



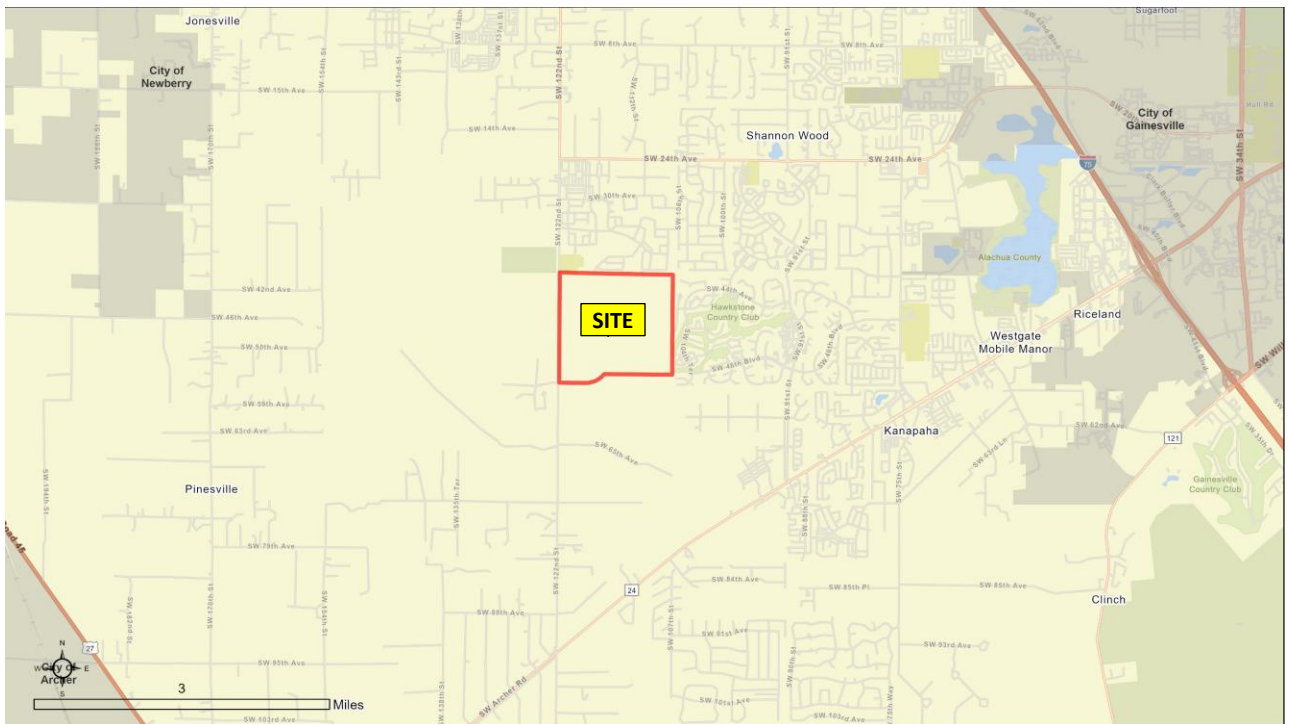
Z26-000004

UF Golf Planned Development Zoning Application

Gerald Brewington, Senior Planner
Alachua County
Growth Management



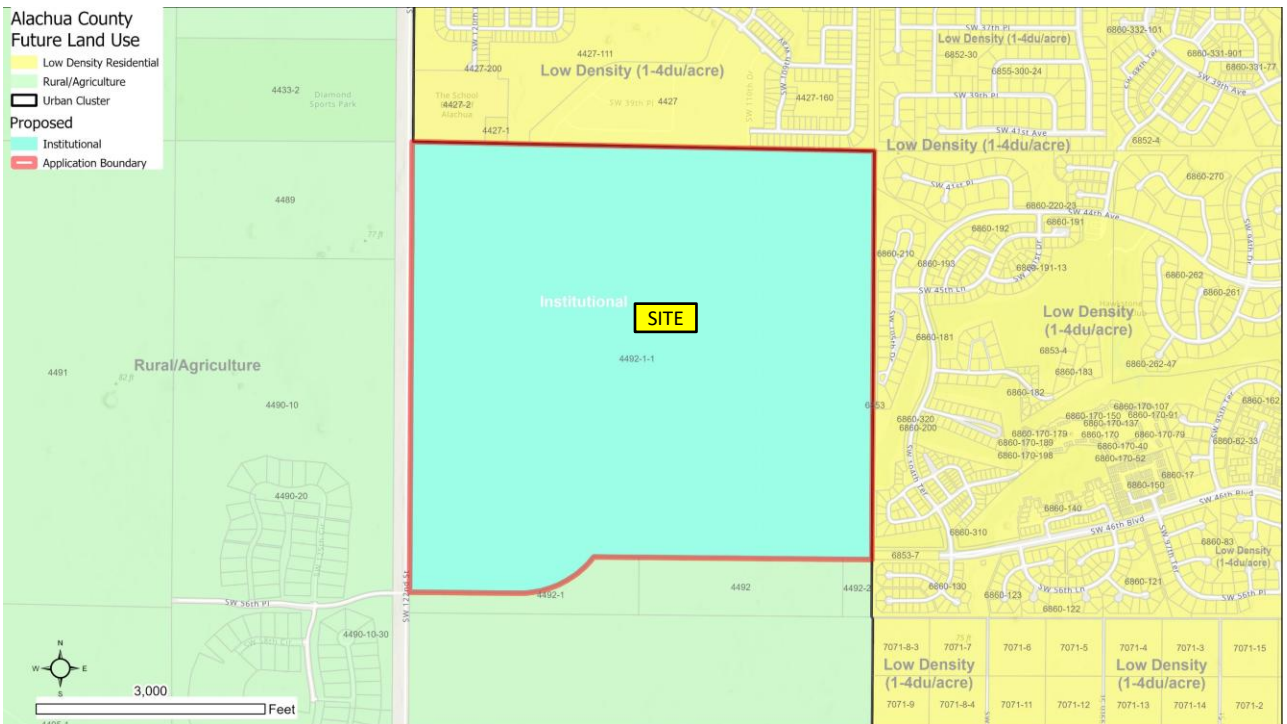
1



2



5



6

Background



- The land use amendment associated with this request (Z26-000002) provided a UF Golf Institutional land use designation for the 580 acres owned by the UF Foundation
- That same application provided policy language incorporated into the Future Land Use Element (FLUE) of the Plan under the Special Area Study policy section (Objective 8.6).
- In order to implement the new land use map designation and adopted policies, an implementing zoning district must be created.

7

7

Background



- The applicant has submitted a request for an implementing Planned Development (PD) zoning district
- The PD, if approved, will have associated conditions specific to the PD as well as an adopted zoning master plan (ZMP)
- The PD also includes a set of Best Management Practices (BMP's) that will be adopted by reference as part of this request

8

8

Analysis



Comprehensive Plan Consistency

- Staff has analyzed the request for consistency with those policies in the Plan related to proposed zoning changes.
- Review of Level of Service (LOS) standards in the Capital Improvement Element (CIE) indicates that no LOS standards adopted in the Plan will be exceeded by this request.
- Policy 7.1.2 (FLUE) provides 4 factors (consistency with the plan as a whole, availability of infrastructure, relationship to surrounding development and range of densities) to consider in any rezoning request. Staff review shows that the proposed zoning request is consistent with or maintains the criteria identified in 7.1.2.

