
AUGUST 6, 2026 LVL COMMITTEE MEETING



MP09842-0431-FRATERNITY- ALPHA EPSILON PI-ADDITION

UF PROJECT MANAGER – STEPHEN CARON

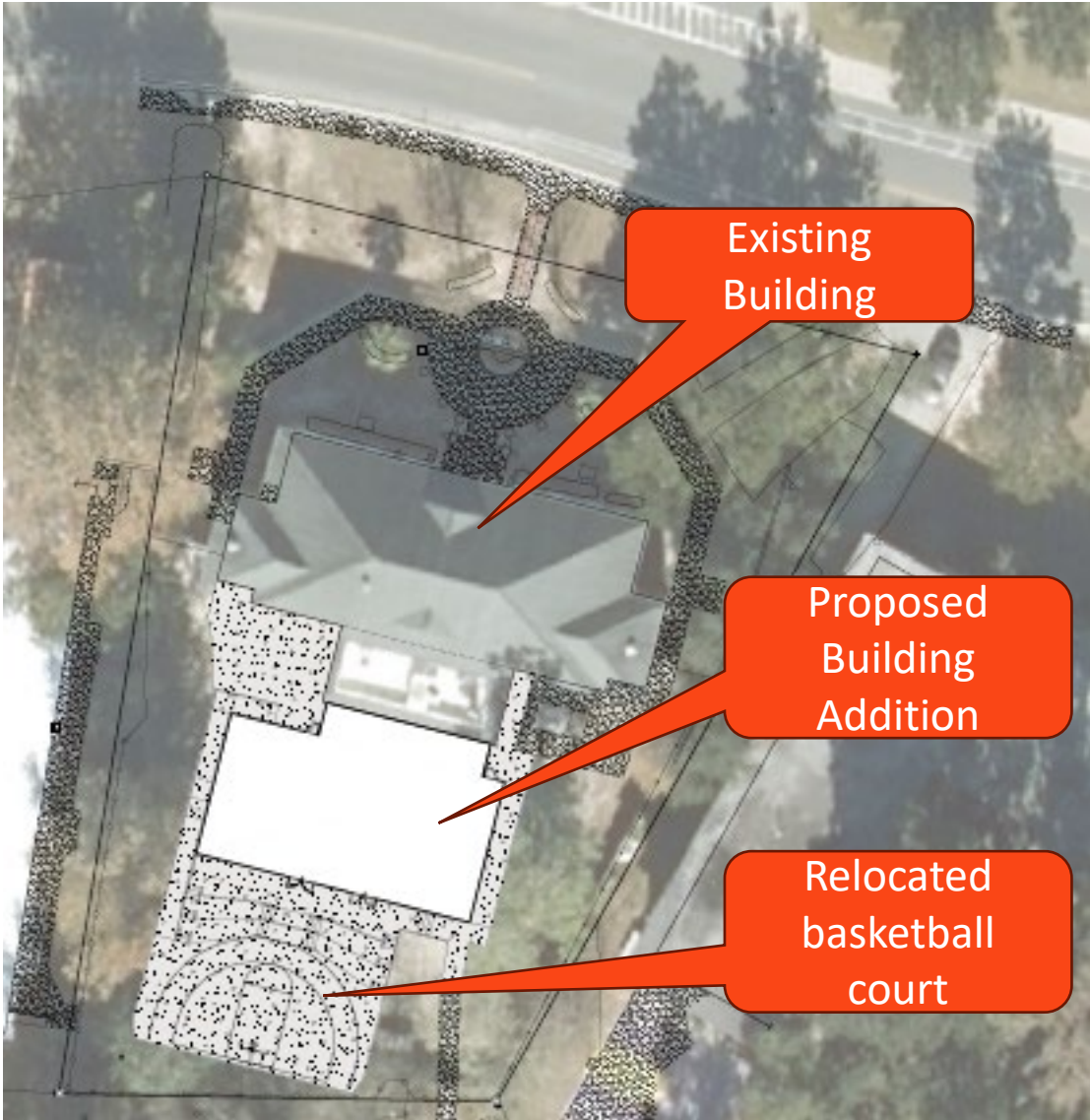
Project Overview

- The project is located at 405 Fraternity Drive.
- The scope of this project is a 3,000 SF, one-story addition to the existing fraternity house which was constructed in 2009. Additionally, the existing basketball court will be relocated. The addition and court will be located in the rear yard of the property, behind the fraternity house.
- The purpose of the project is to provide a dining room for the residents of the fraternity house. No new residents/residential units are being provided as part of this project. The addition is being designed to meet AEPI and University of Florida standards and finishes established with the existing fraternity house building.



