
January 6, 2026 Land Use and Facilities Planning Committee Meeting

SITE DEVELOPMENT



MPO9584 Flavet Area Trails

Andrew Meeker, PDC Project Manager



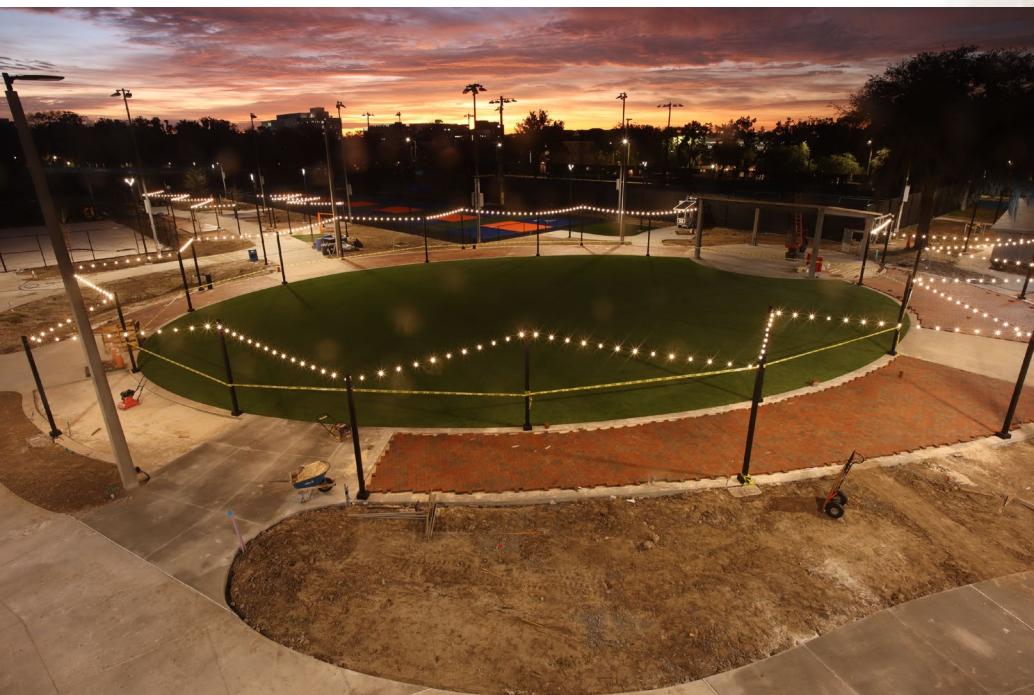
Project Overview

- Campus Trails Master Plan developed in 2020
- UF-681 Flavet Outdoor Recreation project “Flavet Park” developed a network of pedestrian pathways and amenities was completed in 2025
- RecSports applied for and received \$1M in FY25 CITF funding for creating accessible trails and paths to the new Flavet Park, to further promote a healthy and active lifestyle while fostering a sense of community and appreciation for the natural beauty on campus. This project will also contribute to improving campus safety and security for those accessing the Flavet area.
- The UF-705 Student Housing Development project that is currently under construction will create housing for 1,100 students directly adjacent to Flavet Park and will increase demand for pedestrian connections and recreation opportunities.
- The adjacent UF-708 Graham Woods Stormwater Improvements project may further provide important pedestrian connections in this area.



