

UF Golf Special Area Plan



UF GOLF INSTITUTIONAL PHASE 1

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ATTACHMENTS

1. Proof of December 8, 2025 Neighborhood workshop
2. Legal Description
3. Property Ownership Affidavit
4. Proof of Payment of taxes on all parcels & Deed
5. Detailed directions to the site
6. Boundary Survey
7. Environmental Resources Report (ESA & CRAS)
8. Transportation Impact Assessment
9. Best Management Plans
 - a. Stormwater Management
 - b. Nutrient Management and Water Quality
 - c. Landscape
 - d. Conservation Management Area
 - e. Natural Resources
10. Alachua County BoCC Special Area Study Resolution
11. Supporting Maps

UF GOLF PHASE 1**A. Introduction: UF Golf Institutional Special Area Plan**

The proposed UF Golf Institutional Special Area Plan (the “project”) is supported by proposed Comprehensive Plan Policies and proposed Future Land Use category that implements the findings and conditions of the Special Area Study accepted by the Alachua County Board of County Commissioners in 2024. Together, the policies and land use establish a framework for land use, conservation, infrastructure, and community access that is specifically tailored to Phase 1 of the UF Golf project.

The proposed policies define Conservation Management Areas, permitted institutional and recreational uses, infrastructure standards, water conservation requirements, nutrient management practices, golf course best management practices, stormwater treatment strategies, access controls, and long-term community access provisions.

The policies are intended to supersede general Comprehensive Plan policies where conflicts may exist, consistent with the Special Area Plan structure, while remaining fully aligned with applicable provisions of the Unified Land Development Code.

B. Project Location

The proposed project is located west of Gainesville on approximately 580 acres east of Southwest 122nd Street (Parker Road), see Figure 1.

C. Project Summary

The University of Florida (UF) is advancing plans to develop a championship golf course intended to become one of the premier university golf facilities in the country, see Table 1 Development Program.

The proposed golf course will provide a modern facility supporting recreational use, collegiate athletic competition, and academic research. The project is anticipated to enhance opportunities in turfgrass research, environmental science, land management, and sports performance, while providing broader community benefits through a destination-quality facility.

Environmental stewardship is a central component of the project. Design, construction, and long-term operations will incorporate best management practices (Attachment 9) focused on water conservation, groundwater protection, native landscaping, and wildlife habitat protection.

