

May 5, 2026  
LUFPC COMMITTEE MEETING  
*DESIGN DEVELOPMENT*



# HS26504 - UF Broward Hall North Site Improvements

*Steven Vann, UF Housing*

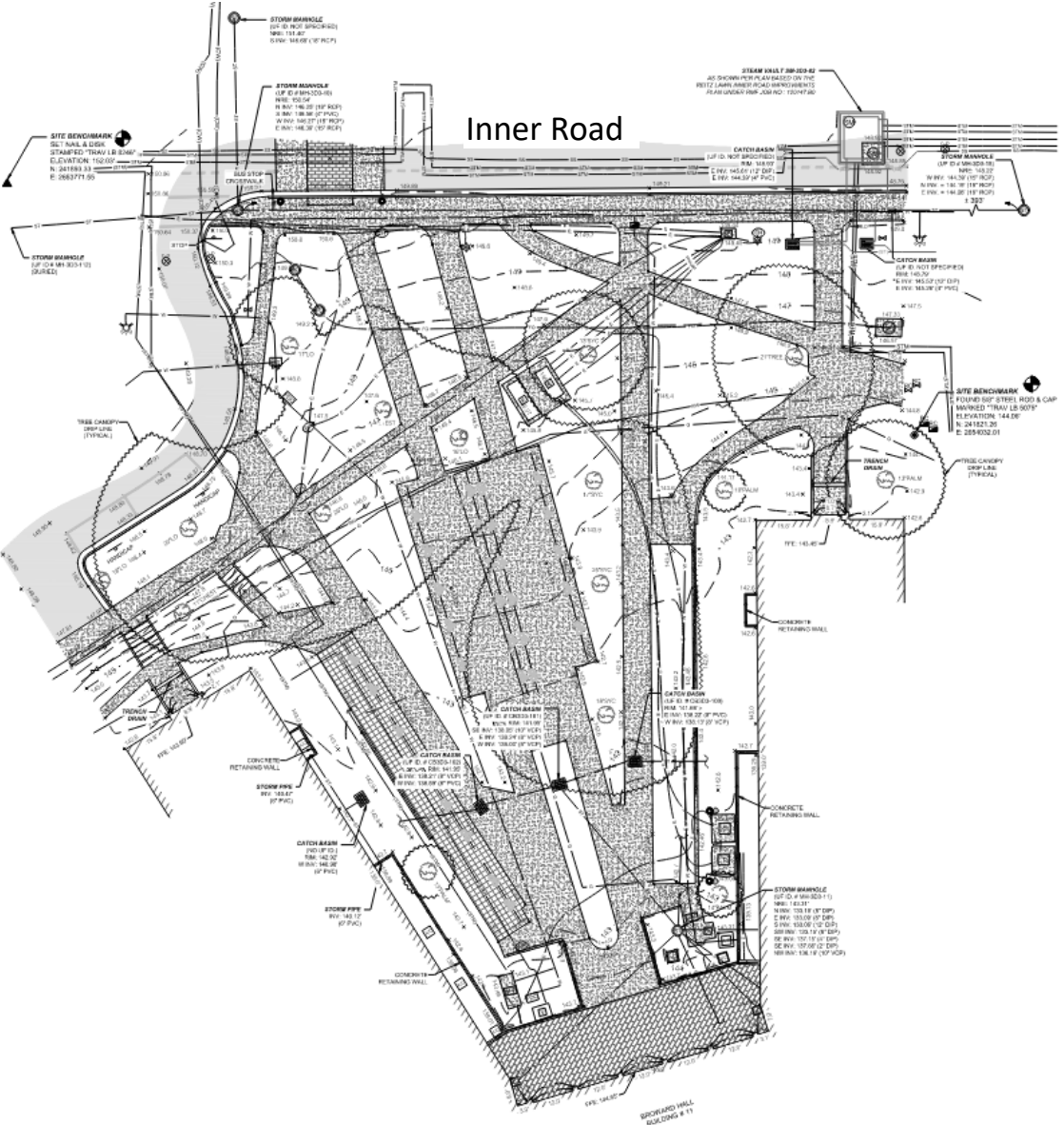
## Project Overview

- The project is located south of Inner Road and north side of Broward Hall just west of Broward Dining.
- UF Housing desires to improve the area outside of the Broward Hall dorms to include more usable outdoor space for the residents, consolidate bike racks, and create a more welcoming entrance along the Inner Road corridor.



## Existing Conditions

- The existing site contains a network of walks with several types of bike racks and various utilities.





