
*Lakes, Vegetation, and Landscape Committee
Design Development
November 6, 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 must remain operational until the new facility is completed.
- The new 2 story gymnasium is to be constructed where the existing parking lot is and will provide space for sports and recreation.



Site Plan

- The proposed gymnasium is to be located on the existing parking lot next to the current gym. The new gym parking lot will be located where the existing gymnasium is.



Existing Trees

- Bluff Oak
- Live Oak
- Loblolly Pine
- Crape Myrte
- Winged Elm
- Cabbage Palm
- Hackberry
- Laurel Oak
- Heritage Tree



Tree Impacts

- The project will result in the removal of **25** regulated trees.
- **7** trees proposed for removal are heritage trees.

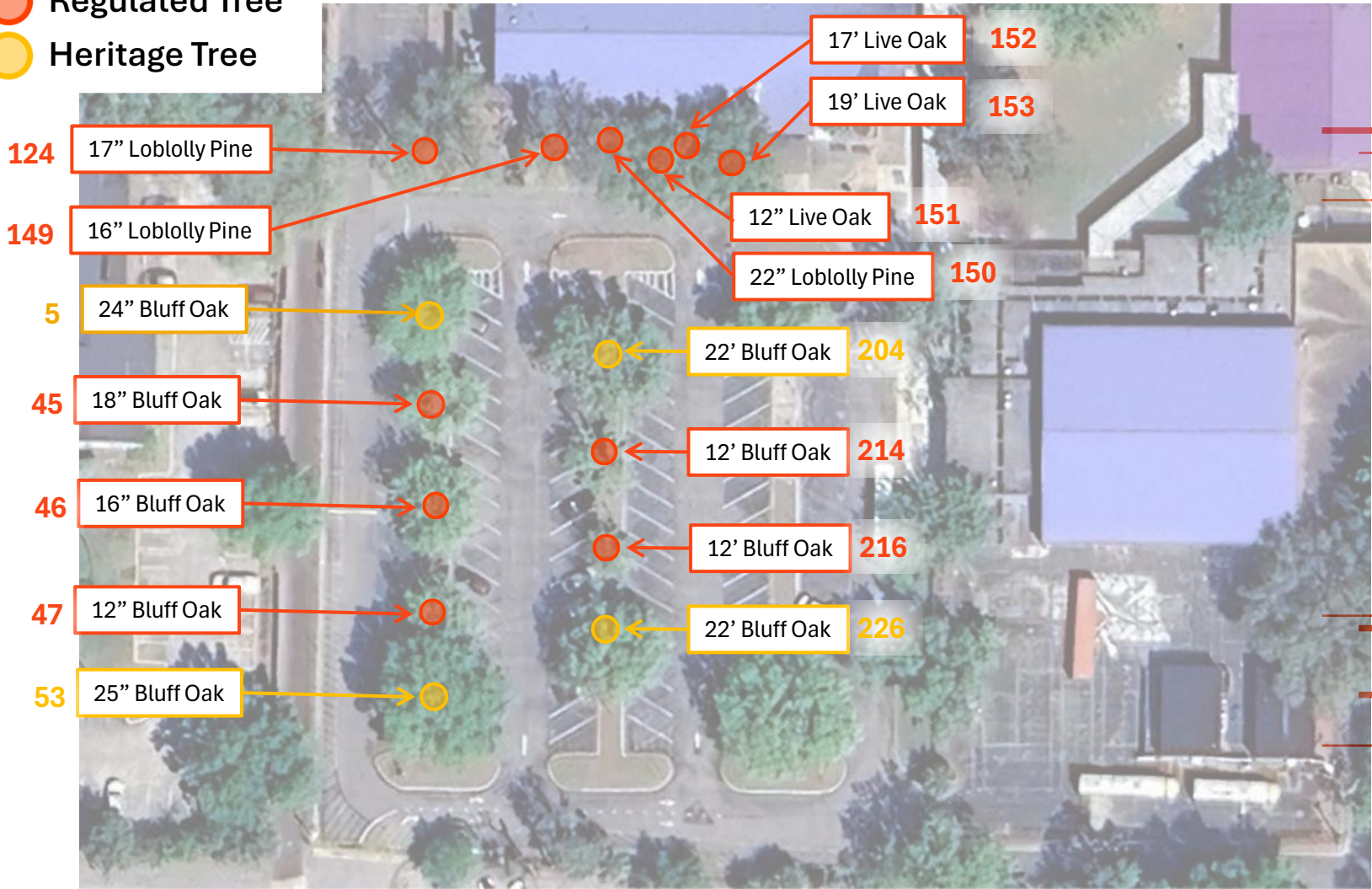




Removed Trees

#	Size + Species	Mitigation Trees	Mitigation Cost
5	24" Bluff Oak	8	\$2,000
45	18" Bluff Oak	2	\$500
46	16" Bluff Oak	2	\$500
47	12" Bluff Oak	2	\$500
53	25" Bluff Oak	9	\$2,250
124	17" Loblolly Pine	2	\$500
149	16" Loblolly Pine	2	\$500
150	22" Loblolly Pine	2	\$500
151	12" Live Oak	2	\$500
152	17" Live Oak	2	\$500
153	19" Live Oak	2	\$500
204	22" Bluff Oak	5	\$1,250
214	12" Bluff Oak	2	\$500
216	12" Bluff Oak	2	\$500
226	22" Bluff Oak	5	\$1,250

- Regulated Tree
- Heritage Tree



Slide Totals		
	Mitigation Trees	Mitigation Cost
Slide Totals:	45	\$ 12,250.00
Slide Totals:	Heritage: 4	Regulated: 11



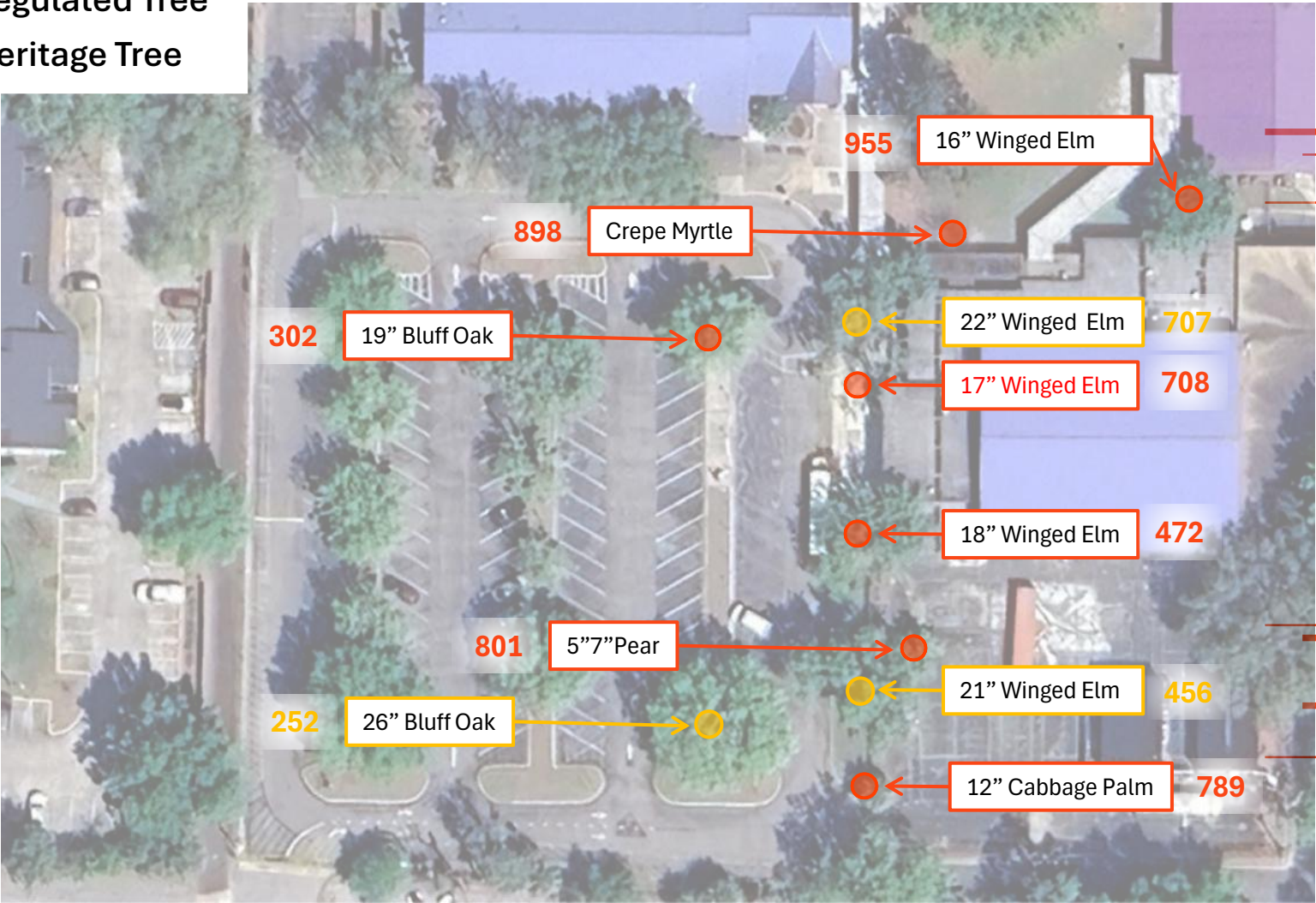
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Removed Trees