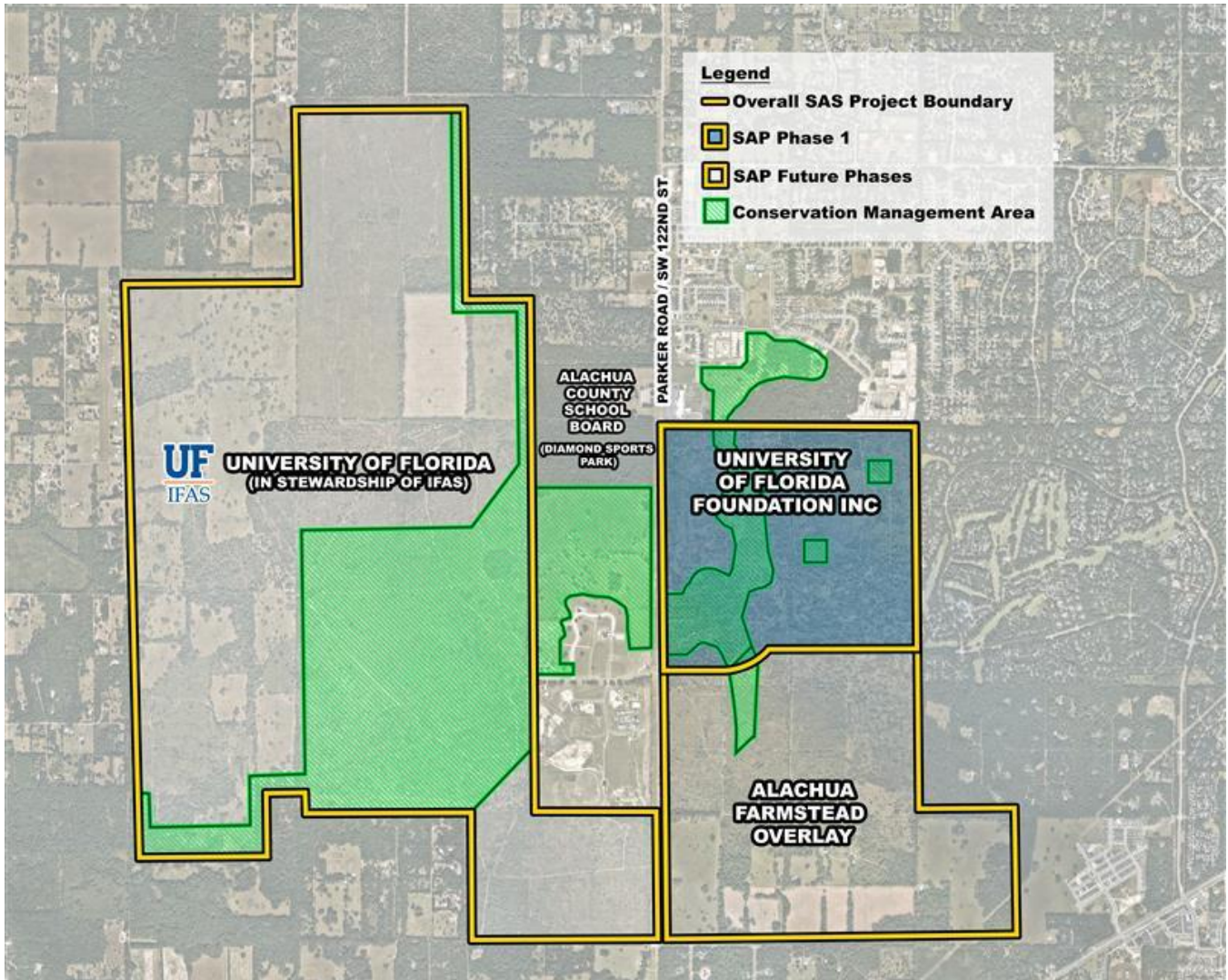
Transportation impacts have been evaluated to determine the effect of the amendment on the adopted level of service for pedestrian, bicycle, transit and motor facilities. Golf courses generally generate lower traffic volumes than residential or commercial development, and the proposed project is consistent with that assumption. Pursuant to the Special Area Study, a vehicular connection to Southwest 46th Boulevard (Haile Boulevard) is not proposed as part of this development.

UF remains committed to community access and engagement. Planned components include support for youth golf programs such as First Tee or similar, public access to the Conservation Management Area through trails and a community trailhead, engagement across University colleges and programs, and environmental education initiatives led by the Institute of Food and Agricultural Sciences (IFAS).

Approximately 2,600 acres west of Parker Road will remain under IFAS management and continue to support ongoing research, silviculture, conservation, and land stewardship activities.

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Figure 1 Project Location and Ownership Map



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Table 1 UF Golf Phase 1 Development Program

Development Program		
Development Area	Use(s)	Size (Ac)
A	36 holes championship golf, 30 cottages for overnight guests, Member clubhouse, Team house, Range & Short game area, Short course, Team practice holes, IFAS Maintenance facilities, First Tee and other community access uses	95.94 acres
B		13.45 acres
C		352.06 acres
Conservation Management Area	Habitat and wildlife protection, invasive species removal	118.55 acres
TOTAL:		580 acres

*Development Areas shown on Figure 3, Special Area Plan Map 2.

