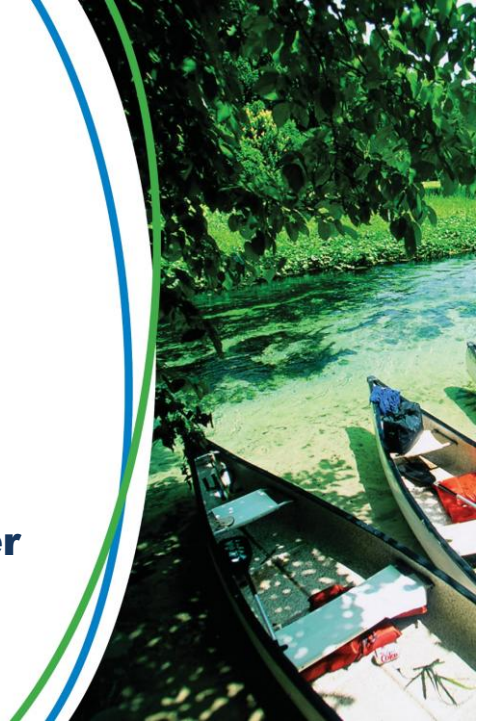




Z26-000002

Hickory Sink SAS Phase 1 Comprehensive Plan Amendment

**Gerald Brewington, Senior Planner
Alachua County
Growth Management**



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Background



- The BoCC accepted the Hickory Sink Special Area Study (SAS) in November 2023
- Resolution 2023-97 included conditions related to:
 - Phasing, specifically a Phase 1 UF Golf development
 - Identification of Conservation Areas and areas for potential future development
 - Specific direction on protection of environmental resources within the limits of the SAS
- **Large-scale Comprehensive Plan Amendment**
 - Create a new Future Land Use Designation
 - Create Policies to implement the Hickory Sink Special Area Study

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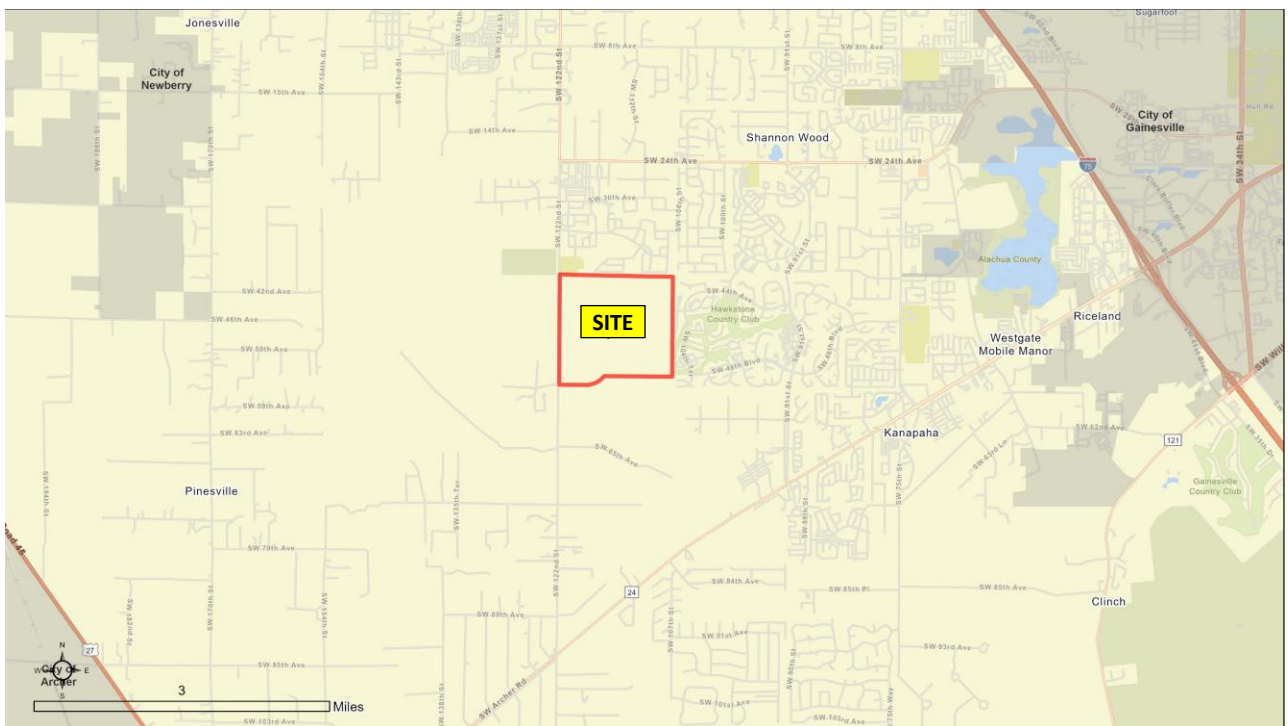
Project Site