#	Size + Species	Mitigation Trees	Mitigation Cost
252	26" Bluff Oak	10	\$2,500
302	19" Bluff Oak	2	\$500
456	21' Winged Elm	4	\$1,000
472	18" Winged Elm	2	\$500
707	22" Winged Elm	5	\$1,250
708	17" Winged Elm (Poor)	0	\$0
789	12" Cabbage Palm	2	\$500
801	5"7" Pear	2	\$500
898	Crape Myrtle Cluster	2	\$500
955	16" Winged Elm	2	\$500

*Reduced mitigation based on condition

- Regulated Tree
- Heritage Tree



Slide Totals		
	Mitigation Trees	Mitigation Cost
Slide Totals:	31	\$7,750
Slide Totals:	Heritage: 3	Regulated: 6



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Slide Totals		
	Mitigation Trees	Mitigation Cost
Slide Totals:	0	\$0
Slide Totals:	Heritage: 0	Regulated: 0

Removed Trees

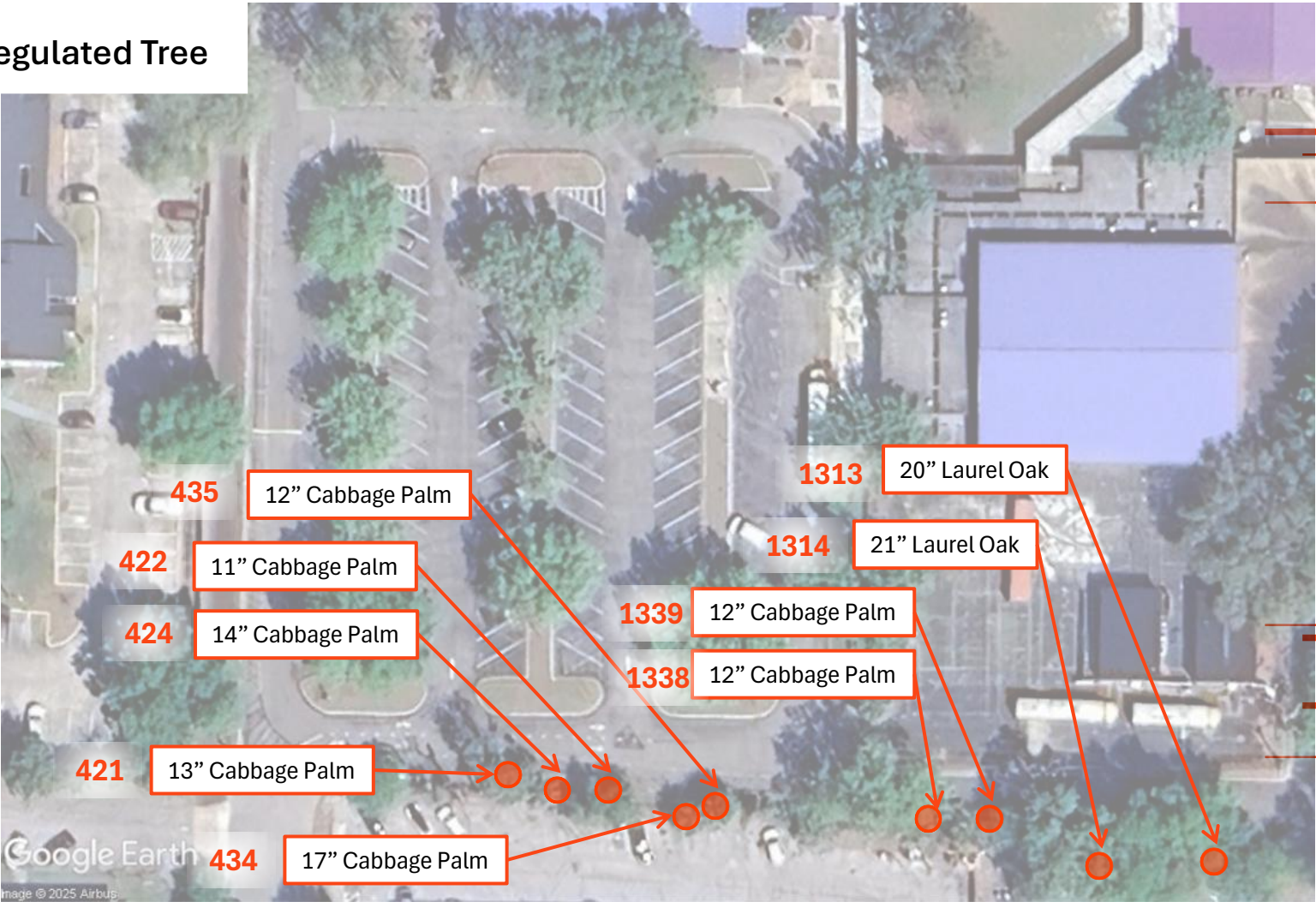
#	Size + Species	Mitigation Trees	Mitigation Cost
421	13" Cabbage Palm (Poor)	0	\$0
424	14" Cabbage Palm (Poor)	0	\$0
422	11" Cabbage Palm (Poor)	0	\$0
434	17" Cabbage Palm (Poor)	0	\$0
435	12" Cabbage Palm (Poor)	0	\$0
1339	12" Cabbage Palm (Poor)	0	\$0
1338	12" Cabbage Palm (Poor)	0	\$0
1314	21" Laurel Oak (Poor)	0	\$0
1313	20" Laurel Oak (Poor)	0	\$0

*Reduced mitigation based on condition

Mitigation Totals

	Mitigation Trees	Mitigation Cost
Total:	76	\$ 19,000.00
Total Removals:	Heritage: 7	Regulated: 17