D. Existing Future Land Use Map

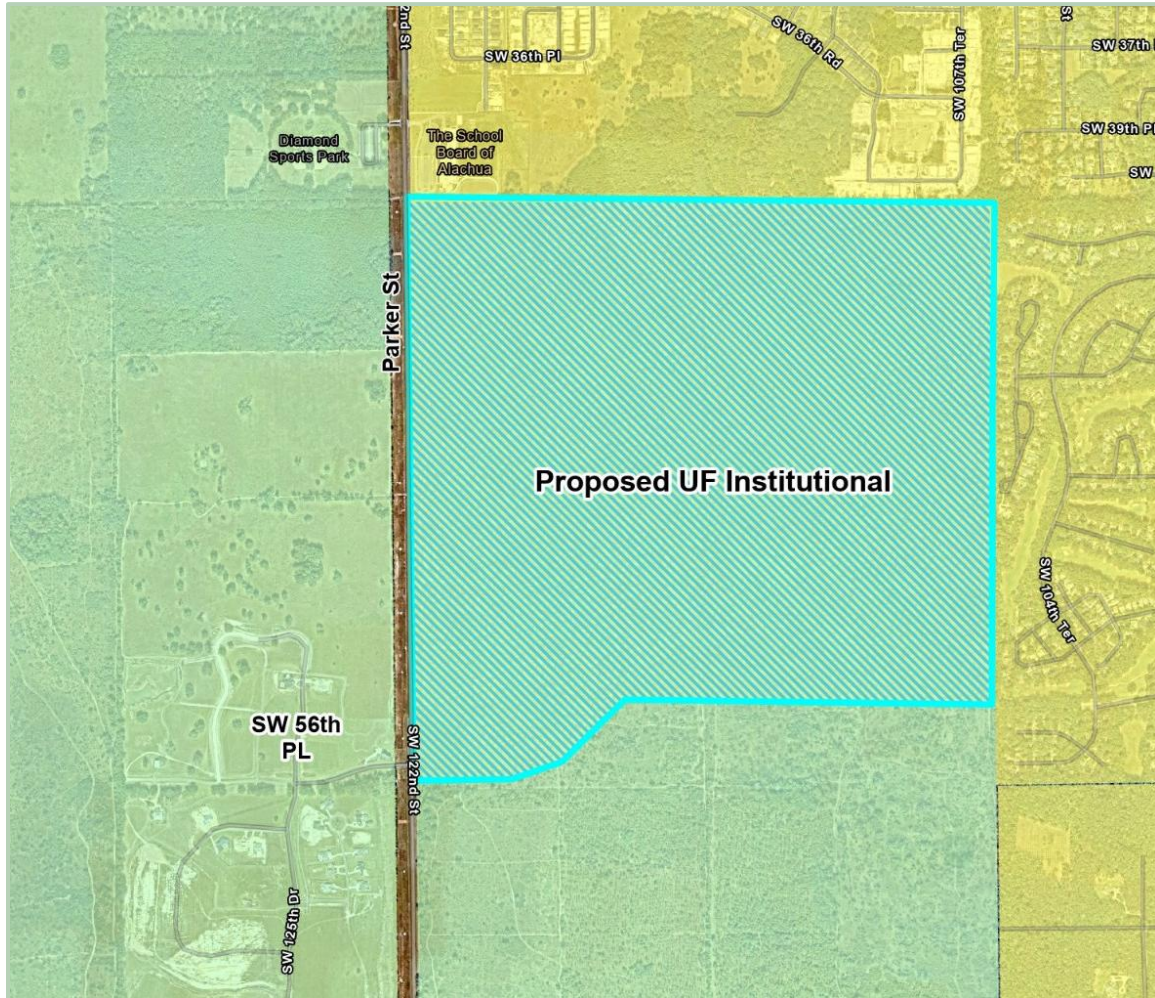
The subject property is designated Rural/Agriculture under the Hickory Sink Special Area Plan, see Attachment 10. The Rural/Agriculture Future Land Use permits a range of uses including golf courses and residential uses by right. With the Special Area Study overlay, the Alachua County Comprehensive Plan requires the adoption of amendments, See Attachment 9.

E. Proposed Future Land Use Map

This proposed large-scale amendment consists of two parts: Future Land Use Map amendment and text policies. The map amendment designates the 580 acres as Institutional and includes the Special Area Map to bring forward the Conservation Management Areas (CMA) and Development Areas.