Portion of Campus Trails Master Plan

MPO9584 Flavet Area Trails

**Flavet Park****RECSPORTS**
UNIVERSITY of FLORIDA

MPO9584 Flavet Area Trails

Network
Connection
Opportunities

MPO9584 Flavet Area Trails

UF-681 Flavet Outdoor Recreation Complex

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MPO9584 Flavet Area Trails

Flavet Field - Existing Conditions

- Concerts
- Community Events
- RecSports
- Tailgating



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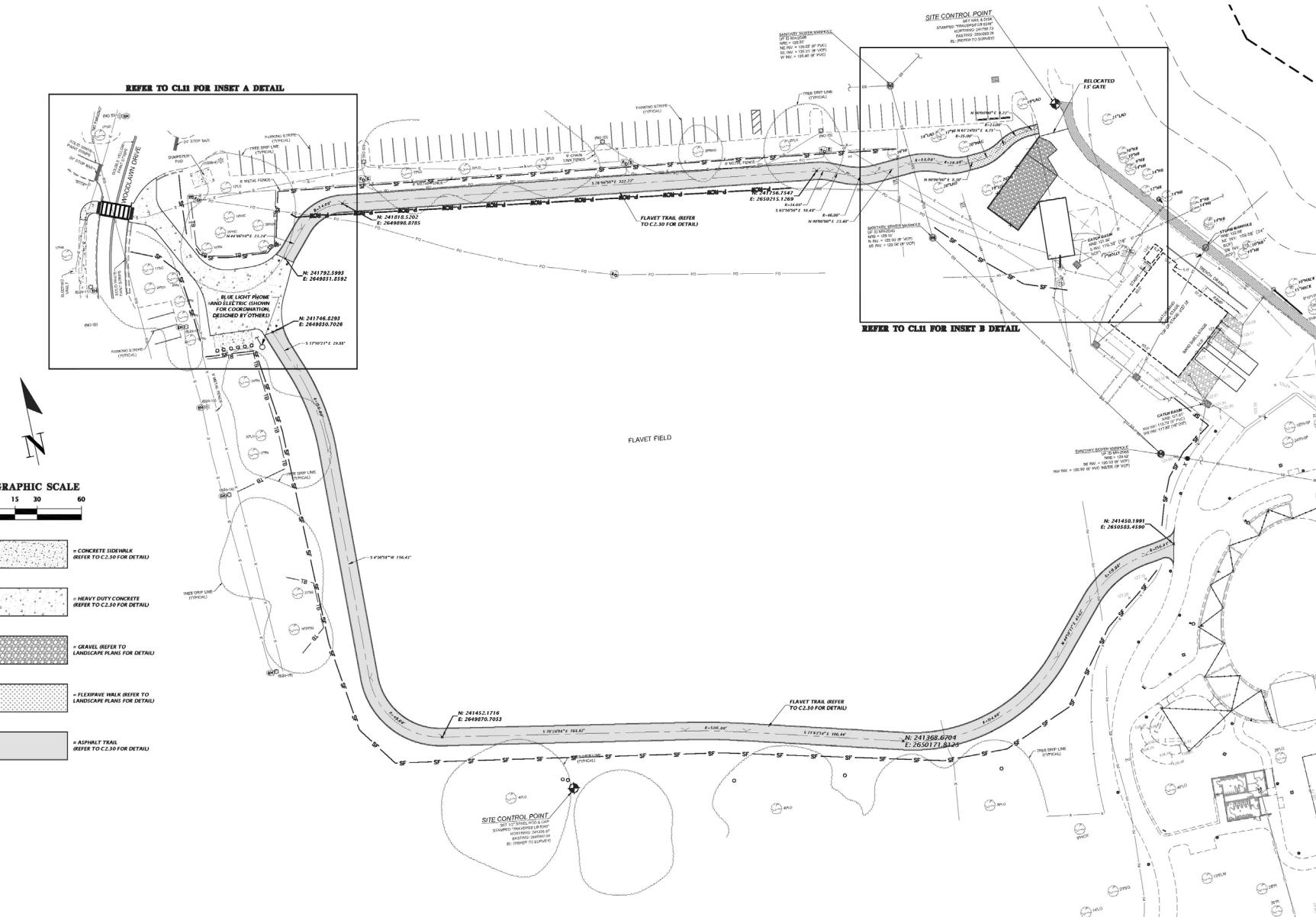
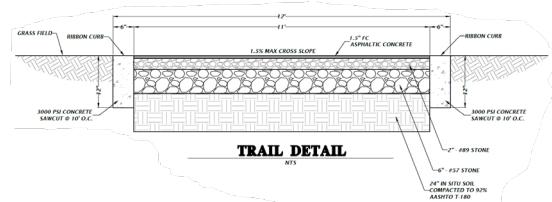
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<https://www.visitgainesville.com/event/wufts-fanfares-fireworks/>

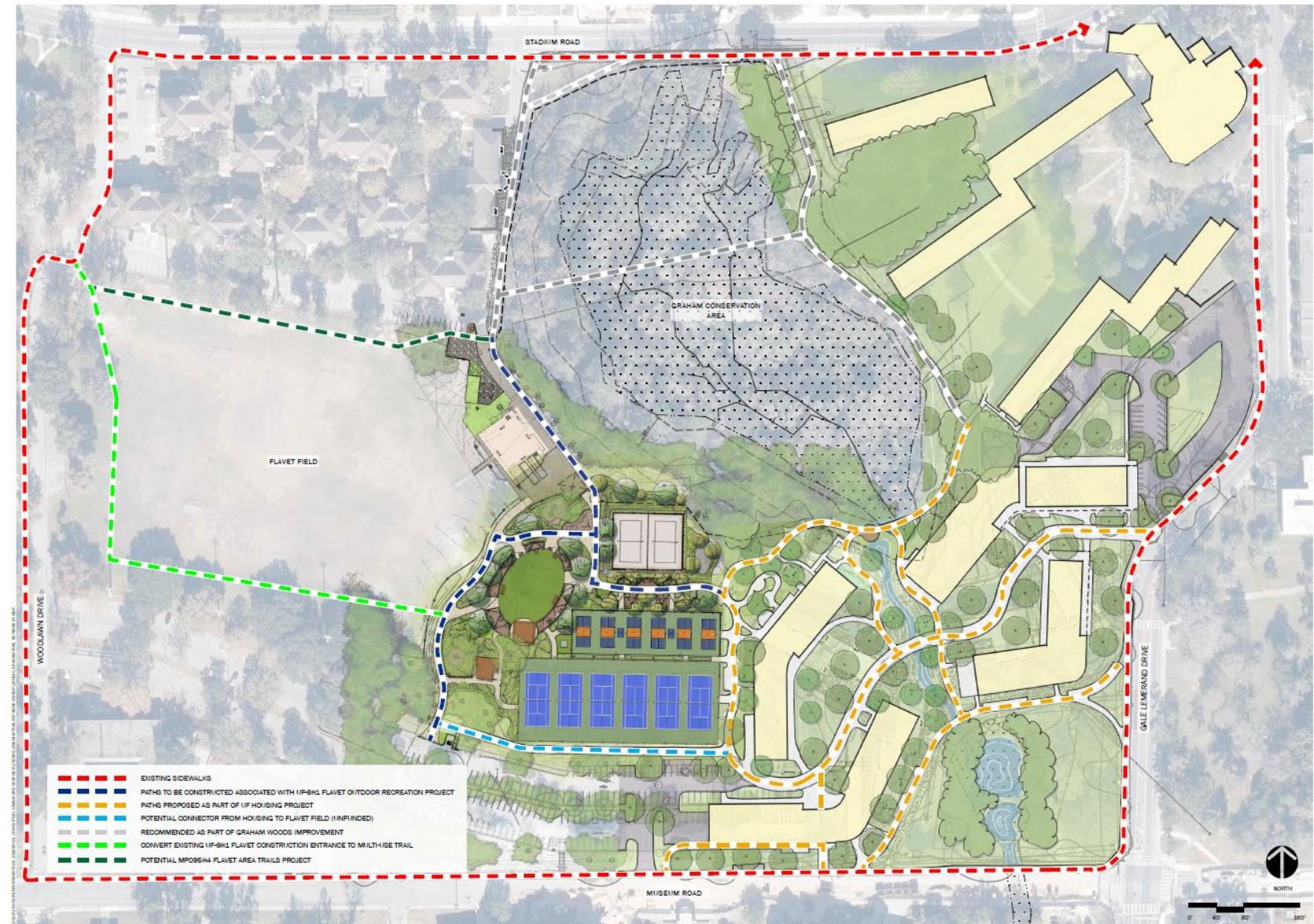
Project Elements

- Follows Existing Flavet Park Construction Drive
- 12' Trail Width
- Flush Concrete Borders Of Trail To Support Vehicular Traffic
- Blue Light Phone
- Bicycle Parking
- Designated Crosswalk Across Woodland Dr.
- Zero Tree Removal, FlexiPave Trail Material Adjacent To Trees
- Stormwater Infrastructure & SJRW Permitting



