
Updated September 2025
LAND USE & FACILITIES PLANNING COMMITTEE



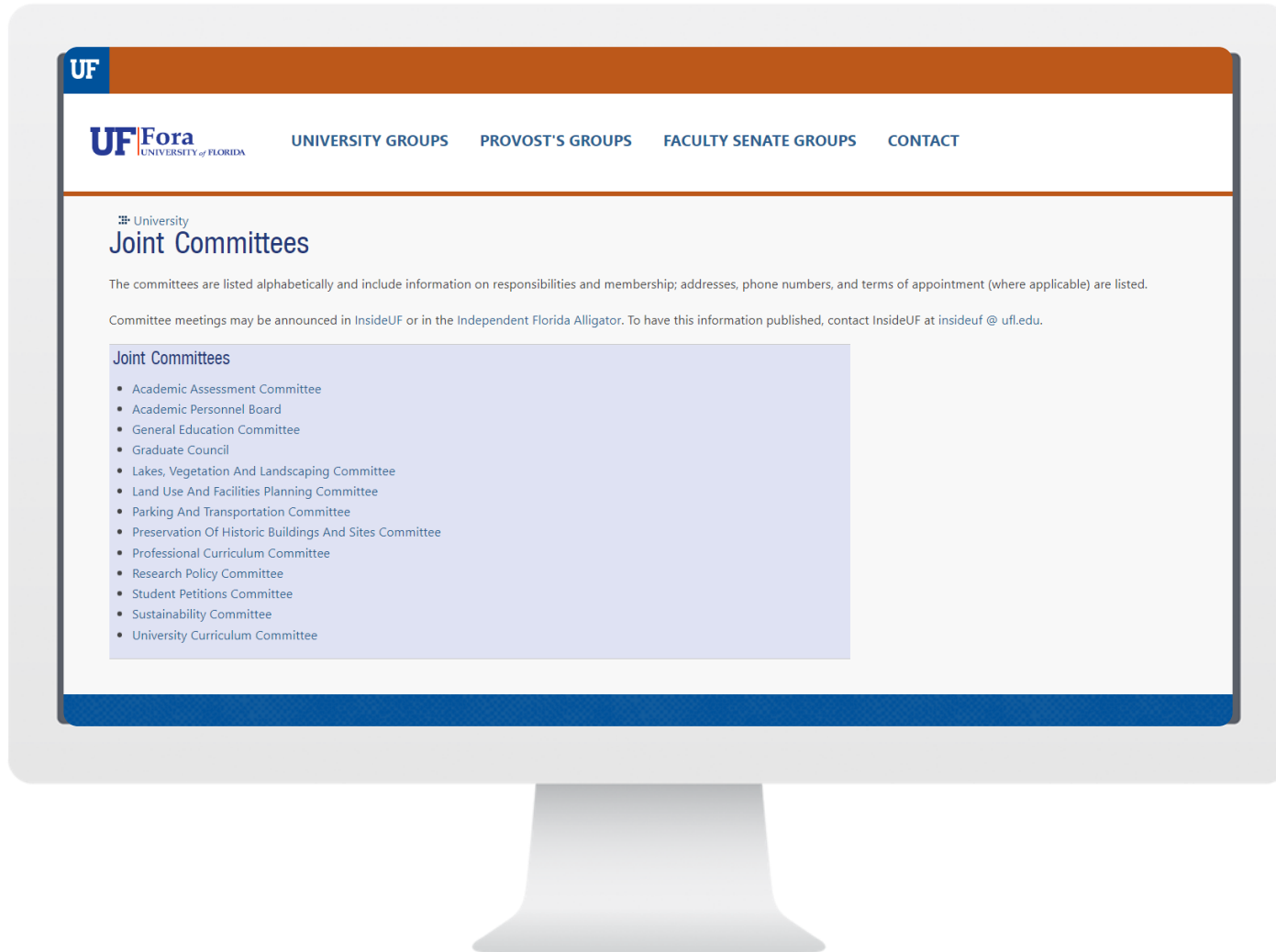
COMMITTEE ORIENTATION



**BUILDING FOR THE
GATOR GOOD**

PLANNING•DESIGN•CONSTRUCTION

WHY DOES UF HAVE COMMITTEES?



1 SHARED GOVERNANCE

Shared governance is a system of dual authority and responsibility, constitutionally created, in which administrators and faculty participate in the decision and policy making process.

2 PARTICIPATION

Serving on University Councils and Committees is the primary means of direct participation in University governance.

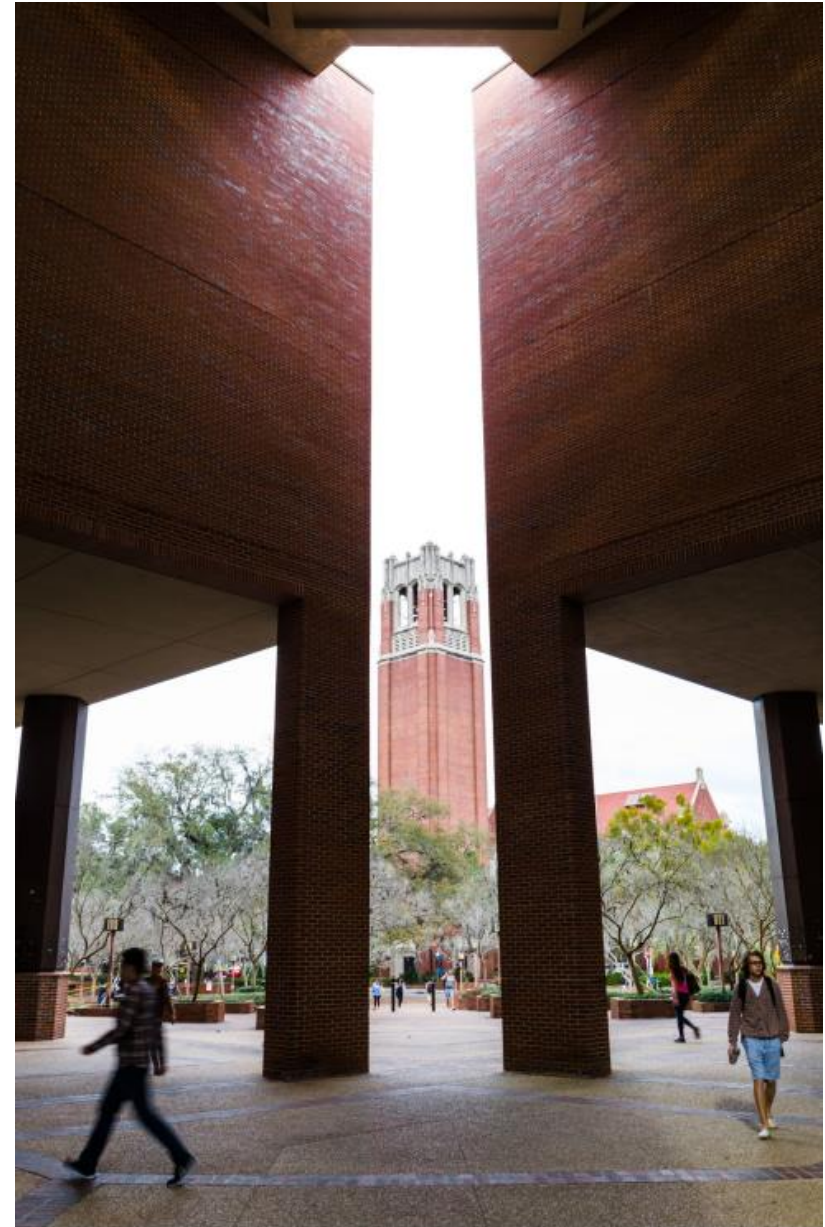
3 RECOMMENDATIONS

Committees are the vehicles for providing recommendations to the UF Faculty Senate & UF President. **The LUFPP Committee makes recommendations directly to the VP of Construction, Facilities and Real Estate.**

COMMITTEE ROLES & RESPONSIBILITIES

LAND USE & FACILITIES PLANNING COMMITTEE

- Provide recommendations regarding the enforcement of the UF Campus Master Plan policies and guidelines.
- Provide input on the development and updating of the Campus Master Plan.
- Recommend approval or denial for land use changes, project sites, architectural design of buildings, building additions and renovations, utility projects, and other proposals that change the campus footprint.
- Works with other committees in an integrated and holistic approach to campus planning and development.
- Provides recommendations to the VP of Construction, Facilities, and Real Estate on the overall appearance and development of the campus.





PRESERVATION OF HISTORIC BUILDINGS & SITES COMMITTEE



COMMITTEE INFORMATION:

The LUFPC has **20 faculty members**, ten appointed by the president and ten elected by the Senate from the faculty at large, plus three non-voting student members.

