
APRIL 2ND LVL COMMITTEE MEETING
DESIGN DEVELOPMENT



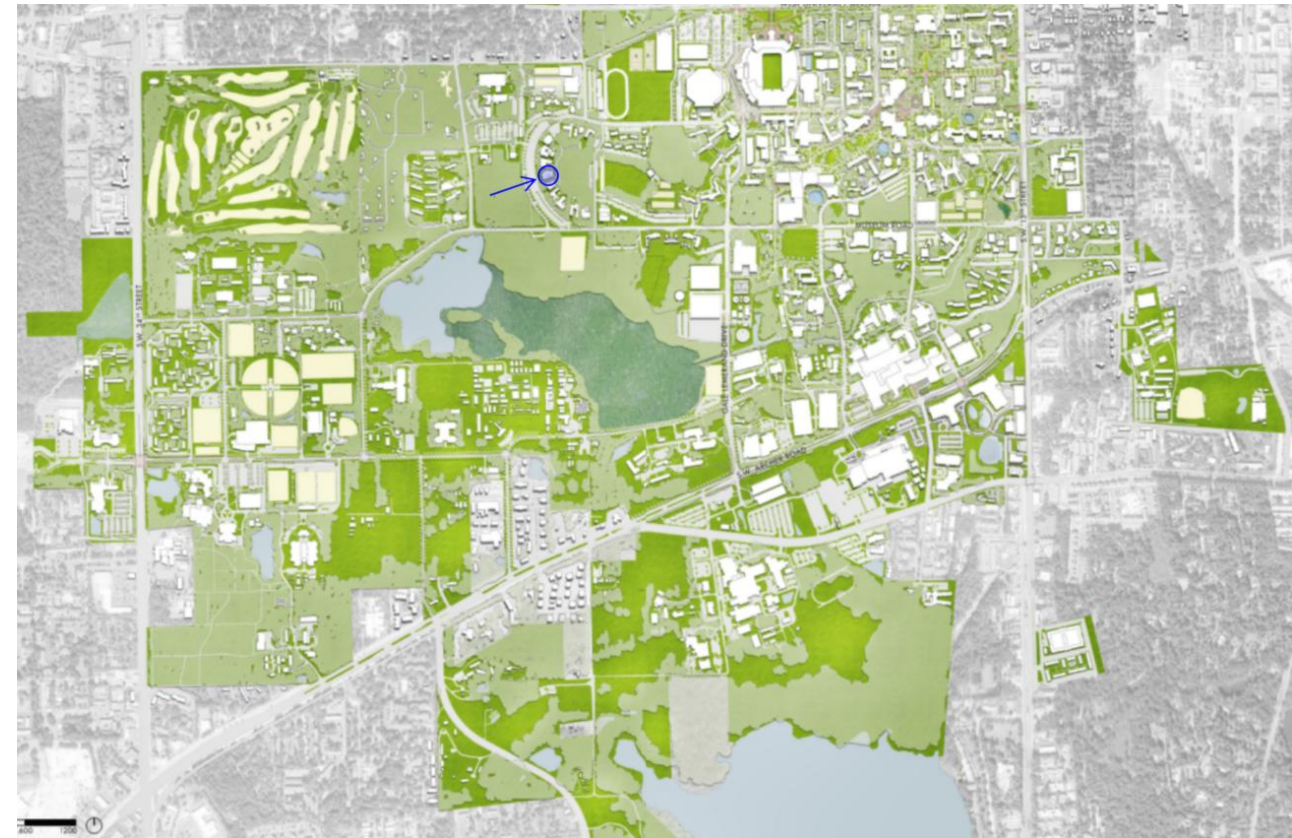
SIGMA CHI FRATERNITY – RENOVATION AND EXPANSION (UF-711)

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



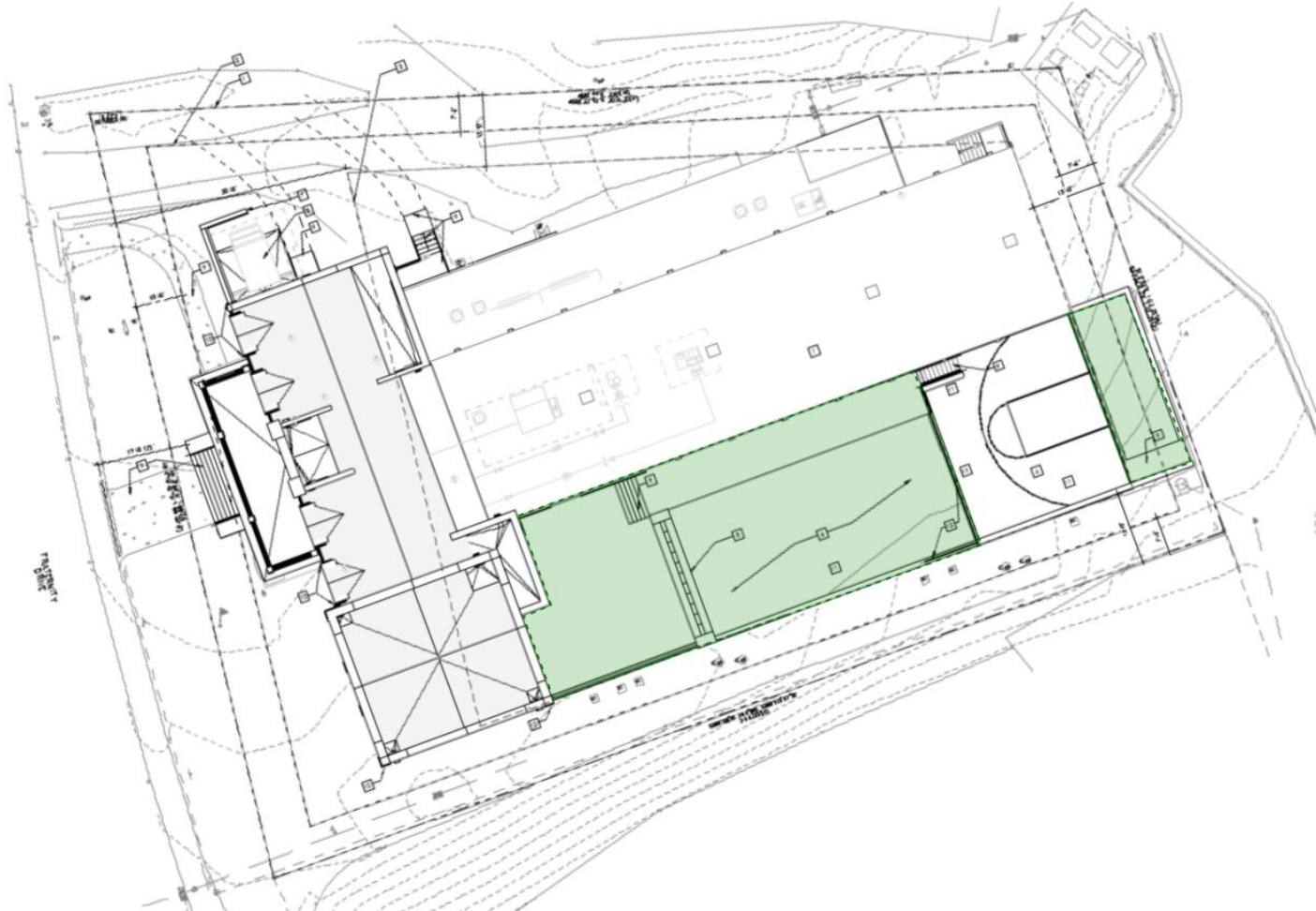
Project Overview

- 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 Sigma Chi project proposes a minimal net increase of only 503 SF of impervious area (from 17,456 SF to 17,959 SF), which will be addressed through underground storage chambers and a French drain connected to the existing on-site drainage structure.
- 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.



