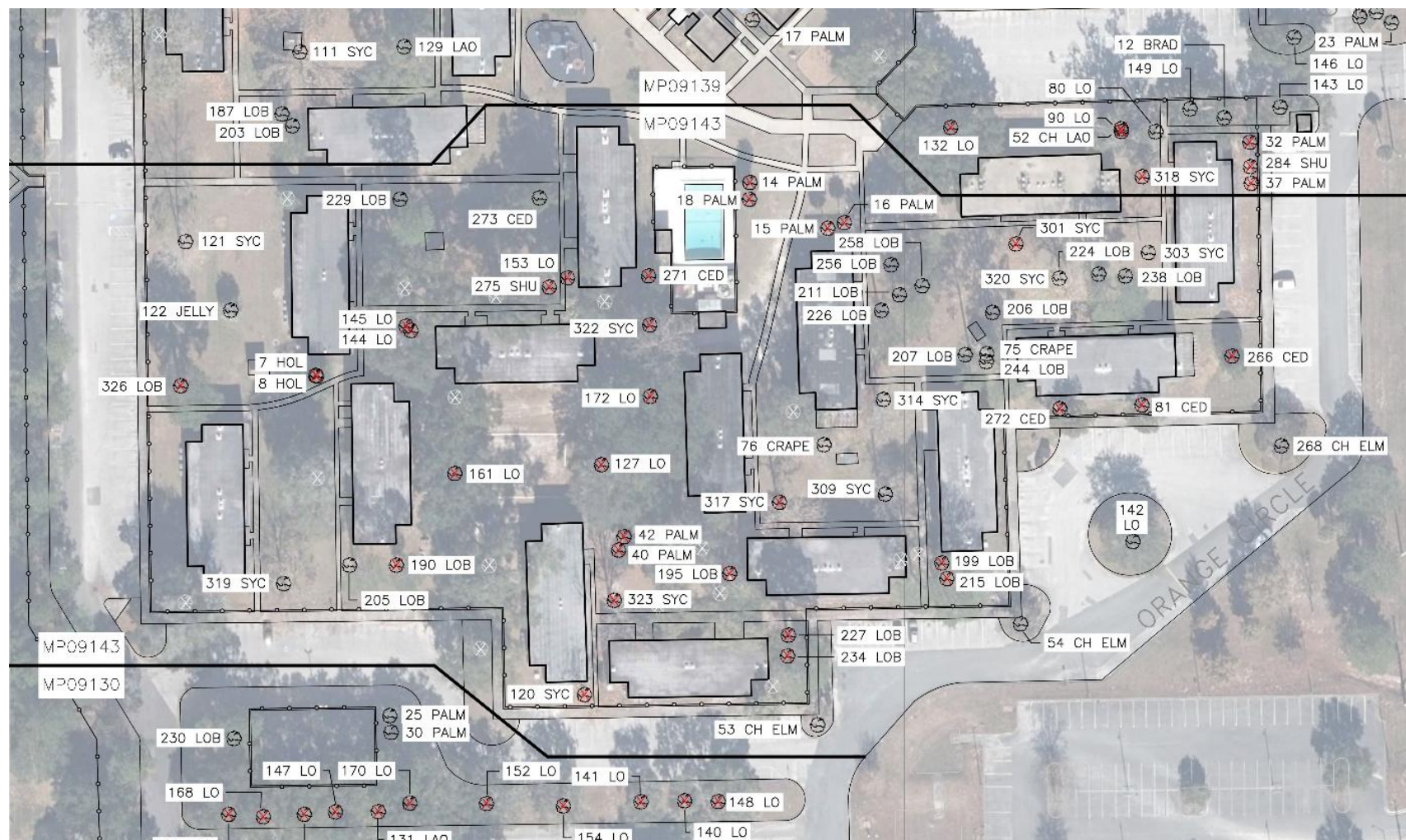


Maguire and University Apartments

MP09143

Potential Tree Impacts

#	Size + Species
323	27.6" Sycamore
326	22.9" & 19.2" Loblolly





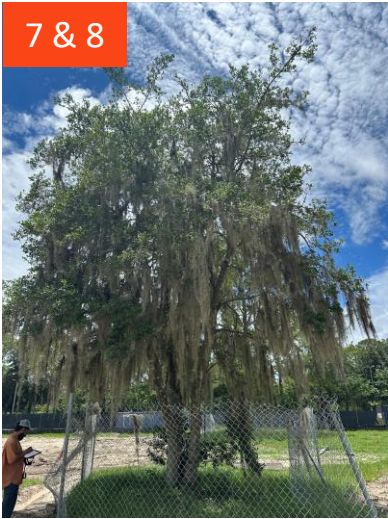
MP09130, MP09139, + MP09143

Maguire and University Apartments

MP09143

Potential Tree Impacts

#	Size + Species
7	9.6" American Holly
8	20" American Holly
14	7.8" Cabbage Palm
15	7.7" Cabbage Palm
16	8" Cabbage Palm
18	10.2" Cabbage Palm
40	13.3" Cabbage Palm
81	27.3" Red Cedar
127	27" Live Oak





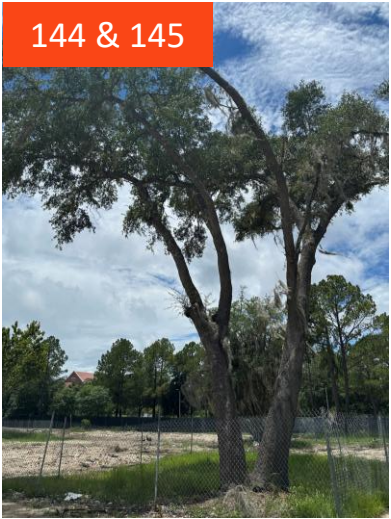
MP09130, MP09139, + MP09143

Maguire and University Apartments

MP09143

Potential Tree Impacts

#	Size + Species
144	23" Live Oak
145	25" Live Oak
161	37" Live Oak
172	50.5" Live Oak
190	50.6" Loblolly
195	16.2" Loblolly
199	16.7" Loblolly
215	19.8" Loblolly
227	20.6" Loblolly
234	21.5" Loblolly