Regulated Tree

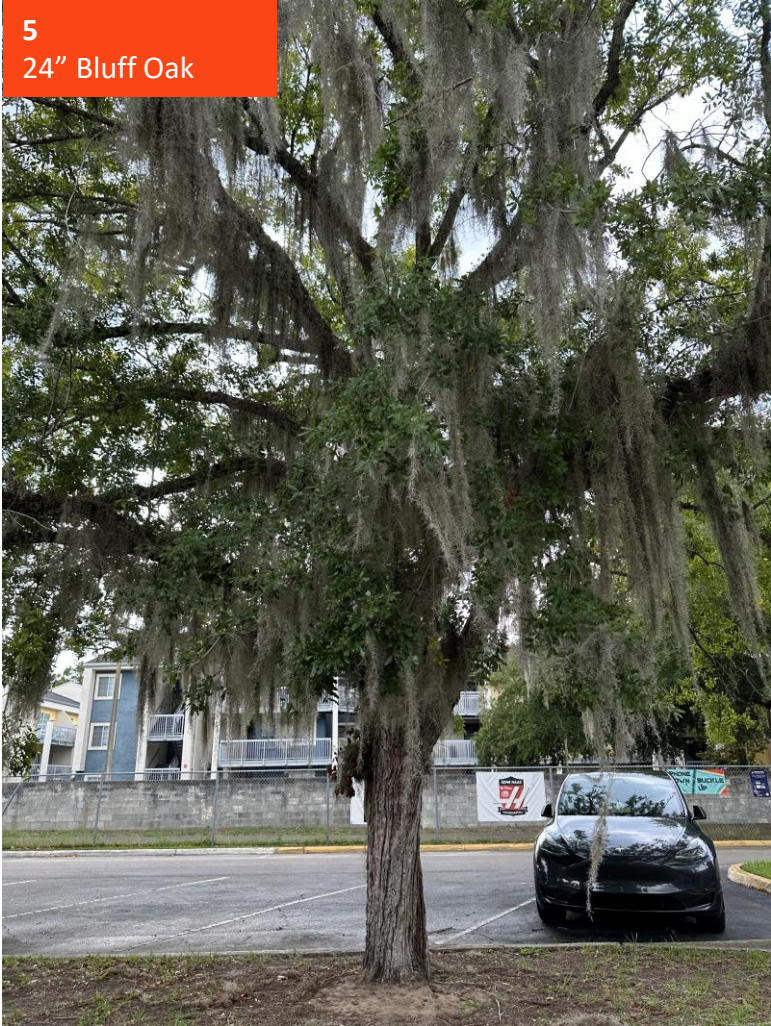




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Existing Trees

#	Size + Species
5	24" Bluff Oak
45	20" Bluff Oak





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Existing Trees

#	Size + Species
46	16" Bluff Oak
47	12" Bluff Oak

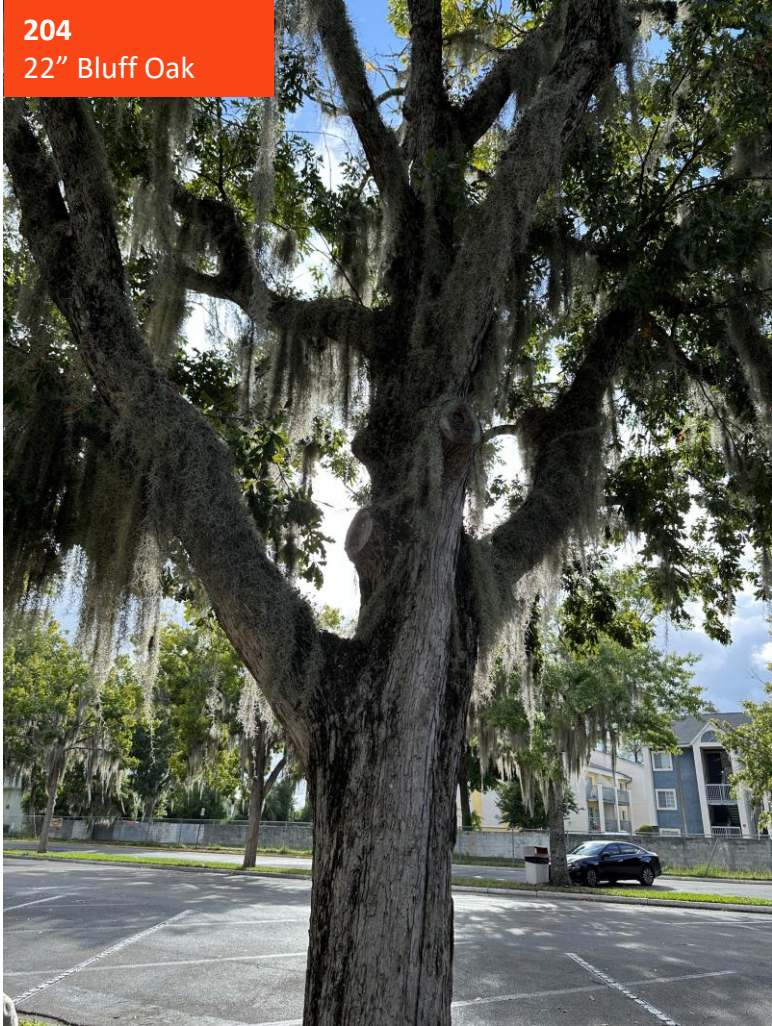




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Existing Trees

#	Size + Species
53	25" Bluff Oak
204	22" Bluff Oak





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Existing Trees

#	Size + Species
214	12" Bluff Oak
216	12" Bluff Oak





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Existing Trees

#	Size + Species
226	22" Bluff Oak
252	26" Bluff Oak



Existing Trees

#	Size + Species
302	19" Bluff Oak
456	21' Winged Elm





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PK Yonge Gymnasium

Existing Trees

#	Size + Species
472	18" Winged Elm
707	22" Winged Elm



Existing Trees

#	Size + Species
708	17" Winged Elm (Poor)
789	12" Cabbage Palm





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Existing Trees

#	Size + Species
955	16" Winged Elm



Existing Trees

#	Size + Species
421	13" Cabbage Palm (Poor)
422	11" Cabbage Palm (Poor)
424	14" Cabbage Palm (Poor)
435	12" Cabbage Palm (Poor)
434	17" Cabbage Palm (Poor)



Existing Trees

#	Size + Species
1339	12" Cabbage Palm (Poor)
1338	12" Cabbage Palm (Poor)
1314	21" Laurel Oak (Poor)
1313	20" Laurel Oak (Poor)



Mitigation Summary:

Total trees proposed to be removed:	25 trees
Total heritage trees proposed to be removed:	7 trees
Total mitigation trees required:	76 trees
Total trees provided:	22
Total mitigation trees required:	54 trees
Total mitigation fee:	\$ 13,500