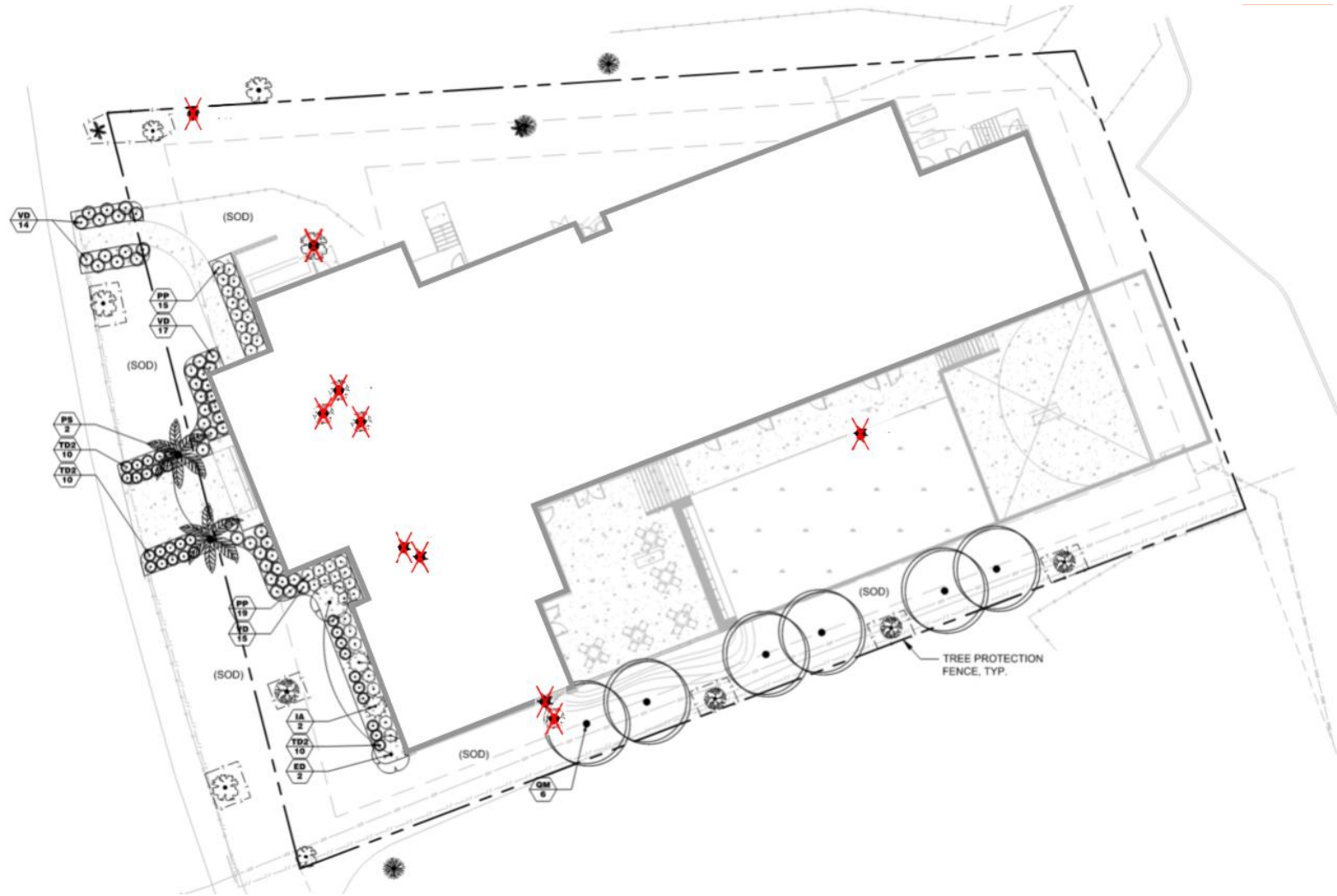
Site Plan

- 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.
- 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.



Tree Impacts

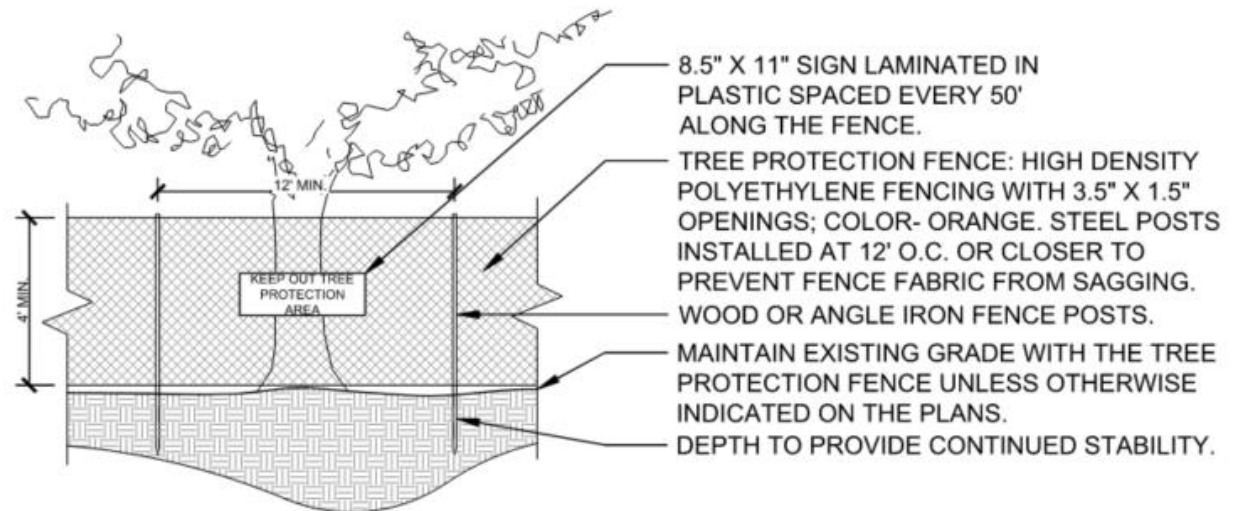
- The project will result in the removal of 10 trees.
- No trees proposed for removal are heritage trees. Per the Tree Mitigation Policy, *'Heritage trees are defined as canopy species measuring 20 inches or more in diameter (DBH), except for Water Oaks, Laurel Oaks, Loblolly Pines, Sugarberry and Sweetgums that shall be classified as heritage trees at 30 inches in diameter (DBH).'*



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.