# UF Broward Hall North Site Improvements

## Existing Conditions





# UF Broward Hall North Site Improvements

## Committee History

### Lakes, Vegetation & Landscaping

Presented on 4/2/26

- Committee made a motion to **recommend the project for approval** as presented

### Parking & Transportation

To be provided for informational purposes on 5/12/26

- Committee Chair recommended the project be provided for informational purposes

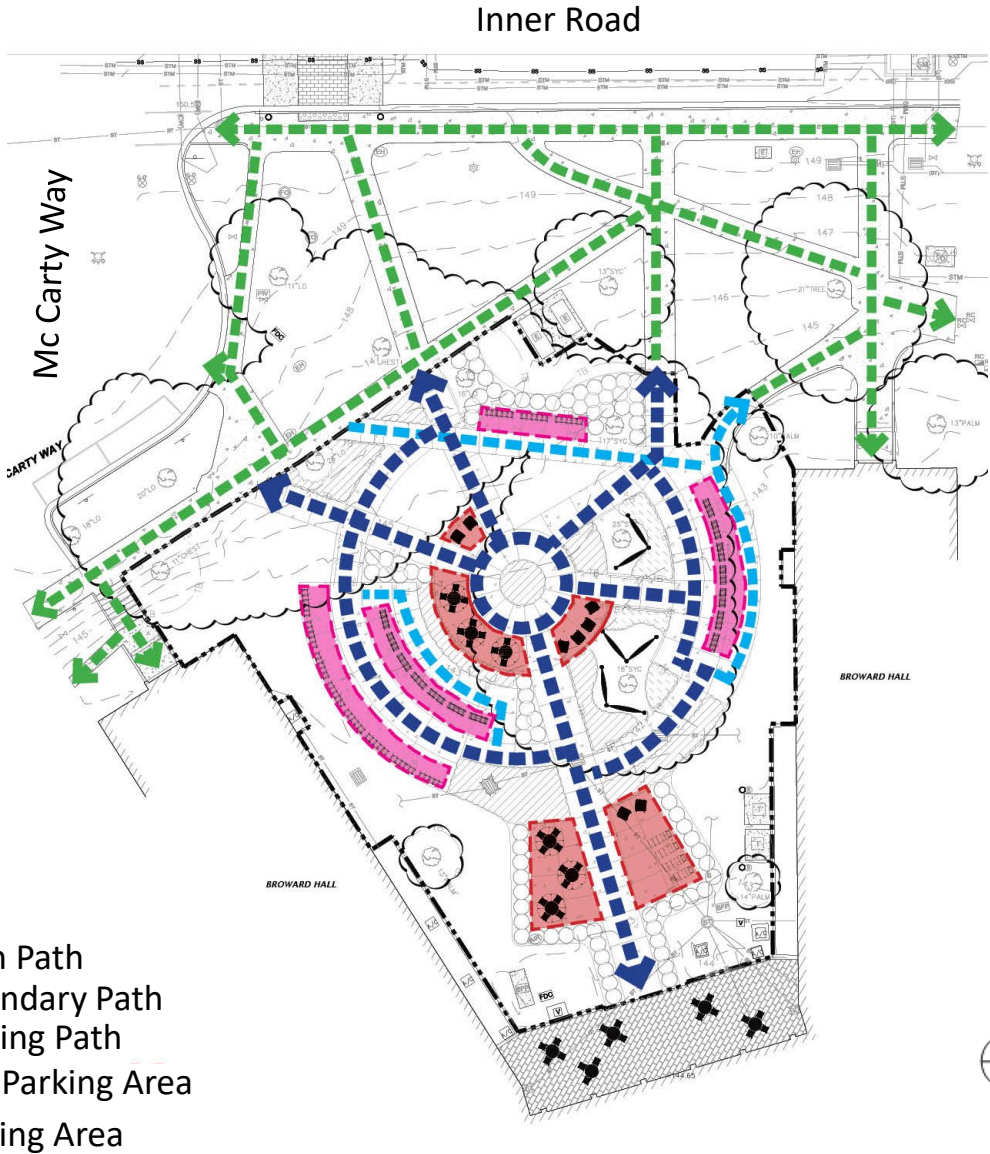
## Site Plan

- The plans propose a central gathering space with seating, hammocks, and tables.
- Bike racks are consolidated and will be replaced to all be consistent with the UF Landscape Master Plan standards; Some are being provided on the south side of Broward Hall
- Limited landscape will be proposed based on project budget, but all materials will be consistent with the UF Landscape Master Plan and coordinated with UF Facilities Services.