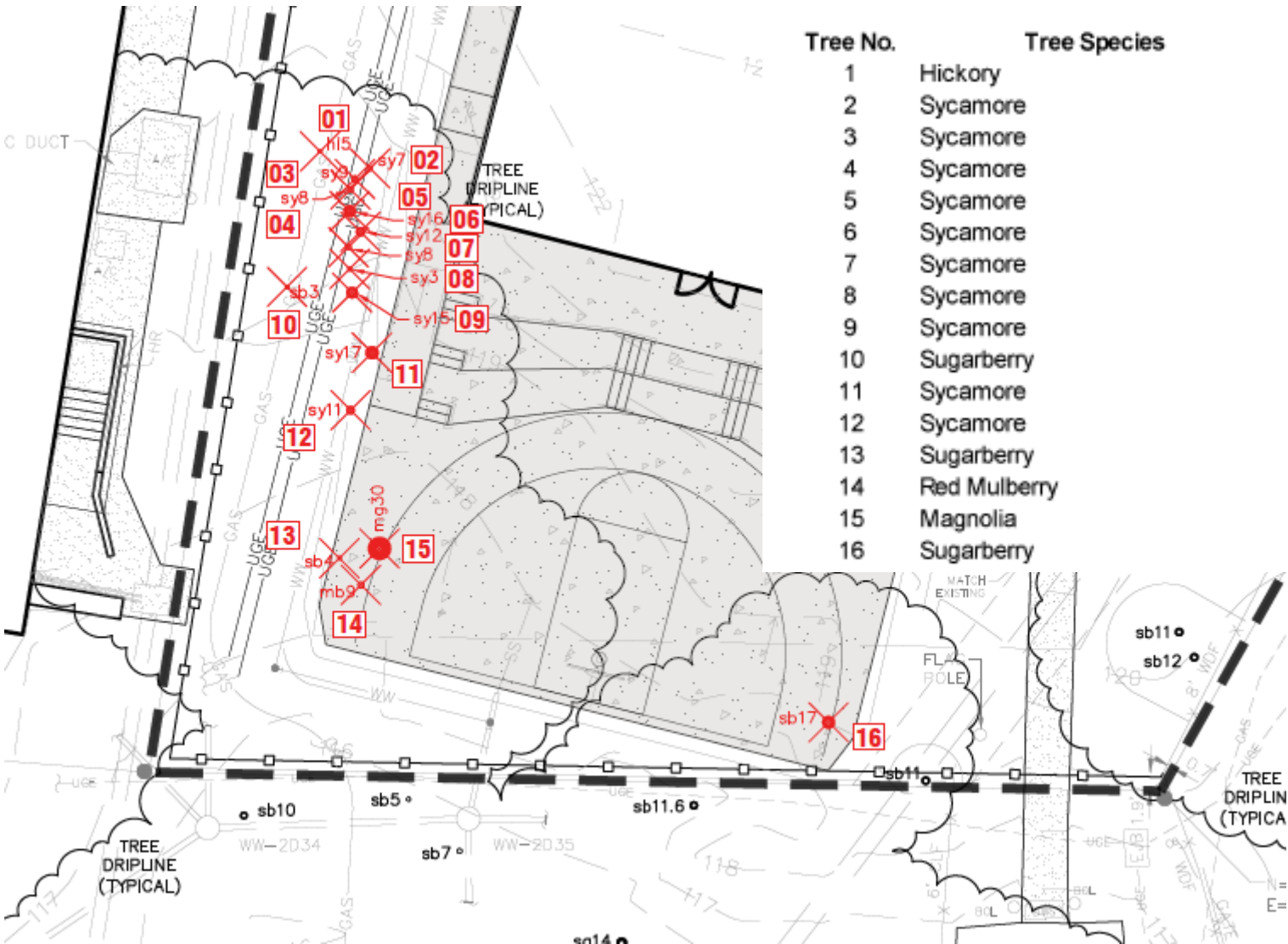
Site Overview & Conditions

- Currently, the site is used as outdoor gathering and recreation space focused around a basketball court.
- The fraternity house/project site is located on fraternity row and has neighboring fraternity houses to both the east and west. The north side of the site fronts Fraternity Drive and is the primary entrance to the fraternity house. The south/rear side of the site borders UF property, primarily the service/access road for maintenance, trash collection, and utilities



Tree Impacts

- The project will result in the removal of 16 trees (1 hickory, 10 sycamore, 3 sugarberry, 1 red mulberry, and 1 magnolia)
- 1 tree proposed for removal is a heritage tree (30" magnolia)



MP09842 – 0431 – FRATERNITY – ALPHA EPSILON PI - ADDITION



MP09842 – 0431 – FRATERNITY – ALPHA EPSILON PI - ADDITION



MP09842 – 0431 – FRATERNITY – ALPHA EPSILON PI - ADDITION



Tree Impact Summary

- Sycamore are tightly clustered; limiting future growth
- Magnolia health
- Existing and relocated utility lines will be located on west side of property
- Stormwater infrastructure located on east side of site

REGULATED REMOVAL

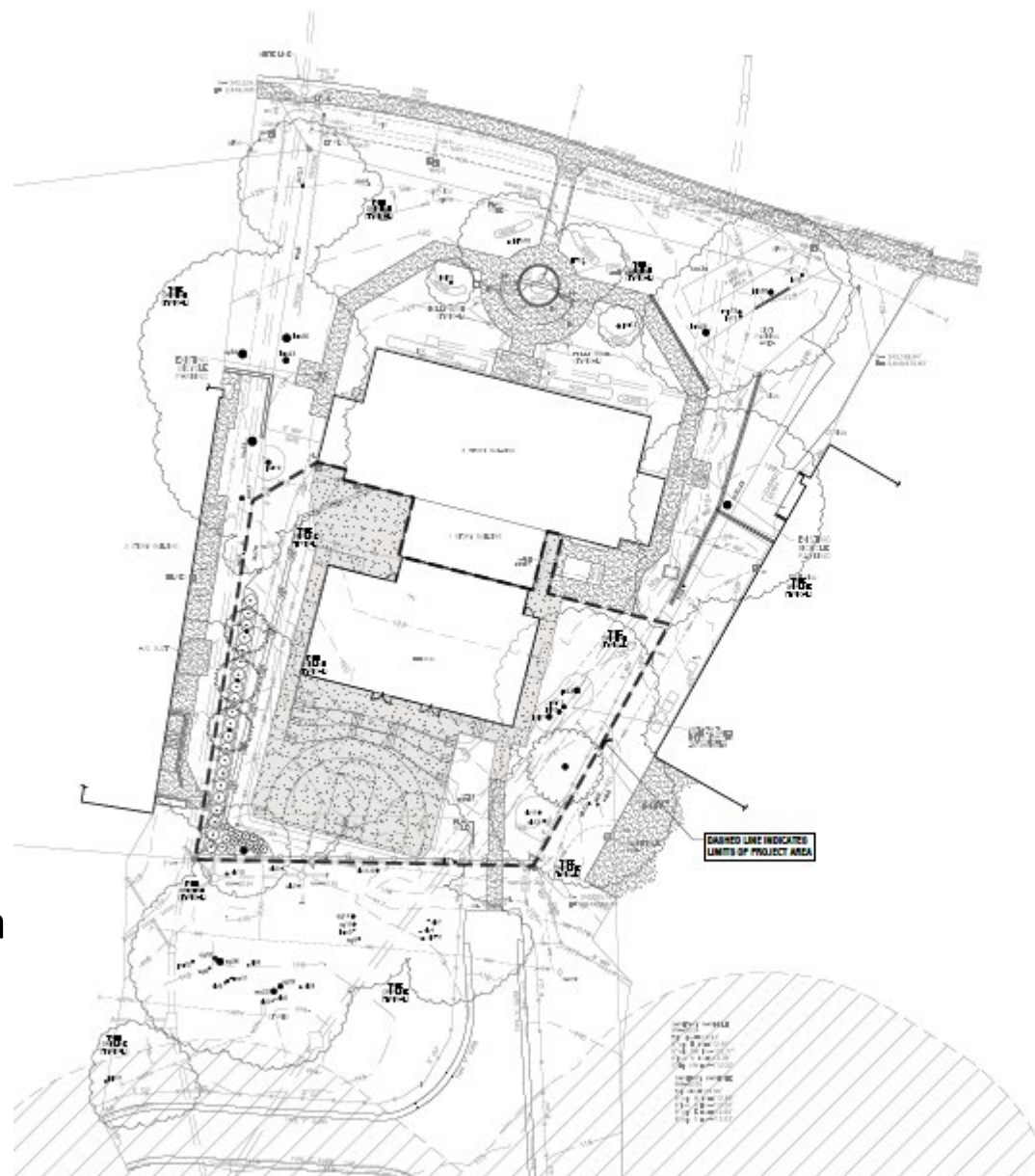
Tree No.	Tree Species	DBH	Mitigation (two-for-one)	OR Cost to Mitigate
1	Hickory	5	2	\$ 500.00
2	Sycamore	7	2	\$ 500.00
3	Sycamore	9	2	\$ 500.00
4	Sycamore	8	2	\$ 500.00
5	Sycamore	16	2	\$ 500.00
6	Sycamore	16	2	\$ 500.00
7	Sycamore	8	2	\$ 500.00
8	Sycamore	3	2	\$ 500.00
9	Sycamore	15	2	\$ 500.00
10	Sugarberry	3	2	\$ 500.00
11	Sycamore	17	2	\$ 500.00
12	Sycamore	11	2	\$ 500.00
13	Sugarberry	4	2	\$ 500.00
14	Red Mulberry	9	2	\$ 500.00
15	Magnolia	30	7	\$ 3,000.00
16	Sugarberry	17	2	\$ 500.00