- The SAS now consists of three distinct ownership components:
 - 580 acres east of Parker Road owned by the UF Foundation, Inc. and purposed for use as a golf course with related facilities, the subject of this application;
 - Lands west of Parker Road owned by the UF Institute of Food and Agricultural Sciences (IFAS)
 - Lands south of the golf course property where the Lee Family retains ownership
- This property is located south of Oakmont and west of Haile Plantation

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Background



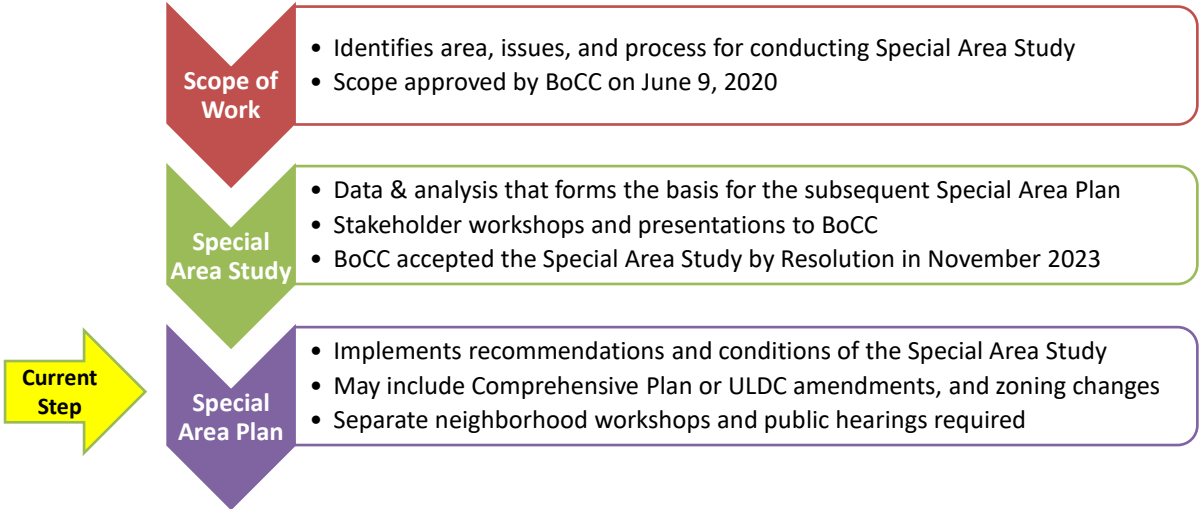
- The BoCC also approved a series of conditions with the SAS for future incorporation as Policies, Goals and Objectives in the Plan or as conditions of any implementing zoning district
- The present request was initiated by the UF Foundation as a first step in the eventual development of their 580 acres as a golf course
- Staff are also proposing wider policies and goals that address the SAS as a whole