The committee meets the **1st Tuesday of the month at 2pm.**

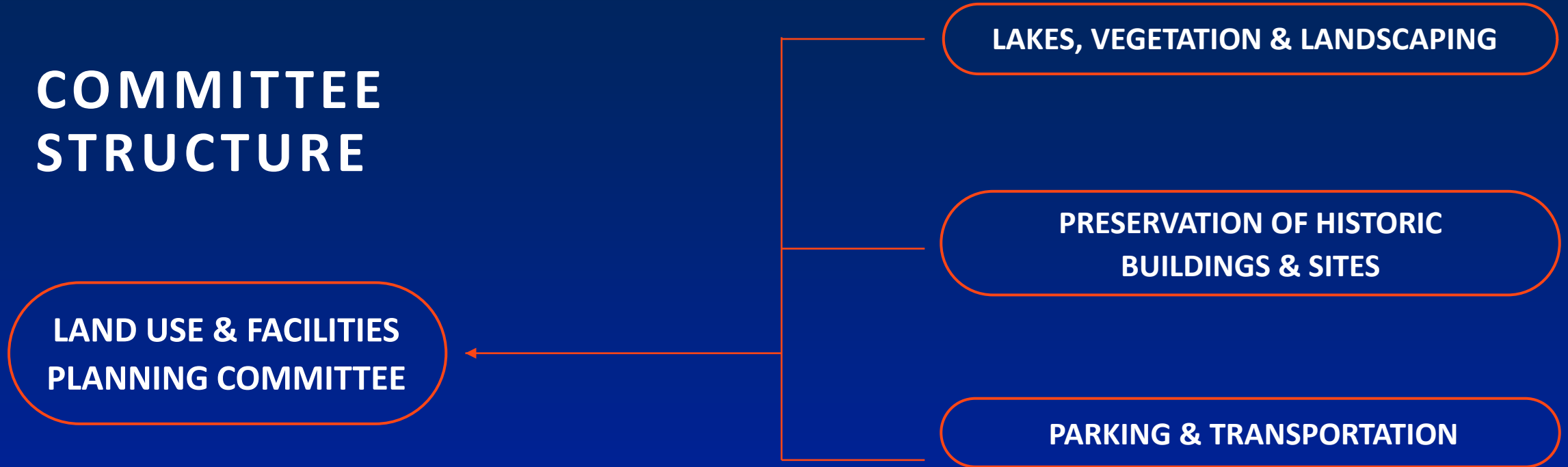
Currently, our committee meetings are hosted on Zoom for Committee members, liaison staff, and consultants who are presenting before the Committee. All others may attend the meeting in person at the PDC offices.

The agenda and presentations are provided five to seven days in advance of the meeting and are also published to the LVL Committee website.

Website:

- <https://pdc.ufl.edu/resources/committees/land-use-and-facilities-planning-committee/>

COMMITTEE STRUCTURE



- Projects attend the Lakes, Vegetation & Landscaping Committee, Preservation of Historic Buildings and Sites and the Parking & Transportation Committee prior to attending the Land Use & Facilities Planning Committee.



LUFPC

MEETING AGENDA (TYPICAL)

- A. Call to Order/ Adoption of Agenda/ Meeting Minutes**
- B. Major Projects**
- C. Minor Projects**
- D. Informational Items/ Staff Reports**
- E. Public Comment**
- F. Chair's Report**
- G. Adjournment**

For Projects and Informational Items, the Chair will announce each item and PM and supporting design team members will provide presentation. After presentation, the Committee members may deliberate and ask questions

Protocols and Code of Conduct

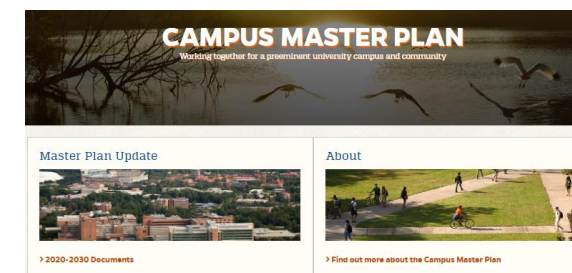
- Public Comment on Items – Public can comment on items being discussed prior to the vote. Typically, this will happen after there was been a motion and second.
- Public Comment on Non-Agenda Items – Public can comment on any item not on the agenda during the time specified on the agenda
- Members of the public must attend meeting in person at PDC offices
- If anyone is being disruptive they will be warned; if it continues they will be removed from the meeting.

Major and Minor Projects

- The LUFPC will review Major and Minor construction projects.
- A [minor project](#) is a project with a budget less than \$7,725,000
 - A minor project may only need to come to the committee one time for review
- A [major project](#) is a project with a budget greater than \$7,725,000

Related Sources

- Committee Members should be familiar with the following resources:
 - The [Campus Master Plan](#)
 - The [Campus Design Guidelines](#)
 - The [Bylaws of the Faculty Senate](#)



A MAJOR PROJECT WILL
COME THROUGH THE
COMMITTEE THREE TIMES

COMMITTEE SCHEDULE (BY PROJECT PHASE)

PROGRAMMING

- Site Selection
- Review of Existing Conditions
- Site Constraints
- Architectural & Design Considerations



SCHEMATIC DESIGN

- Building Footprint
- Proposed Materials
- Renderings
- Compatibility with Campus Design Guidelines



Design Development

- Potential Changes or Unforeseen Impacts
- Finalized Building Design

Bylaws of the Faculty Senate & Florida Sunshine Laws

- Committee Members should be familiar with the [Bylaws of the Faculty Senate](#)
 - Joint committees are subject to [The “Sunshine” Law](#)
- [The Sunshine Law](#) provides **a right to access** to governmental proceedings at both the state and local levels.
- [The Sunshine Law](#) applies to any gathering of two or more members of the same board discussing a matter which will foreseeably come before that board for action.
 - [The Sunshine law](#) requires minutes to be prepared but does not require recording of meetings.

Committee members must not discuss committee matters outside of the public meeting setting.



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

PROJECT NUMBER- PROJECT NAME

LAND USE AND FACILITIES PLANNING COMMITTEE

- **Additional information may be found on the committee webpage.**
<https://pdc.ufl.edu/resources/committees/land-use-and-facilities-planning-committee/>
- **For meeting information and other general questions, please contact Adam Hall or call the main PDC phone number:**
adam.j.hall@ufl.edu
352-273-4000

Land Use and Facilities Planning Committee

September 2, 2025



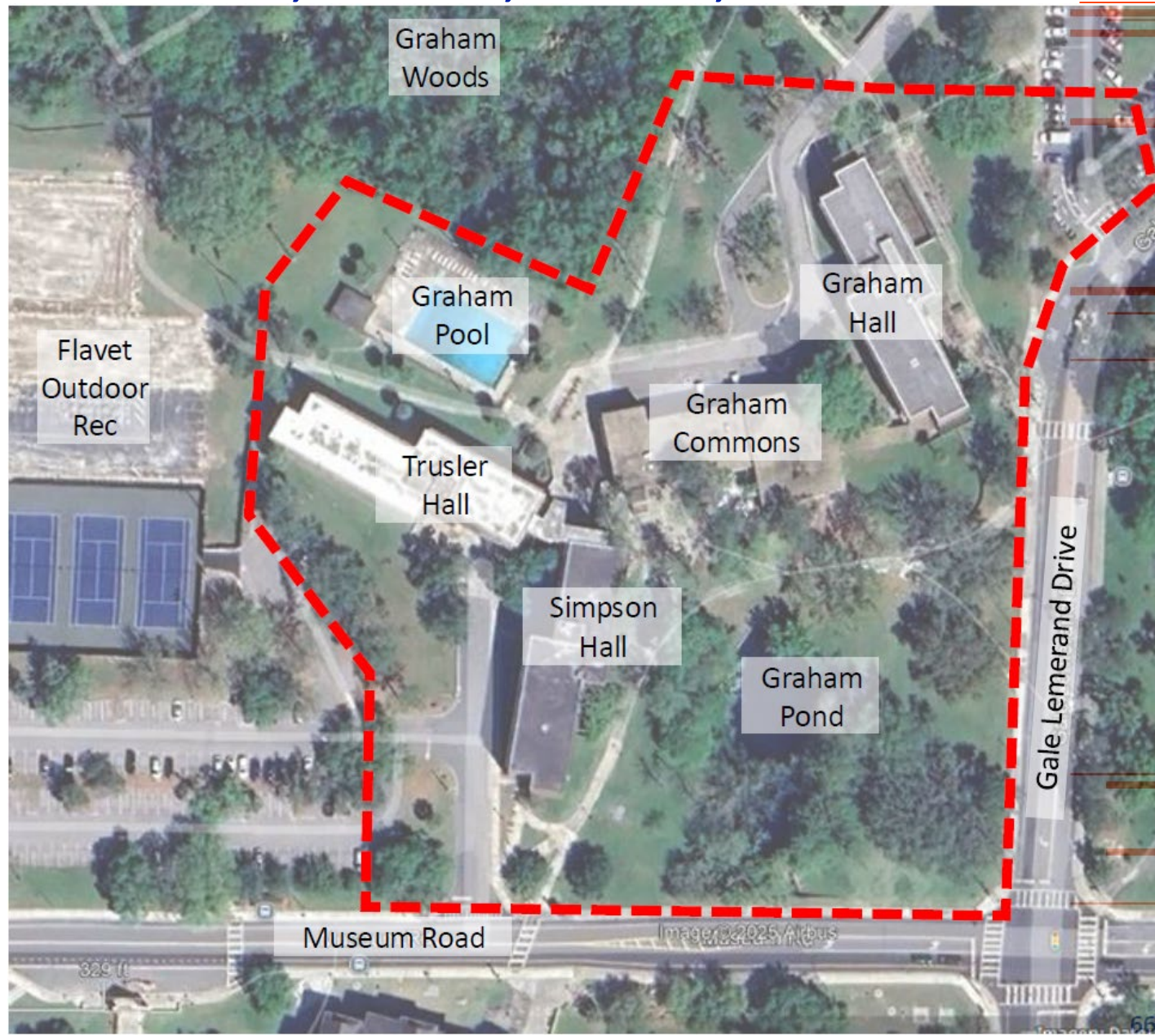
MP090448, 09449, 09450, 09451 – TRUSLER, SIMPSON, GRAHAM, GRAHAM COMMONS DEMOLITION

Kate Farmer, Project Manager, PDC

MP090448, 09449, 09450, 09451 – TRUSLER, SIMPSON, GRAHAM, GRAHAM COMMONS DEMOLITION

Project Overview

- The project is located at the NW corner of Museum Road and Gale Lemerand Drive, East of Flavet Outdoor Recreation Complex and SE of Graham Woods.
- There is significant topography across the project site.
- Trusler, Simpson, Graham, Graham Commons, Pool, underground utilities, and hardscape are being demolished.
- Temporary grading will be completed in preparation for UF-705 to take over the site.