9

9

Analysis

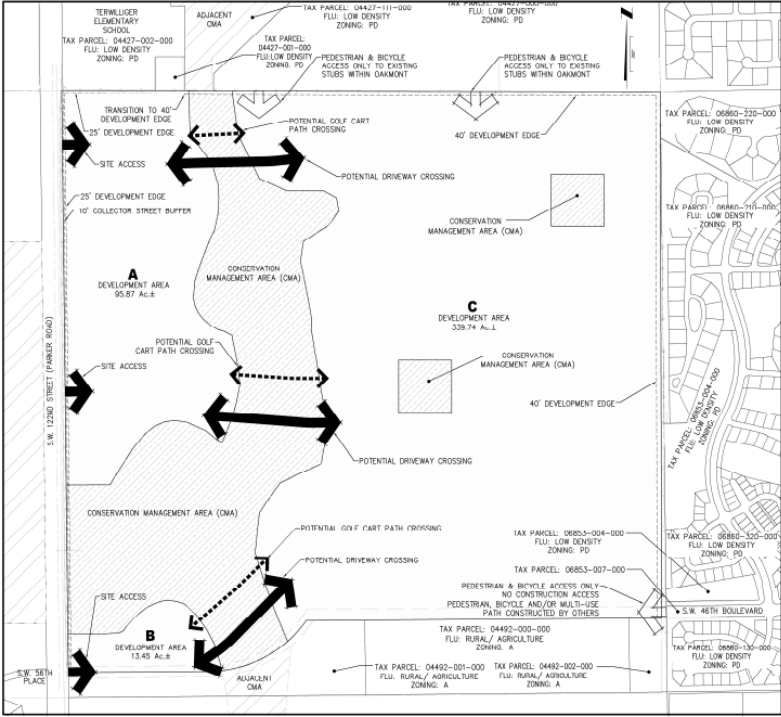


Unified Land Development Code Consistency

- Section 402.77 of the ULDC provides a set of criteria to consider for any zoning request. Some of these are similar to those found in Policy 7.1.2 of the Plan. These criteria deal with factors such as compatibility, impacts to surrounding uses, consistency with land use, access and maintaining the public health, safety and welfare. Staff finds that the proposed zoning request is consistent with the approval criteria found in 402.77 of the ULDC

10

10



11

A zoning master plan (ZMP) will also be adopted as part of this zoning request. The ZMP is a graphic representation of site development. The ZMP also lists entitlements approved as part of the request as well as any conditions associated with the PD approval.

11

Stormwater Management BMP



- Chapter 77, Article 3
- Condition 13 of the SAS
- Identifies specific Low Impact Development techniques to be used

12

Nutrient Management and Water Quality BMP



- **Condition 11 and 12 of the SAS**
- **Limits nitrogen, including such in reclaimed water**
- **Requires surface and ground water monitoring and management changes if targets are not met**

13

Landscape BMP



- **Conditions 10, 11 and 12**
- **Limits the amount of supplemental irrigation**
- **Requires native and Florida-friendly plants**
- **Prohibits mineral fertilizer on non-golf landscape areas after establishment**

14

14

Natural Resources BMP



- Establishes required natural resource and karst management practices
- Requires avoidance of fragmentation and requires habitat connectivity

15

15

Conservation Management Area BMP



- Establish standards for vegetation, fuels and wildlife management
- Ensures protection of CMAs consistent with Comprehensive Plan and ULDC
- Requires permanent protection of CMAs

16

16

Timeline



- The Planning Commission will hear the item on April 15, 2026 and make a recommendation to the Board of County Commissioners (BoCC).
- The item will be put on 'hold' pending transmittal of the associated Comprehensive Plan amendment (Z26-000002) by the BoCC to FloridaCommerce and receipt of comments.
- Upon receipt of FloridaCommerce comments, County staff will schedule a final adoption hearing for the PD request with the BoCC (Date TBD).

17

17

Recommendation



- Staff recommends that the Planning Commission find the application consistent with the Comprehensive Plan and Unified Land Development Code and recommend that the Commission adopt the resolution approving the request with Conditions and bases as noted in the Staff Report

18

18