Next Steps

1. Finalize Design and Permitting
2. Finalize Construction Budget
3. Complete Construction Prior To 2026 Football Season
4. Begin Planning For Next Phase Of Additional Trail Connections





Information only, no action requested as project does not meet the criteria for committee review as described in Policy 1.1.2 of the Implementation Element

MPO9584 FLAVET AREA TRAILS

January 06, 2026
LUFPC COMMITTEE MEETING

DESIGN DEVELOPMENT (DD)

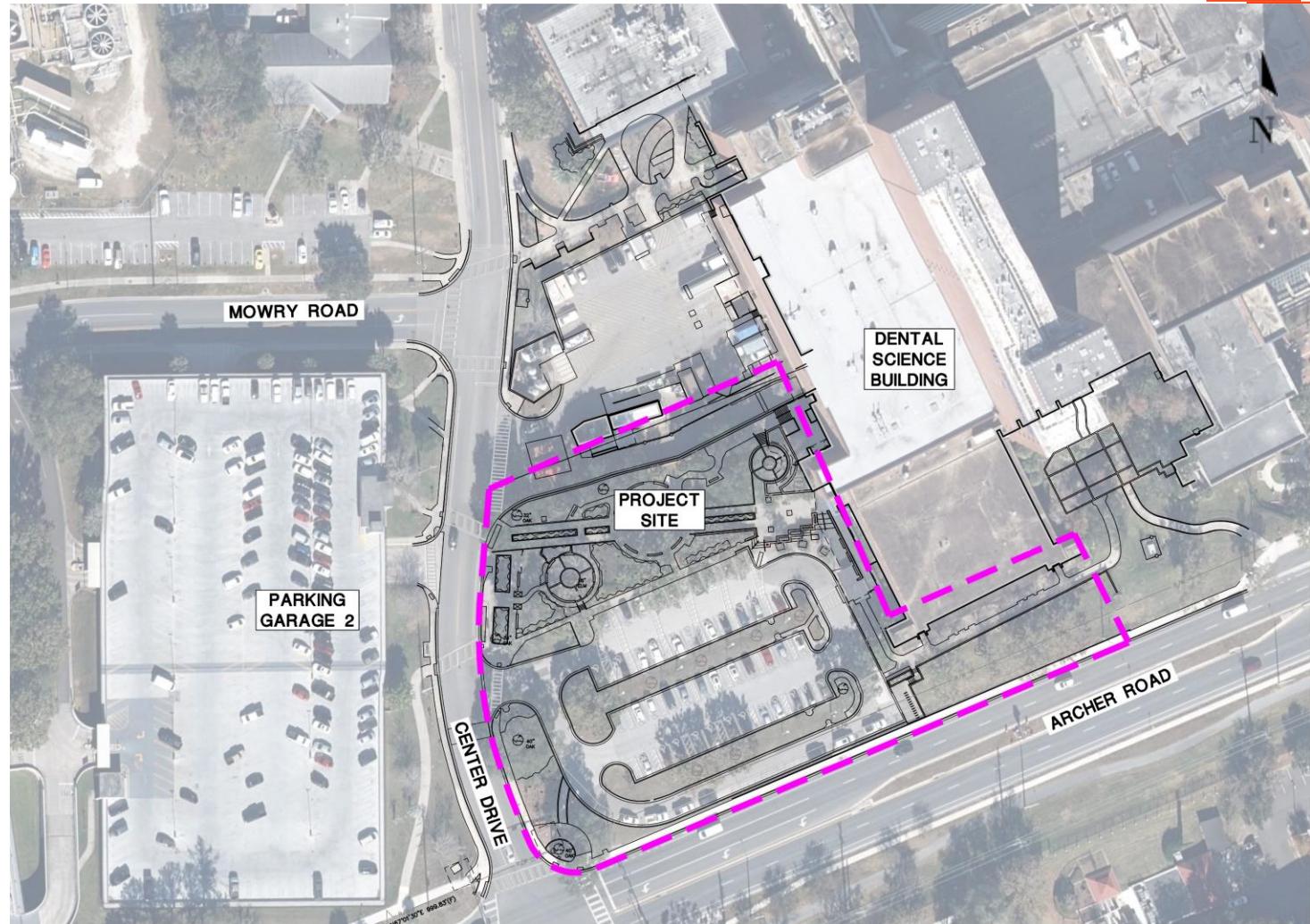


UF-318 Dental Science Building

Jim Vignola, AIA Emeritus, LEED AP BD+C, Project Manager III

Project Overview

- ~ 10 years on the UF Campus Master Plan
 - "A Gateway to the University"
- Family of Projects:
 - UF-318/A – Addition/Renovation
 - UF-318B – Envelope Repairs
 - Holistic Campus View – "One-UF"
 - HSC New Electrical Infrastructure
 - Align Mowry Rd w/Loading Dock
- Project is located at the current Dental Science Building located on SW Archer Road and Center Drive.
- The Addition will include a new drop-off area along Center Drive.