Total Regulated Mitigation Trees Required	37
---	----

NUMBER OF TREES REMOVED	16	NUMBER OF TREES PLANTED ON SITE	5
NUMBER OF HERITAGE TREES REMOVED	1	NUMBER OF TREES REQUIRING MITIGATION	32
MITIGATION FEE		\$8,000	

Landscape Plan

- Project is in Precinct 2
- The project is using plant species from the General Campus plant palette
- 1 tulip poplar
- 1 southern red oak
- 3 cabbage palms
- Shrubs (Florida anise, Florida Flame Azalea, and Coontie)

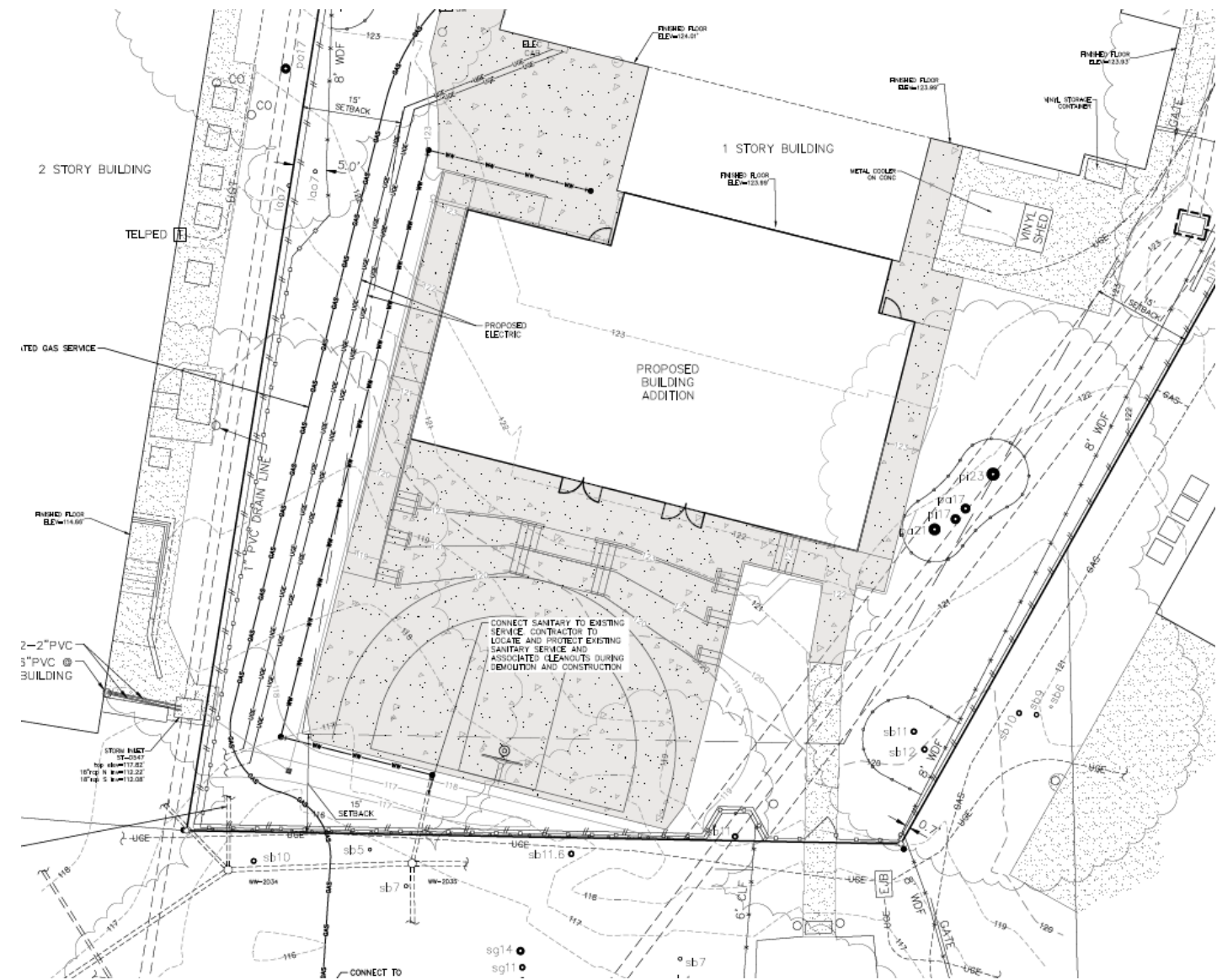


PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
TREES				
	LT	1	Liquidambar styraciflua / Tulip Poplar	8" Ht.
	OP	1	Quercus laevis / Southern Red Oak	8" Ht.
	SS	3	Salix palmetto / Cabbage Palmetto	8" Ht.
SHRUBS				
	FA	20	Florida Anise	4" Ht.
	FLA	3	Florida Flame Azalea	7 gal.
	CO	11	Coontie	7 gal.