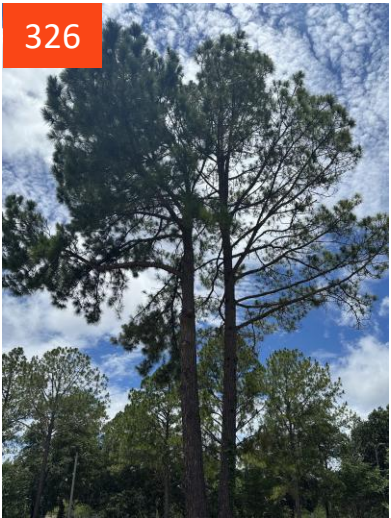
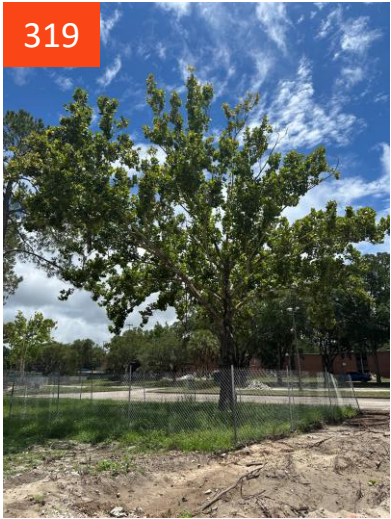
MP09130, MP09139, + MP09143

Maguire and University Apartments

MP09143

Potential Tree Impacts

#	Size + Species
272	20.6" Red Cedar
275	10.2" Shumard Oak
319	21.8" Sycamore
322	23" Sycamore
326	22.9" & 19.2" Loblolly

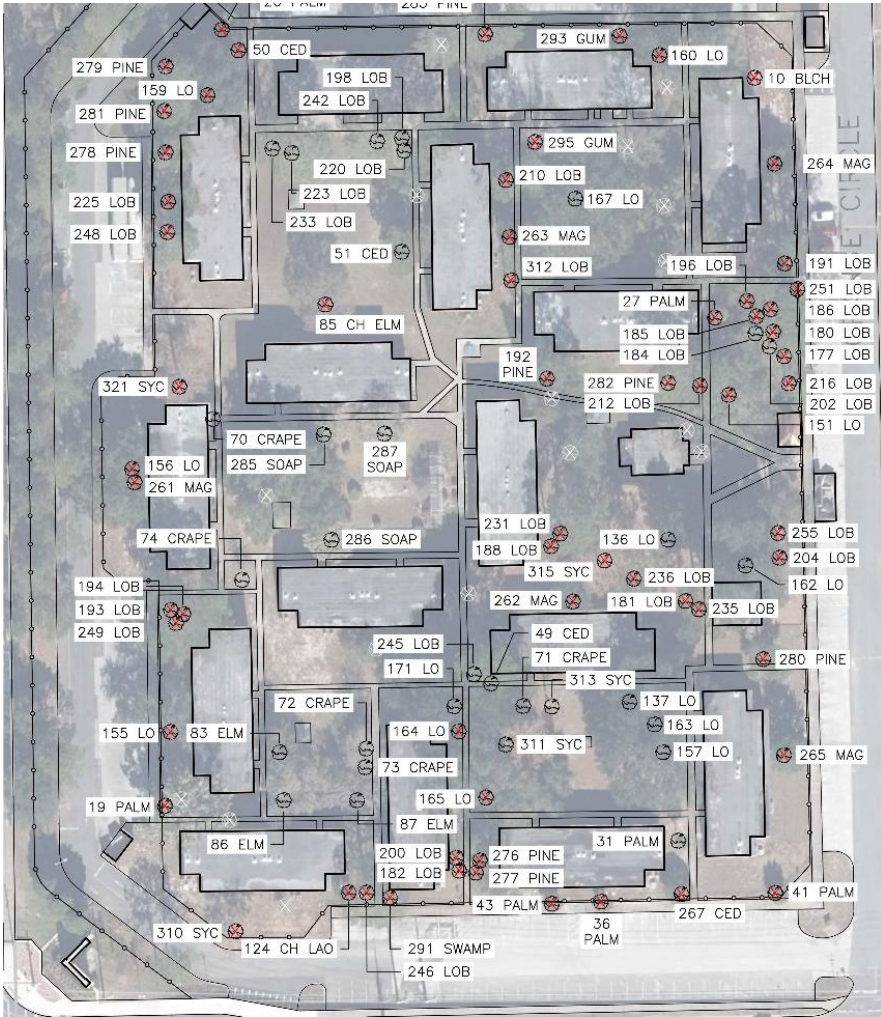
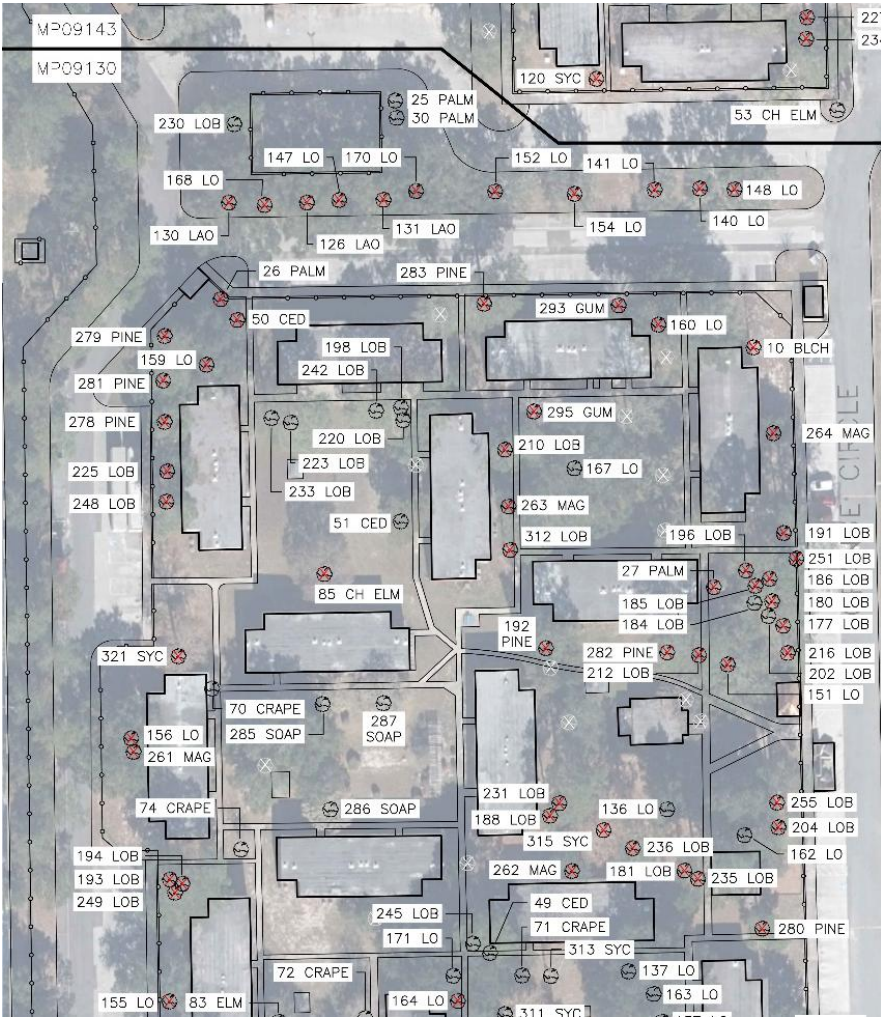