Committee History

Attended the **Land Use and Facilities Planning** Meeting at ASD on **9/2/25**

- At the **ASD** Phase, the committee discussed the proposed site plan and tree removals.
- MOTION: Margaret Fields made a motion to approve the project as presented. Sarah Erikson seconded. The motion passed unanimously.



Committee History

Attended the **Lakes, Vegetation & Landscaping** Meeting at DD on 12/04/25

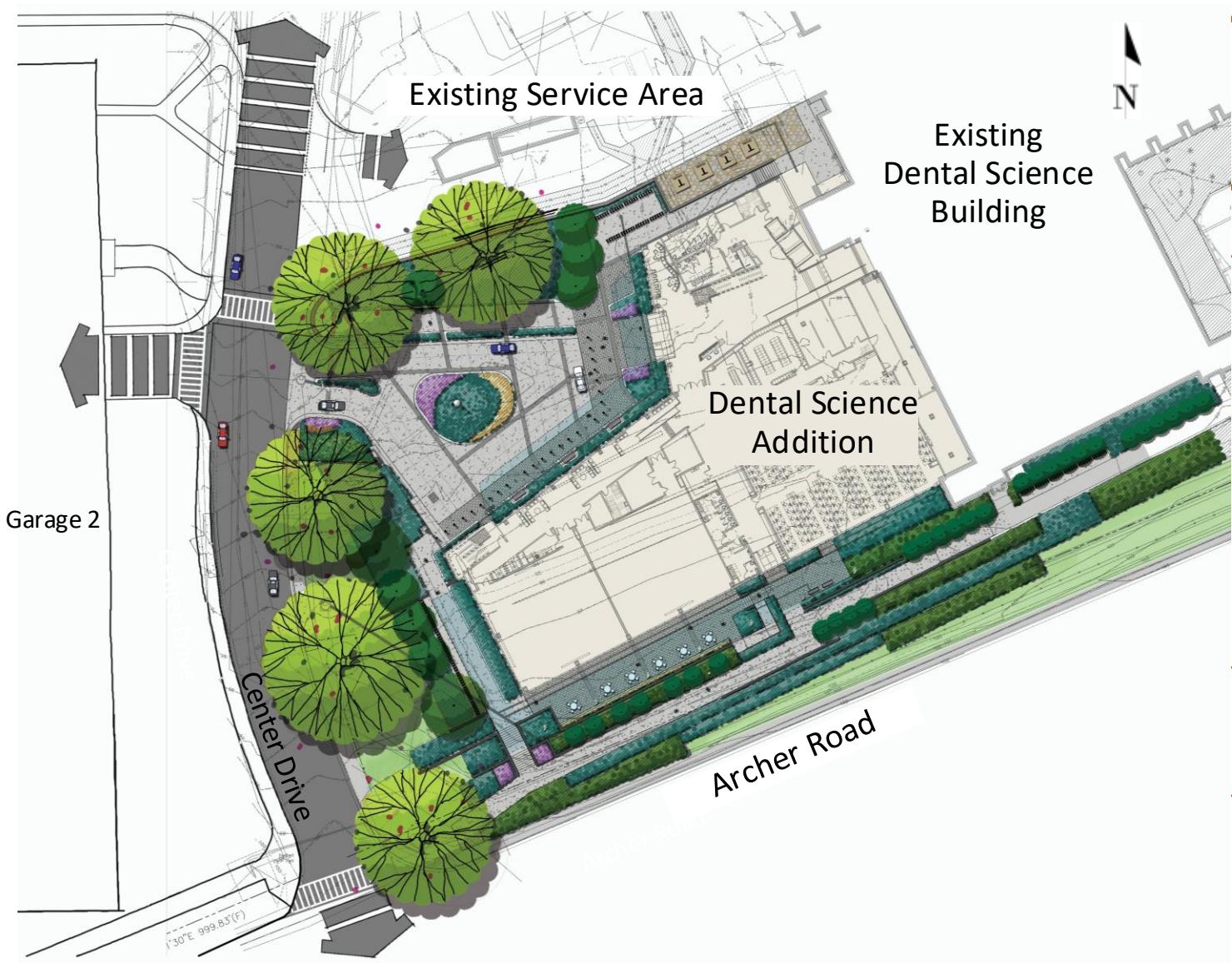
- At the DD phase, the committee discussed the proposed site plan, tree removals and proposed landscape plan
- Committee made a motion to recommend **approval** of the project as presented.