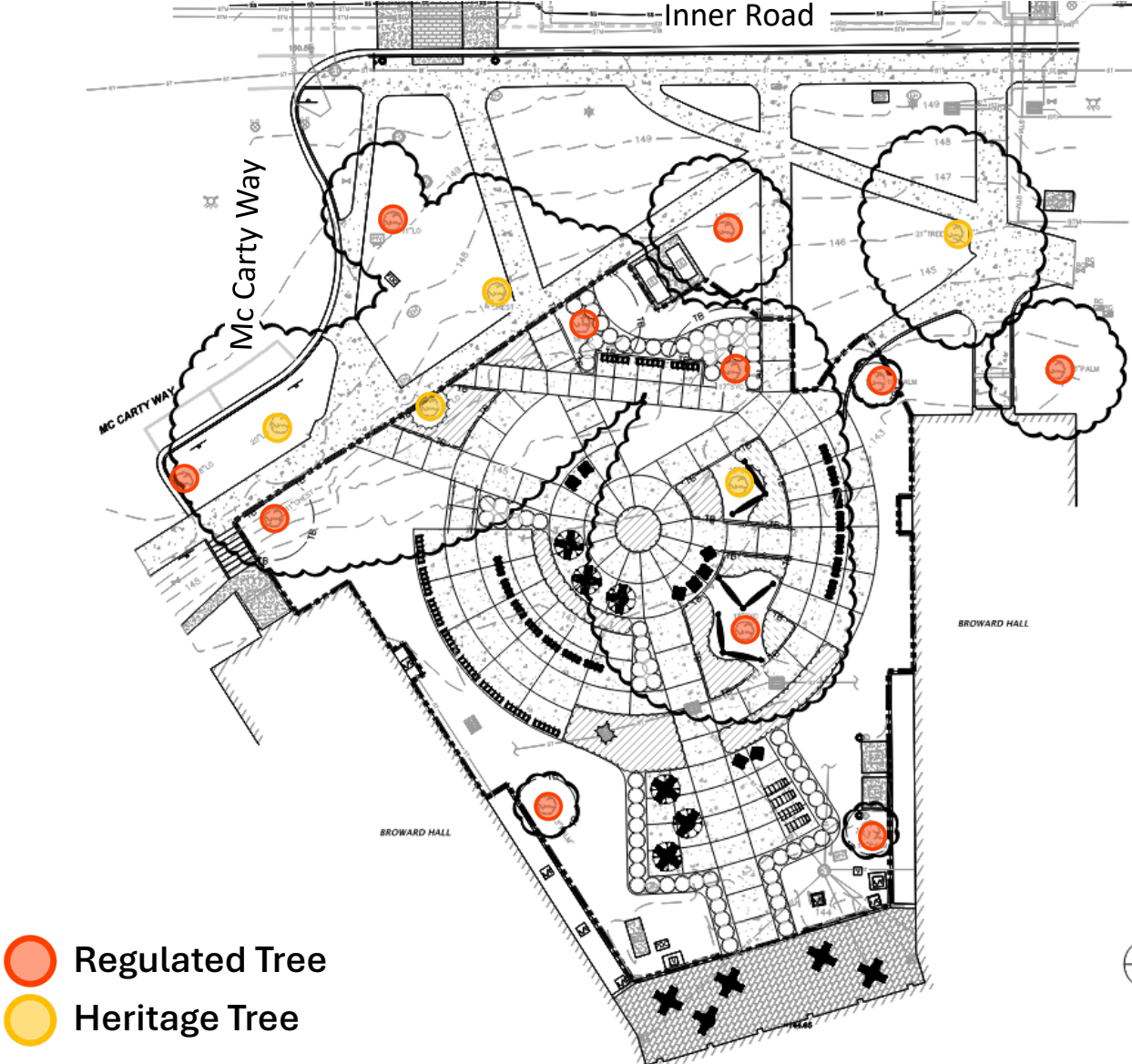
## Site Plan

- Site Furniture may be added later and will be similar to the furnishings at Honors Village including cluster seating with umbrellas, Adirondak chairs, hammock posts, and lounge chairs.
- All walks will be concrete.



## Site Plan

- No tree removals are currently proposed for the project. The project aims to work around existing trees with the proposed improvements.



# UF Broward Hall North Site Improvements

## Existing Bike Parking

- There is currently bike parking located both in the center of the site and along one side of the walkway.
- There are **280 existing bike parking spaces**; however, not all are in use, none of which conform with the University standards. A total of 92 bikes were observed on the racks, some of which appear to have been left there for an extended period.