MP09130, MP09139, + MP09143 Maguire and University Apartments

MP09130 Potential Tree Impacts

#	Size + Species
10	9.2" Black Cherry
19	13" Cabbage Palm
26	8.2" Cabbage Palm
27	8.3" Cabbage Palm
36	11" Cabbage Palm
41	13.3" Cabbage Palm
43	17" Cabbage Palm
50	16.7" Red Cedar
85	16" Chinese Elm
124	8.4" Chinese Elm
126	22.5" Laurel Oak
130	30.5" Laurel Oak
131	32" Laurel Oak
140	19" Live Oak
141	20.5" Live Oak





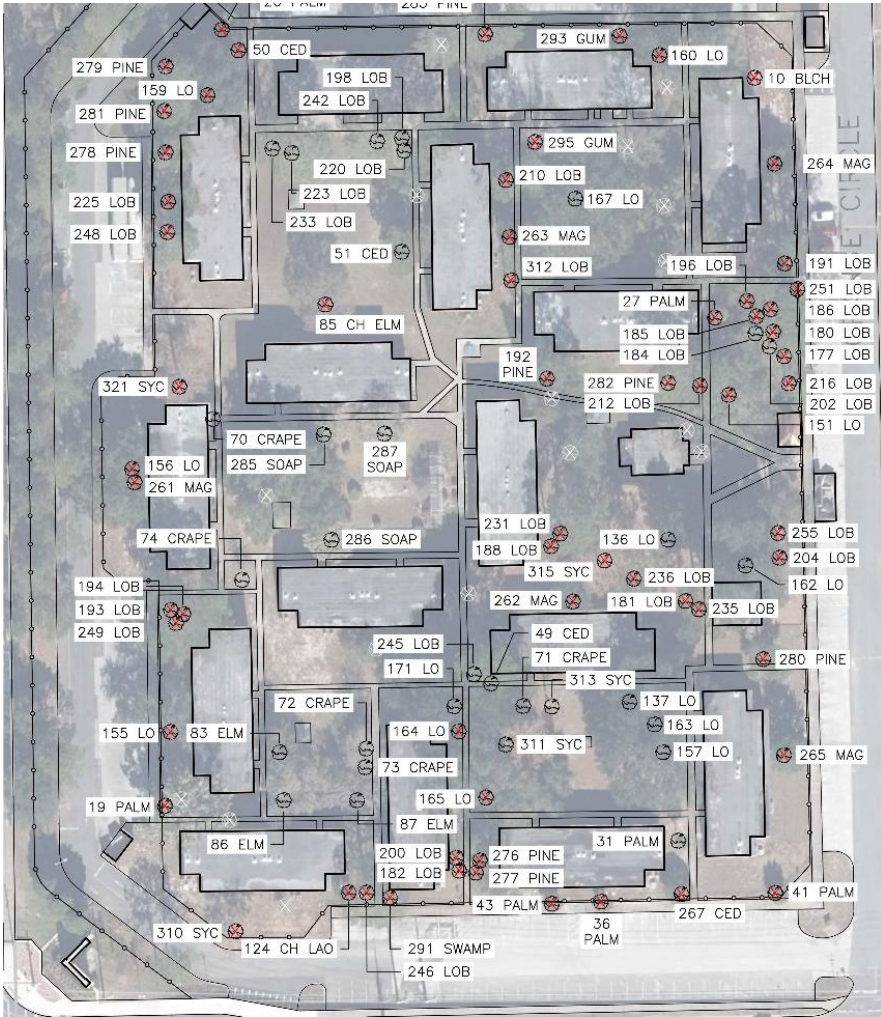
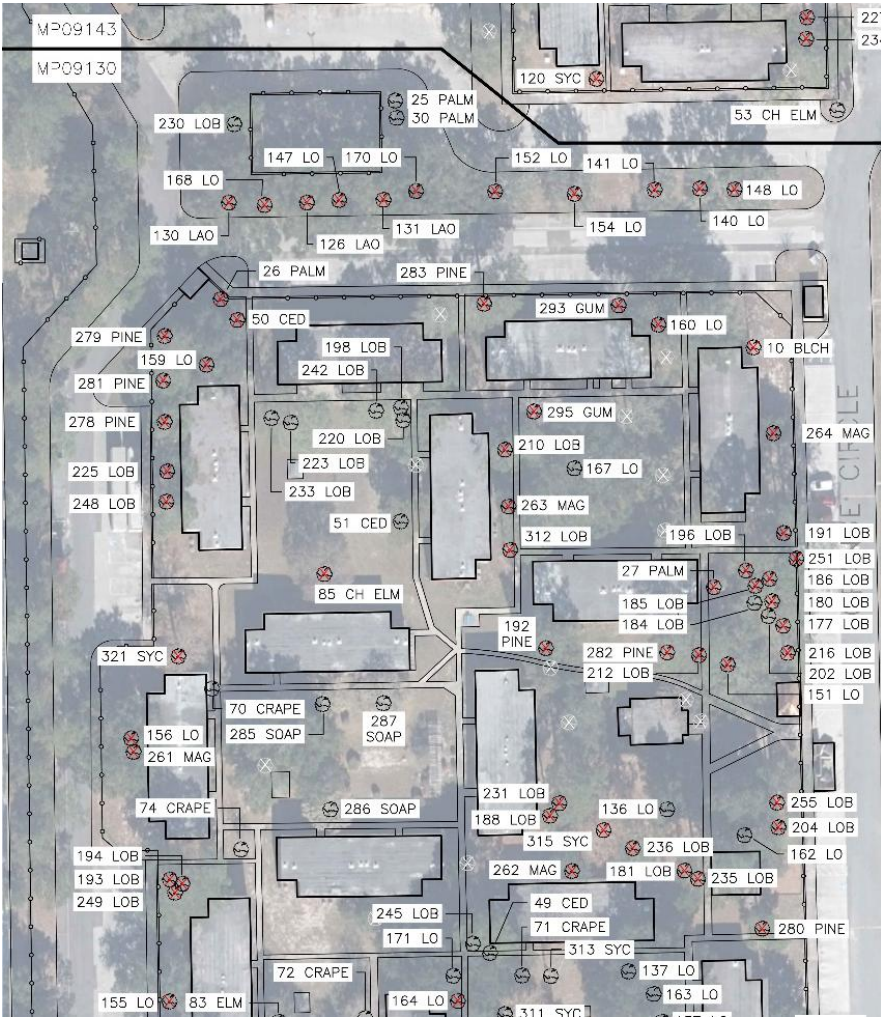
MP09130, MP09139, + MP09143