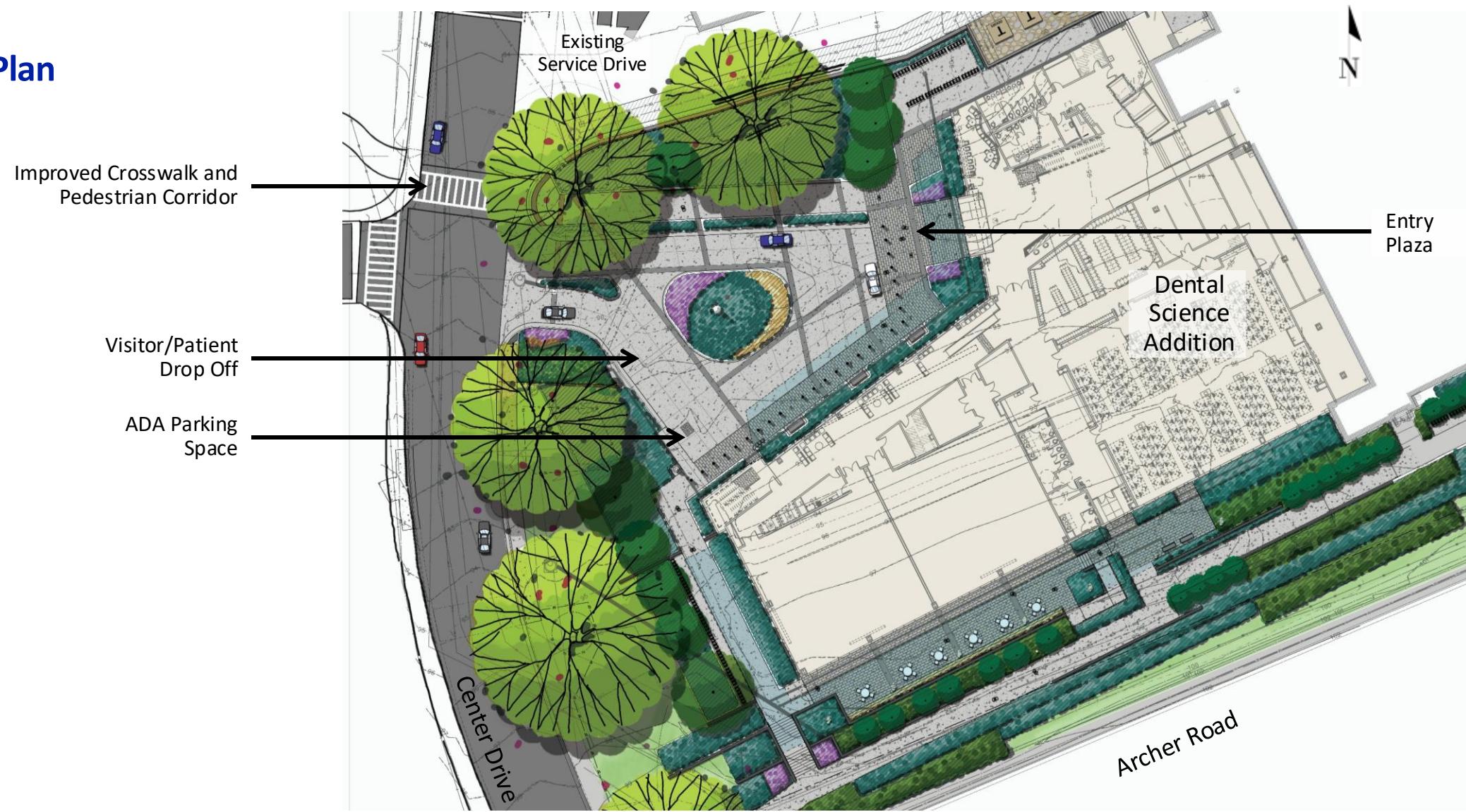
Attended the **Parking & Transportation** Meeting for DD on 12/04/25

- At the DD phase, the committee discussed the proposed site plan, parking mitigation and pedestrian traffic analysis
- Committee made a motion to recommend **approval** of the project as presented.

Site Plan

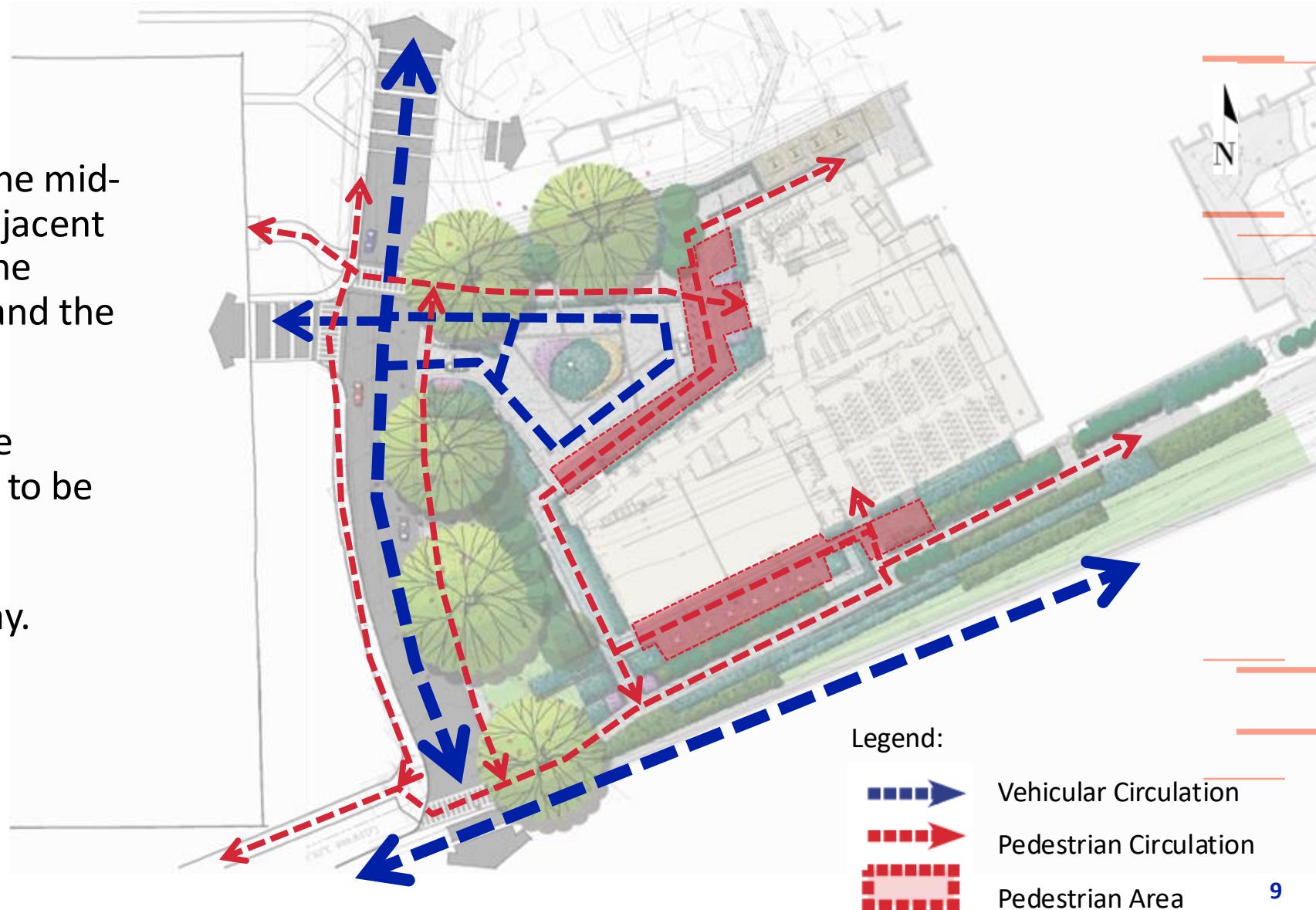
- The proposed building expansion extends into the existing parking lot on the corner of Archer Road and Center Drive.
- The redesigned drop-off will provide improved access for visitors and expand and improve the existing pedestrian plaza located to the north of the existing parking lot.
- The redesigned main entrance will also feature a new pedestrian area reoriented along Archer Road.