MP090448, 09449, 09450, 09451 – TRUSLER, SIMPSON, GRAHAM, GRAHAM COMMONS DEMOLITION

Committee History

Attended the **Lakes, Vegetation & Landscaping** Meeting
on 08/07/2025

The committee discussed the project and tree removals

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



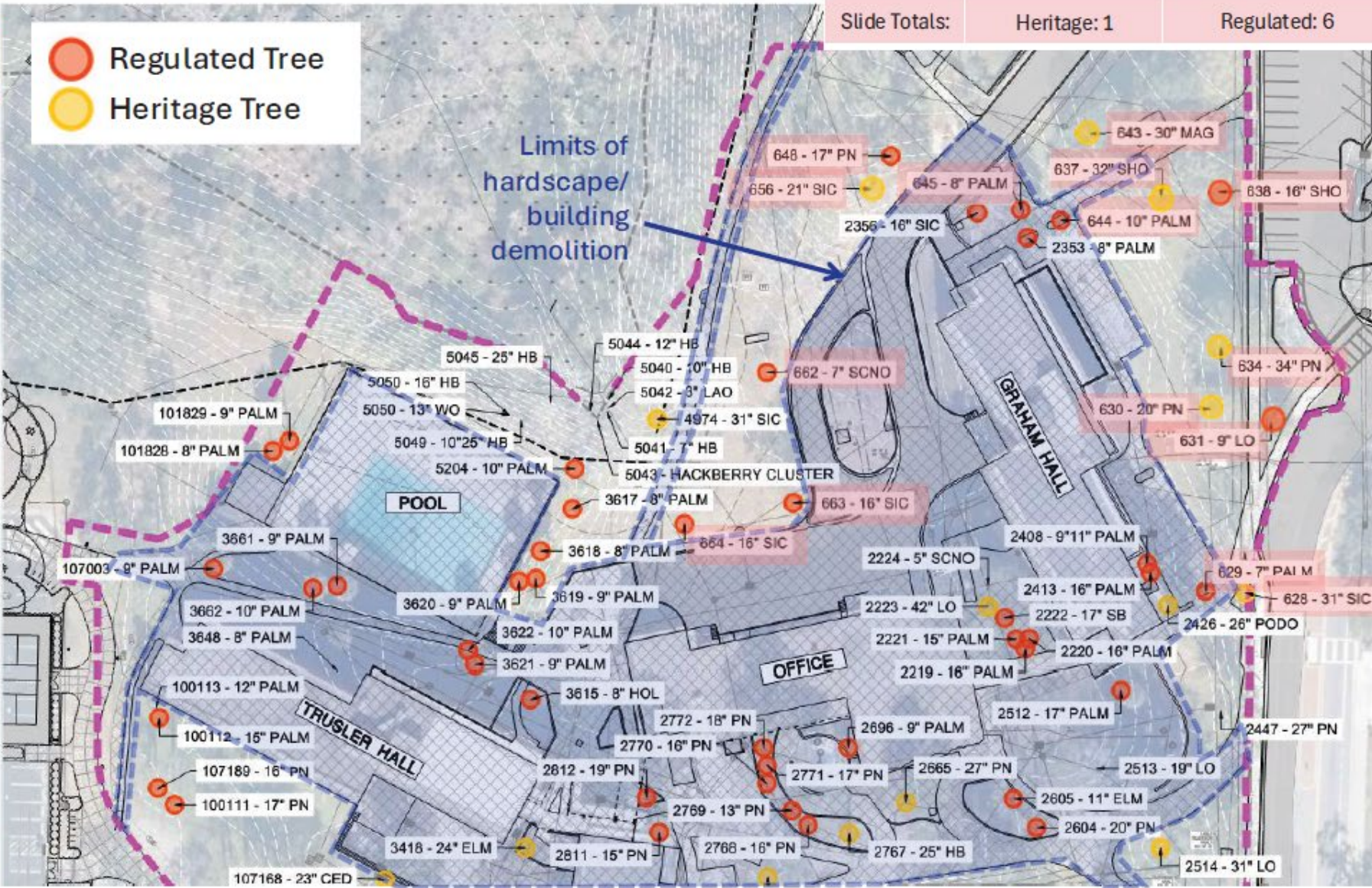
MP090448, 09449, 09450, 09451 Graham Commons Demolition

Existing Trees

#	Size + Species	Mitigation Trees	Mitigation Cost
628	31" Sycamore	Not currently planned for removal	
629	7" Palm	2	\$ 500.00
630	20" Spruce Pine	Not currently planned for removal	
631	9" Live Oak	Not currently planned for removal	
634	34" Spruce Pine	Not currently planned for removal	
637	32" Shumard Oak	Not currently planned for removal	
638	16" Shumard Oak	Not currently planned for removal	
643	30" Magnolia	Not currently planned for removal	
644	10" Cabbage Palm	2	\$ 500.00
645	8" Cabbage Palm	2	\$ 500.00
648	17" Spruce Pine	Not currently planned for removal	
656	21" Sycamore	0*	
662	7" Swamp Chestnut Oak	2	\$ 500.00
663	16" Sycamore	2	\$ 500.00
664	16" Sycamore	2	\$ 500.00

*Reduced mitigation based on condition

	Mitigation Trees	Mitigation Cost
Slide Totals:	12	\$ 3,000.00
Slide Totals:	Heritage: 1	Regulated: 6



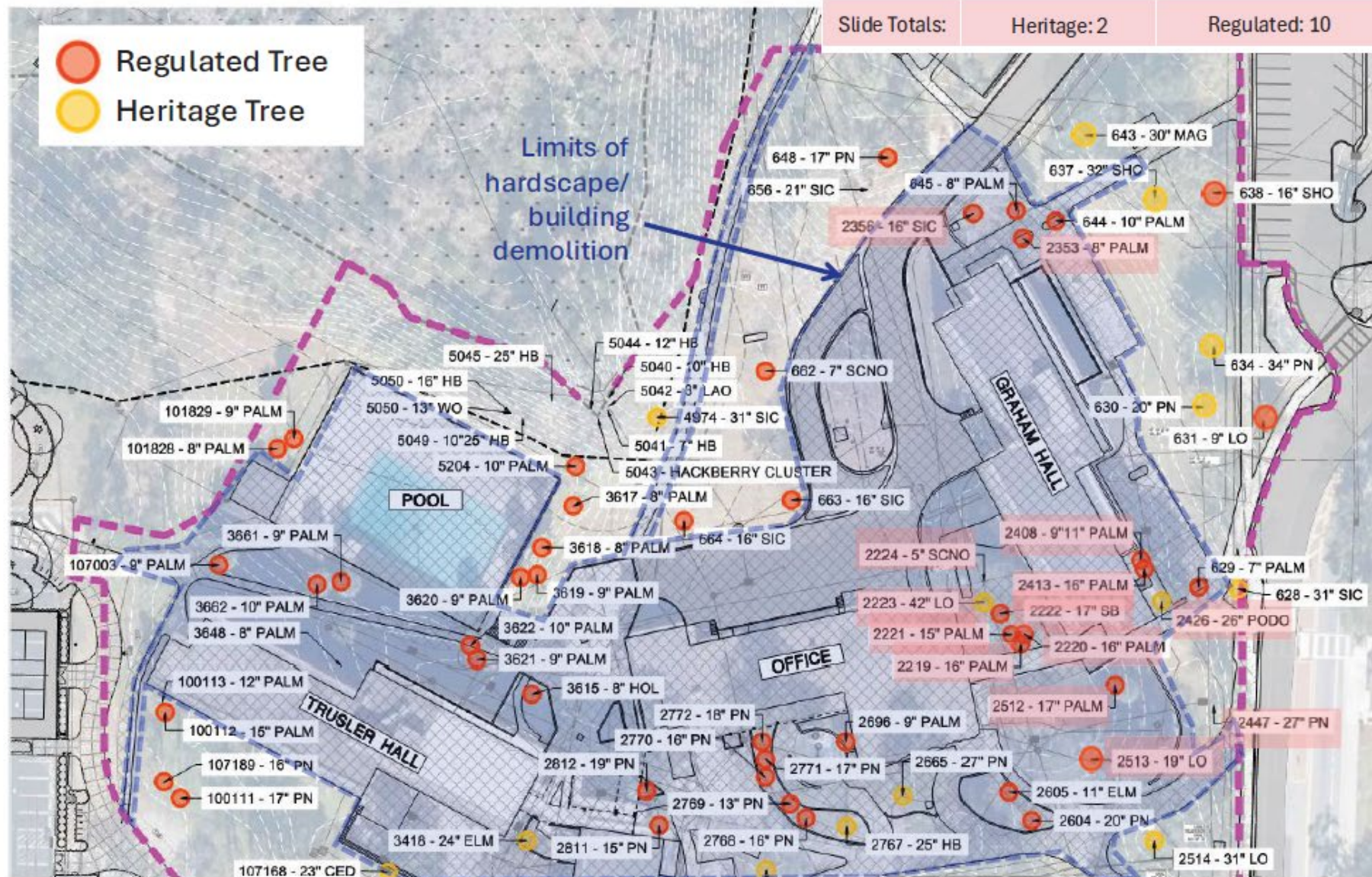
MP090448, 09449, 09450, 09451 Graham Commons Demolition

Existing Trees

#	Size + Species	Mitigation Trees	Mitigation Cost
2219	16" Cabbage Palm	2	\$ 500.00
2220	16" Cabbage Palm	2	\$ 500.00
2221	15" Cabbage Palm	2	\$ 500.00
2222	17" Soapberry	2	\$ 500.00
2223	42" Live Oak	26	\$ 6,500.00
2224	5" Swamp Chestnut Oak	2	\$ 500.00
2353	8" Cabbage Palm	2	\$ 500.00
2356	16" Sycamore	2	\$ 500.00
2362	15" Crape Myrtle		
2408	9"11" Palm	2	\$ 500.00
2413	16" Palm	2	\$ 500.00
2426	26" Podocarpus (macrophyllus)	10	\$ 2,500.00
2447	27" Spruce Pine	Not currently planned for removal	
2512	17" Cabbage Palm	2	\$ 500.00
2513	19" Live Oak	0*	