UF-711 | SIGMA CHI FRATERNITY – RENOVATION AND EXPANSION

Tree Impact &

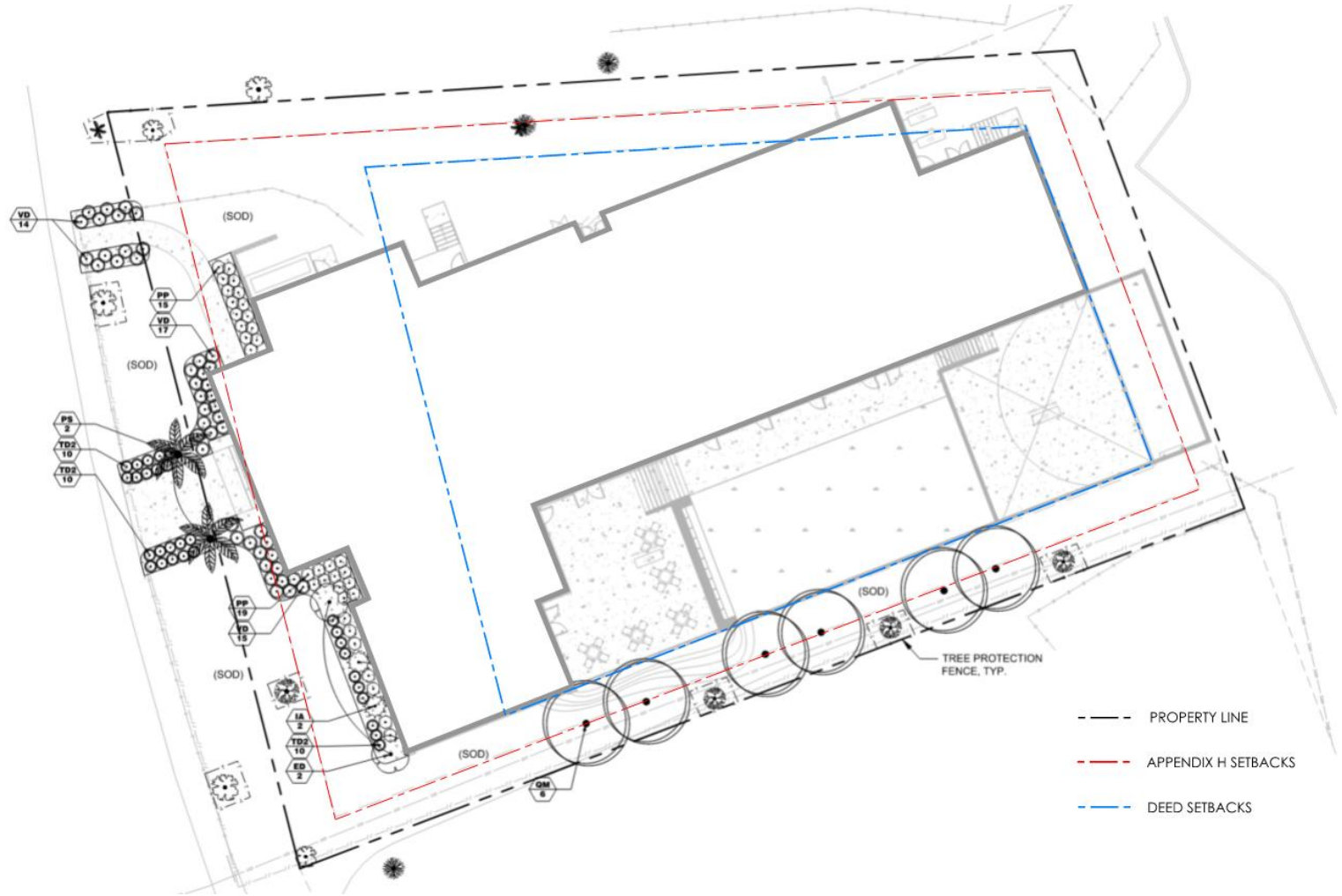
Mitigation Summary

- *The following chart has been filled out with information provided on sheet LT-02 on drawing set by Landscape Team.*
- *Per the University of Florida Tree Mitigation Policy, 8 of the 10 removed trees require mitigation at a rate of 2 replacement trees each, totaling 16 trees. The landscape plan provides 8 on-site replacements, with the remaining deficit resolved through a \$2,000 contribution to the UF Tree Mitigation Fund.*

TREE #	SPECIES	DBH	CONDITION
8	CAMPHOR	8	INVASIVE
10	LAUREL OAK	22	
11	MAGNOLIA	11	
12	MAGNOLIA	12	
13	MAGNOLIA	10	
17	CABBAGE PALM	16	
18	CAMPHOR	16	INVASIVE
19	CABBAGE PALM	9	
20	CABBAGE PALM	10	
84	CABBAGE PALM	8	
NUMBER OF TREES REMOVED		10	NUMBER OF TREES PLANTED ON SITE
NUMBER OF HERITAGE TREES REMOVED		0	NUMBER OF TREES REQUIRING MITIGATION
MITIGATION FEE			\$2,000

Landscape Plan

- 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.



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.



UF-711 | SIGMA CHI FRATERNITY – RENOVATION AND EXPANSION

Landscape Plan – Sustainability Features

- Out of the 9,200 square feet of area that is being demolished, 40% is being redeveloped into an exterior courtyard and green space:
- 1,300 square feet will be exterior courtyard
- 2,200 square feet will be added green space
- Refer to the chart to see how the following proposed planting palette helps support the bee-friendly campus.

ID	BOTANICAL / COMMON NAME	POLLINATOR VALUE	NATIVE
PS	PHOENIX SYLVESTRIS / WILD DATE PALM	LOW	NOT NATIVE
QM	QUERCUS MICHAUXII / SWAMP CHESTNUT OAK	HIGH	NATIVE
ED	ELAEOCARPUS DECIPIENS / JAPANESE BLUEBERRY TREE	LOW	NOT NATIVE
IA	ILEX OPACA / AMERICAN HOLLY	MODERATE	NATIVE
PP	PODOCARPUS MACROPHYLLUS 'PRINGLES' / PRINGLES DWARF YEW PODOCARPUS	LOW	NOT NATIVE
TD2	TRIPSACU DACTULPODES NANA / DWARF FAKAHATCHEE GRASS	MODERATE	NATIVE
VD	VIBURNUM OBOVATUM, 'DWARF WALTER'S' / DWARF WALTER'S VIBURNUM	HIGH	NATIVE