Site Plan

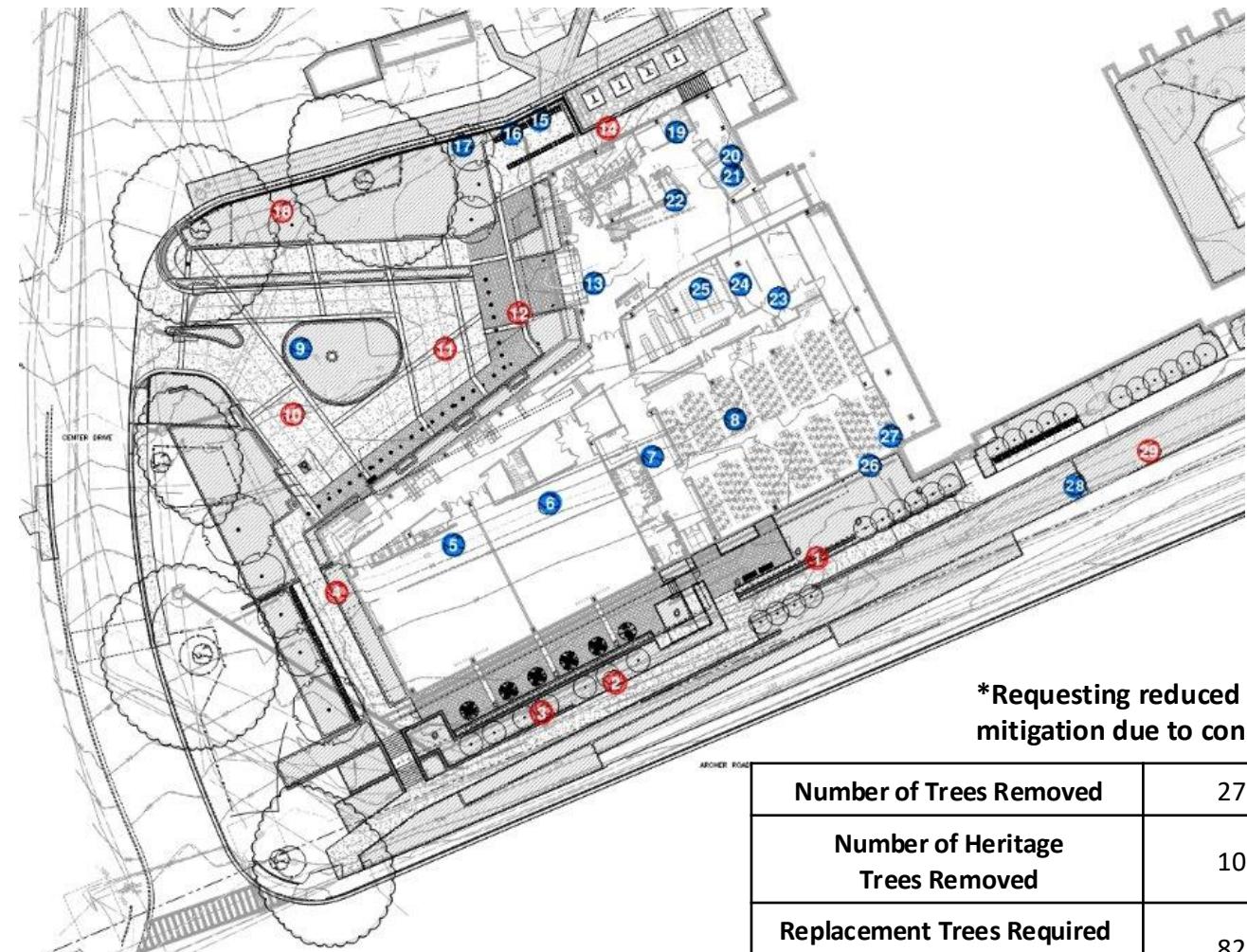
Site Plan

- The project proposes eliminating the mid-block crosswalk on Center Drive adjacent to the project site and improving the crosswalk that connects Garage 2 and the Improved Pedestrian Entry Plaza.
- New drop off sequence will provide queuing space for visitors/patients to be dropped off at the new entrance.
- A traffic study is currently underway.



Project Overview – Tree Impact Summary

- Existing trees to be impacted by the redesign include Shumard, Live, and Laurel Oaks, as well as Hollies and a couple of Magnolias.
- At the 12/04/25 meeting, the LVL committee approved the removal of 27 trees including 10 heritage trees.
- DD Landscape Plan currently proposes 9 replacement trees on site.



*Requesting reduced mitigation due to condition.