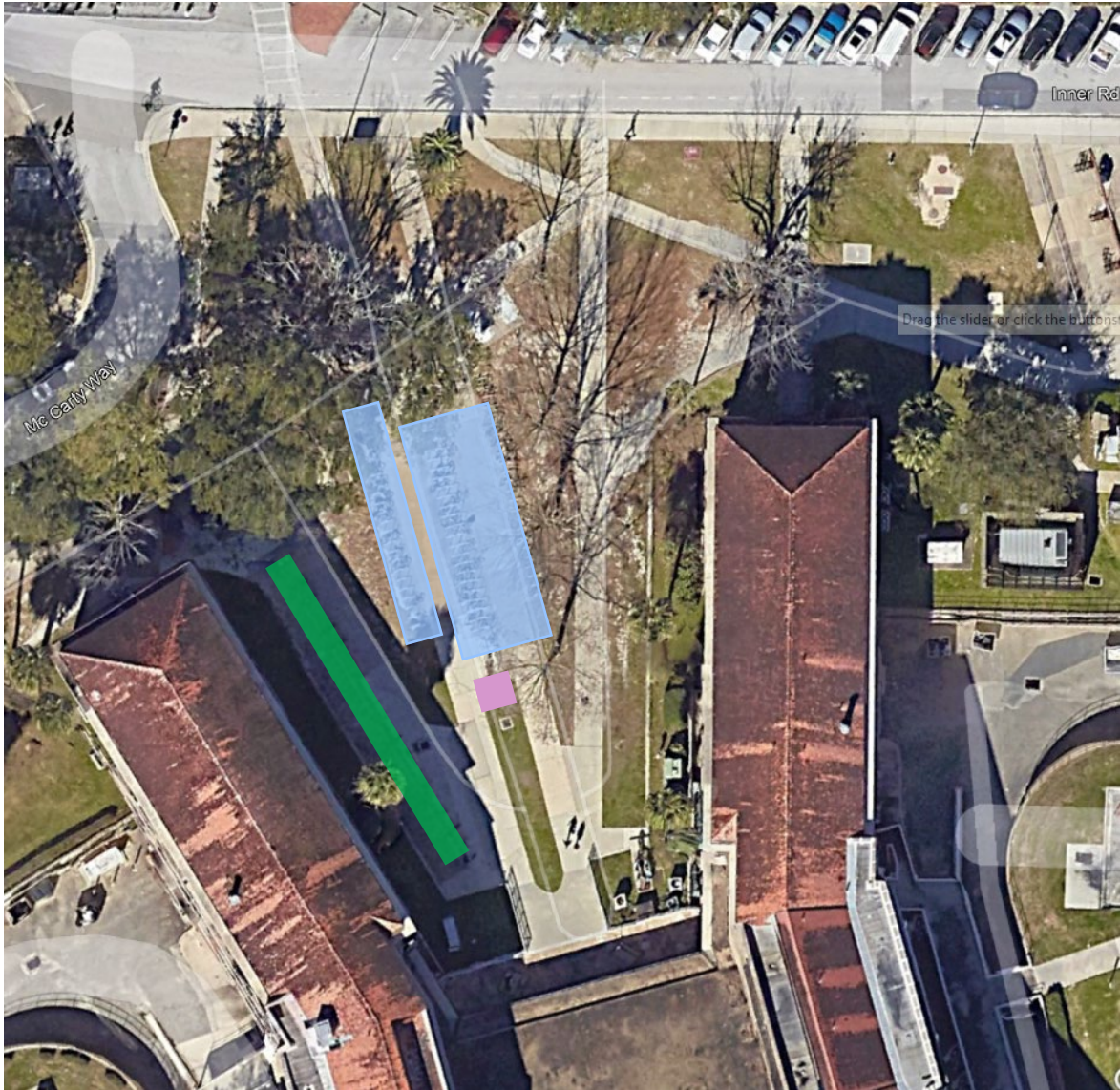
100 U Racks - 200 Bike Parking Spots



72 Bike Parking Spots



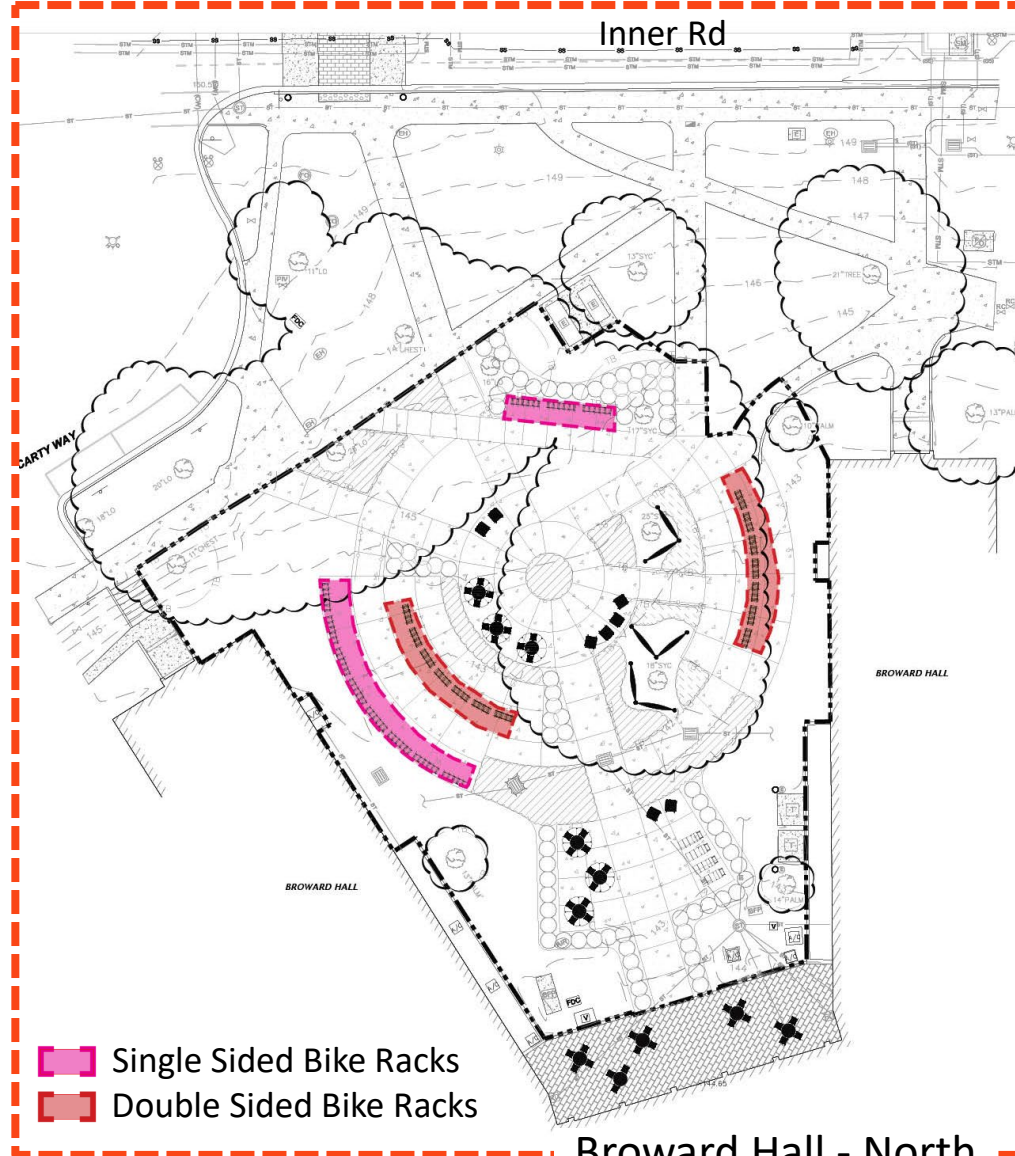
8 Bike Parking Spots



# UF Broward Hall North Site Improvements

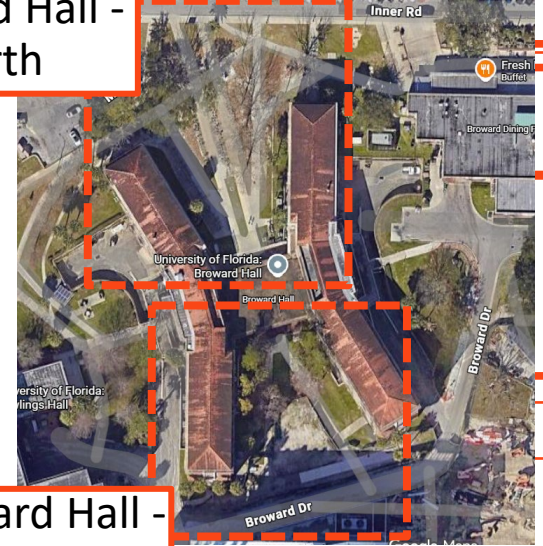
## Proposed Bike Parking

- Bike racks are being proposed on both the north and south side of the building.
- North: 14 double sided bike racks (8 spaces each), and 11 single sided bike racks (6 spaces each), for a total of 178 spaces
- South: 17 single sided racks for a total of 102 spaces
- **Total Proposed: 280 bike parking spaces** (to replace 280 existing bike parking spaces)