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

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

April 2nd, 2026

Design Development



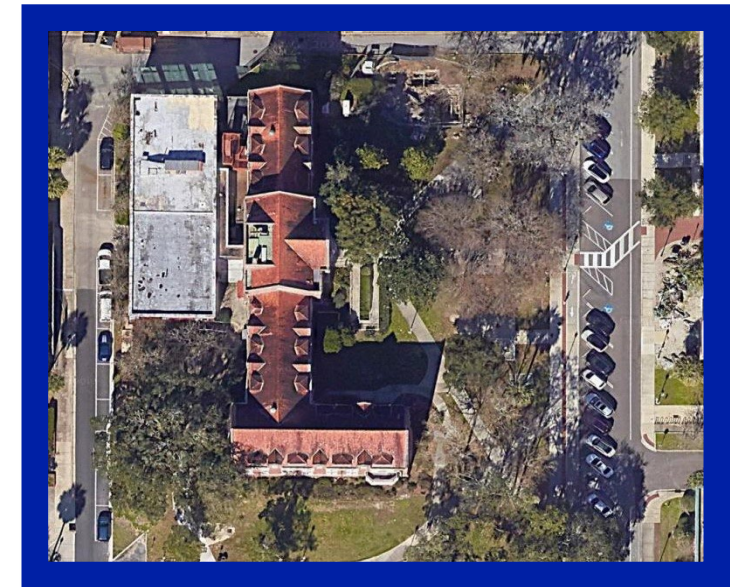
UF-702A Hamilton Center Site Utilities

Tom Feather, Project Manager PD+C

UF-702A Hamilton Center Site Utilities

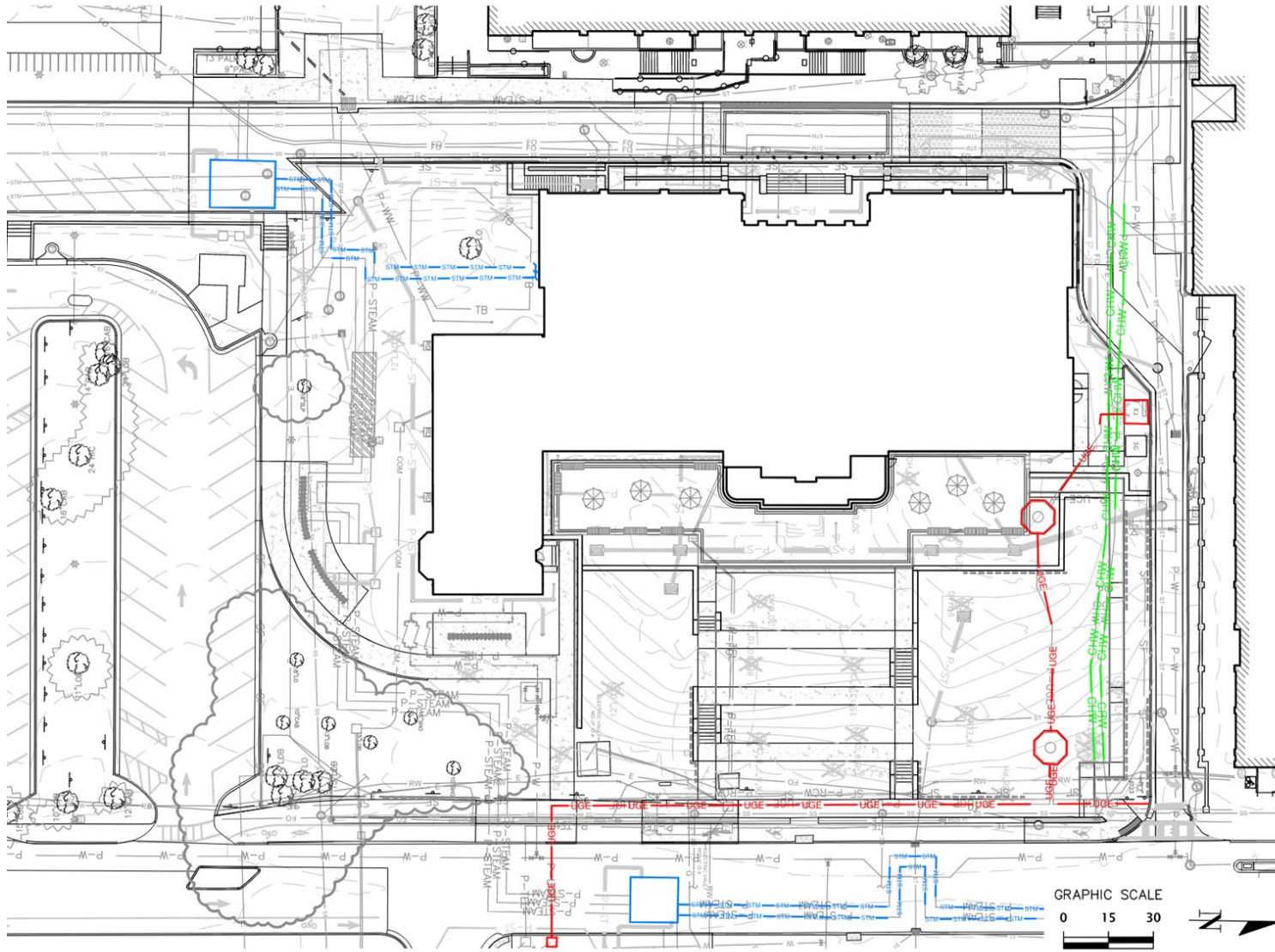
Project Overview

- The Hamilton Center project was previously presented to the LVL committee for several phases, the last presentation being February 5th, 2026. It was recommended for approval as presented. The project includes renovation of the existing UF Infirmary building to house the new Hamilton Center.
- Extensive utility work is required for this site. Tree removals additional to those previously approved by this committee are required for the utility work proposed.