● Demo Tree – Heritage Size
● Demo Tree – Regulated Size

Number of Trees Removed	27 trees
Number of Heritage Trees Removed	10 trees
Replacement Trees Required (before replanting)	82 trees
Total Proposed Trees	9 trees
Total Replacement Trees	73 trees
Total Mitigation Fee	\$ 18,250.00

UF-318 Dental Science Building

Project Overview – Parking Mitigation

- This project was previously presented to PTAC for Schematic Design on August 12, 2025.
- Parking Mitigation was presented at the 8/12/25 PTAC Meeting including the loss of 45 accessible parking spaces and 12 Service spaces
- (1) ADA Parking Space is proposed
- Project will mitigate (56) Parking Spaces (\$15,000 ea.)
- **Total Parking Mitigation: \$840,000**

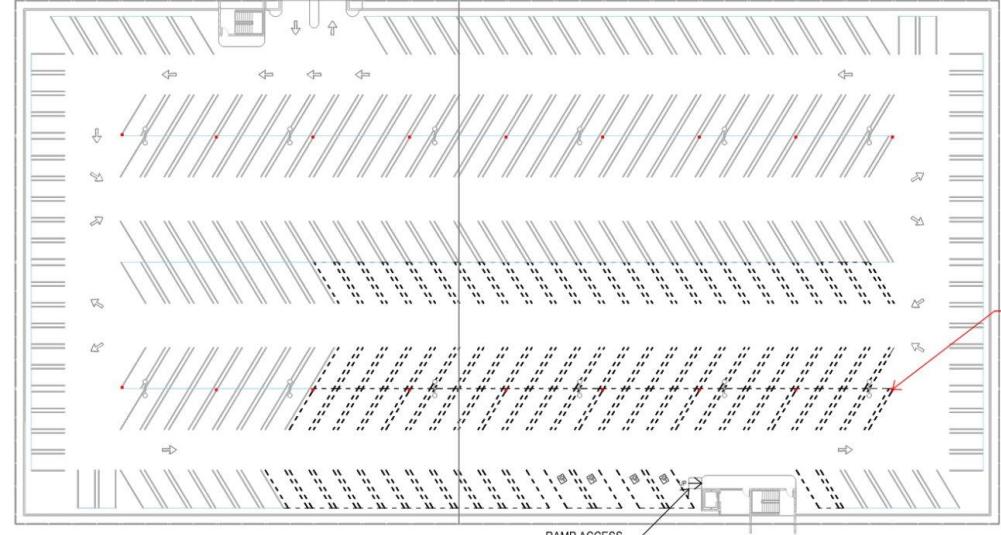




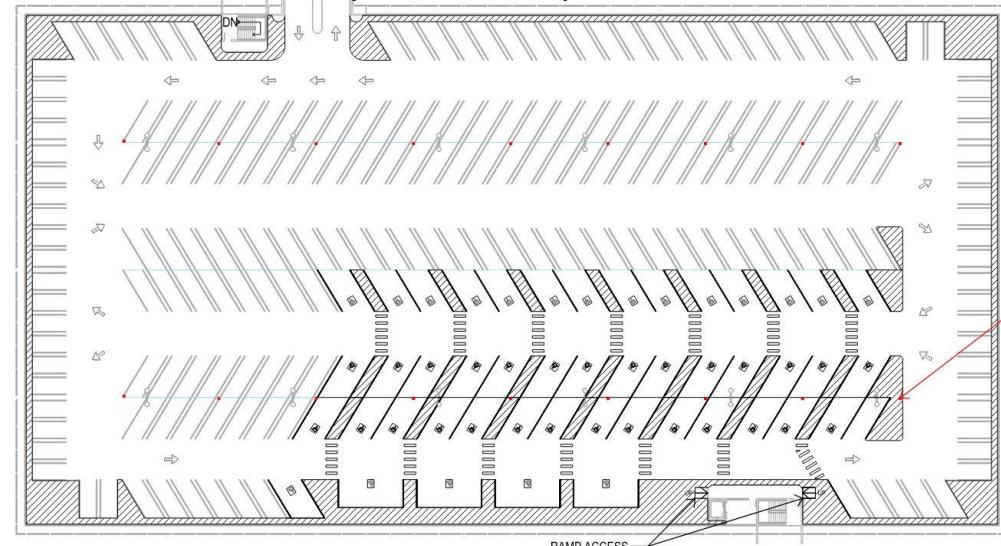
Project Overview – Parking Mitigation

- Garage 2 currently underutilized
- Restripe existing spaces in Parking Garage 2 to provide Accessible Parking. Add signage and wayfinding.
- 4th floor (top level):
 - 86 parking spaces removed, including 82 non-ADA and 4 ADA spaces.
 - 48 parking spaces added, including 1 non-ADA and 47 ADA spaces.
- Total: 47 accessible spaces provided