Maguire and University Apartments

MP09130

Potential Tree Impacts

#	Size + Species
147	25" Live Oak
148	27" Live Oak
151	29.5" Live Oak
152	29.8" Live Oak
154	30" Live Oak
155	32" Live Oak
156	33" Live Oak
159	36" Live Oak
160	36.3" Live Oak
164	38" Live Oak
165	38.5" Live Oak
168	43.6" Live Oak
170	47.5" Live Oak
177	12.3" Loblolly Pine
180	13.7" Loblolly Pine



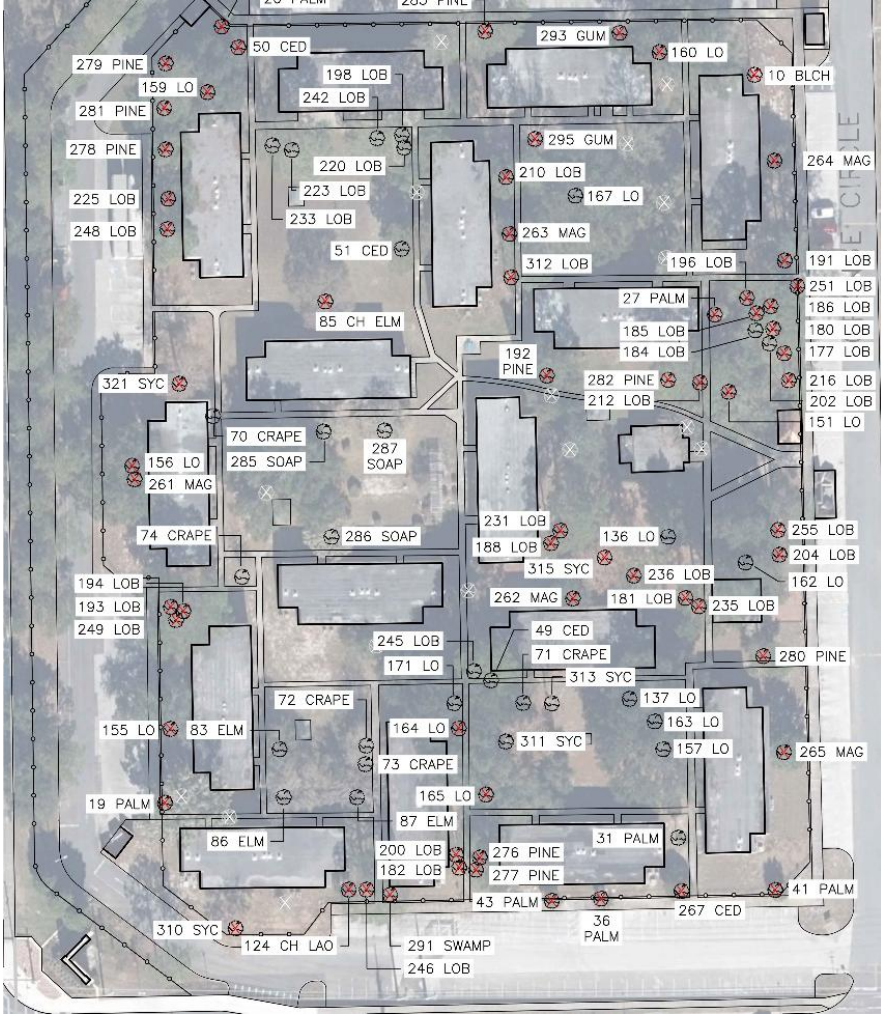
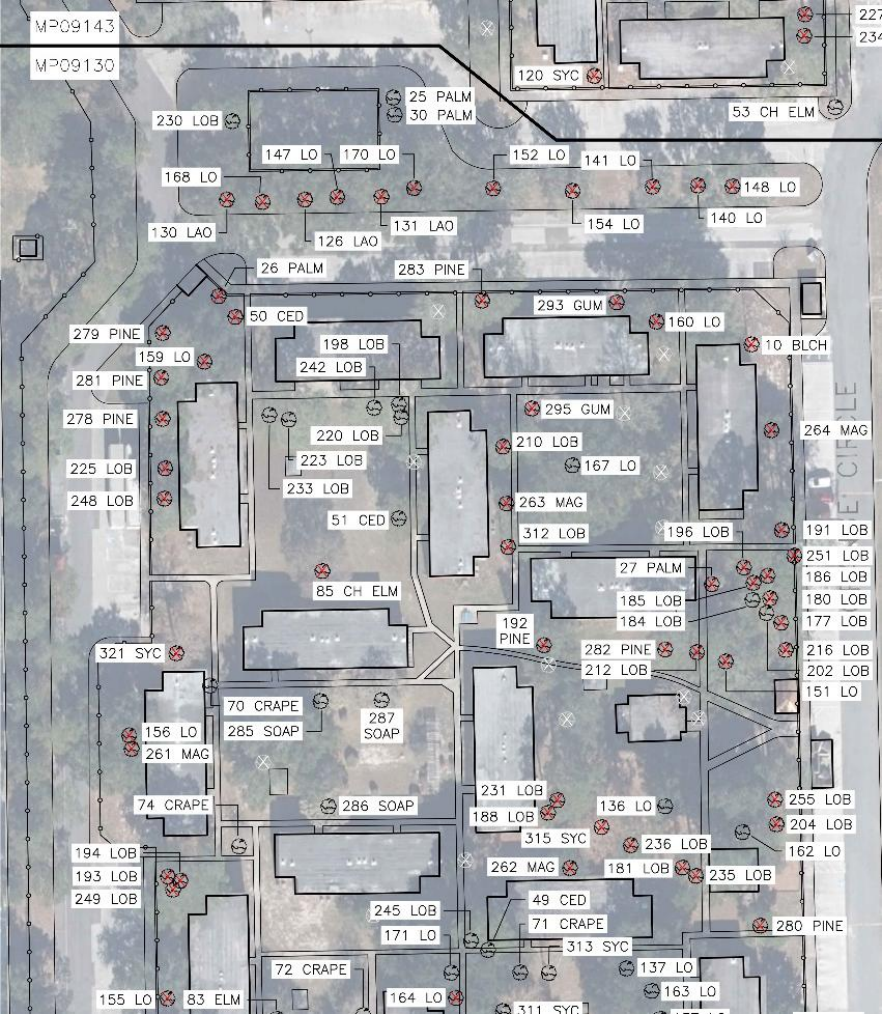
MP09130, MP09139, + MP09143