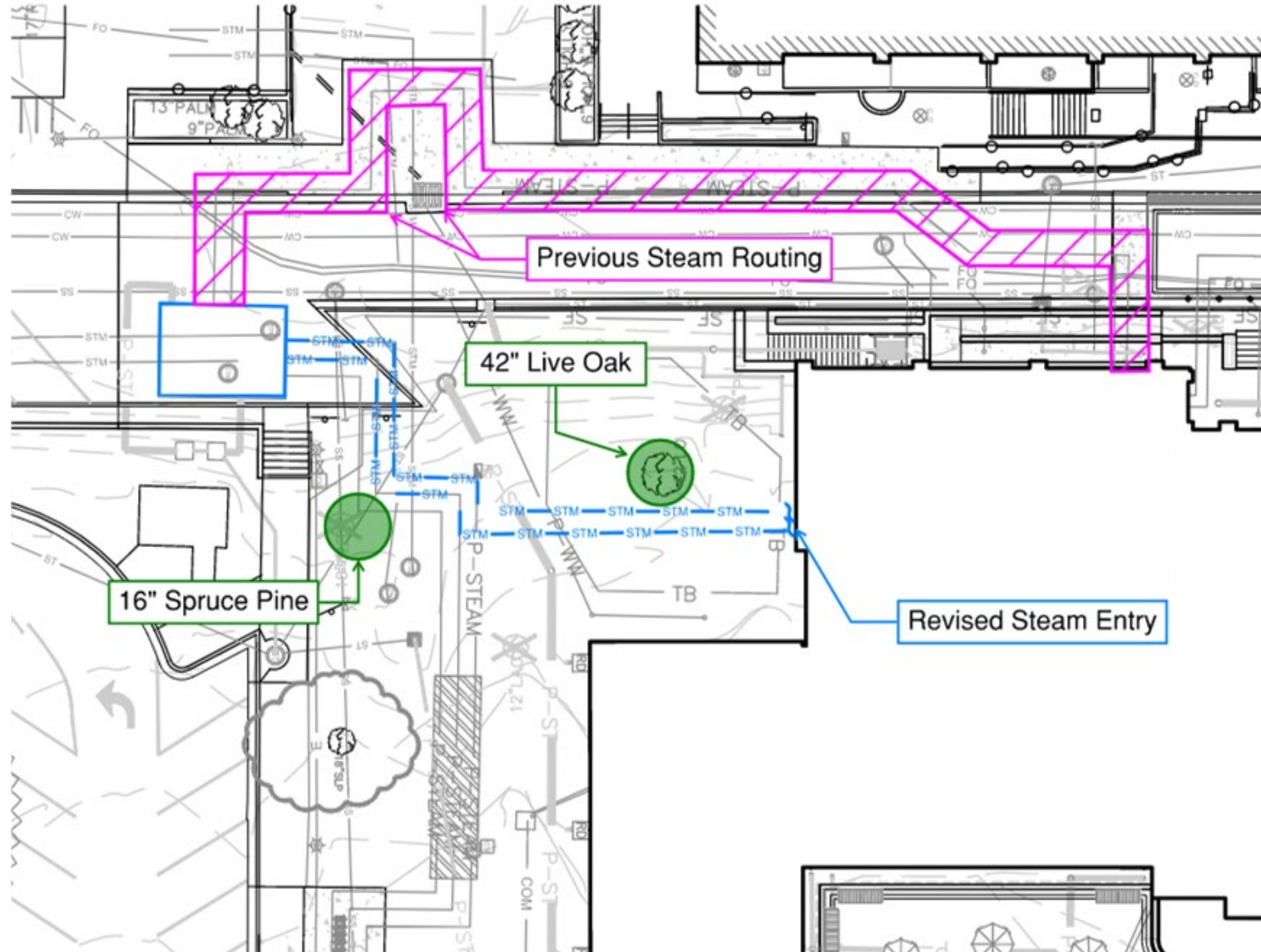
Utility Plan

- This project requires upsized steam lines and infrastructure upgrades to enable the demolition and earthwork proposed as part of the UF-689 Hamilton project.
- Utility improvements include new steam lines along the west service drive and Fletcher Dr., new chilled water and electric routed along the northern portion of the site, and an upsized water main in Fletcher Dr.
- The project will shift utilities outside of the east entry proposed as part of the UF-689 Hamilton project.



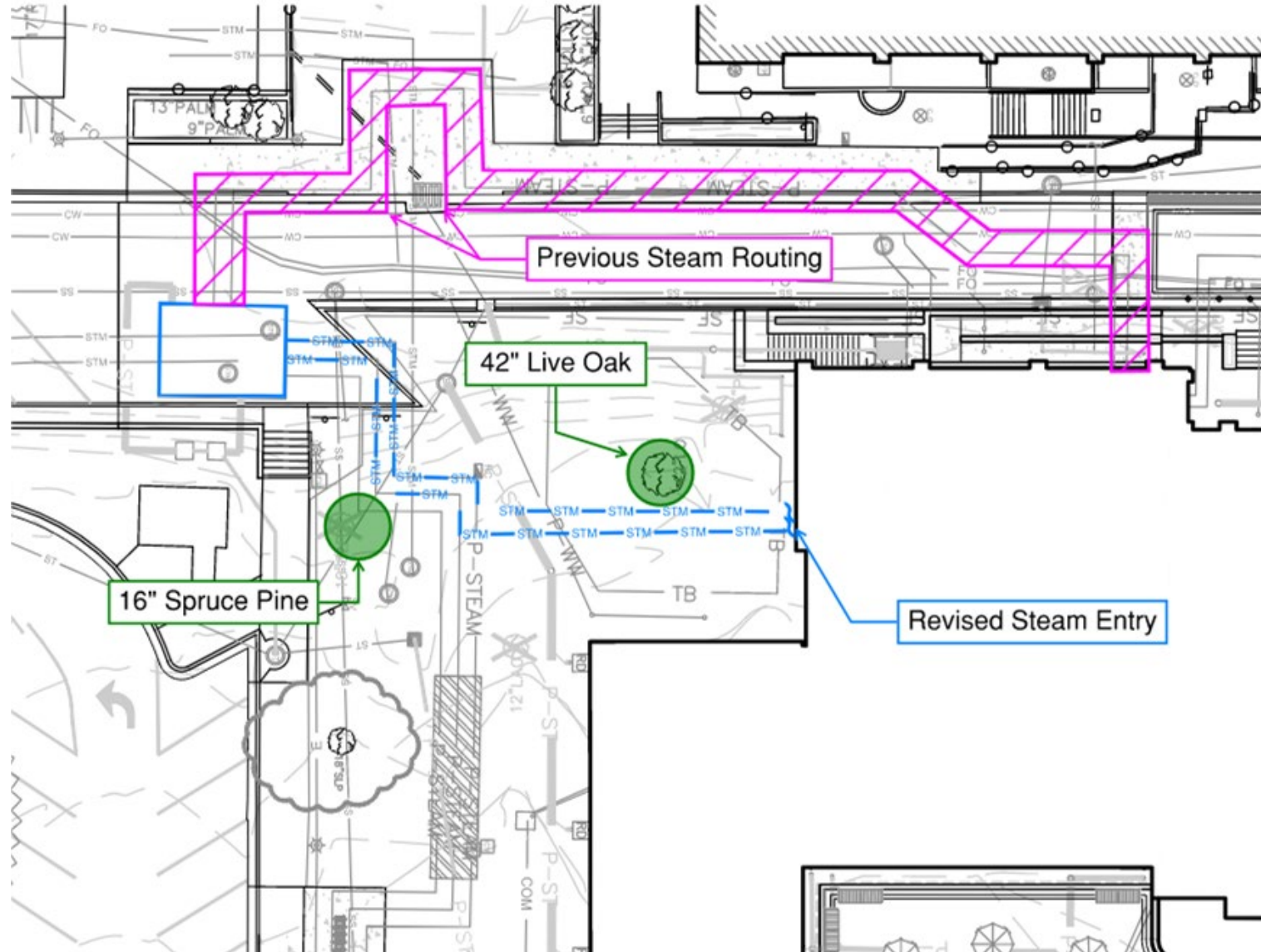
Steam Utility Routing

- Scenarios have been reviewed to avoid the removal of additional trees. The initial routing (shown in magenta) was reviewed to avoid removal of the 42" Live Oak with the below concerns:
 - This steam route has potential to undermine Florida Gym foundations both for installation and future maintenance.
 - Maintenance would require substantial open cutting and deep excavation around existing utilities in the western service drive.
 - Significant cost increase for length of run, depth and complexity of routing.
 - Depth of route must be deeper, increasing maintenance costs over the lifetime of the line.



Tree Impacts

- Construction of the Hamilton Center and the installation of the steam lines will impact two existing trees: a 42" live oak and a 16" spruce pine.
- Approximately 15+ feet of excavation are required for construction of the UF-689 Hamilton basement near the location of the 42" live oak. This area will be heavily impacted during construction and will be required for excavation slopes/shoring. Area surrounding the tree will need to be accessed by excavators/heavy equipment during construction.
- Other utilities are also proposed for this area, but the steam is the primary impact.