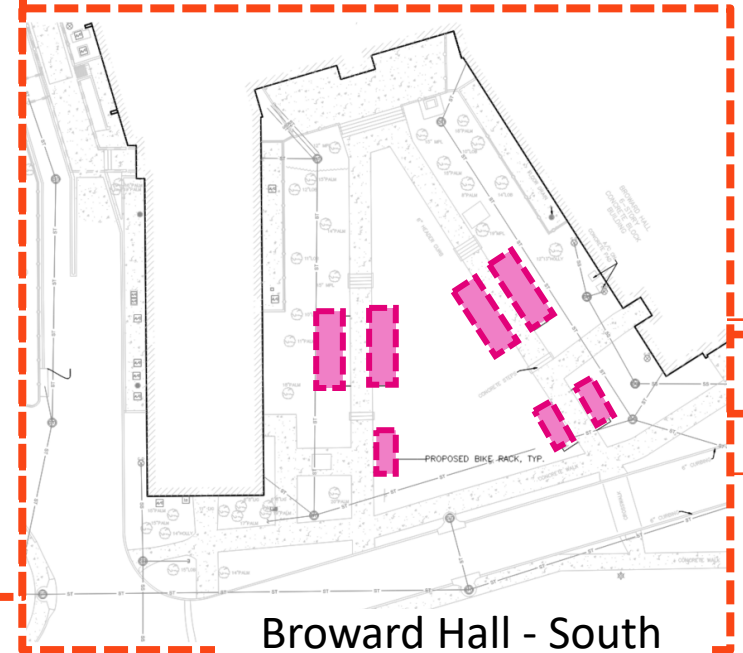


Broward Hall - North

Broward Hall - North



Broward Hall - South



Broward Hall - South



# UF Broward Hall North Site Improvements

## Sustainability

- There is no sustainability certification proposed with this project.



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

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**UF Broward Hall North Site Improvements**

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MAY 7<sup>TH</sup> LUFPC COMMITTEE MEETING  
DESIGN DEVELOPMENT