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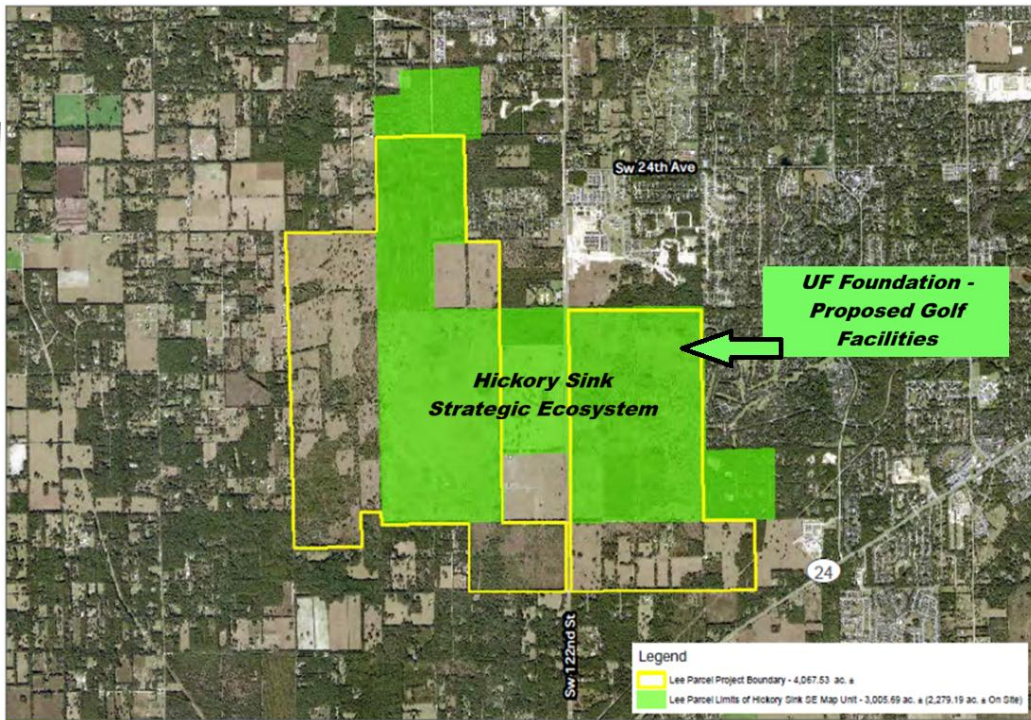
Special Area Planning Process

Ch. 402, Article 16 Alachua County Unified Land Development Code



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Part I

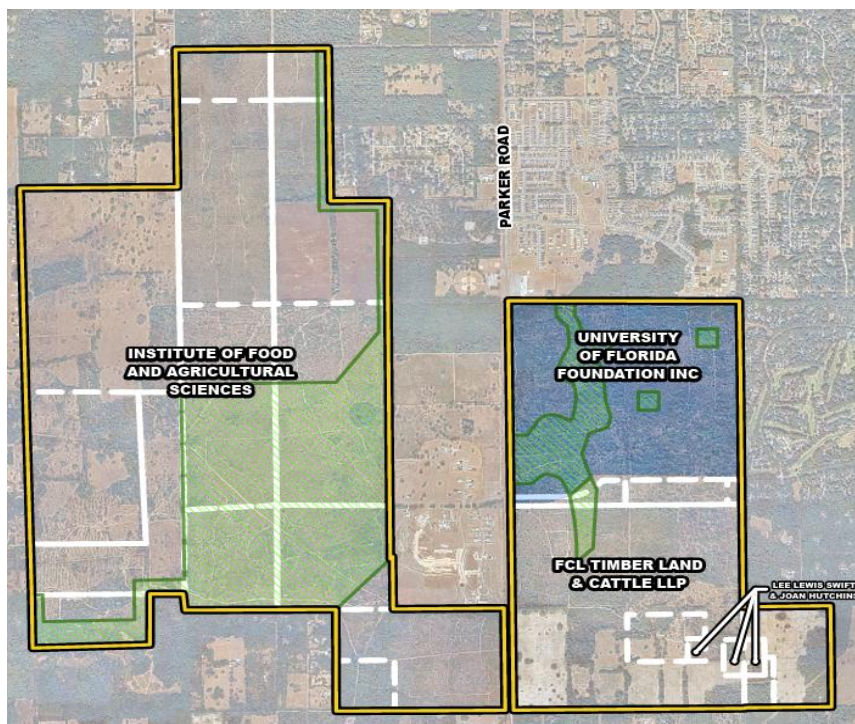


Proposed Map Changes

- The Hickory Sink SAS adopted by the Board in November 2023 must be incorporated as part of the Plan via an approved map showing the SAS boundaries.
- If approved, the Board would adopt a land use map for the SAS as part of the map series in the Future Land Use Element (FLUE) of the Plan – Map F17a