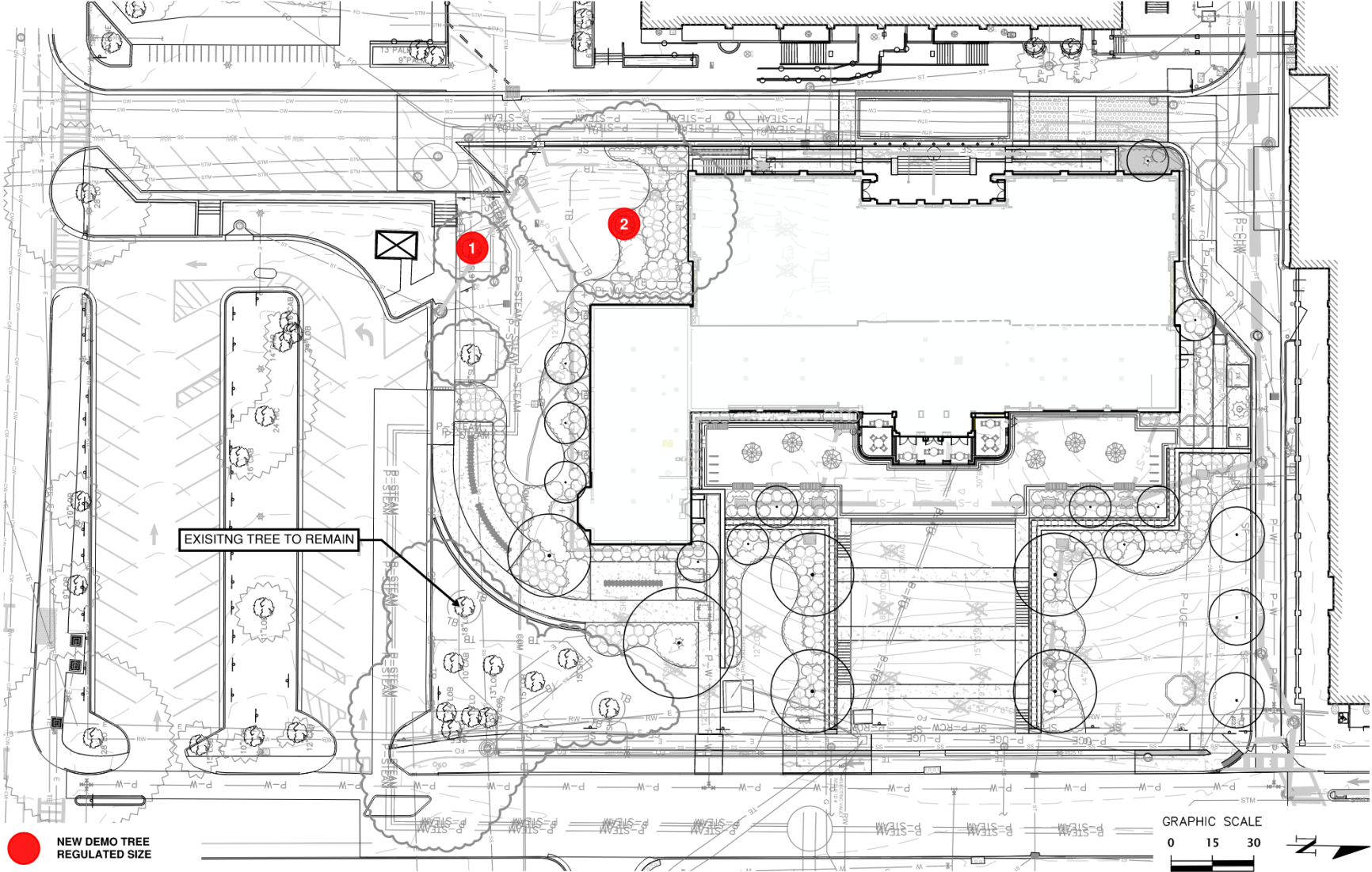


Tree Impacts

#	Size/Species	Required Mitigation Trees	Mitigation Cost
1	16" Spruce Pine	2	\$500
2	42" Live Oak	24	\$6,000

Landscape plans for UF-689 will be updated to reflect the removal of these trees. Mitigation will be provided by The UF-702A project.

Total Mitigation Required
26 Trees
Mitigation Trees Proposed
N/A
Mitigation Deficit
26 Trees or \$6,500





UF-702A Hamilton Center Site Utilities

Tree Impacts



1. 16" Spruce Pine



2. 42" Live Oak



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

UF-702A Hamilton Center Site Utilities

April 2, 2025

DESIGN DEVELOPMENT

LAKES, VEGETATION, + LANDSCAPE COMMITTEE



UF Broward Hall North Site Improvements

Steven Vann, UF Housing

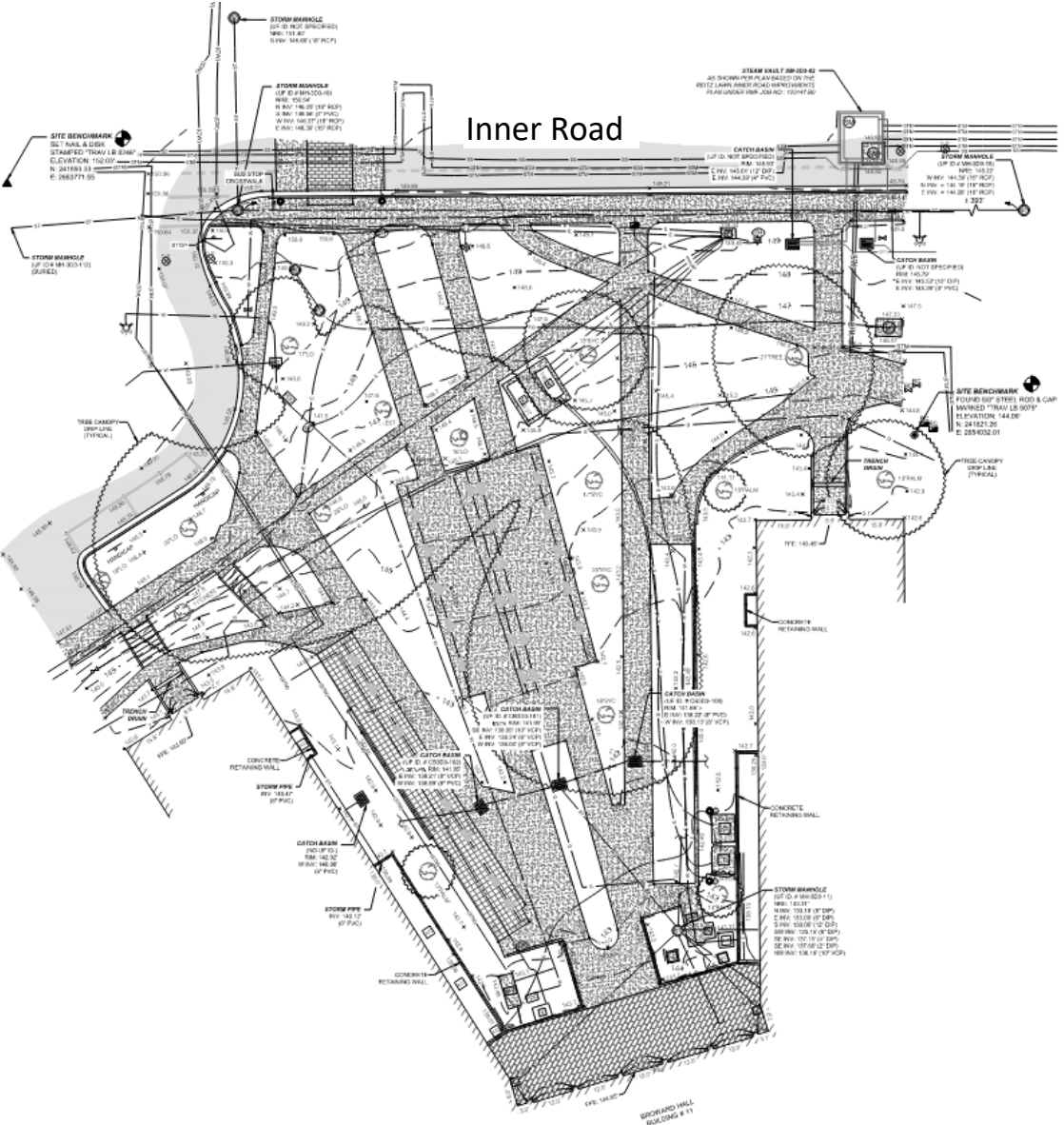
Project Overview

- The project is located south of Inner Road, north of Broward Hall, and 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