*Reduced mitigation based on condition

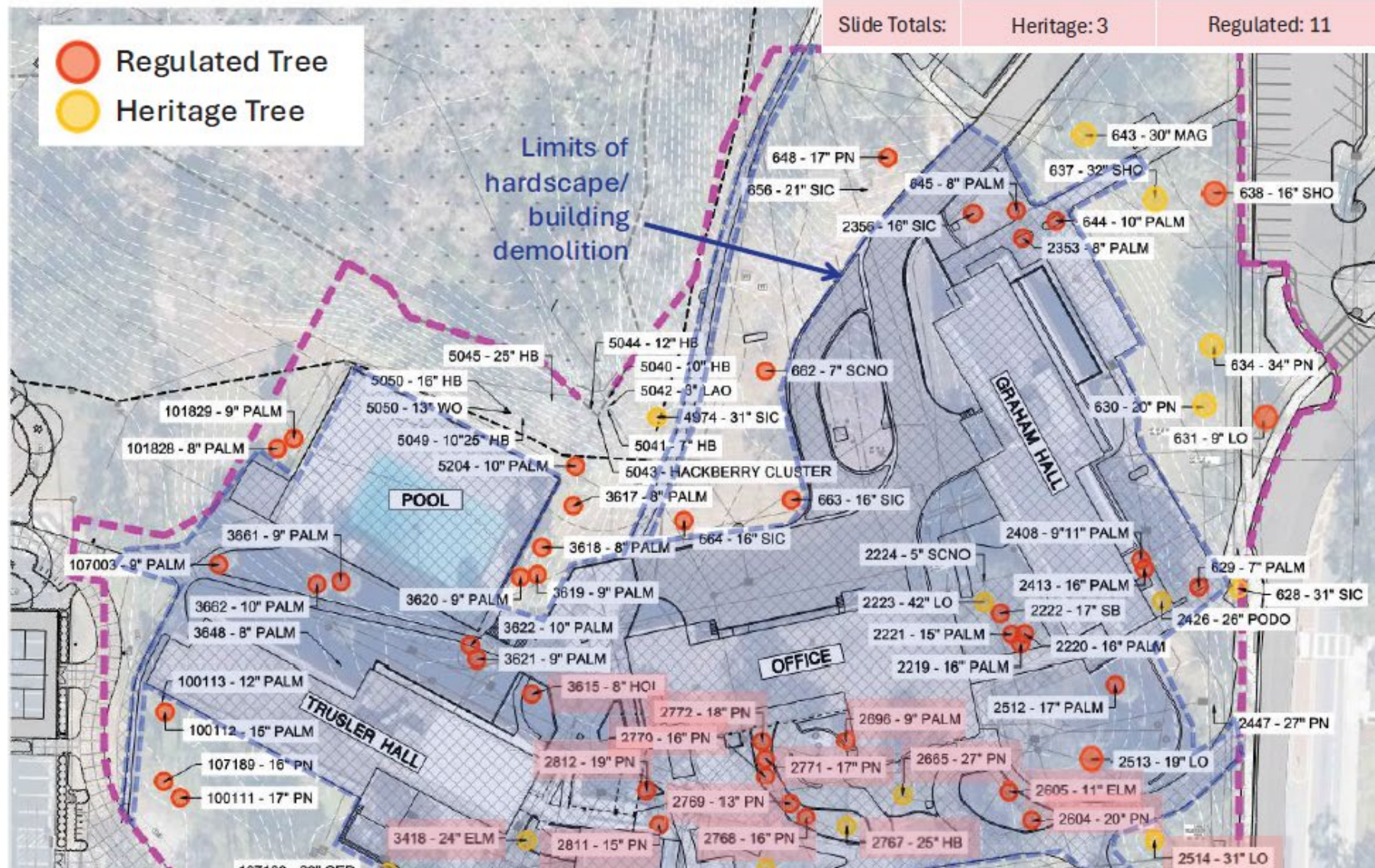
	Mitigation Trees	Mitigation Cost
Slide Totals:	56	\$ 14,000.00
Slide Totals:	Heritage: 2	Regulated: 10



Graham Commons Demolition

Existing Trees

#	Size + Species	Mitigation Trees	Mitigation Cost
2514	31" Live Oak	Not currently planned for removal	
2604	20" Loblolly Pine	2	\$ 500.00
2605	11" Elm	2	\$ 500.00
2665	27" Spruce Pine	10	\$ 2,500.00
2696	9" Palm	2	\$ 500.00
2767	25" Hackberry	5	\$ 2,000.00
2768	16" Loblolly Pine	2	\$ 500.00
2769	13" Loblolly Pine	2	\$ 500.00
2770	16" Loblolly Pine	2	\$ 500.00
2771	17" Loblolly Pine	2	\$ 500.00
2772	18" Loblolly Pine	2	\$ 500.00
2811	15" Loblolly Pine	2	\$ 500.00
2812	19" Loblolly Pine	2	\$ 500.00
3418	24" Elm	4	\$ 2,000.00
3615	8" Holly	2	\$ 500.00



	Mitigation Trees	Mitigation Cost
Slide Totals:	41	\$ 12,000.00
Slide Totals:	Heritage: 3	Regulated: 11

Existing Trees			
#	Size + Species	Mitigation Trees	Mitigation Cost
3617	8" Cabbage Palm	2	\$ 500.00
3618	8" Cabbage Palm	2	\$ 500.00
3619	9" Cabbage Palm	2	\$ 500.00
3620	9" Cabbage Palm	2	\$ 500.00
3621	9" Cabbage Palm	2	\$ 500.00
3622	10" Cabbage Palm	2	\$ 500.00
3648	8" Cabbage Palm	2	\$ 500.00
3661	9" Cabbage Palm	2	\$ 500.00
3662	10" Cabbage Palm	2	\$ 500.00
4974	31" Sycamore	Not currently planned for removal	
5040	10" Hackberry	Not currently planned for removal	
5041	7" Hackberry	Not currently planned for removal	
5042	3" Laurel Oak	Not currently planned for removal	
5043	5"5"10"15"10"10" Hackberry	Not currently planned for removal	
5044	12" Hackberry	Not currently planned for removal	

Existing Trees

Legend:

- Regulated Tree (Orange circle)
- Heritage Tree (Yellow circle)

Slide Totals: Regulated: 8, Heritage: 0

Tree Inventory:

ID	Size	Species	Type
101829	9"	PALM	Regulated
101828	8"	PALM	Regulated
107003	9"	PALM	Regulated
3661	9"	PALM	Regulated
3662	10"	PALM	Regulated
3648	8"	PALM	Regulated
100113	12"	PALM	Regulated
100112	15"	PALM	Regulated
107189	16"	PN	Regulated
100111	17"	PN	Regulated
107168	23"	CED	Regulated
5046	25"	HB	Regulated
5050	16"	HB	Regulated
5050	13"	WO	Regulated
5049	10"	25" HB	Regulated
5204	10"	PALM	Regulated
5044	12"	HB	Regulated
5040	10"	HB	Regulated
5042	3"	LAO	Regulated
4974	31"	SIC	Regulated
5041	7"	HB	Regulated
5043	-	HACKBERRY CLUSTER	Regulated
3617	8"	PALM	Regulated
3618	8"	PALM	Regulated
3620	9"	PALM	Regulated
3622	10"	PALM	Regulated
3621	9"	PALM	Regulated
3615	8"	HOL	Regulated
2772	18"	PN	Regulated
2770	16"	PN	Regulated
2812	19"	PN	Regulated
2769	13"	PN	Regulated
2768	16"	PN	Regulated
2771	17"	PN	Regulated
2696	9"	PALM	Regulated
2665	27"	PN	Regulated
2512	17"	PALM	Regulated
2513	19"	LO	Regulated
2605	11"	ELM	Regulated
2604	20"	PN	Regulated
2514	31"	LO	Regulated
648	17"	PN	Regulated
656	21"	SIC	Regulated
645	8"	PALM	Regulated
2356	16"	SIC	Regulated
682	7"	SCNO	Regulated
663	16"	SIC	Regulated
664	16"	SIC	Regulated
2224	5"	SCNO	Regulated
2223	42"	LO	Regulated
2221	15"	PALM	Regulated
2219	16"	PALM	Regulated
2220	16"	PALM	Regulated
2408	9"	11" PALM	Regulated
2413	16"	PALM	Regulated
2222	17"	SB	Regulated
2426	26"	PODO	Regulated
629	7"	PALM	Regulated
628	31"	SK	Regulated
637	32"	SHO	Regulated
644	10"	PALM	Regulated
2353	8"	PALM	Regulated
638	16"	SHO	Regulated
643	30"	MAG	Heritage
634	34"	PN	Heritage
630	20"	PN	Heritage
631	9"	LO	Heritage