MP09842 – 0431 – FRATERNITY – ALPHA EPSILON PI - ADDITION

Utilities



Recommended Action:

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



**MP09842 – 0431 – FRATERNITY – ALPHA
EPSILON PI - ADDITION**

August 6th, 2026

CONSTRUCTION DOCUMENTS



UF-702B

Utility Infrastructure Upgrades

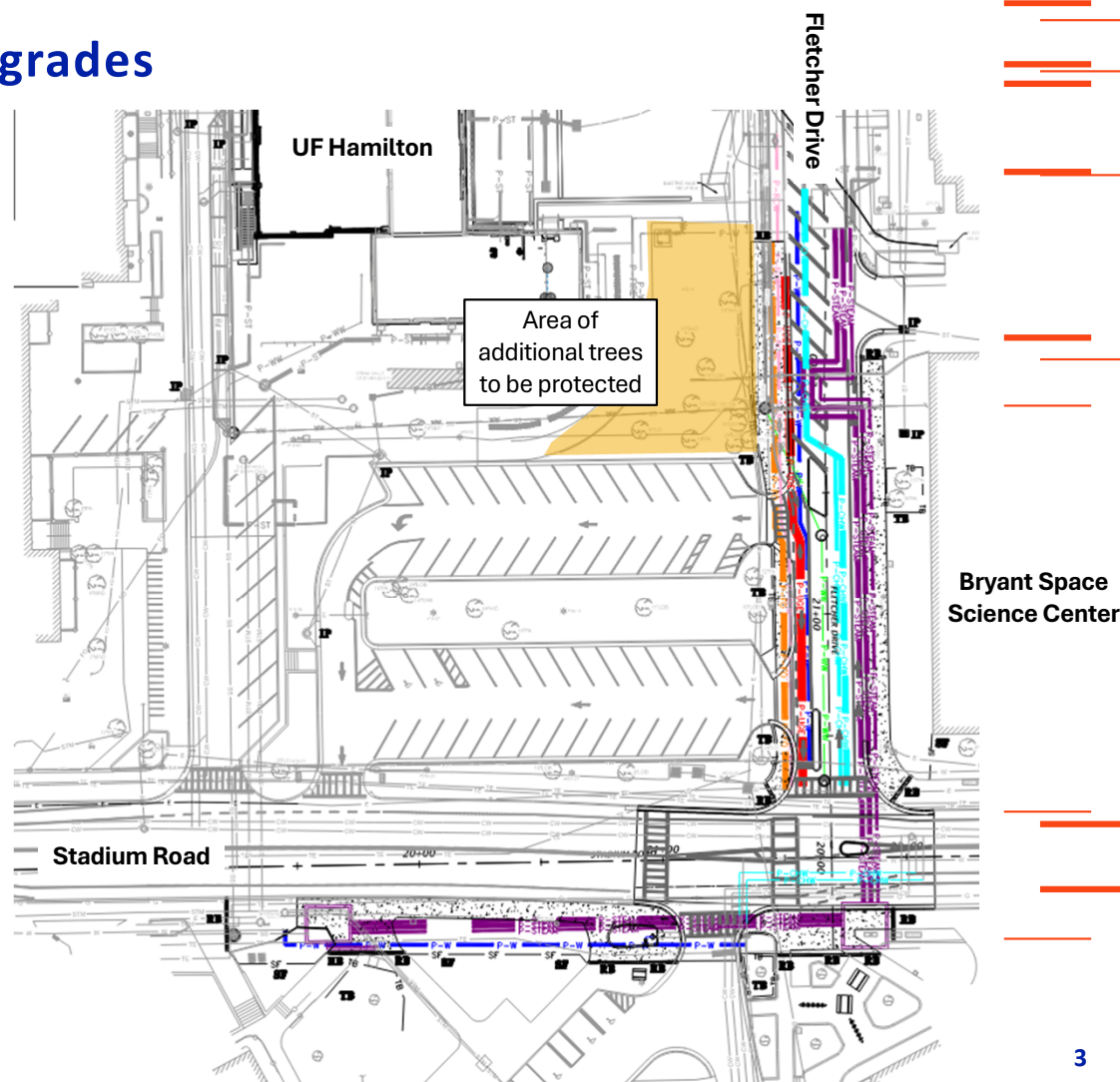
FRANCISCO OQUENDO, UF PD+C ASSISTANT DIRECTOR OF CONSTRUCTION



UF-702B Utility Infrastructure Upgrades For Informational Purposes Only

Project Overview

- The larger UF-702 project was presented to the committee in June 2026 for programming. It includes more extensive utility improvements along Gale Lemerand Drive, Fletcher Drive, and Buckman Drive.
- A portion of the project must move forward to install utilities that enable the opening of the UF Hamilton project and to provide steam to this portion of campus. This limited scope is being expedited to align with the on-going construction schedule of the Hamilton and UF-702A project.
- This project also allows the preservation of additional trees near the Hamilton building.
- **This work will be completed by the end of 2026.**