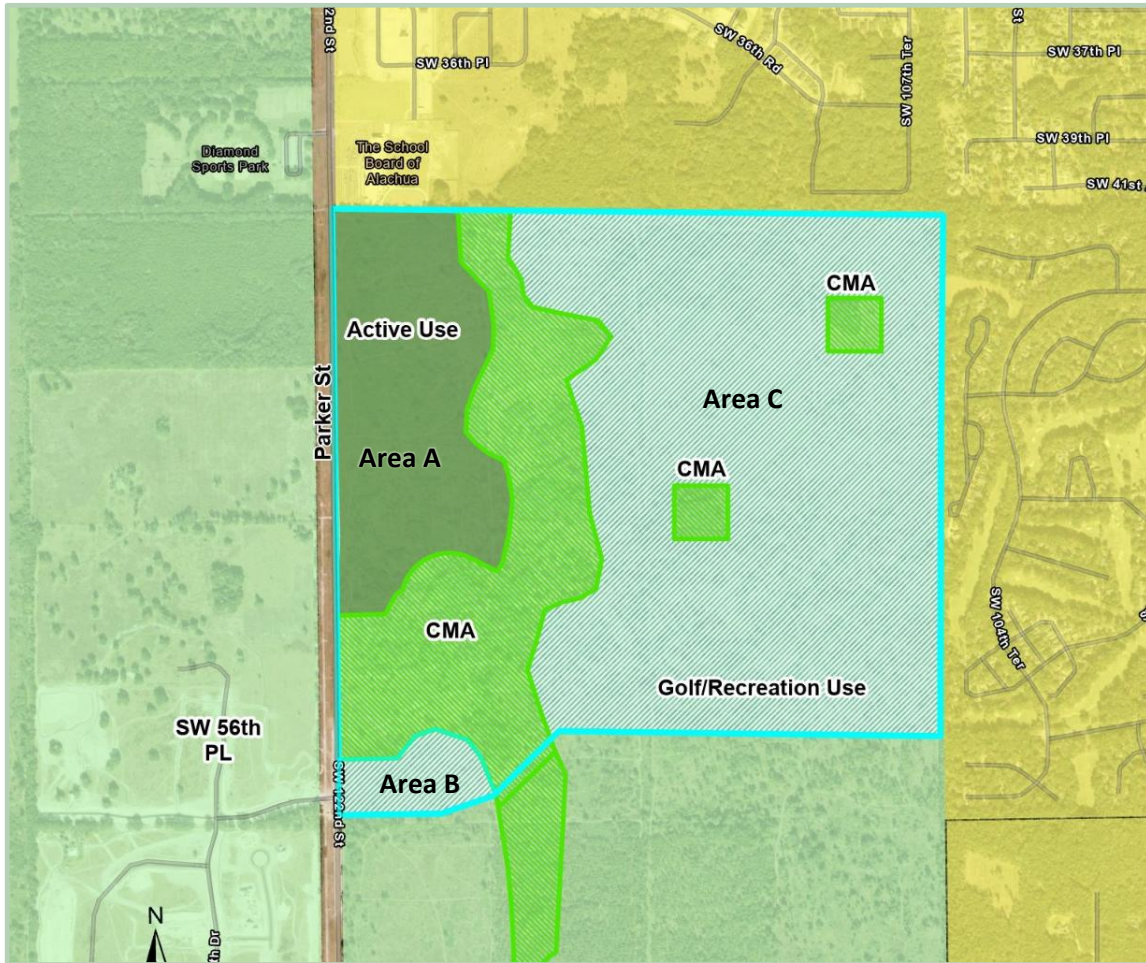
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Figure 2 Proposed Future Land Use Map F17b



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Figure 3 Proposed Special Area Plan, Map F17c



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F. Proposed UF Golf Institutional Text Policies

This section introduces the proposed Future Land Use Element policies that address required conditions of the Special Area Study and establishes the planning framework for the project. The text policies follow the stated objective for the UF Golf Institutional Land Use category.

OBJECTIVE 8.6 SPECIAL AREA STUDY - HICKORY SINK A Special Area Study is established for the resource area identified as Hickory Sink, which shall be subject to the policies and standards contained in this section.