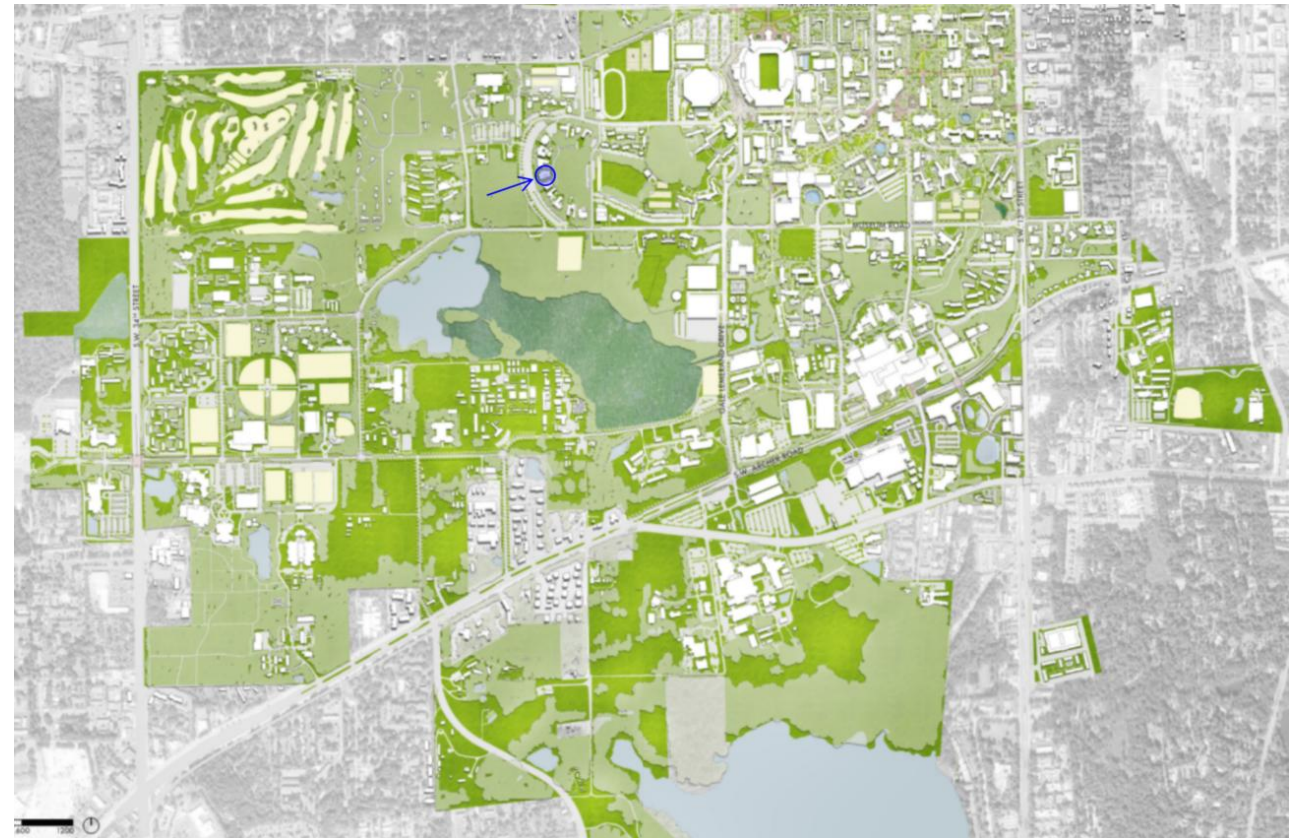


# SIGMA CHI FRATERNITY – RENOVATION AND EXPANSION (UF-711)

VICKERS DESIGN GROUP PROJECT MANAGER | MATT TRTAN  
UF PROJECT MANAGER | STEPHEN CARON

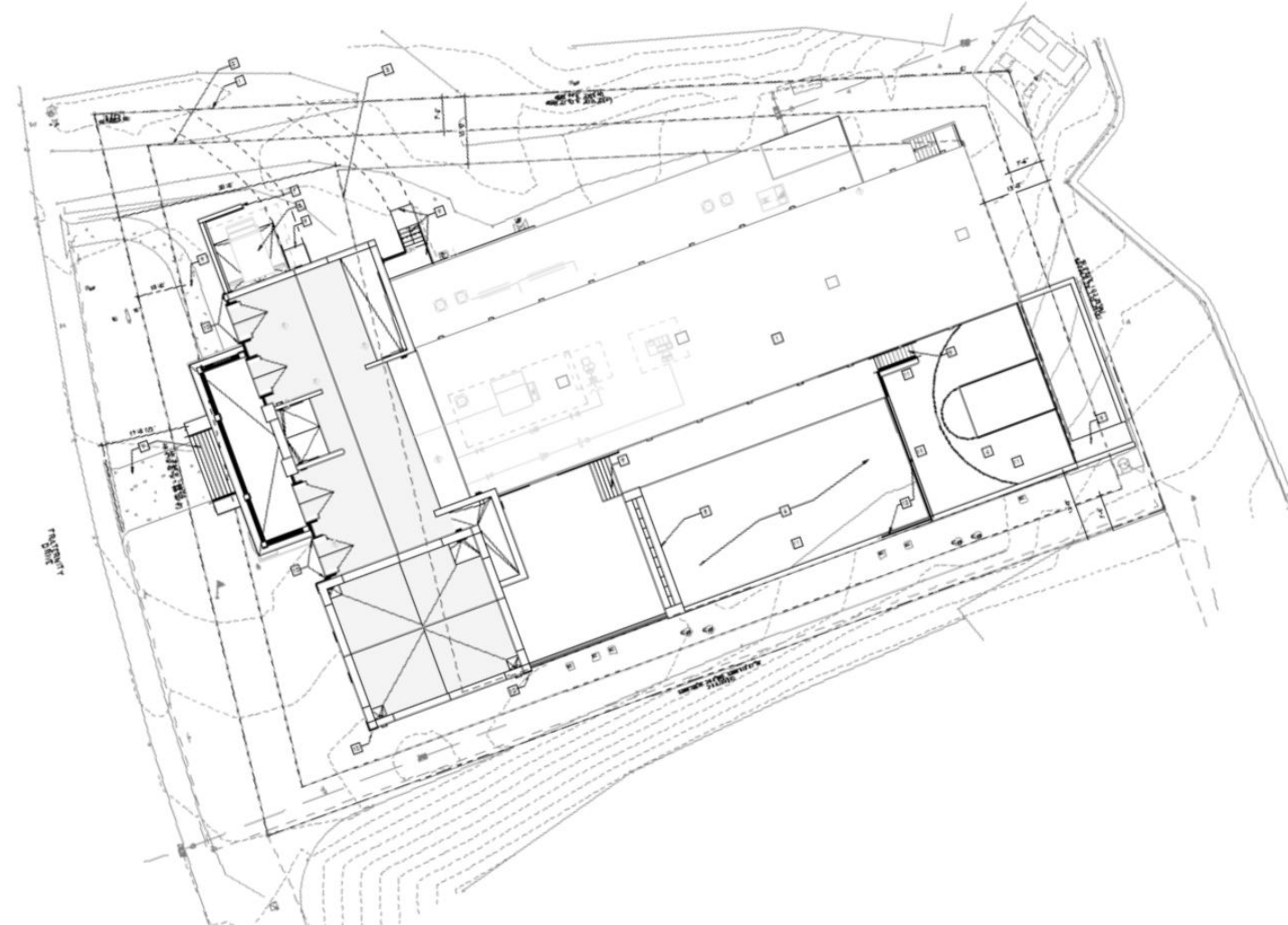
## Project Overview

- The project is located on 611 Fraternity Drive, #8 Fraternity Row, southwest of the O'Connell Center and Ben Hill Griffin Stadium on the University of Florida campus.
- The proposed scope involves the demolition of approximately 9,200 square feet, renovation of 10,500 square feet, and 10,500 square feet of new construction — resulting in a 21,000 square foot fraternity house.
- The primary goal of this project is to expand residential capacity and modernize the existing Sigma Chi Fraternity House, bringing new and existing conditions to a unified contemporary standard. The additions include new bedrooms, a designated chapter room, foyer, library, alumni room, living room, exterior courtyard, two egress stair towers, and an elevator.