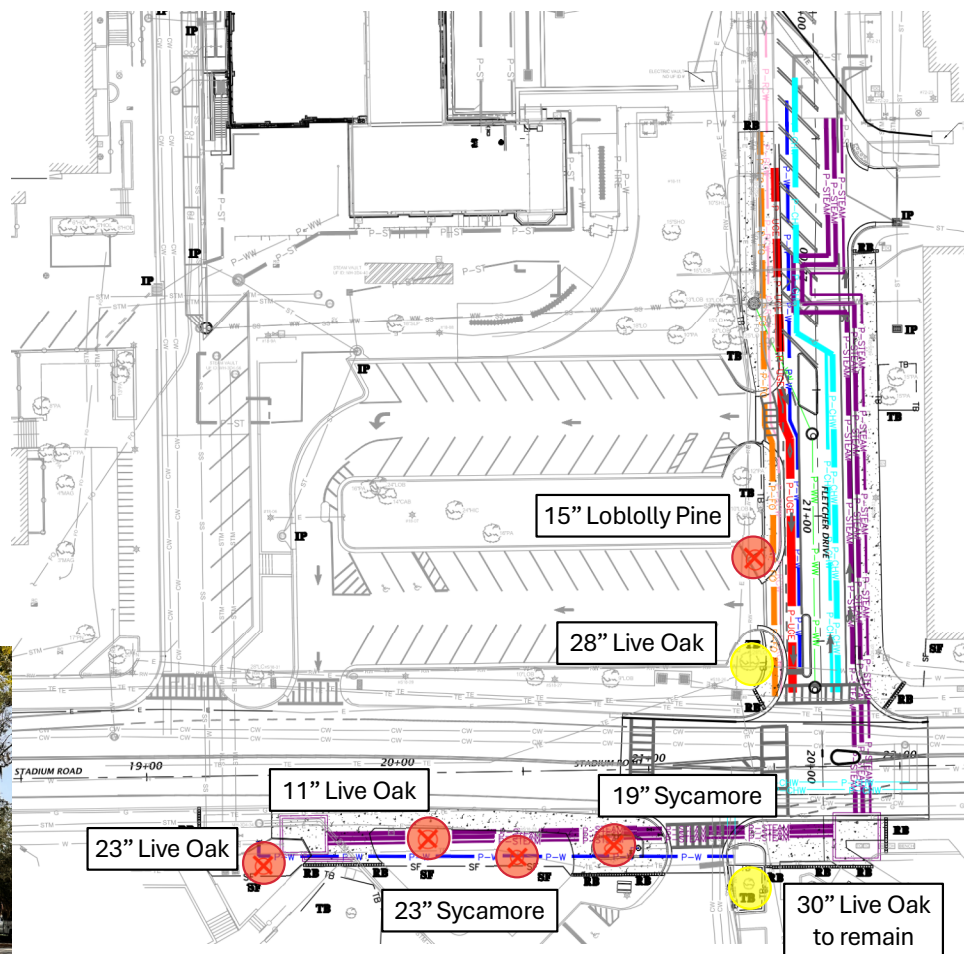




UF-702B Utility Infrastructure Upgrades

Tree Impacts

- This project will preserve two heritage Live Oaks (30" and 28") in proximity to the utility work shown in yellow.
- The project will result in the removal of 5 trees (23" Live Oak, 11" Live Oak, 19" Sycamore, 15" Pine), 1 of which is in poor condition (23" Sycamore).
- There is 1 heritage tree proposed for removal (23" Live Oak).
- A certified arborist will be present during work that impacts any of the existing trees to remain.



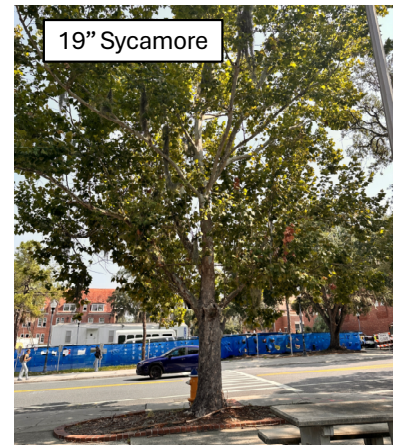
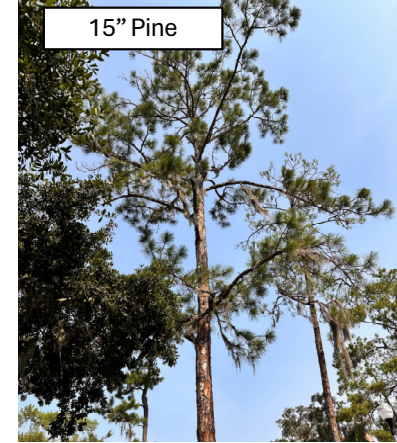
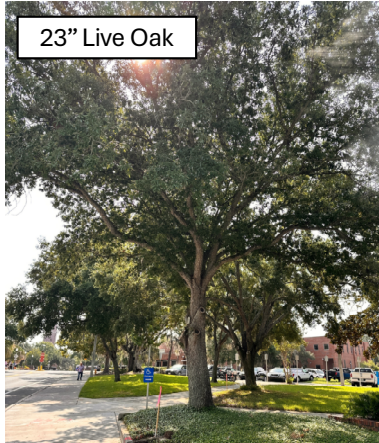


UF-702B Utility Infrastructure Upgrades

Tree Impacts

SPECIES	DBH
PINE	15"
SYCAMORE	19"
LIVE OAK	23"
LIVE OAK	11"
SYCAMORE*	23"

*Determined to be in poor condition





This project is being presented for information only.

UF-702B UTILITY INFRASTRUCTURE UPGRADES

August 6th, 2026



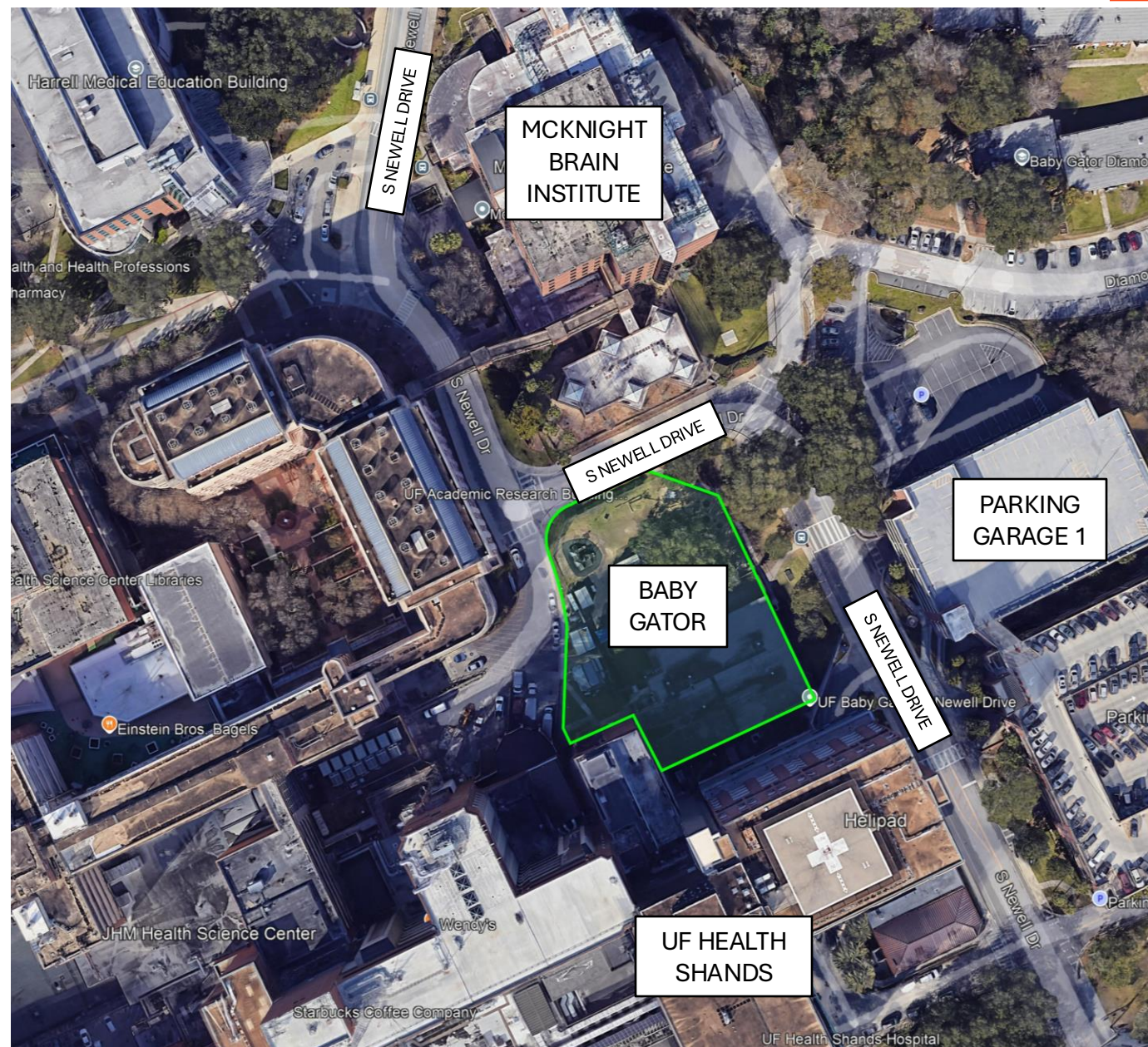
MP09591 Human Development Center - HSC Baby Gator