Policy 8.6.1 General. The Special Area Study (accepted December 2024) is described in Map F17a – Hickory Sink Special Area Study. Where specific policies within this objective conflict with general policies in the remainder of the Plan, the specific policies herein shall prevail.

Policy 8.6.2 Natural Resources. It is the intent of this Special Area Study to conserve, manage, restore and access natural resources within the study area.

Policy 8.6.3 Conservation Management Areas. Conservation Management Areas are depicted on Map F17b – Hickory Sink Special Area Study.

Policy 8.6.4 Permanent Protection Plan. A plan for managing designated Conservation Management Areas, including permitted uses such as pedestrian trails, limited outdoor recreation features, and stormwater ponds will be submitted for adoption at the time of development plan approval. Boundary adjustment, without loss of total aggregate acreage, may be permitted as part of the final development plan approval process. All Conservation Management Areas will be placed under a conservation easement as part of the final development plan approval process. A Conservation Area Management Plan shall be submitted with the conservation easement and referenced in the conservation easement.

Policy 8.6.5 UF Golf Institutional Land Use. A UF Golf Institutional Future Land Use is established within the SAS on the approximately 580 acres located within Parcel 04492 - 001-001, as shown in Map F17c – Hickory Sink Special Area Study Phase 1. The following policies are applicable within the UF Golf Institutional Future Land Use designation.

- a. Permitted Uses.** The following uses are permitted: outdoor recreation, golf course, golf clubhouses, accessory retail uses, research and office uses, maintenance facilities, supporting sporting and athletic uses, environmental and educational programs of the University of Florida and the Institute of Food and Agricultural Sciences (IFAS), cottage lodging and similar resort-based lodging.
- b. Planned Development Zoning.** Specific implementation of this Policy shall be achieved through a Planned Development zoning. The Planned Development shall address the topics identified in this Policy as well as other applicable policies of the Comprehensive Plan.
- c. Public utilities.** Extension of municipal water and sewer services outside of the Urban Cluster Line shall be permitted in this phase of the Special Area Study consistent with Public Water

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and Sanitary Sewer (PWSS) Element Policy 3.1.5(d) to protect the sensitive environmental nature of the area while promoting development consistent with the land uses approved as part of the Hickory Sink Special Area Study Map.

d. Water Budget. It is the intent of this policy to establish total irrigation demand based parameters such as the acreage of permanently irrigated areas, plant and turf water requirements, irrigation system efficiency, evapotranspiration, and seasonal rainfall patterns.

1. **Irrigable areas.** The range of irrigable areas and estimated permanent water demand by type are described below.

	Irrigable Area (ac range)	Water Demand (MGD range)
Golf Play Area	300 to 450 acres	0.75 to 1.75
Non-Play Area	4.0 to 10 acres	0.05 to 0.10
Total	300 to 450 acres	0.80 to 1.85

2. **Seasonal, routine and emergency irrigation.** The Water Budget shall account for initial golf course grow-in and ongoing seasonal irrigation demand and shall demonstrate that routine irrigation demand can be met through the prioritized use of stormwater capture from on-site lakes and water hazards and reclaimed water. Potable water from Gainesville Regional Utilities and water from existing permitted wells within Hickory Sink, or any new well permitted specifically for emergency use, may be used only during drought conditions or when primary sources are limited or unavailable, and shall not serve as routine irrigation sources.

3. **Total irrigation demand.** Except for seasonal, grow-in and/or emergency demands, the total permanent irrigation demand for the developable portion of the site shall not exceed 2.0 MGD.

e. All landscaping plans will use 100% native and/or Florida-Friendly plants. Landscape design will minimize clearing within certain disturbance limitations to maintain existing native vegetation, and restoration plans will identify plant species to reintroduce to the site.

f. Land disturbance within the development area will minimize clearing by establishing disturbance limitations interior to and outside of areas of vertical and horizontal improvements for construction purposes and establishing tree and understory vegetation protection measures through the PD zoning process. Additional standards that minimize clearing of native vegetation, such as location and size of construction staging areas, also will be determined through the final development plan process. Selective clearing will be permitted within the Conservation Management Areas for allowable uses as defined in the management and restoration plan. A nutrient management plan that considers soil amendments, minimizes fertilizer, and accounts for nitrogen and phosphorus provided by reclaimed water shall be approved with the PD Zoning.