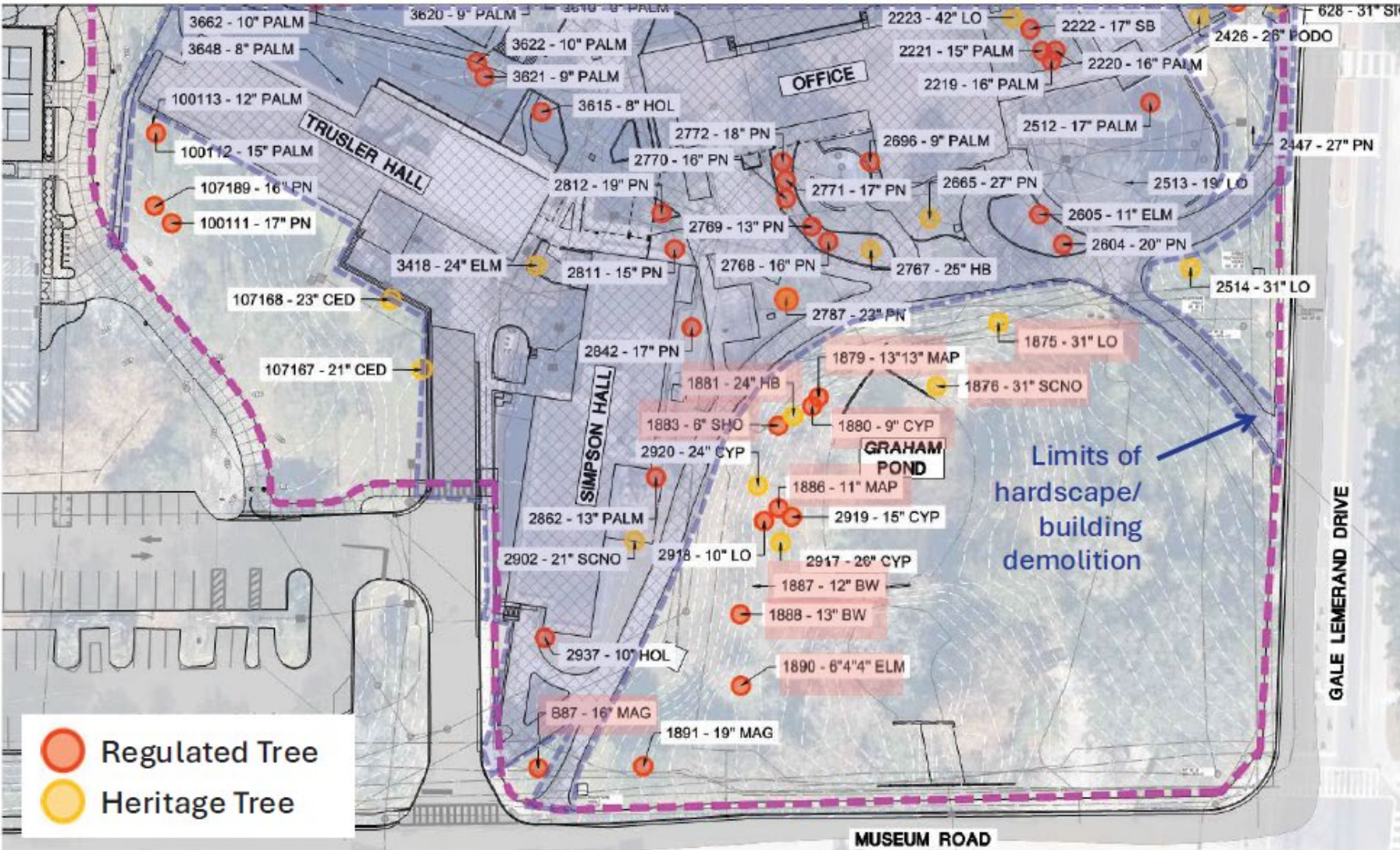


MP090448, 09449, 09450, 09451 Graham Commons Demolition

Existing Trees

#	Size + Species	Mitigation Trees	Mitigation Cost
887	16" Magnolia	2	\$ 500.00
1875	31" Live Oak	Not currently planned for removal	
1876	31" Swamp Chestnut Oak	Not currently planned for removal	
1879	13"13" Maple	Not currently planned for removal	
1880	9" Bald Cypress	Not currently planned for removal	
1881	24" Hackberry	Not currently planned for removal	
1883	6" Shumard Oak	Not currently planned for removal	
1886	11" Maple	Not currently planned for removal	
1887	12" Tree	0 (dead)	
1888	13" Bass Wood	Not currently planned for removal	
1890	6"4"4" Elm	Not currently planned for removal	

	Mitigation Trees	Mitigation Cost
Slide Totals:	2	\$ 500.00
Slide Totals:	Heritage: 0	Regulated: 2



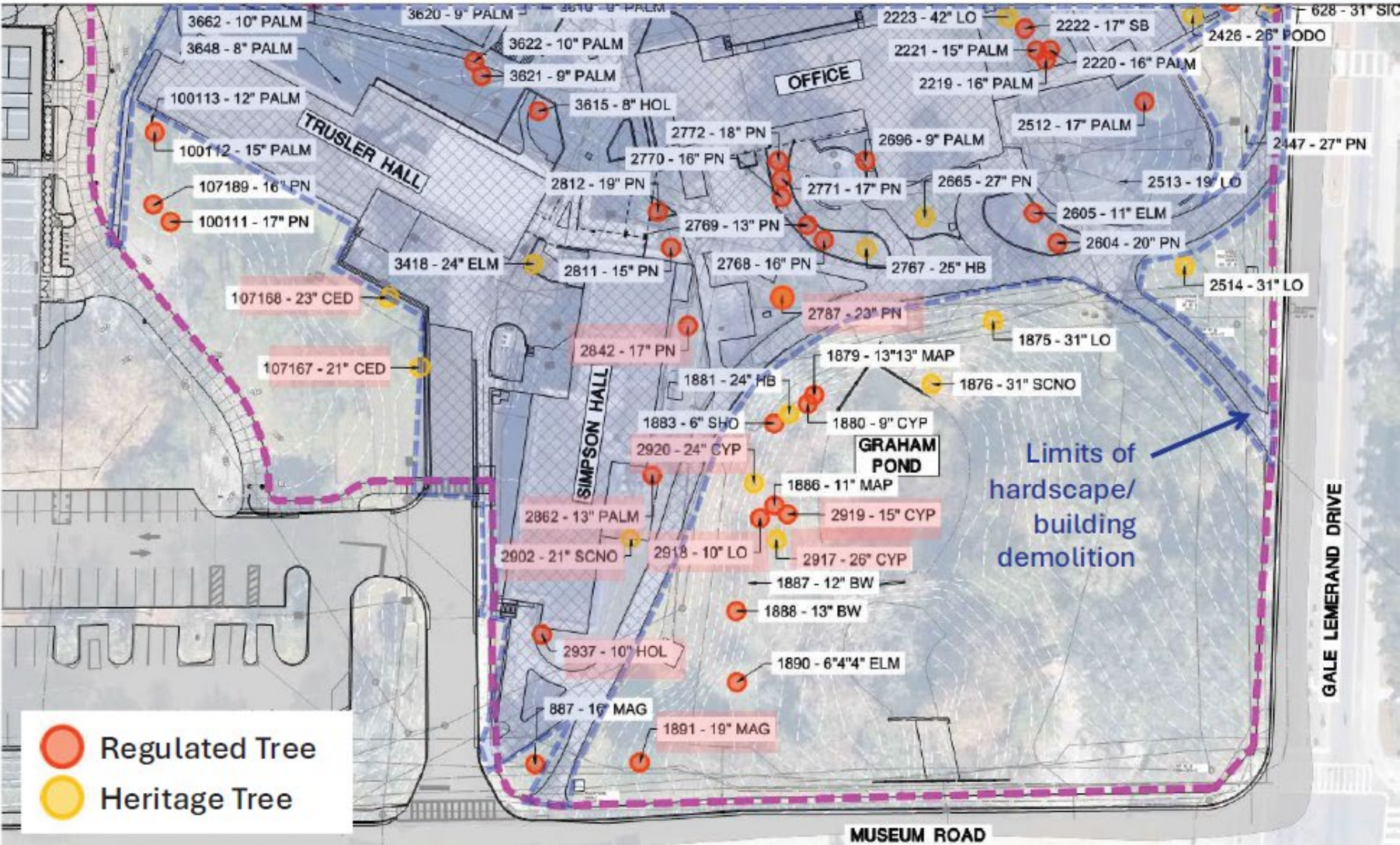


MP090448, 09449, 09450, 09451 Graham Commons Demolition

Existing Trees

#	Size + Species	Mitigation Trees	Mitigation Cost
1891	19" Magnolia	Not currently planned for removal	
2515	31" Live Oak	Not currently planned for removal	
2787	23" Loblolly Pine	2	\$ 500.00
2842	17" Loblolly Pine	2	\$ 500.00
2862	13" Cabbage Palm	2	\$ 500.00
2902	21" Swamp Chestnut Oak	3	\$ 1,000.00
2917	26" Bald Cypress	Not currently planned for removal	
2918	10" Live Oak	Not currently planned for removal	
2919	15" Bald Cypress	Not currently planned for removal	
2920	24" Bald Cypress	Not currently planned for removal	
2937	10" Holly	2	\$ 500.00
107167	21" Cedar	4	\$ 1,000.00
107168	23" Cedar	6	\$ 1,500.00

	Mitigation Trees	Mitigation Cost
Slide Totals:	21	\$ 5,500.00
Slide Totals:	Heritage: 3	Regulated: 4