Maguire and University Apartments

MP09130

Potential Tree Impacts

#	Size + Species
181	13.7" Loblolly Pine
182	14" Loblolly Pine
185	14.3" Loblolly Pine
186	14.6" Loblolly Pine
188	15" Loblolly Pine
191	16" Loblolly Pine
192	16" Spruce Pine
193	16" Loblolly Pine
194	16" Loblolly Pine
196	16.3" Loblolly Pine
200	16.7" Loblolly Pine
204	18" Loblolly Pine
210	19" Loblolly Pine
212	19.2" Loblolly Pine
216	19.8" Loblolly Pine



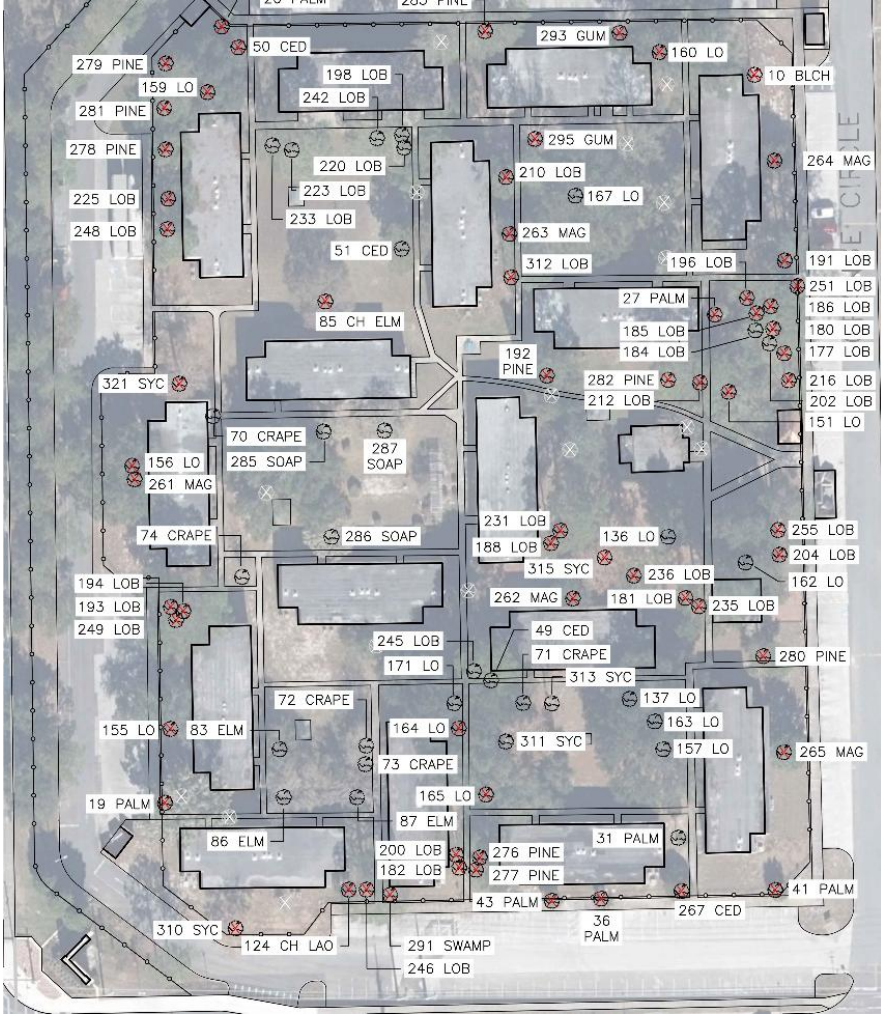
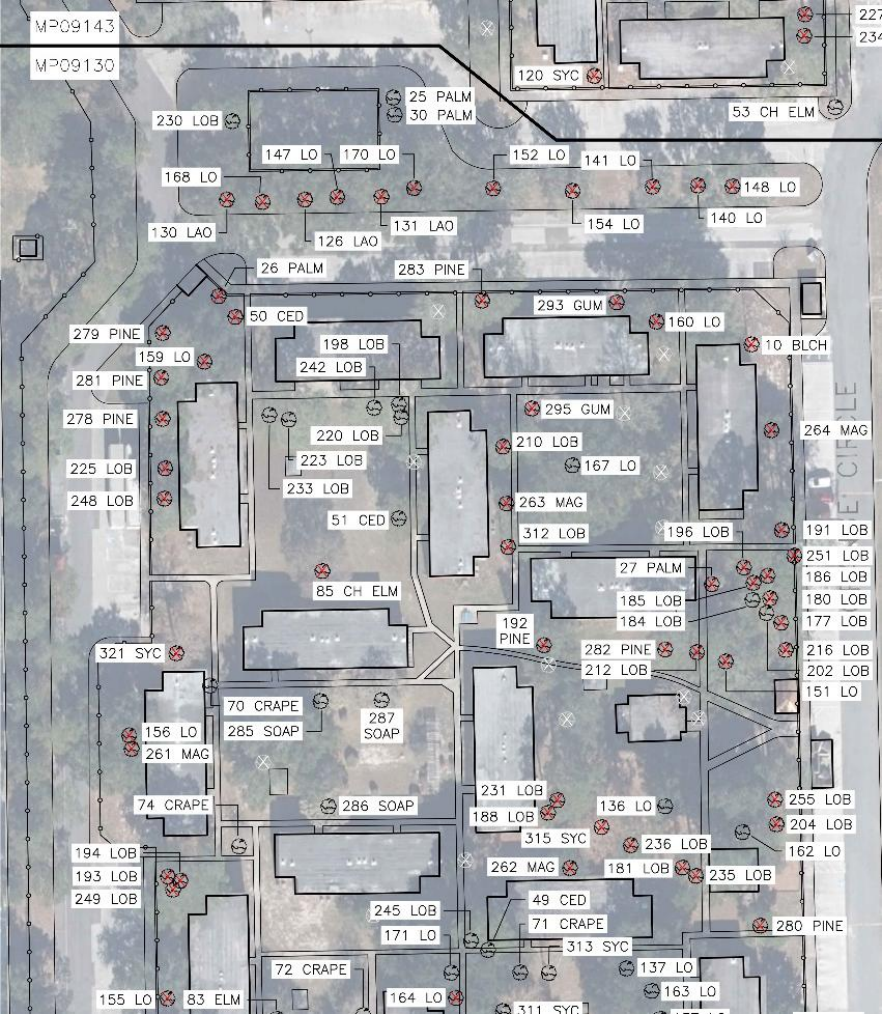
MP09130, MP09139, + MP09143