Site Plan

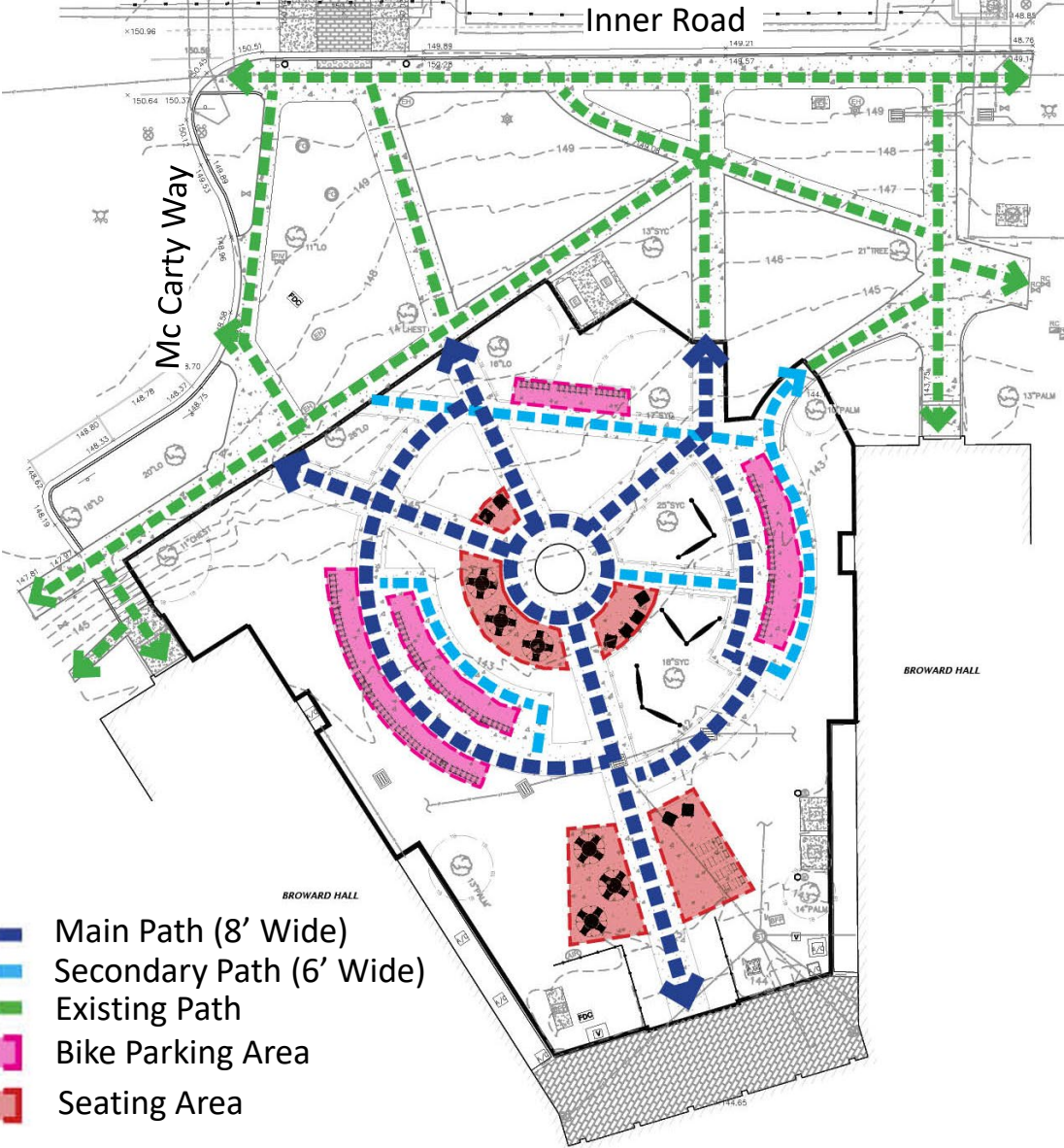
- The plans propose a central gathering space with seating, hammocks, and tables.
- Bike racks are consolidated and will be replaced to be consistent with the UF Landscape Master Plan standards
- Limited landscape will be proposed based on project budget, but all materials will be consistent with the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



UF Broward Hall North Site Improvements

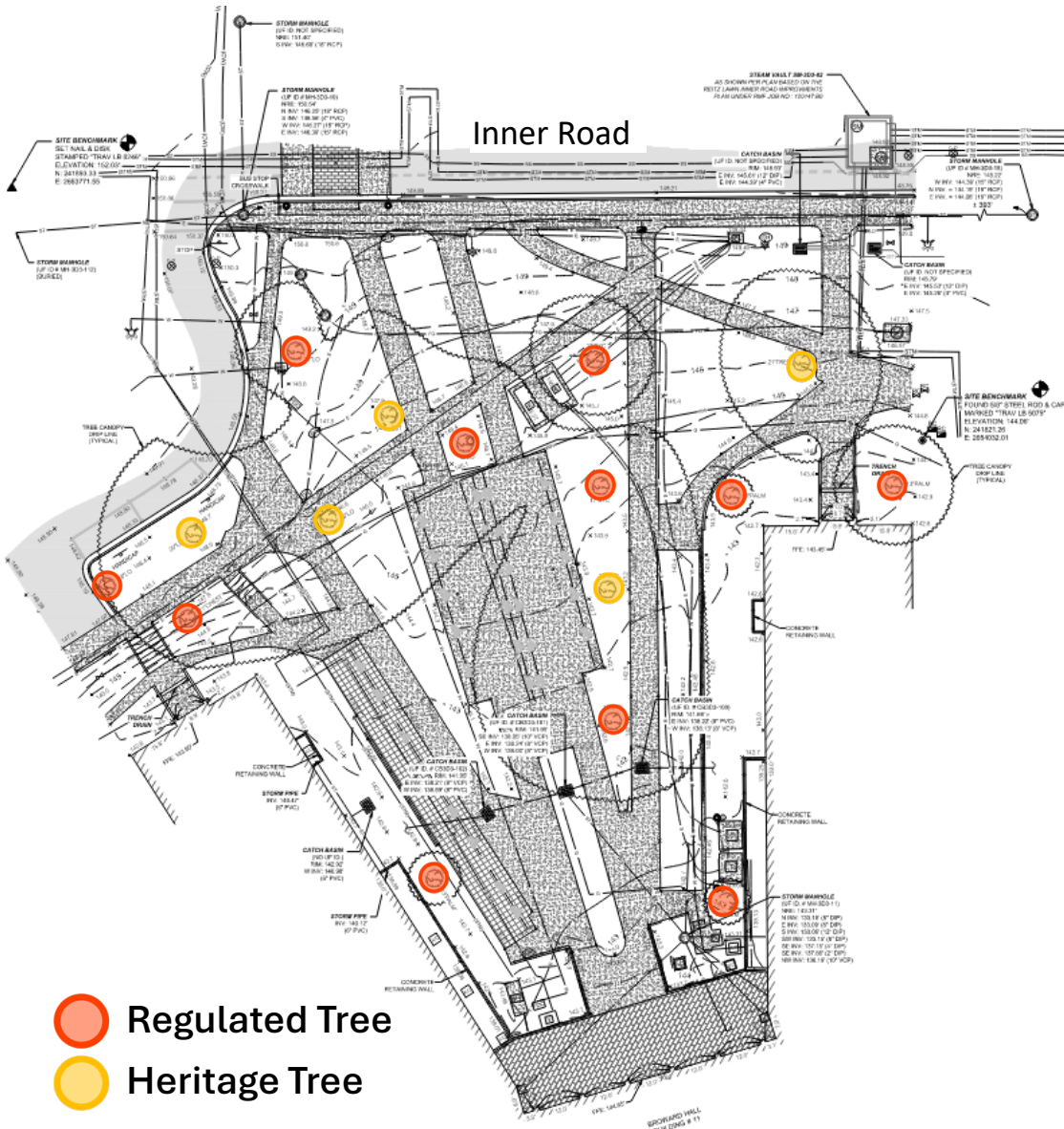
Site Plan

- 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.