MP090448, 09449, 09450, 09451 – TRUSLER, SIMPSON, GRAHAM, GRAHAM COMMONS DEMOLITION

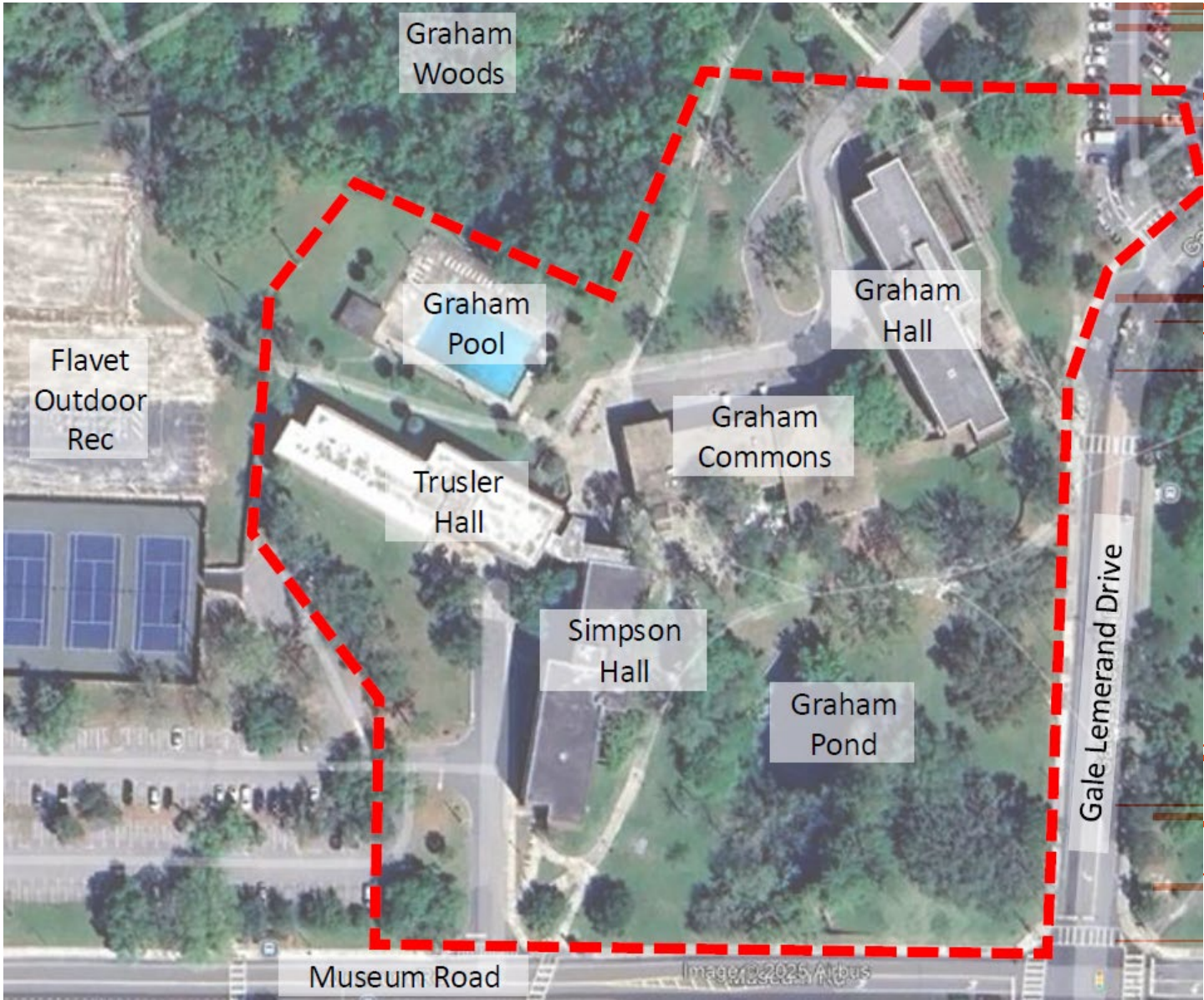
Total Mitigation:

Total trees proposed to be removed:	60 trees
Total heritage trees proposed to be removed:	9 trees
Total mitigation trees required:	166 trees
Total mitigation fee:	\$ 43,500.00

Breakdown of trees to be removed:

- 27 Palms
- 12 Loblolly pines
- 4 Sycamores (1 heritage in poor condition)
- 1 Spruce Pine (heritage)
- 2 Live Oaks (1 heritage)
- 3 Swamp Chestnut Oak (1 heritage)
- 2 Elms (1 heritage)
- 1 Podocarpus (heritage)
- 2 Cedars (2 heritage)
- 1 Soapberry
- 1 Hackberry (heritage)
- 2 Hollies
- 1 Magnolia
- 1 Unidentified/dead

Future housing project will come back through Committees as a phased major project.





Motion to recommend the project as presented to the VP for Construction, Facilities and Real Estate.

**MP090448, 09449, 09450, 09451 –
TRUSLER, SIMPSON, GRAHAM, GRAHAM
COMMONS DEMOLITION**

*September 02, 2025
LUFPC COMMITTEE MEETING*

ADVANCED SCHEMATIC DESIGN (ASD)

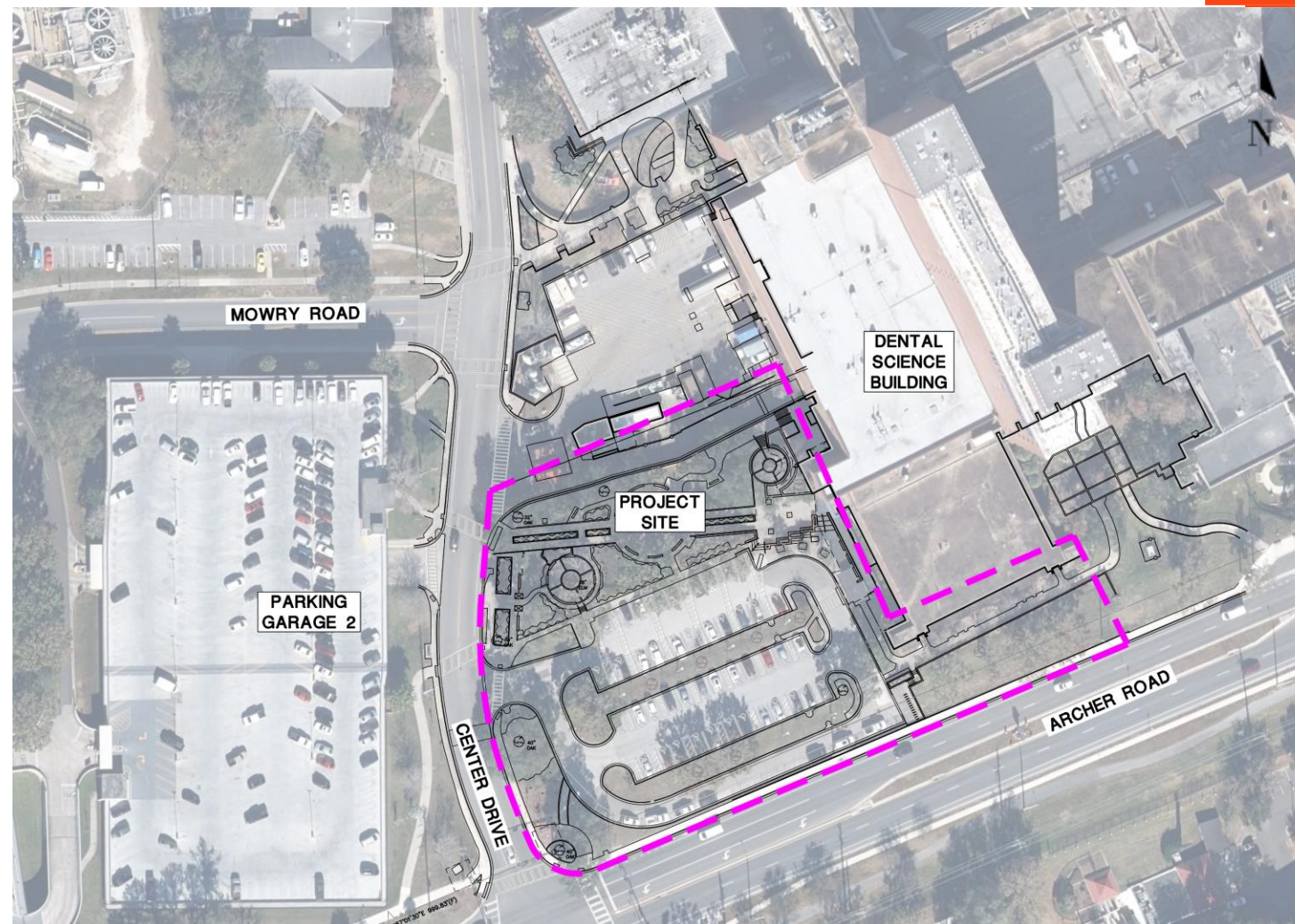


UF-318 Dental Science Building

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 on **11/05/24**

- At the **PROGRAMMING** Phase, the committee discussed the proposed site plan and tree removals.
- MOTION: Joe Aufmuth made a motion to **approve** the project as presented. Ericka Olgaard seconded; the motion passed unanimously.
- Today/ASD - we will ask for Approval: Affirmation of compliance with the Campus Master Plan.

11/05/2024 MINUTES: The presentation was about the programming phase of the Dental Science building project, which is a 4 to 5-year project driven by the College of Dentistry to maintain and enhance their program at UF. The new construction will be on a parking lot, with the majority of the parking spaces being ADA compliant. The project will impact the site significantly, and tree surveys and topography surveys have been conducted. The project will be reviewed at the advanced design and design development phases. The presentation also included a discussion on the landscape master plan for the Health Science area, which will simplify the entry to the dental science building and enhance the parking access. Linda confirmed that the site is identified in the campus master plan as a future building site. Nina raised concerns about parking for people with ADA accommodations, and Linda mentioned that the issue will be addressed by the parking and transportation advisory committee.

Committee History

Attended the **Lakes, Vegetation & Landscaping** Meeting on 8/7/25

- At the ASD phase, the committee discussed the proposed site plan and tree removals
- Committee made a motion to **approve** the project as presented with the goal of trying to replant a Sand Live Oak either onsite or nearby on campus.