Maguire and University Apartments

MP09130

Potential Tree Impacts

#	Size + Species
225	20.4" Loblolly Pine
231	21" Loblolly Pine
235	21.5" Loblolly Pine
236	21.5" Loblolly Pine
246	24.3" Loblolly Pine
248	25" Loblolly Pine
249	25" Loblolly Pine
251	27" Loblolly Pine
255	20" Loblolly Pine
261	10" Magnolia
262	12" Magnolia
263	12.2" Magnolia
264	14.8" Magnolia
265	15" Magnolia
267	<5" Red Cedar



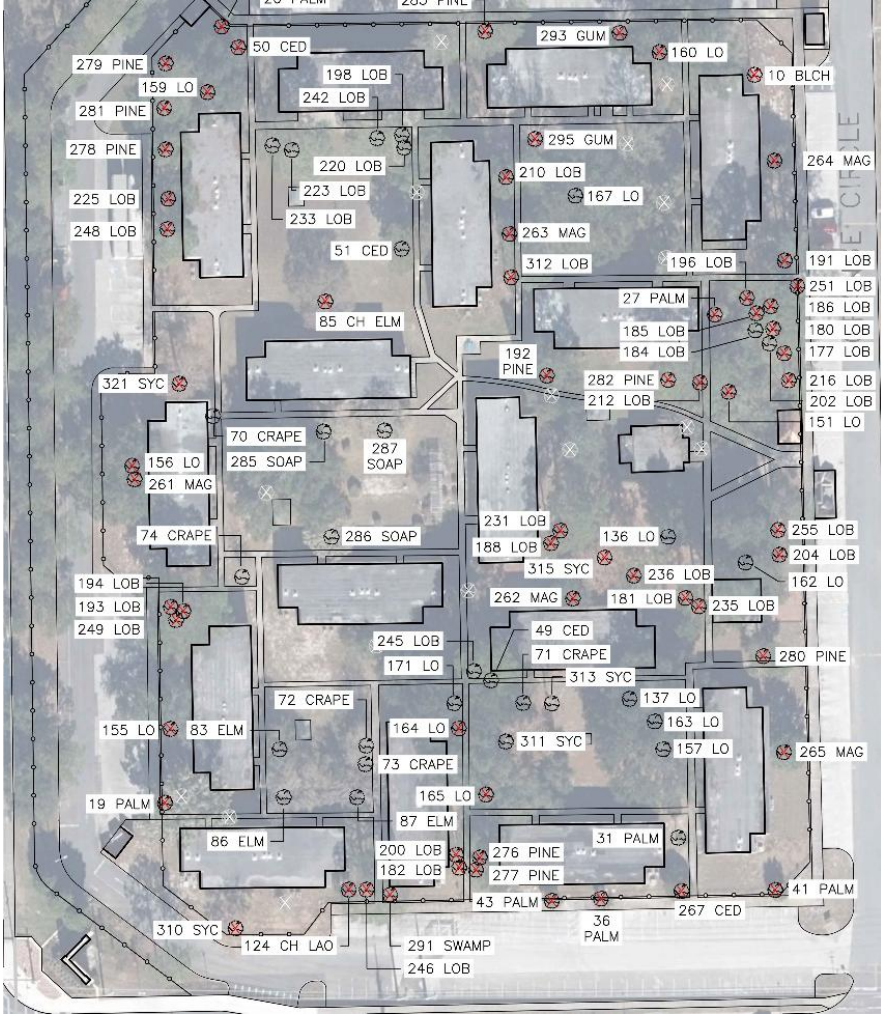
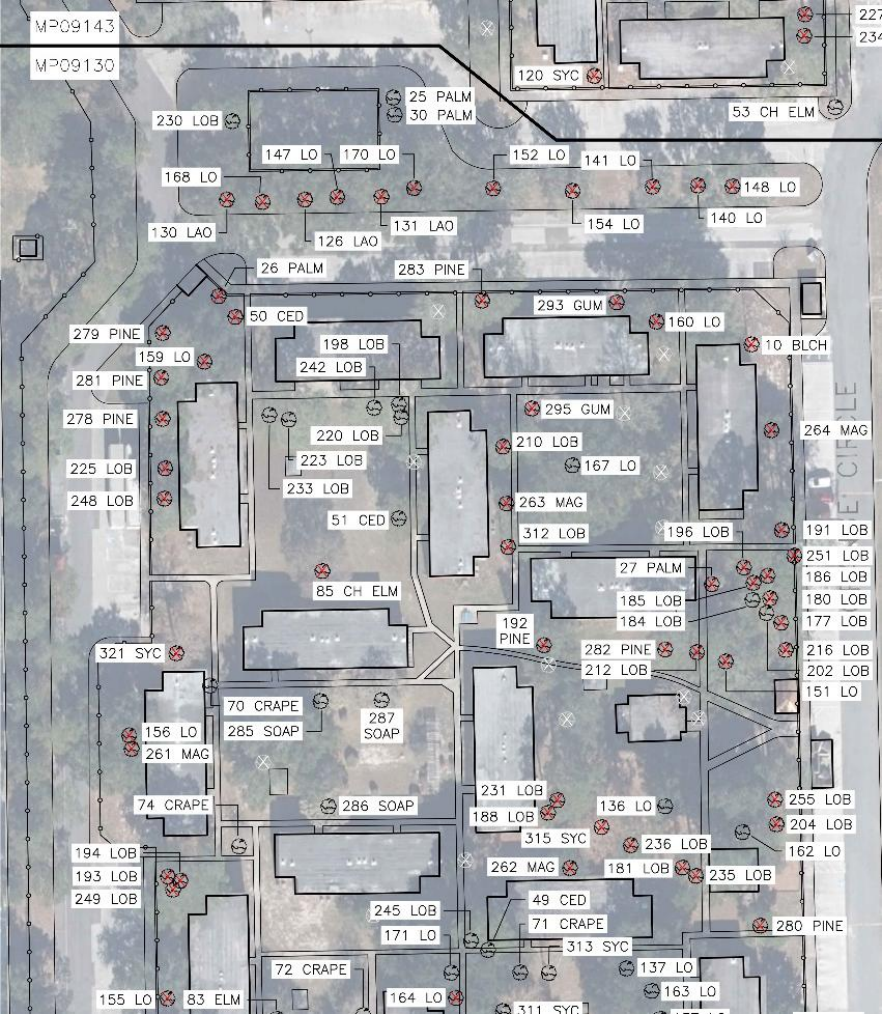
MP09130, MP09139, + MP09143