Breakdown of regulated/heritage trees to be removed:

- 11 Bluff Oak (5 heritage)
- 5 Florida Elms (2 heritage)
- 3 Live Oak
- 3 Loblolly Pines
- 1 Cabbage Palm
- 1 Pear
- 1 Crape Myrtle



Landscape Plan

- The project is located in precinct 1 of the Landscape Master Plan
- All proposed plantings are consistent with the Landscape Master Plan

Sustainability Certification

- The project is pursuing LEED Certification.



Plant Schedule

CANOPY TREES (100 GALLONS)



ULMUS ALATA
 QUERCUS VIRGINIANA
 QUERCUS AUSTRINA

WINGED ELM
 SOUTHERN LIVE OAK
 BLUFF OAK

ORNAMENTAL TREES (7-30 GALLONS)



CHINOANTHUS VIRGINICUS
 VIBURNUM OBOVATUM
 LAGERSTROEMIA INDICA

WHITE FRINGETREE
 WALTER'S VIBURNUM
 CRAPE MYRTLE

PALM TREES (14' C.T.)



LIVISTONA NITIDA

NITIDA PALM

SHRUBS (3-7 GALLONS)

GALPHIMIA GRACILIS
 ILEX VOMITORIA 'NANA'
 VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'
 ZAMIA FLORIDANA

THYRALLIS
 DWARF YAUPON HOLLY
 MRS. SCHILLER'S DELIGHT VIBURNUM
 COONTIE

GROUNDCOVERS (1 GALLON)

MUHLENBERGIA CAPILLARIS
 TRIPSACUM FLORIDANUM
 TRIPSACUM DACTYLOIDES
 RUDBECKIA HIRTA

MUHLY GRASS
 FAKAHATCHEE GRASS
 DWARF FAKAHATCHEE
 BLACK-EYED SUSAN

SOD

STENOPHRATUM SECONDATUM 'CITRA BLUE'
 PASPALUM NOTATUM 'ARGENTINE'

CITRA BLUE ST. AUGUSTINE GRASS
 BAHIA GRASS





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
 - Add Children's Medical Services property to the CMP jurisdiction
 - Adds the Gerold L. Schiebler Center property to the CMP
 - Amendment #1, June 2021
 - Modified Future Land Use at McCarty Woods
- 
- A decorative blue curved line in the bottom right corner of the slide.

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)

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



QUESTIONS?