Attended the **Parking & Transportation** Meeting on 8/12/25

- At the ASD phase, the committee discussed the proposed site plan and parking mitigation
- Committee made a motion to **approve** the project as presented with recommendations to review bike parking locations, crosswalks and turning movements along Center Drive, and the crosswalk at Center and Archer Road
- A traffic study is planned to take place this fall

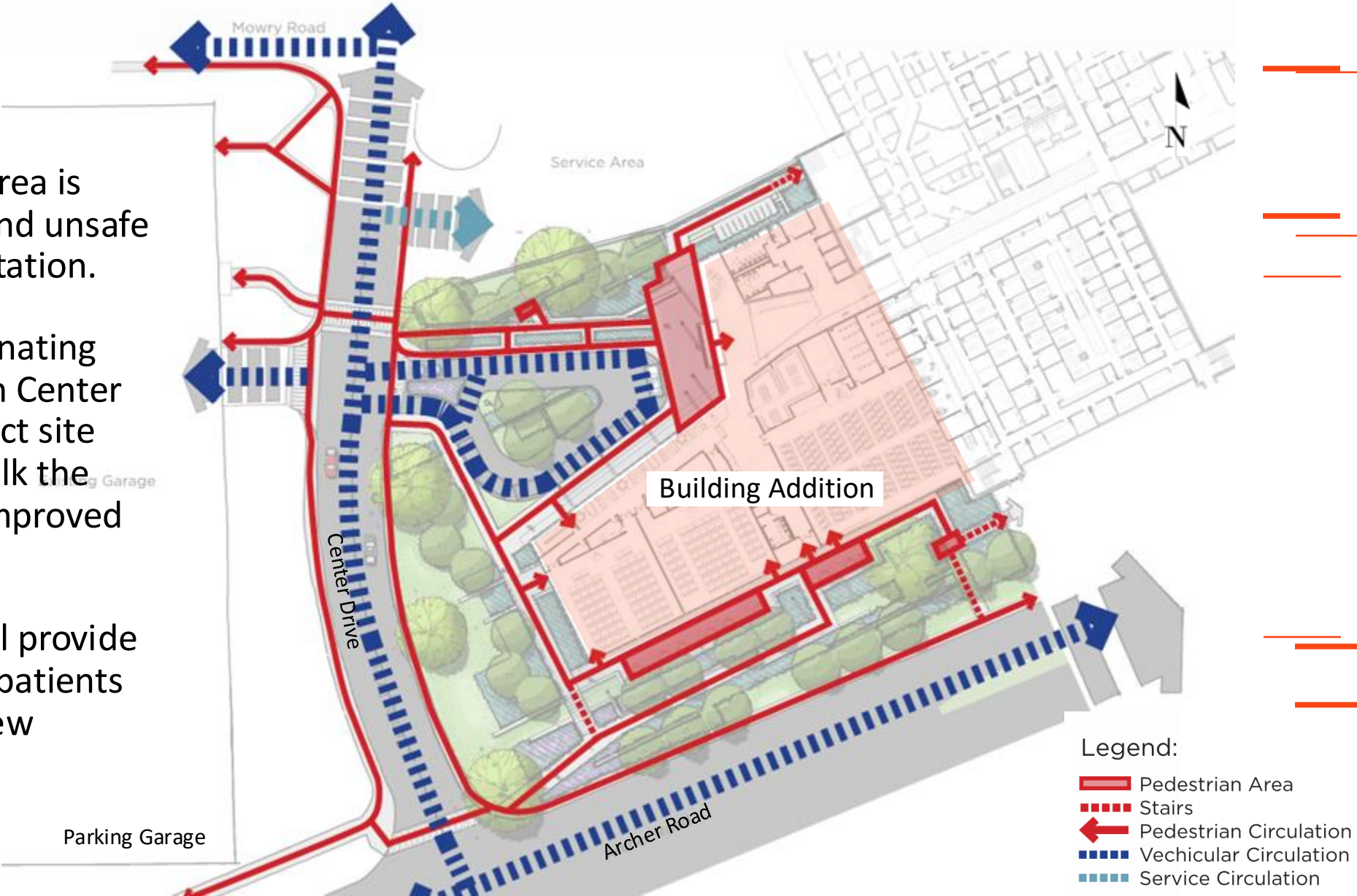
Site Plan

- 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.



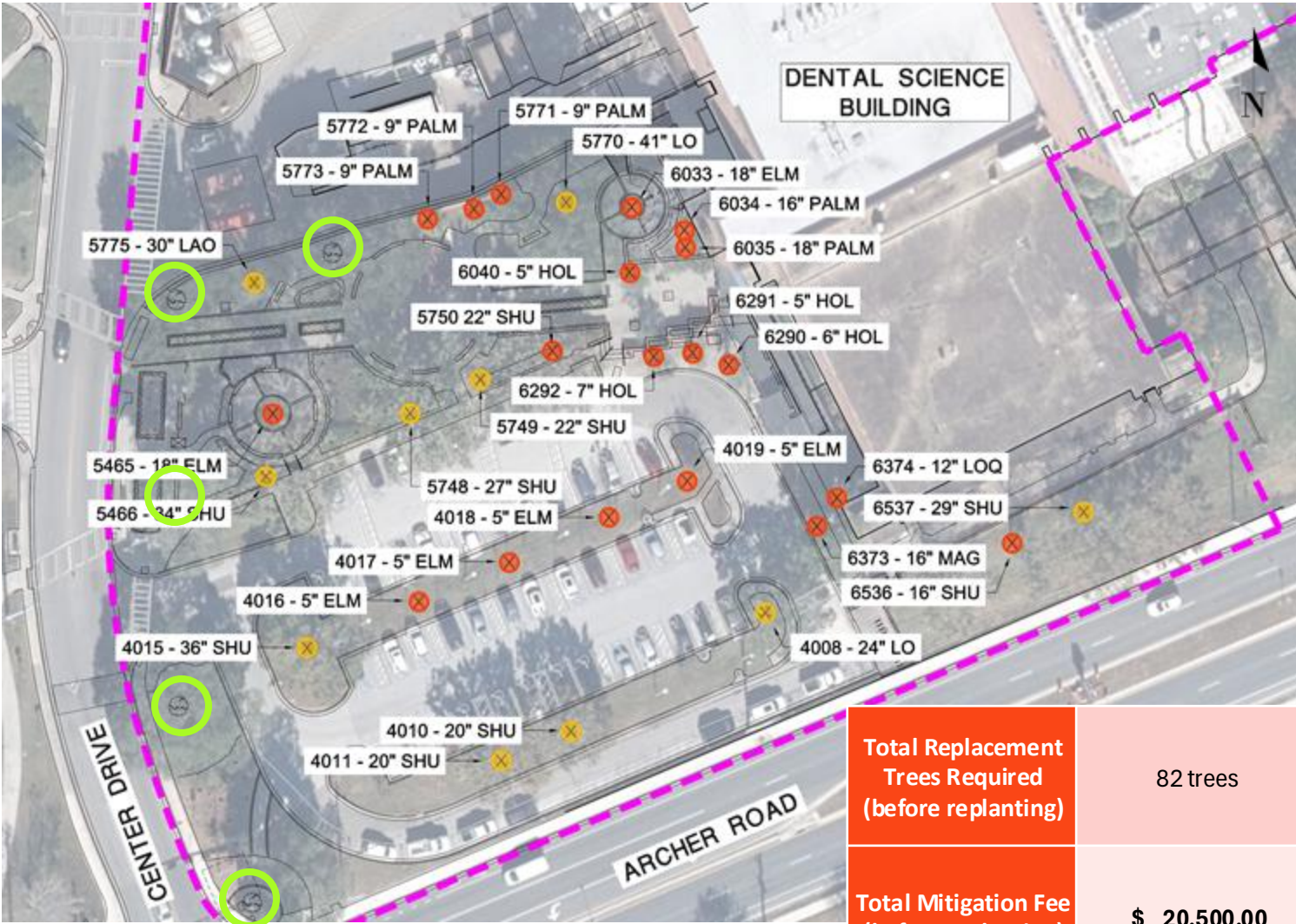
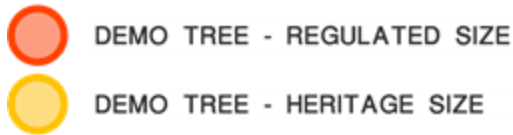
Site Plan

- The site and surrounding area is currently very congested and unsafe with multi-modal transportation.
- The project proposes eliminating the mid-block crosswalk on Center Drive adjacent to the project site and improving the crosswalk the connects the garage and improved pedestrian entry plaza.
- New drop off sequence will provide queuing space for visitors/patients to be dropped off at the new entrance.