4th Floor Plan – Top Level - Existing



4th Floor Plan – Top Level - Proposed



UF-318 Dental Science Building

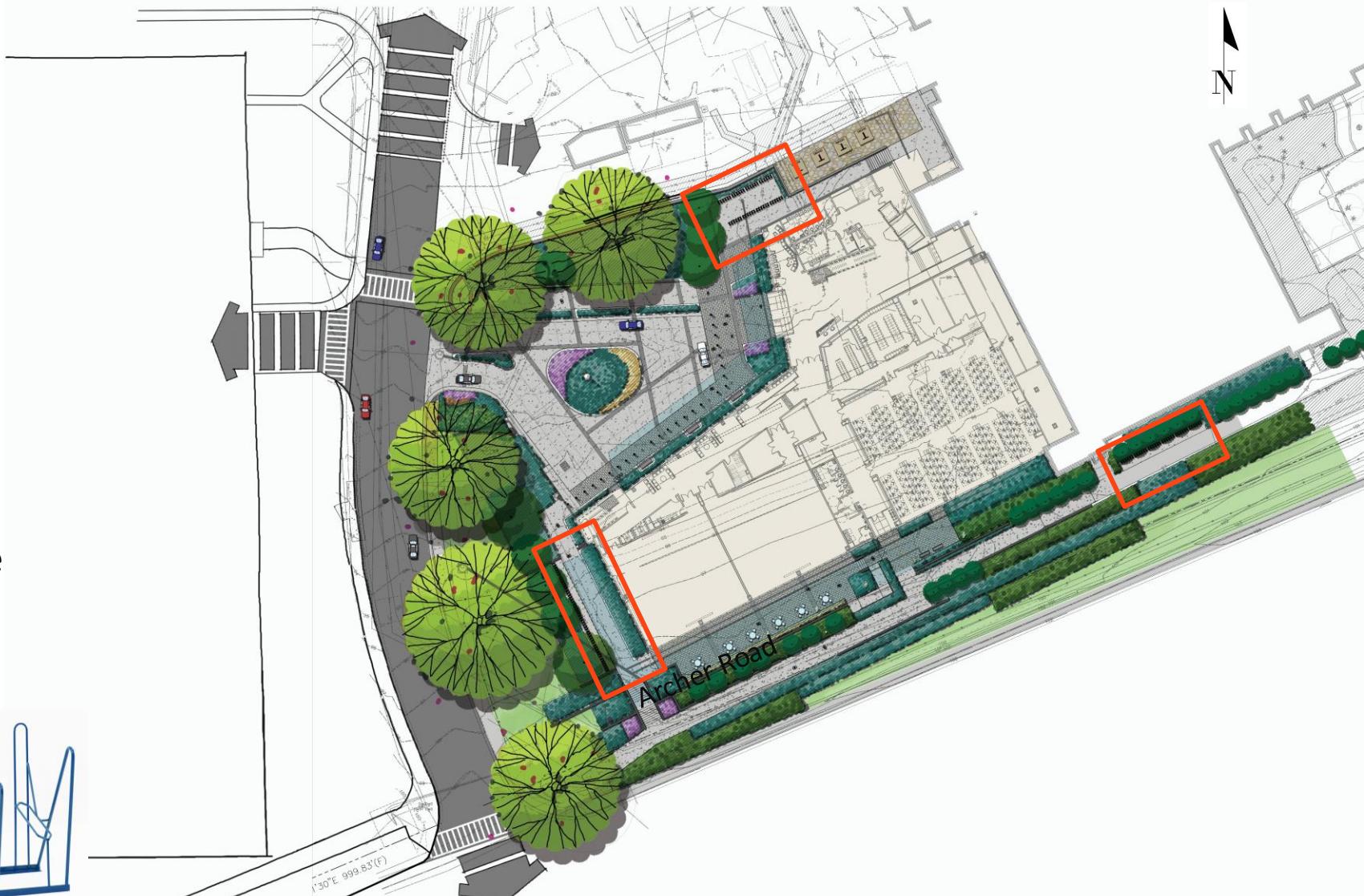
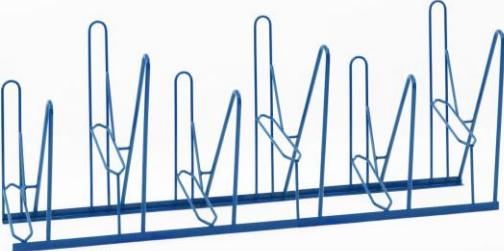
Project Overview – Bike Parking

Proposed on-site bike parking:

**132 total spaces
(25% of building occupancy)**

UF Standard Racks are proposed

Covered bike parking was not feasible
for this project due to budget and space
limitations.



UF-318 Dental Science Building

Building Design

- **Addition:**

- Three Stories + Basement & Penthouse
 - 59,603 ASF / 107,363 GSF

- **Renovation:**

- Primarily Levels 1, 2, 3
 - 83,974 ASG / 113,011 GSF



Design Vision

BIG IMPACT:

A gateway building broadcasting the identity, and reputation, of the College and the University of Florida

MISSION FOCUSED:

Supporting growth across all three UFCD Pillars—Teaching, Research, Care

INTEGRATED AT MULTIPLE LEVELS:

Architecture, engineering & planning create a holistic solution across existing and new; interior and exterior

CONNECTED:

Advancing the campus framework plan and responding to context connecting academics to practice

RESILIENT:

Prepared for change with flexible and adaptable facilities

FUTURE FOCUSED:

Programmatically setting the course for the future of Dental education and practice

Key Project Goals

Create a welcoming visitor experience

Expand DMD and residency programs to serve Florida's dental workforce needs

Provide exceptional education and patient care—driving revenues

Increase research activity and talent

Serve vulnerable and special needs populations

Improve quality and usability of the existing facility

Ensure ongoing collaboration for interprofessional education and collaborative care

Include swing space to enable a phased renovation while occupied

UF-318 Dental Science Building

Building Design – Rendering From SW Archer Rd.



UF-318 Dental Science Building

Building Design – From Center Drive at Main Entry



UF-318 Dental Science Building

UF Campus Context Material Inspiration



UF-318 Dental Science Building

Façade Material Study – Collaborative Process



Sustainability

- The project is pursuing Green Globes, 3 Globes Certification (equivalent to LEED Gold)
- "One-UF" - Smart, Calculated growth and change.
 - Design is not in a Vacuum
 - Holistic analysis of this part of Campus
 - Stakeholders/Partners beyond College of Dentistry
 - Shands/UFHC (Patient Experience to Pres/CFO)
 - UF Public Safety
 - Facilities Services (planned Infrastructure)
 - UF President's office
 - Trustees, and more....



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

UF-318 Dental Science Building