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Map F17a

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Part I

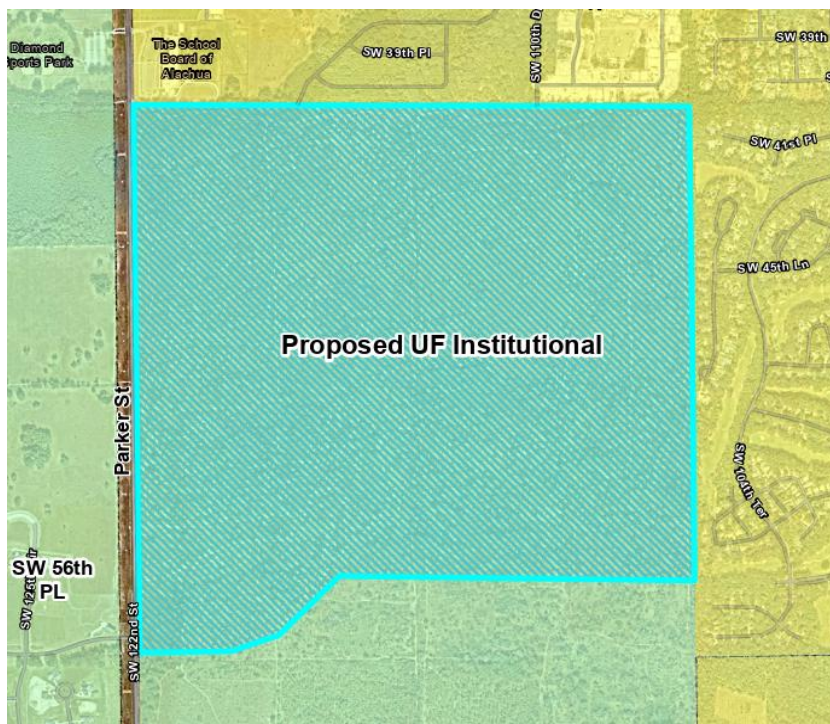


Proposed Map Changes

- The existing land use is Rural/Agriculture
- The applicant is proposing an amendment to “UF Golf Institutional”, a bespoke land use designation specifically tailored for this site
- If approved, the Board would adopt a land use map for this parcel as part of the map series in the Future Land Use Element (FLUE) of the Plan – Map F17b