Maguire and University Apartments

MP09130

Potential Tree Impacts

#	Size + Species
276	23.3" Loblolly Pine
277	16.6" Spruce Pine
278	17.5" Spruce Pine
279	18.5" Spruce Pine
280	20" Loblolly Pine
281	23" Loblolly Pine
282	12.2" Loblolly Pine
283	26.4" Loblolly Pine
291	13" Swamp Chestnut Oak
293	8.4" Sweetgum
295	16.5" Sweetgum
310	14.5" Sycamore
312	15.3" Loblolly Pine
315	18.6" Sycamore
321	22" Sycamore





MP09130, MP09139, + MP09143

Maguire and University Apartments

MP09130

Potential Tree Impacts

#	Size + Species
10	9.2" Black Cherry
19	13" Cabbage Palm
26	8.2" Cabbage Palm
27	8.3" Cabbage Palm
36	11" Cabbage Palm
41	13.3" Cabbage Palm
43	17" Cabbage Palm
50	16.7" Red Cedar





MP09130, MP09139, + MP09143

Maguire and University Apartments

MP09130

Potential Tree Impacts

#	Size + Species
85	16" Chinese Elm
124	8.4" Chinese Elm
126	22.5" Laurel Oak
130	30.5" Laurel Oak
131	32" Laurel Oak
140	19" Live Oak
141	20.5" Live Oak
147	25" Live Oak





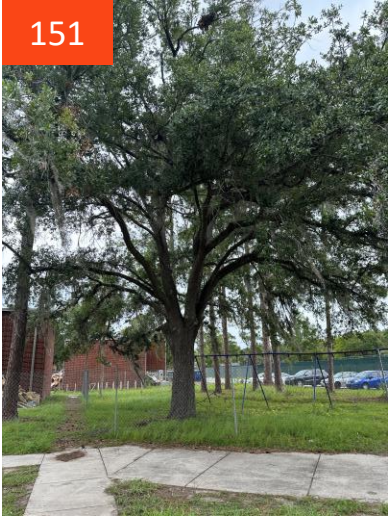
MP09130, MP09139, + MP09143

Maguire and University Apartments

MP09130

Potential Tree Impacts

#	Size + Species
148	27" Live Oak
151	29.5" Live Oak
152	29.8" Live Oak
154	30" Live Oak
155	32" Live Oak
156	33" Live Oak
159	36" Live Oak
160	36.3" Live Oak





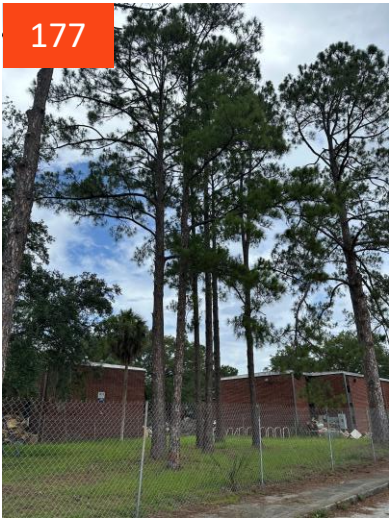
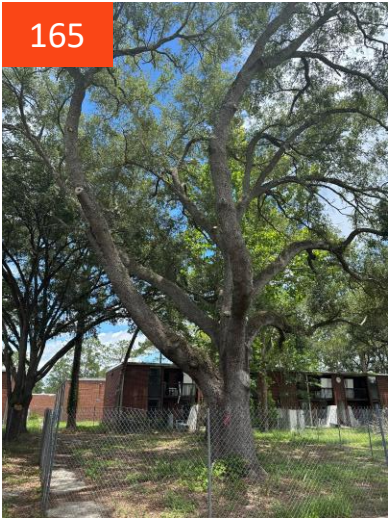
MP09130, MP09139, + MP09143

Maguire and University Apartments

MP09130

Potential Tree Impacts

#	Size + Species
164	38" Live Oak
165	38.5" Live Oak
168	43.6" Live Oak
170	47.5" Live Oak
177	12.3" Loblolly Pine
180	13.7" Loblolly Pine
181	13.7" Loblolly Pine
182	14" Loblolly Pine





MP09130, MP09139, + MP09143

Maguire and University Apartments

MP09130

Potential Tree Impacts

#	Size + Species
185	14.3" Loblolly Pine
186	14.6" Loblolly Pine
188	15" Loblolly Pine
191	16" Loblolly Pine
192	16" Spruce Pine
193	16" Loblolly Pine
194	16" Loblolly Pine
196	16.3" Loblolly Pine





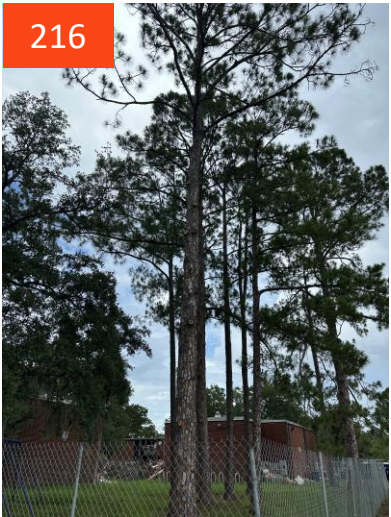
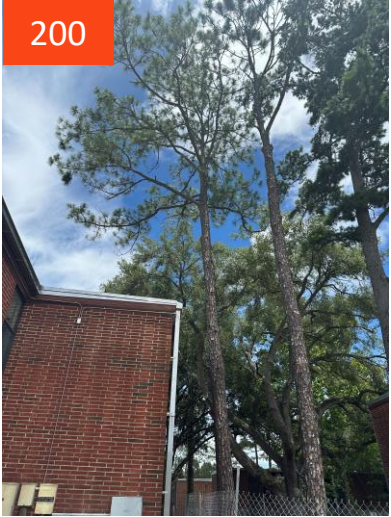
MP09130, MP09139, + MP09143