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- g.** Golf course design will incorporate existing native vegetation as much as possible. Where land clearing is required, development will include landscaping incorporating native vegetation to restore areas of original habitat species removed through previous property uses.
- h.** Water Quality monitoring shall be completed in accordance with ULDC 404.66.5(b) and 406.59.1 and the UF Golf Phase 1 Water Quality Best Management Plan “WQBMP”, as may be amended. The WQBMP will include pre and post construction ground and surface water monitoring locations, reporting periods, and threshold reductions for nutrients and chemicals.
- i.** All accessory retail, cottage common areas, and maintenance uses (collectively known as “non-play areas”) shall be designed with native Florida and/or Florida Friendly landscaping including the use of bioswales and stormwater management systems that maintain the hydrologic function of the site, reduce impervious surfaces, and introduce alternative parking surfaces. Mineral fertilizer use is prohibited in landscaped areas outside golf play turf and event lawn areas. Stormwater pre-treatment shall be designed to drive denitrification prior to infiltration in the treatment train.
- j.** Vehicular access to the site shall be from S.W. 122nd Street/Parker Road. Conceptual points of access, number and location of proposed crossings of the Conservation Management Area (for vehicles and golf carts), and internal vehicle circulation will be determined through the PD zoning process. Bicycle and pedestrian access, but no vehicular access, may be provided at the southeast corner of the property abutting Haile Plantation.
- k.** Community and public access shall be provided to a trailhead and a trail network within the Conservation Management Area and to a pedestrian and bicycle network along Parker Road and portions of the northern and southern boundaries of the property. The trail network should also be shown in the conservation area management plan and consistent with the requirements outlined in the conservation area management plan and conservation easement. Additionally, other areas within this phase of the Special Area Study may include environmental and educational programs of the University of Florida and the Institute of Food and Agricultural Sciences (IFAS) and/or areas which may be designated for public use at certain times or for use by charitable or non-profit sports education users.

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G. Public Facilities Impact Analysis

The following section describes the impact of the proposed development program on public facilities and services, first by outlining the adopted Level of Service (LOS) for each facility and then providing an estimate of demand at buildout to compare against capacity within the planning period.

Table 2 Adopted LOS by Public Facility Type

Facility Type	Adopted LOS Standard
Transportation – Pedestrian	LOS B (presence of facility)
Transportation – Bicycle	LOS B (bike lanes/paved shoulders)
Transportation – Transit	LOS B (peak-hour frequency)
Transportation – Motor Vehicle	LOS D (urban), LOS C (rural/collector)
Potable Water	124.5 gpcd avg, 200 gpcd peak; 40 psi min
Sanitary Sewer	106 gpcd avg; peak flow 2.5× avg
Stormwater	Systems sized for critical-duration storms
Recreation – Activity-based	0.5 acres/1,000 persons
Recreation – Resource-based	5.0 acres/1,000 persons
Solid Waste	0.8 tons/person/year
Public Schools & Fire	Advisory LOS guidelines (response times, ISO)
Source: Alachua County Comprehensive Plan.	

Transportation

Within the four (4) modes of transportation mobility, demand generated by this project will not exceed the adopted Level of Service. This project includes pedestrian and bicycle facilities generally in alignment with the Bike and Pedestrian Master Plan, refer to companion PD Zoning Master Plan. No mitigation is anticipated to be required by the development at this phase of buildout. A Transportation Impact Analysis report is included as Attachment 8.