Greg Roberts, PD+C PM

MP09591 Human Development Center - HSC Baby Gator

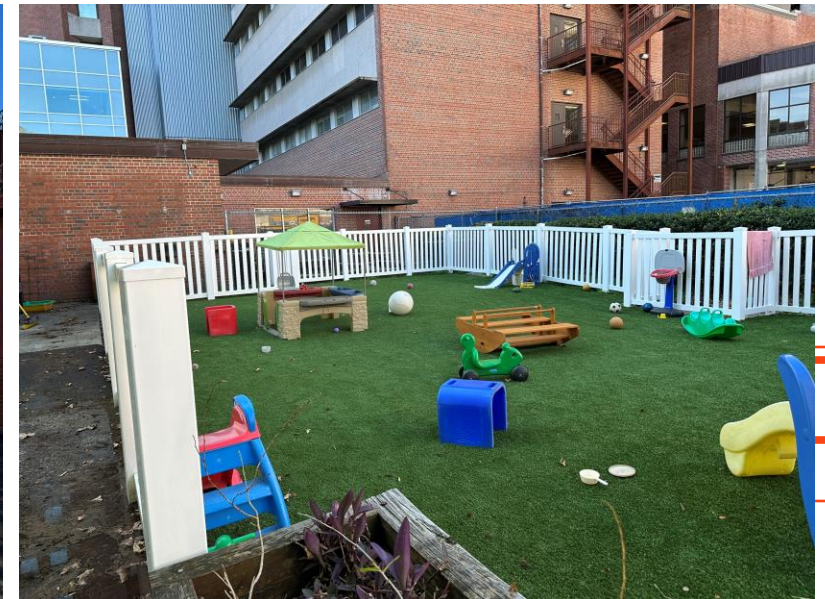
Project Overview

- This project is located north of the UF Health Pediatric Emergency Room at the UF Baby Gator at Newell Drive facility. The project site is bordered by Newell Drive to both the north and east, and a service drive to the west.
- Accompanying planned interior renovations, Baby Gator desires to make improvements to their existing outdoor play area. These include a bike path, field with shade structures, an infant play area, a toddler play area, and a preschool play area.



Site Overview & Conditions

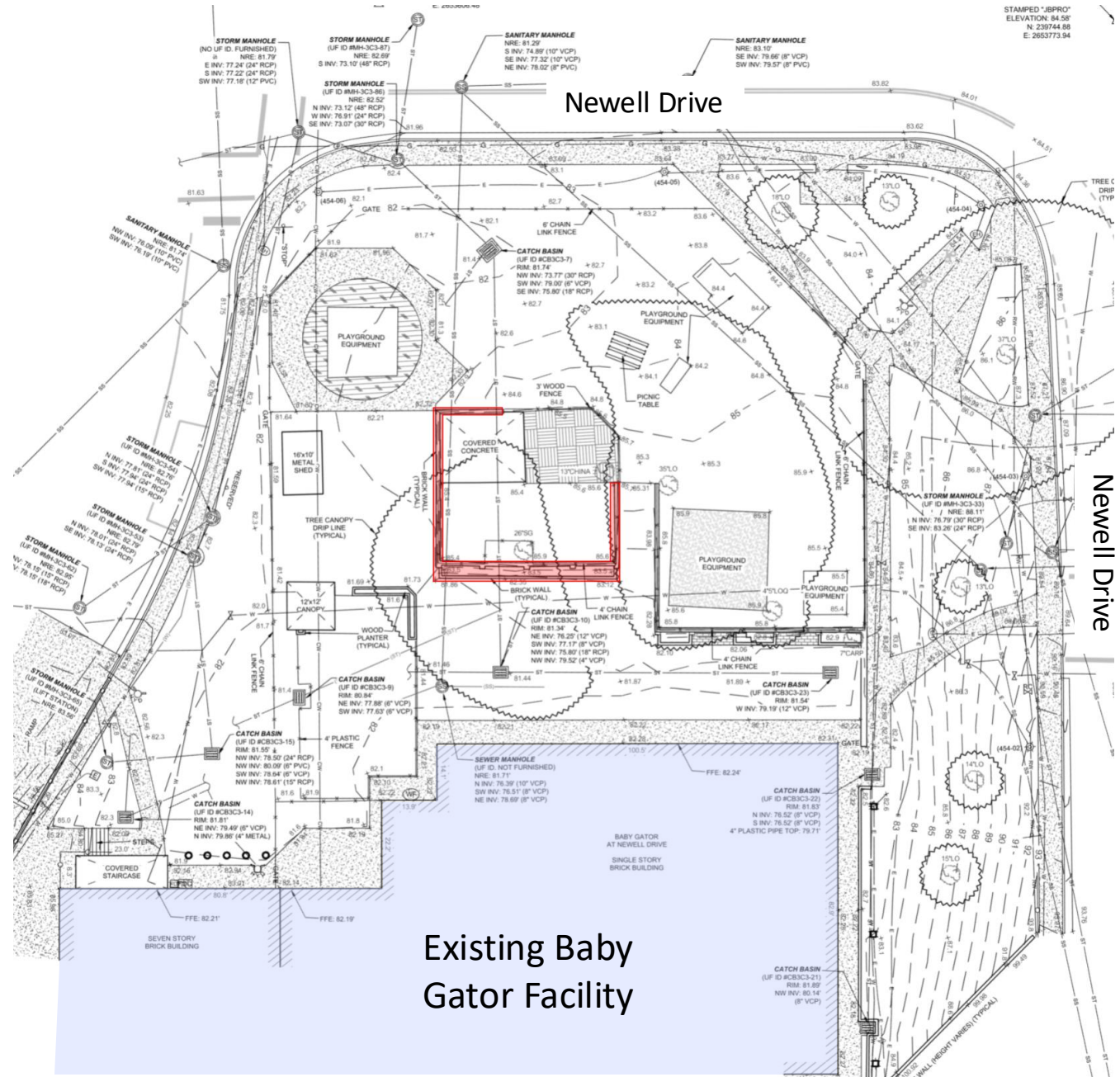
- The existing playground is a repurposed space surrounded by active loading/back of house areas for the surrounding medical buildings.
- Much of the existing playground area is located on existing asphalt paving with a central shed structure that is supported by a large retaining wall.