Maguire and University Apartments

MP09130

Potential Tree Impacts

#	Size + Species
200	16.7" Loblolly Pine
204	18" Loblolly Pine
210	19" Loblolly Pine
212	19.2" Loblolly Pine
216	19.8" Loblolly Pine
225	20.4" Loblolly Pine
231	21" Loblolly Pine
235	21.5" Loblolly Pine





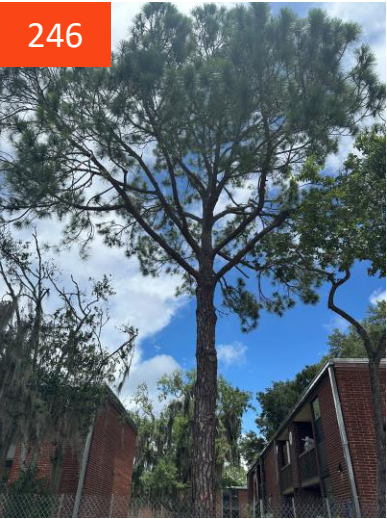
MP09130, MP09139, + MP09143

Maguire and University Apartments

MP09130

Potential Tree Impacts

#	Size + Species
236	21.5" Loblolly Pine
246	24.3" Loblolly Pine
248	25" Loblolly Pine
249	25" Loblolly Pine
251	27" Loblolly Pine
255	20" Loblolly Pine
261	10" Magnolia
262	12" Magnolia





MP09130, MP09139, + MP09143

Maguire and University Apartments

MP09130

Potential Tree Impacts

#	Size + Species
263	12.2" Magnolia
264	14.8" Magnolia
265	15" Magnolia
267	<5" Red Cedar
276	23.3" Loblolly Pine
277	16.6" Spruce Pine
278	17.5" Spruce Pine
279	18.5" Spruce Pine





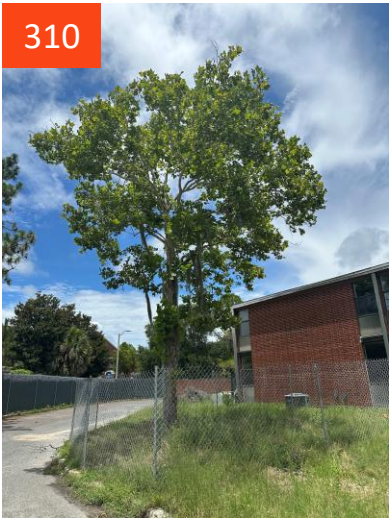
MP09130, MP09139, + MP09143

Maguire and University Apartments

MP09130

Potential Tree Impacts

#	Size + Species
280	20" Loblolly Pine
281	23" Loblolly Pine
282	12.2" Loblolly Pine
283	26.4" Loblolly Pine
291	13" Swamp Chestnut Oak
293	8.4" Sweetgum
295	16.5" Sweetgum
310	14.5" Sycamore





MP09130, MP09139, + MP09143

Maguire and University Apartments

MP09130

Potential Tree Impacts

#	Size + Species
312	15.3" Loblolly Pine
315	18.5" Sycamore
321	22" Sycamore





Maguire and University Apartments

Tree Impacts

- Based on overlays with the available utility maps, approximately 131 trees (37 heritage) are in potential conflict with underground utilities to be removed from the site; however, this is an approximate total.
- The 37 heritage trees include 24 Live Oaks, 6 Sycamores, 3 Laurel Oaks, 3 Red Cedars, and 1 Loblolly Pine

Potential Tree Mitigation

	Existing Trees	Mitigation Cost	Replacement Trees
Total Trees Onsite:	330 Trees (82 Heritage)		
Previously Approved for Removal :			
MP09139	14 trees (11 based on poor condition)	\$ 1,500.00	6 trees
MP09143	16 trees (13 based on poor condition)	\$ 1,500.00	6 trees
MP09130	9 trees (7 based on poor condition)	\$ 1,000.00	4 trees
Estimated with utility demo:			
MP09139	25 trees*	\$ 33,500.00	
MP09143	31 trees*	\$ 38,500.00	
MP09130	75 trees*	\$ 57,750.00	
Total Estimated:			
MP09139	39 trees*	\$ 35,000*	
MP09143	47 trees*	\$ 37,000*	
MP09130	84 trees*	\$ 58,750*	
Total Estimated Remaining Trees Onsite Post Demolition:	160 trees or approximately half of total existing trees		

*based on estimated potential impacts



Tree Impacts

- Existing utilities will be field reviewed and located during the demolition phase, which will occur over the next several months.
- Given the variability of this scope of work and based on discussion with UF PD+C, the recommendation to the committee is as follows:
 - Projects shall retain a Certified Arborist to oversee all required tree impacts that are the result of the utility demolition work.
 - As utilities are located and limits of excavation are determined, Certified Arborist will review conditions and determine if a tree should be removed and/or if other means of protection would be required to save the tree. Certified Arborist will also oversee the tree protection and any required modifications to the existing tree protection onsite during the phase of utility demolition.
 - All trees that are removed during this scope of utility demolition work will be documented and mitigated per UF Mitigation Policy.
 - Projects will return to LVL to present final mitigation report.
- Committee Discussion related to future use of mitigation fees

Requested Motion:

Move to approve the approach defined below to observe and document required tree removals for the utility demolition phase of work for MP09130, MP09139, + MP09143.

Projects shall retain a Certified Arborist to oversee all tree impacts that are the result of the utility demolition work.

Certified Arborist will determine in the field if a tree requires removal, document all removals, and provide a final report of all trees removed during the utility demolition phase of work.

All trees that are removed will be mitigated per UF Mitigation Policy with final mitigation provided in the final report.

Projects will return to LVL to present final mitigation report.



MP09130, MP09139, + MP09143

**Maguire and University Village
Apartments**