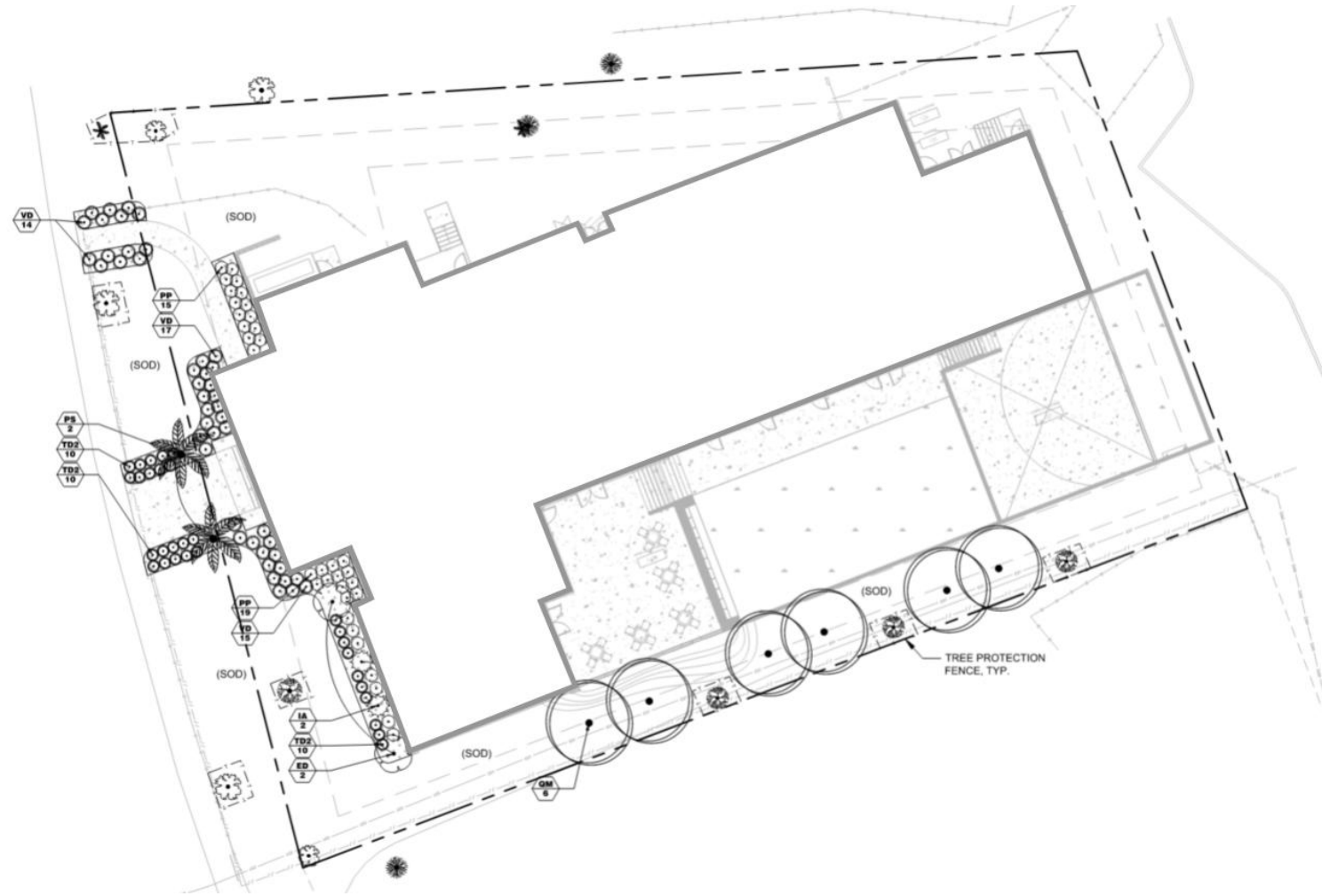
## Site Plan

- The existing topography slopes gradually toward the southeast, which has been incorporated into the site design to manage stormwater runoff. Finish floor elevations and exterior grades have been coordinated with the civil engineer to ensure proper drainage. The proposed exterior courtyard takes advantage of the natural grade change to create a defined outdoor space grounded within the landscape. The minimal net increase of 503 SF of impervious area will be addressed through underground storage chambers and a French drain connected to the existing on-site drainage structure.
- The building orientation and site layout reinforce the existing pedestrian network along Fraternity Drive, maintaining accessible pathways that connect to the broader campus circulation. The proposed additions follow the existing building footprint to preserve the established street presence.



## Landscape Plan















- The following proposed landscape plan was reviewed and approved by the Lakes, Vegetation & Landscaping Committee on April 2<sup>nd</sup>, 2026.
- The project is location in Precinct 1 - Core Campus. Four of the seven species being proposed are native, refer to chart on next slide for quantities being proposed and for more information on each species.
- No trees proposed for removal are heritage trees. Per the Tree Mitigation Policy, *'Heritage trees are defined as canopy species measuring 20 inches or more in diameter (DBH), except for Water Oaks, Laurel Oaks, Loblolly Pines, Sugarberry and Sweetgums that shall be classified as heritage trees at 30 inches in diameter (DBH).'*





# UF-711 | SIGMA CHI FRATERNITY – RENOVATION AND EXPANSION



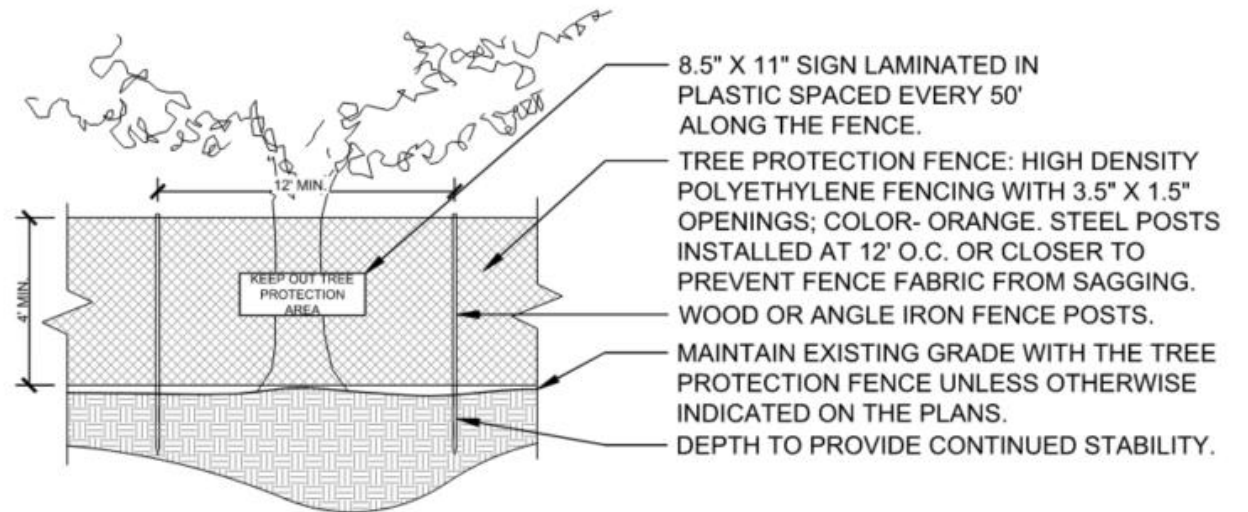
ID	BOTANICAL / COMMON NAME	CATEGORY	NATIVE	NOTES	QTY
PS	PHOENIX SYLVESTRIS* / WILD DATE PALM	PALM	NOT NATIVE	 	2
QM	QUERCUS MICHAUXII / SWAMP CHESTNUT OAK	LARGE TREE	NATIVE	 	6
ED	ELAEOCARPUS DECIPIENS / JAPANESE BLUEBERRY TREE	SMALL TREE	NOT NATIVE	 	2
IA	ILEX OPACA / AMERICAN HOLLY	SMALL TREE	NATIVE	 	2
PP	PODOCARPUS MACROPHYLLUS 'PRINGLES' / PRINGLES DWARF YEW PODOCARPUS	LARGE SHRUB	NOT NATIVE	 	34
TD2	TRIPSACU DACTULPODES NANA / DWARF FAKAHATCHEE GRASS	ORNAMENTAL GRASS	NATIVE	 	30
VD	VIBURNUM OBOVATUM, 'DWARF WALTER'S' / DWARF WALTER'S VIBURNUM	LARGE SHRUB	NATIVE	 	46

\*Substitute for Phoenix Canariensis / Canary Island Date Palm — listed under Palms in both the General Campus and the Historic Core palette, or submit Phoenix Sylvestris for approval.