MP09591 Human Development Center - HSC Baby Gator

Site Overview & Conditions

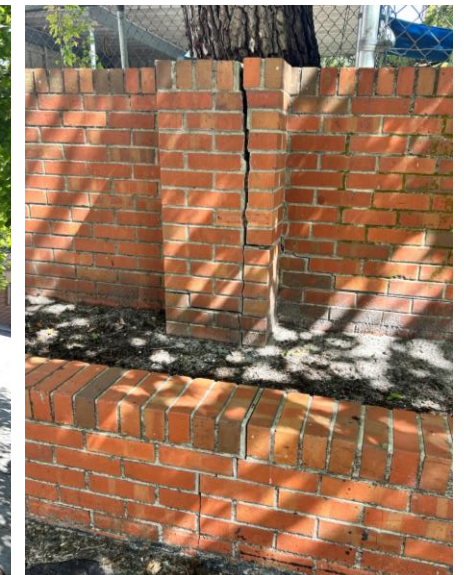
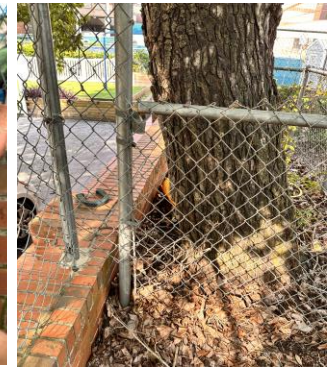
- The existing playground is a repurposed space surrounded by active loading/back of house areas for the surrounding medical buildings.
- Much of the existing playground area is located on existing asphalt paving with a central shed structure that is supported by a large retaining wall.



Existing Baby Gator Facility

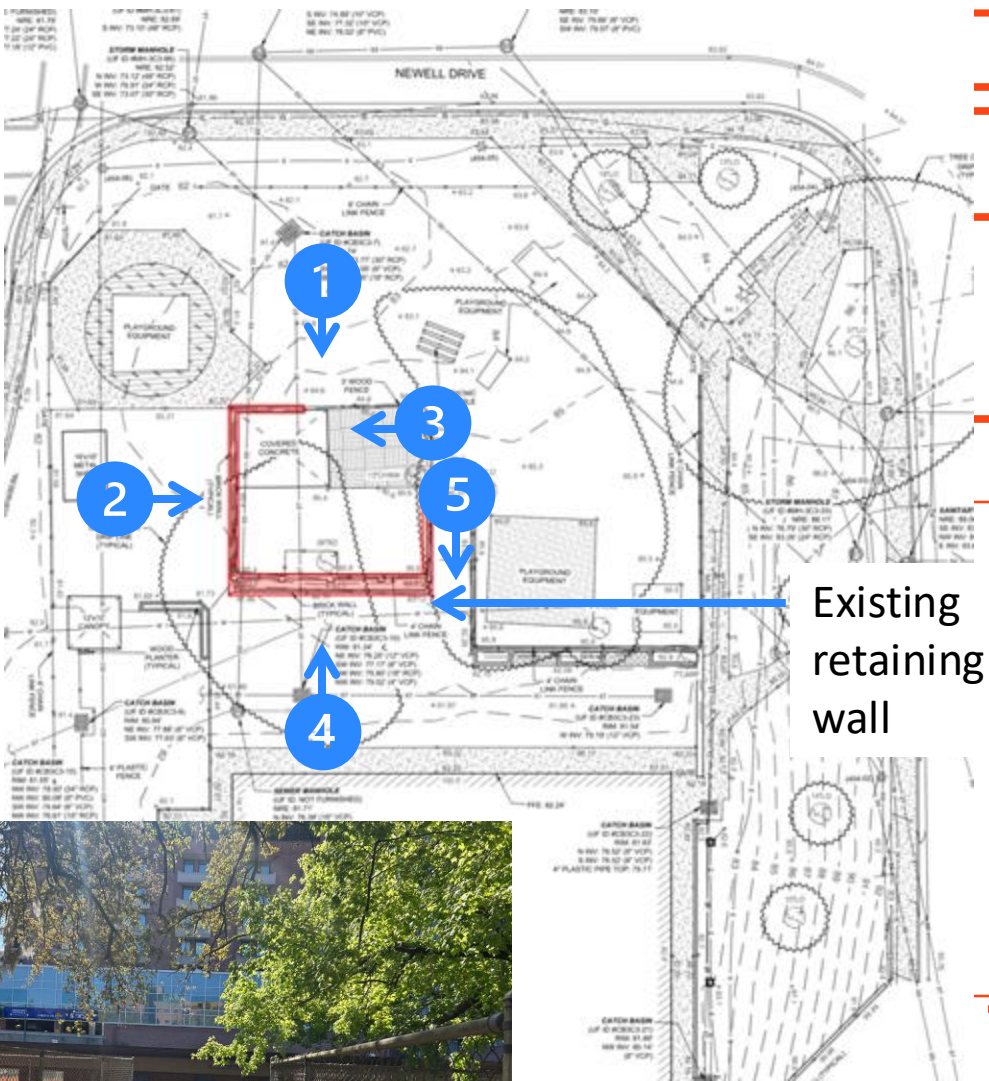
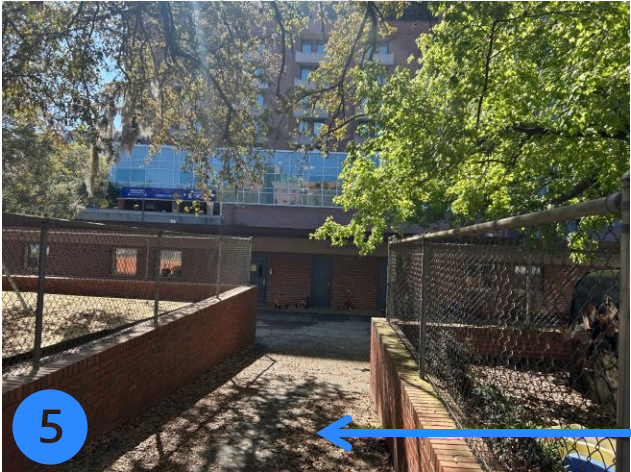
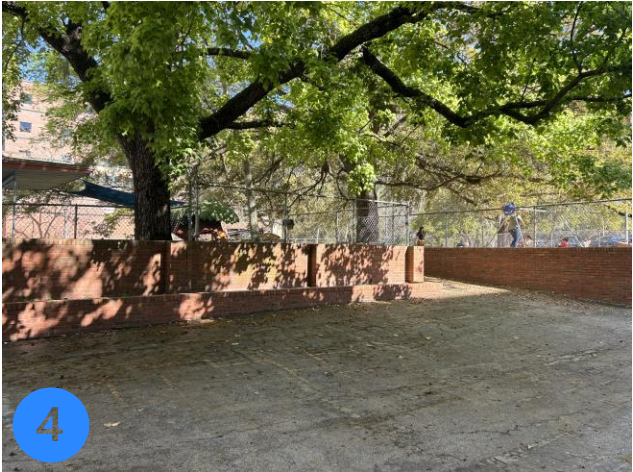
Site Overview & Conditions

- The existing retaining wall is failing along the southern side where the existing Chinese Sweet Gum is adjacent to the wall.
- This central walled area creates other grading challenges and prevents optimal use of the project site.
- Repair of the wall would impact the tree, likely requiring removal.
- As this playground is designed for children aged infant to preschool, a sweet gum is an undesirable species.
- The existing shed that is on top of the wall is old and also in need of several repairs.