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Potable and Wastewater

The site is served by the Gainesville Regional Utility (GRU). Existing water and sewer lines extend to the subject property from the north and east. This plan prioritizes irrigation efficiencies, sources and irrigated areas to reduce demand and waste. Table 2 below provides the total estimated water and wastewater demand at build out. Historical and projected per capita water use and shows that the County, through the Gainesville Regional Utility, has sufficient Water Use Permit (WUP) allocation and wastewater treatment plant capacity for the ten-year planning period.

Table 3 Potable Water/Wastewater Demand

UF Golf Phase 1, Water/Wastewater Demand, Buildout			
	Unit (DU or SF)	GPD/UNIT	ADF
Cottages	30 Units	250	7,500
All other Uses			
Clubhouse	65,000 sf.	0.2	13,000
Team Facilities & Amenities	50,000 sf.	0.2	10,000
Maintenance	30,000 sf.	0.15	4,500
First Tee	25,000	0.15	3,750
IFAS	30,000	0.2	6,000
Total			44,750

Stormwater Management

Development of the subject property will comply with the Stormwater Best Management Plan, Attachment 8. The SWBMP establishes treatment and outlines Low Impact Development (LID) standards. The plan also includes karst protection standards in accordance with the Alachua County ULDC criteria. Highlights of the SWBMP include: prioritizing LID as the primary stormwater treatment, application of Strategic Ecosystem Development Standards, and operational standards to maintain a functioning stormwater management system.

Recreation

Not applicable. This project does not generate demand for recreation facilities.

Solid Waste Data and Analysis

Alachua County operates the County’s solid waste system and transfers waste to the New River Landfill. The landfill has capacity available during the planning period.

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Public Schools

Not applicable. This project does not generate demand for public school facilities.

Public Safety

Fire protection for the project is provided by Alachua County Fire Rescue Station 23, with additional response capability through mutual aid from Gainesville Fire Rescue Station 2 and other nearby County fire rescue stations. County impact fees and taxes will contribute to public safety operational and capital expenditure needs.

H. Comprehensive Plan Consistency Analysis Matrix

This matrix highlights key policies of the Alachua County Comprehensive Plan to document consistency of the proposed Institutional land use designation and proposed Special Area Plan Policies.

Alachua County Comprehensive Plan Element	Objective / Policy	Policy Summary	Project Consistency Discussion	Consistency Finding
Future Land Use Element – Activity Centers	Policy 2.1.4	Requires a mixture of residential and non-residential uses in Activity Centers to reduce travel distances and support multimodal transportation.	The UF Golf project includes recreational, lodging (guest cottages), and institutional support uses that function cohesively as a planned campus-style development. Uses are internally integrated and reduce off-site travel demand.	Consistent
Future Land Use Element – Infrastructure & Services	Policy 2.1.12	Requires adequate infrastructure capacity and coordination for large-scale planned developments.	The project will be developed in phases with demonstrated availability of transportation access, utilities, stormwater systems, and public safety services. Any required improvements will be addressed through the development review process.	Consistent
Transportation & Mobility (FLUE Policies)	Various Activity Center	Requires traffic impact analysis, access	The golf use is a low-intensity trip generator relative to	Consistent

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Alachua County Comprehensive Plan Element	Objective / Policy	Policy Summary	Project Consistency Discussion	Consistency Finding
	Transportation Policies	management, and provision of necessary transportation improvements.	other institutional or commercial uses. Traffic impacts will be evaluated through a Traffic Impact Analysis, with access points and internal circulation designed to County standards.	
Conservation & Environmental Protection (FLUE Policies)	Stormwater / Wetlands / Floodplain Policies	Requires protection of wetlands, floodplains, and water quality; mandates mitigation and compatible stormwater design.	Golf course design preserves extensive open space, incorporates natural drainage patterns, and will comply with wetland protection, mitigation, and stormwater management requirements. Maintenance operations will follow best management practices.	Consistent with Conditions
Rural & Open Space Policy Framework	Open Space & Resource-Based Recreation Policies	Encourages preservation of large open space areas and allows low-intensity, resource-based recreational uses.	The proposed golf course preserves the majority of the 580-acre site as managed open space, with clustered built facilities and long-term conservation practices, aligning with rural land stewardship objectives.	Consistent