## Tree Protection

- The following tree protection detail and instructions are from the Landscape Team Sheet LT-02.

- 1- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
- 2- SEE NOTES ON SHEET LT-01 FOR GENERAL TREE PROTECTION REQUIREMENTS.
- 3- NO PRUNING OF TREE BRANCHES OR ROOTS SHALL BE PERFORMED EXCEPT BY, OR UNDER THE SUPERVISION OF, AN APPROVED ARBORIST.
- 4- NO EQUIPMENT SHALL OPERATE WITHIN THE TREE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
- 5- TREE BARRICADE TO DRIPLINE/CANOPY UNLESS OTHERWISE APPROVED BY COUNTY FORESTER/LANDSCAPE INSPECTOR.



**#1** TREE PROTECTION FENCE DETAIL  
SCALE: N.T.S.

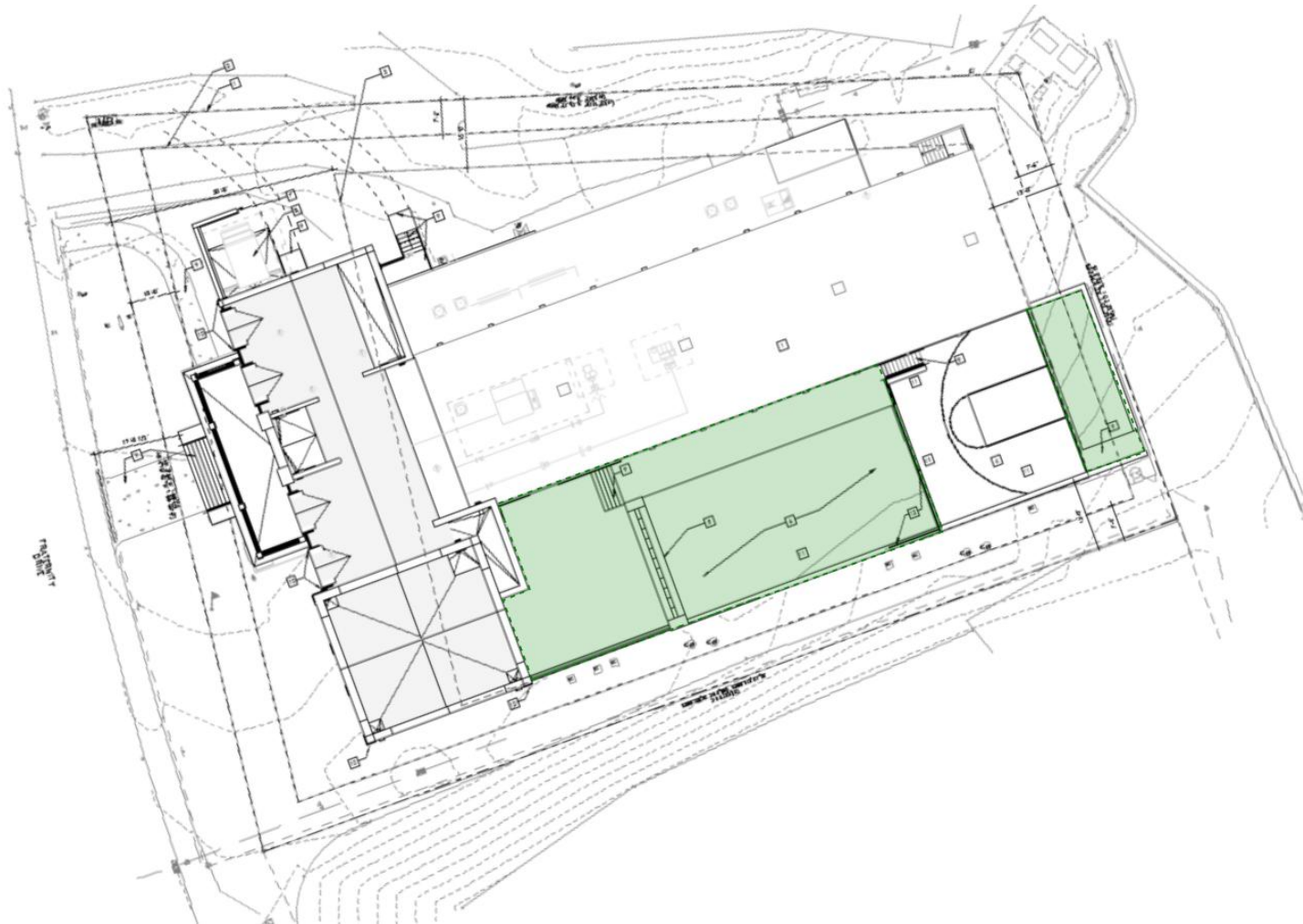
## Building Design

- The proposed fraternity renovation and new construction has been designed in alignment with the University of Florida Landscape Master Plan.
- The new addition continues the campus brick tradition by specifying Cherokee Brick throughout — consistent with the approved material palette and resonating with the ‘Residential Spaces’ segment of the Campus Master Plan. It also incorporates cast stone wall and column caps echoing the limestone cap details identified in Section 7, all collectively contributing to the spirit of continuity in the campus character from the nearby S.1 Historic Precinct.



## Building Design

- As part of the overall design strategy, the project prioritizes outdoor and green space by converting approximately 40% of the 9,200 square feet being demolished into active and passive outdoor areas — 1,300 square feet of exterior courtyard and 2,200 square feet of added green space — reflecting a commitment to enhancing the campus landscape and pedestrian experience.





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

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**UF-711 | SIGMA CHI FRATERNITY –  
RENOVATION AND EXPANSION**