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 8/7/25 meeting, the LVL committee approved the removal of 29 trees including 10 heritage trees
- Of the 10 heritage trees, 6 were in poor condition



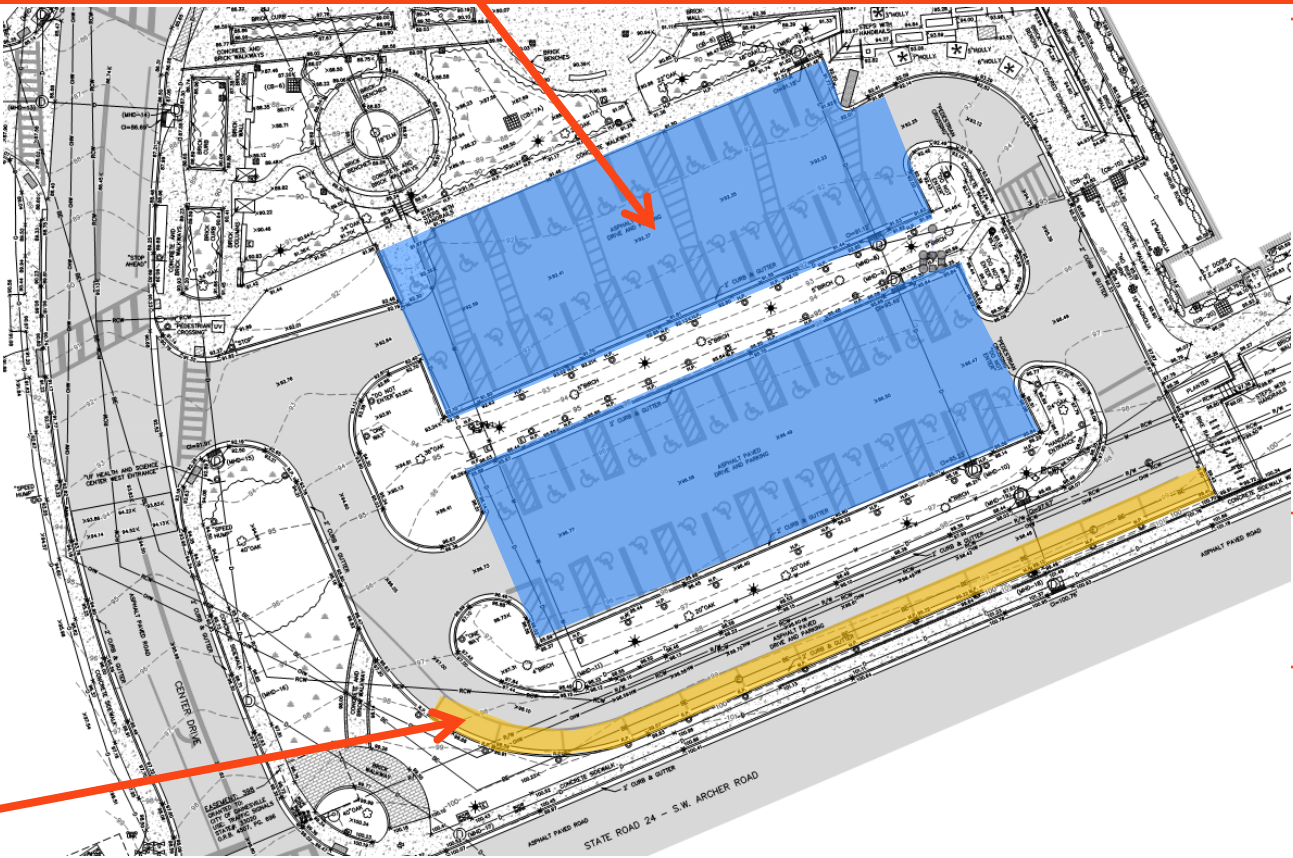
Total Replacement Trees Required (before replanting)	82 trees
Total Mitigation Fee (before replanting)	\$ 20,500.00

Parking Mitigation

- Existing parking lot contains 45 accessible parking spaces as well as 12 Service spaces
- Drop off also provided within parking lot
- Loss of 45 accessible parking spaces and 12 Service spaces
- Project will mitigate (57) Parking Spaces (\$15,000 ea.)
- **Total Parking Mitigation: \$855,000**



Accessible Parking

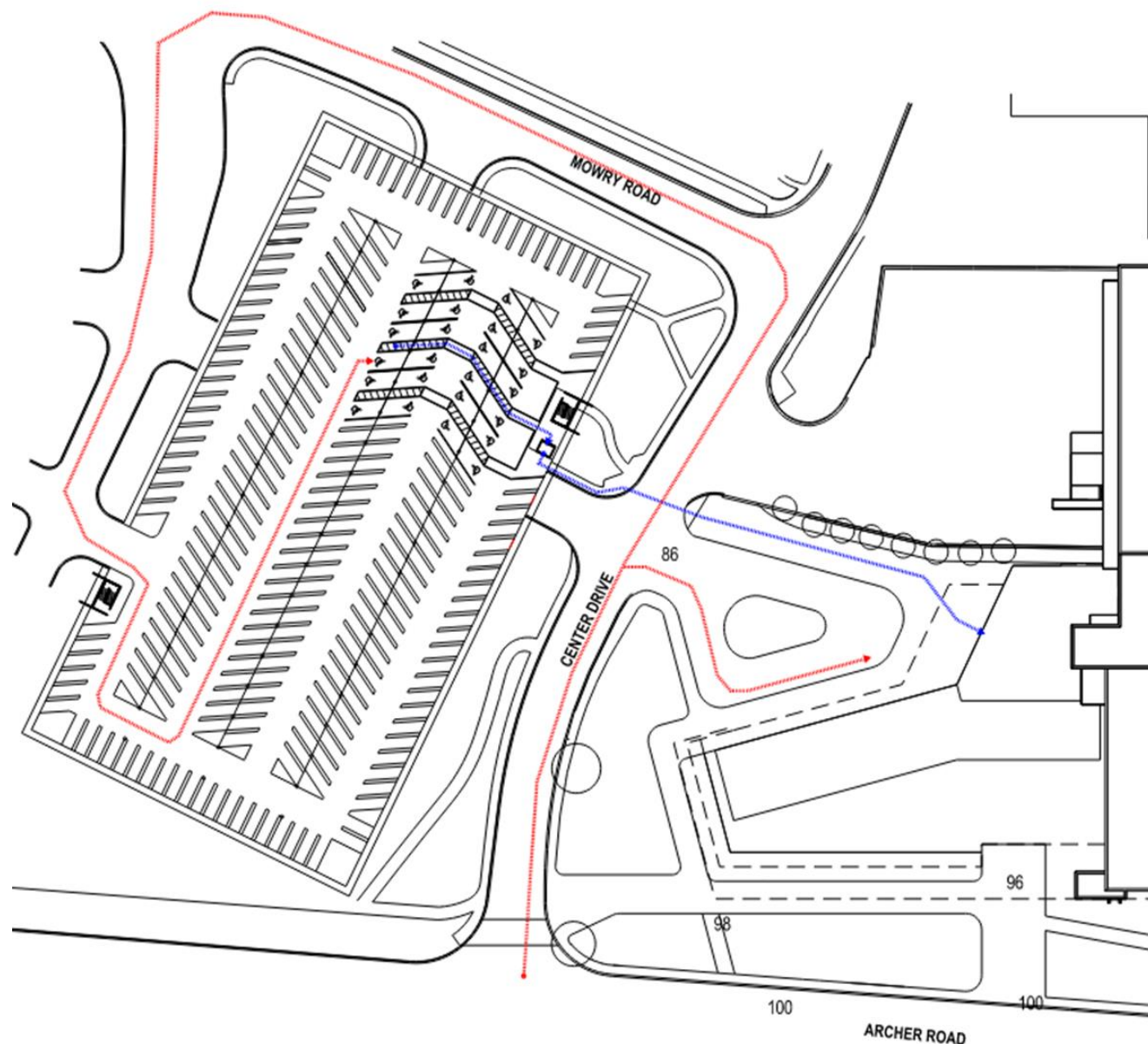


Service/Delivery Parking

UF-318 Dental Science Building

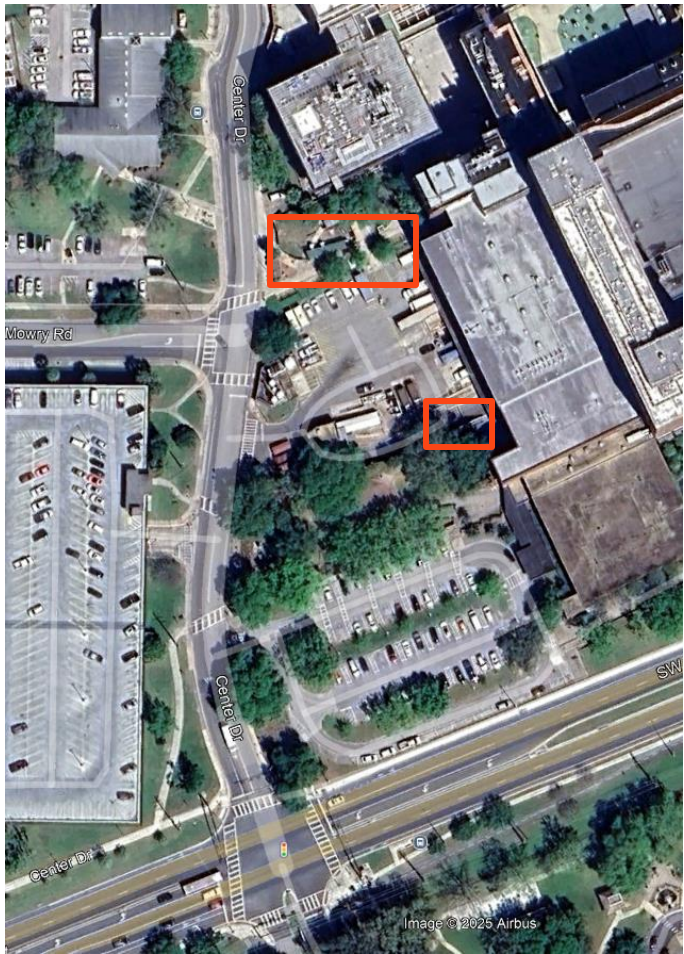
Parking Mitigation

- Garage 2 currently underutilized
- Restripe existing spaces in Parking Garage 2 to provide Accessible Parking. Add signage and wayfinding.
- 3rd floor:
 - 42 standard spaces removed
 - 24 accessible spaces added
- 4th floor (top level):
 - 42 standard spaces removed
 - 24 accessible spaces added (van accessible)
- Total: 48 accessible spaces provided



UF-318 Dental Science Building

Bike Parking



Proposed Bike Parking



- Bike parking numbers will take Traffic Study data into account and be presented at Design Development; quantities may differ from required 25% of building occupancy.

UF-318 Dental Science Building

Building Design

- **Addition:**
 - Three Stories + Basement & Penthouse
 - 59,603 ASF / 102,630 GSF
- **Renovation:**
 - Primarily Levels 1, 2, 3
 - 83,974 ASG / 106,356 GSF





UF-318 Dental Science Building

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





UF-318 Dental Science Building

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