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Map F17b

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Part I

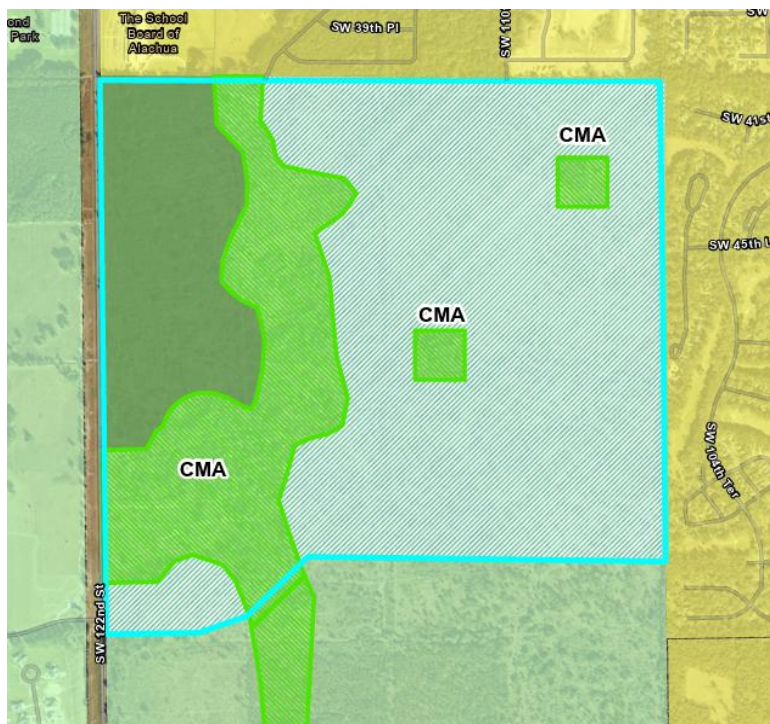


Proposed Map Changes

- Lastly, the site has environmentally sensitive zones that are being classified as Conservation Management Areas (CMA)
- These zones will be governed by the policies within the SAS, the proposed Planned Development (PD) conditions as well as adopted Best Management Practices (BMP) guidelines.
- If approved, the Board would adopt a land use map for these CMA's as part of the map series in the Future Land Use Element (FLUE) of the Plan – Map F17c

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Map F17c

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Part II



Proposed Text Amendments

- In addition to the proposed map amendments, staff and the applicant are also proposing a new Objective 8.6 for the Hickory Sink Special Area Study section of the FLUE (Section 8.6) and Policies along with it
- There are policies that address the SAS as a whole (8.6.1 through 8.6.4). There are also policies that address the UF Golf parcel specifically (8.6.5 and its sub-policies).

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Special Area Study Conditions



- **Designation of Conservation Management Area (8.6.4)**
- **Address extension of potable water and sanitary sewer (8.6.5.c)**
- **Water conservation (8.6.5.d) and Landscaping (8.6.5.e)**
- **Nutrient Management (8.6.5.f, 8.6.5.i)**
- **BMPs for Florida Golf Courses (8.6.5.e)**
- **Water Quality Monitoring Plan (8.6.5.h)**

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Permanent Protection



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.

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UF Golf Institutional Land Use



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 and Sanitary Sewer (PWSS) Element Policy 3.1.5(a) 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.

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Condition 8.6.5.d - Water Conservation



- Limits irrigable area and sets a maximum irrigation allowance

	Maximum Irrigable Area (acres)	Maximum Irrigation Allowance (in/ac/year)
Golf Area	300	60
Non-Golf Area	60	25

- Primary water sources are stormwater and reclaimed water (well and potable as emergency back-up only)

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Condition 8.6.5.e - Landscaping



- Landscaping will consist of native and/or Florida-friendly plants
- (8.6.5.i) Mineral fertilizer prohibited outside of golf play turf and event lawn areas

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Analysis



Comprehensive Plan Consistency

- The proposed golf course use will require the extension of municipal water/sewer service outside the urban cluster boundary
- The BoCC must authorize such extensions consistent with Policy 3.1.5/3.1.6 of the Potable Water and Sanitary Sewer Element
 - No extension of the cluster line is being contemplated.
 - Resources identified in the area and the karst topography present on the site necessitate the use of municipal water services to protect the aquifer and other resources
 - Allowance for municipal water service to the site (especially the use of reclaimed water for irrigation purposes) will serve to protect the aquifer by minimizing well use.

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Timeline



- The Planning Commission (acting as the Local Planning Agency (LPA) heard the item on April 15, 2026 and made a recommendation to the Board of County Commissioners (BoCC) to transmit the item.
- The current hearing is to transmit the request to FloridaCommerce
- Once received, FloridaCommerce has thirty (30) days to respond and provide comments.
- Upon receipt of State comments, County staff will schedule a final adoption hearing with the BoCC (Date TBD).

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Recommendation



Staff recommends that the Commission find the application consistent with the Comprehensive Plan and transmit the proposed Comprehensive Plan Amendment to FloridaCommerce for their review and comments.