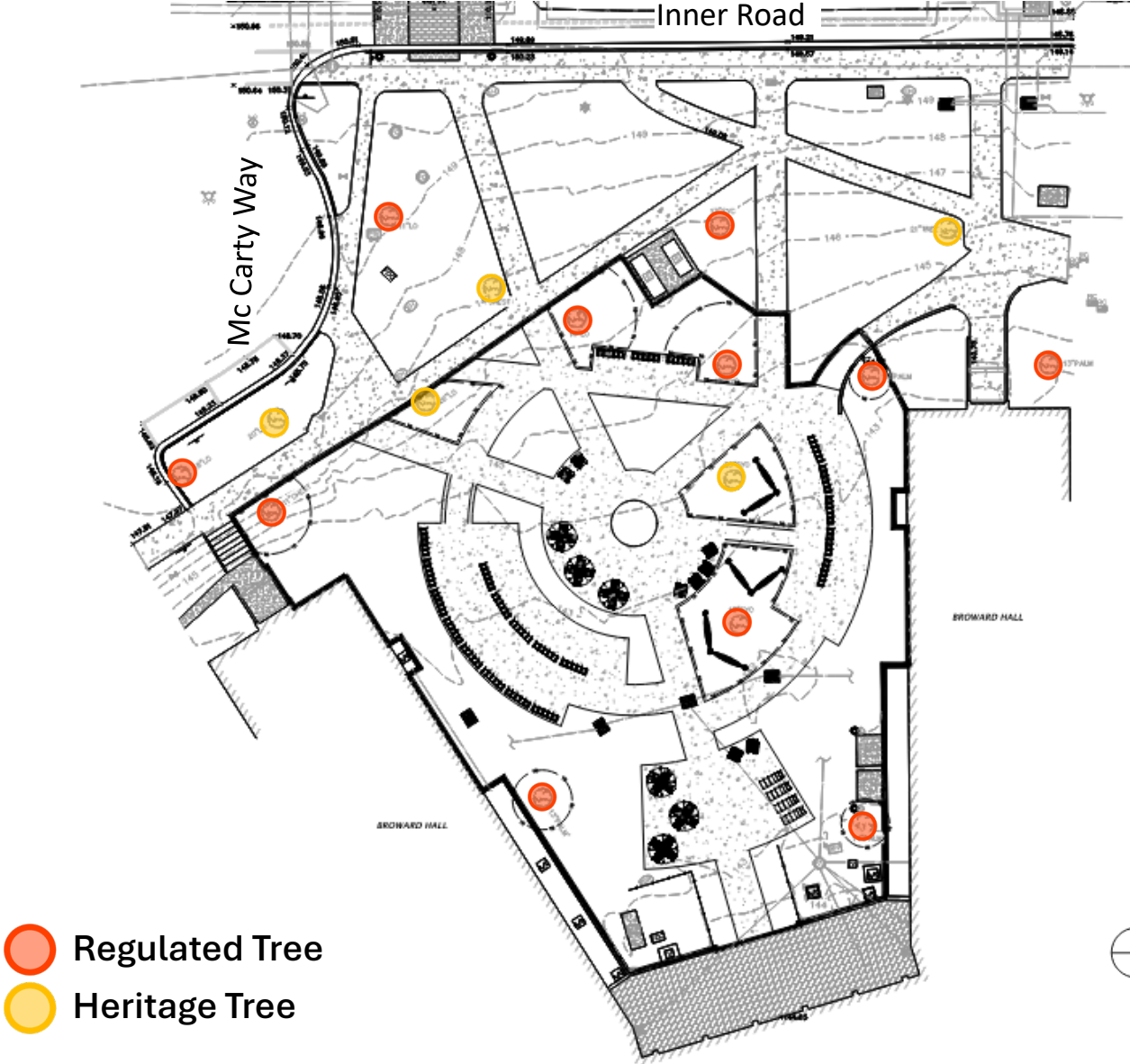
Existing Trees

- There are 16 trees in the general site area: 5 heritage trees (including swamp chestnut oak, live oak, and sycamore) and 11 regulated trees (including palm, live oak, sycamore, and swamp chestnut oak)



Site Plan

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

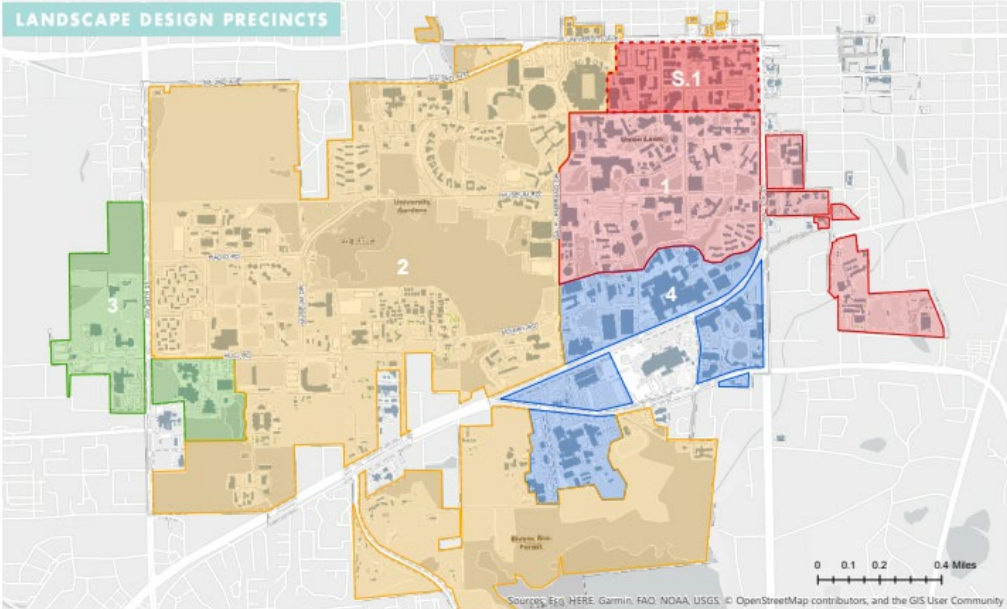


Landscape Master Plan

- The project site falls within Precinct 1 (Core Campus).
- The project is bordered by Inner Road

Sustainability

- There is no sustainability certification proposed with this project.



Precinct
1 Core Campus
S.1 Historic District
2 West
3 Cultural
4 Medical



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

UF Broward Hall North Site Improvements