MP09591 Human Development Center - HSC Baby Gator

Site Overview & Conditions



Existing retaining wall

Non-accessible walk

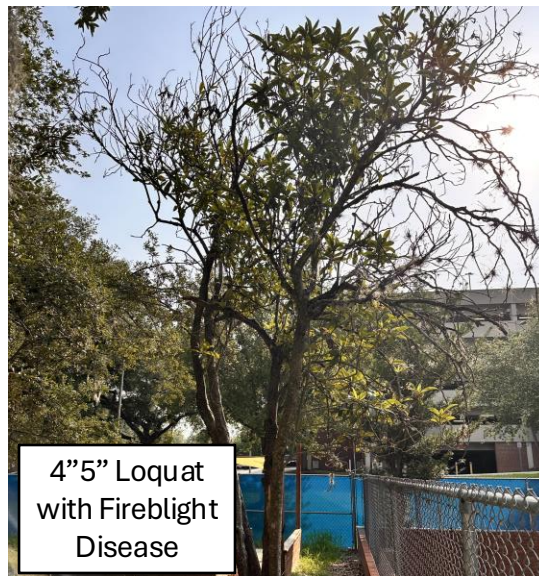
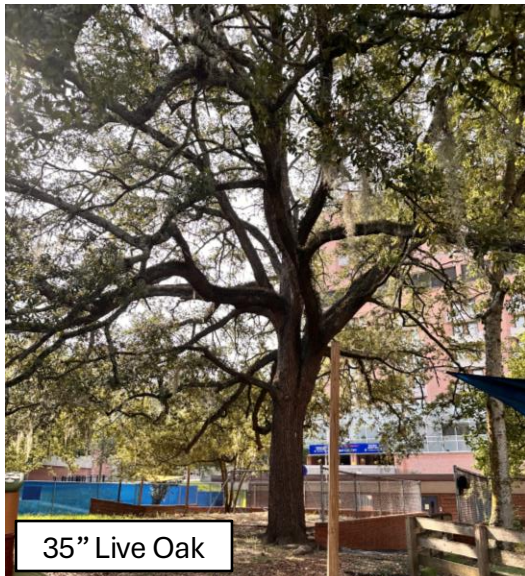
Site Plan

- The proposed site plan removes the central walled structure to open views and optimize the play areas.
- The plan includes separated play areas for preschool, toddlers, and infants with open artificial turf lawn areas for flexible play and activities.
- Removing the retaining walls also allows more flexibility in the grading to meet ADA requirements.



Tree Impacts

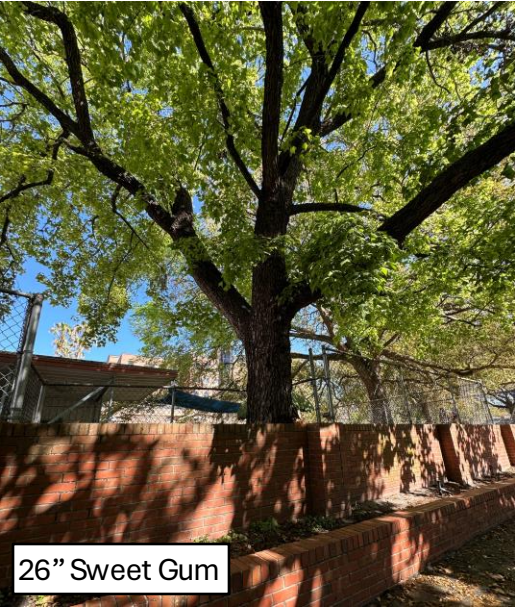
- The project prioritized the preservation of the 35" Live Oak and will remove some existing paving around the tree.
- The project will result in the removal of 2 regulated trees (26" Sweet gum, 13" Sugarberry) and 1 tree in poor health (4",5" Loquat).



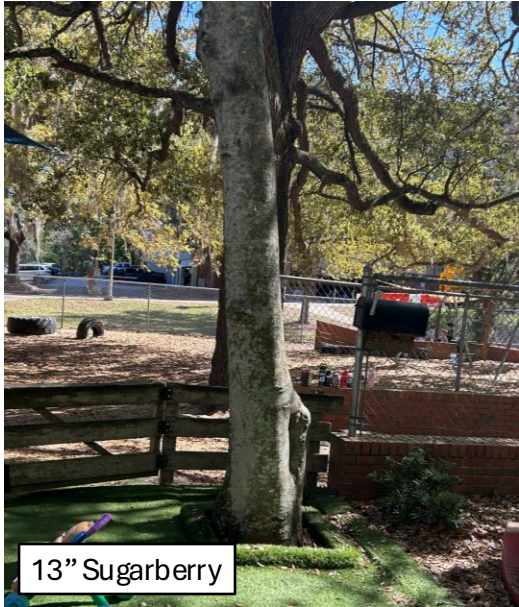
MP09591 Human Development Center - HSC Baby Gator

Tree Impacts

SPECIES	DBH	MITIGATION TREES REQUIRED
SWEET GUM	26"	2 TREES
SUGARBERRY	13"	2 TREES
LOQUAT	4", 5"	0 TREES



26" Sweet Gum



13" Sugarberry



MP09591 Human Development Center - HSC Baby Gator

Tree Impact Summary + Landscape Plan

SPECIES	DBH	MITIGATION TREES REQUIRED
SWEET GUM	26"	2 TREES
SUGARBERRY	13"	2 TREES
LOQUAT	4", 5"	0 TREES
TOTAL MITIGATION TREES REQUIRED:		4 TREES

- The project plans to plant the required mitigation trees onsite with species coming from the Landscape Master Plan.
- The project is located within precinct 4.
- Minimal shrubs may also be proposed primarily for screening purposes.
- No sustainability certification is proposed for this project.





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

MP09591 Human Development Center - HSC Baby Gator