



Z25-000003: Large-scale Comprehensive Plan Amendment

SE Hawthorne Rd.

Mehdi Benkhatar, AICP
Planner III

Background

- 82-acre site in SE Urban Cluster
- Future single-family residential development
- LDR/Estate/Comm. → LDR/Conserv.
- Eastside Greenway SE
- Z25-000004 rezoning

Background

- If approved, max of 221 units; however, proposed rezoning limits to 149 units
- Conservation FLU aligned with SE, LDR to the south
- GRU water/sewer lines run along SE Hawthorne Rd.





Eastside
Activity
Center

Green Grove
subdivision

Wetlands/SE

SITE

Paynes Prairie

SE Hawthorne Rd.

Lakeshore Dr.

Newnans Lake

Aerial Image

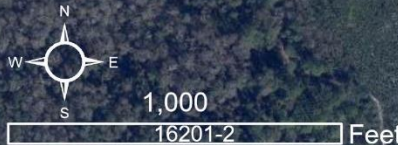




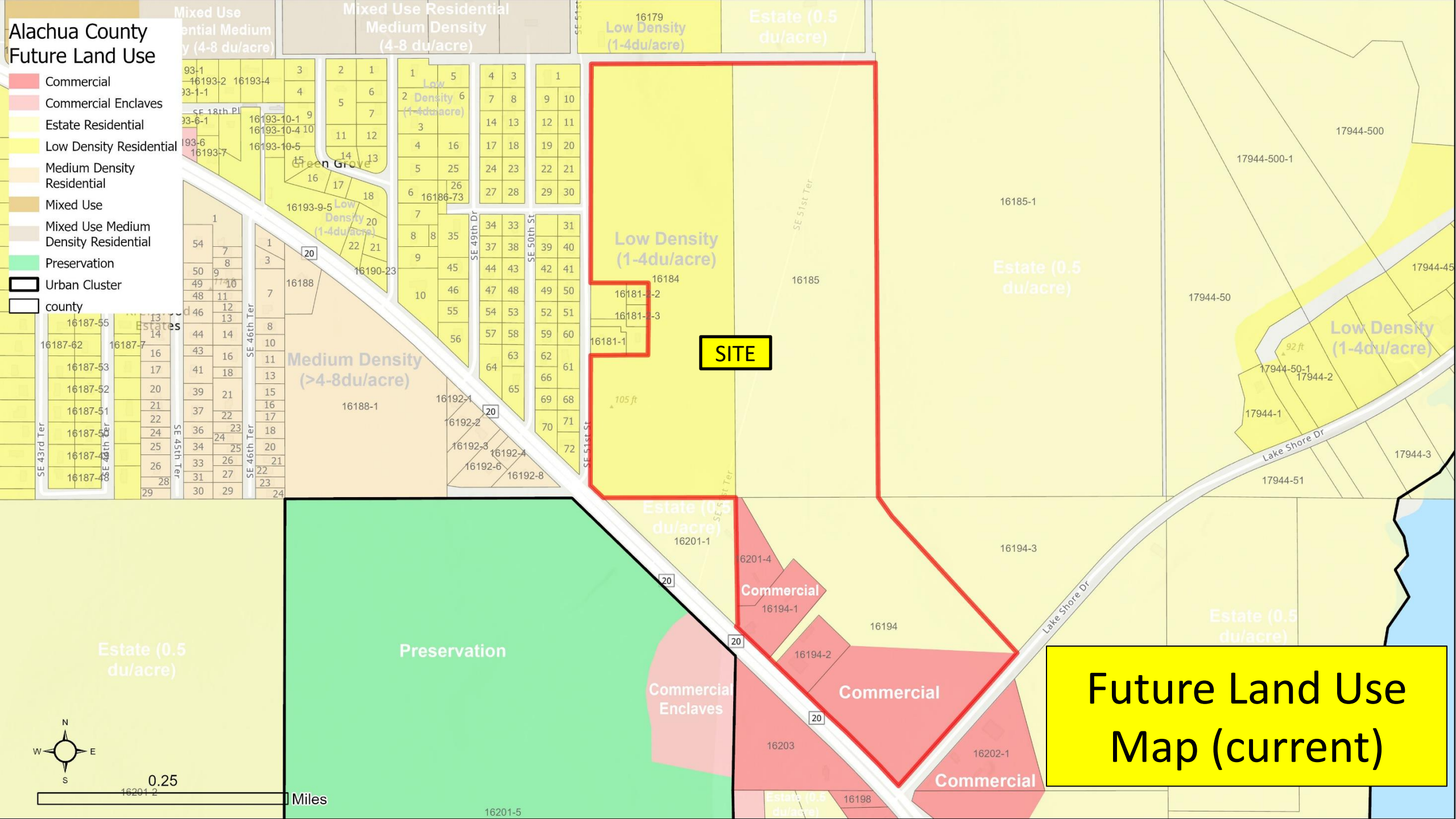
Photo
from
center
of site

Abandoned commercial building on site and view from Lakeshore Dr. looking south



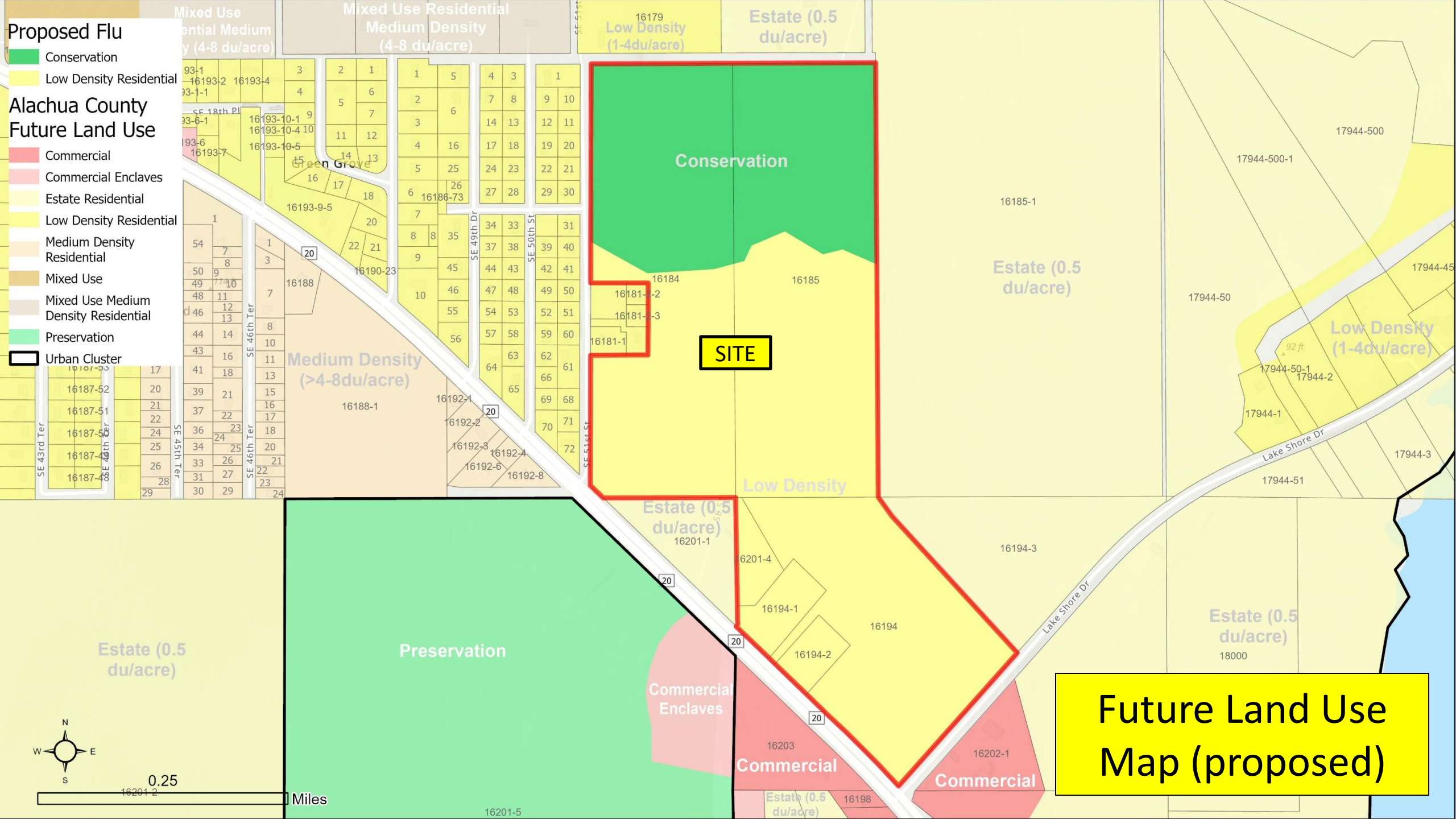
Alachua County Future Land Use

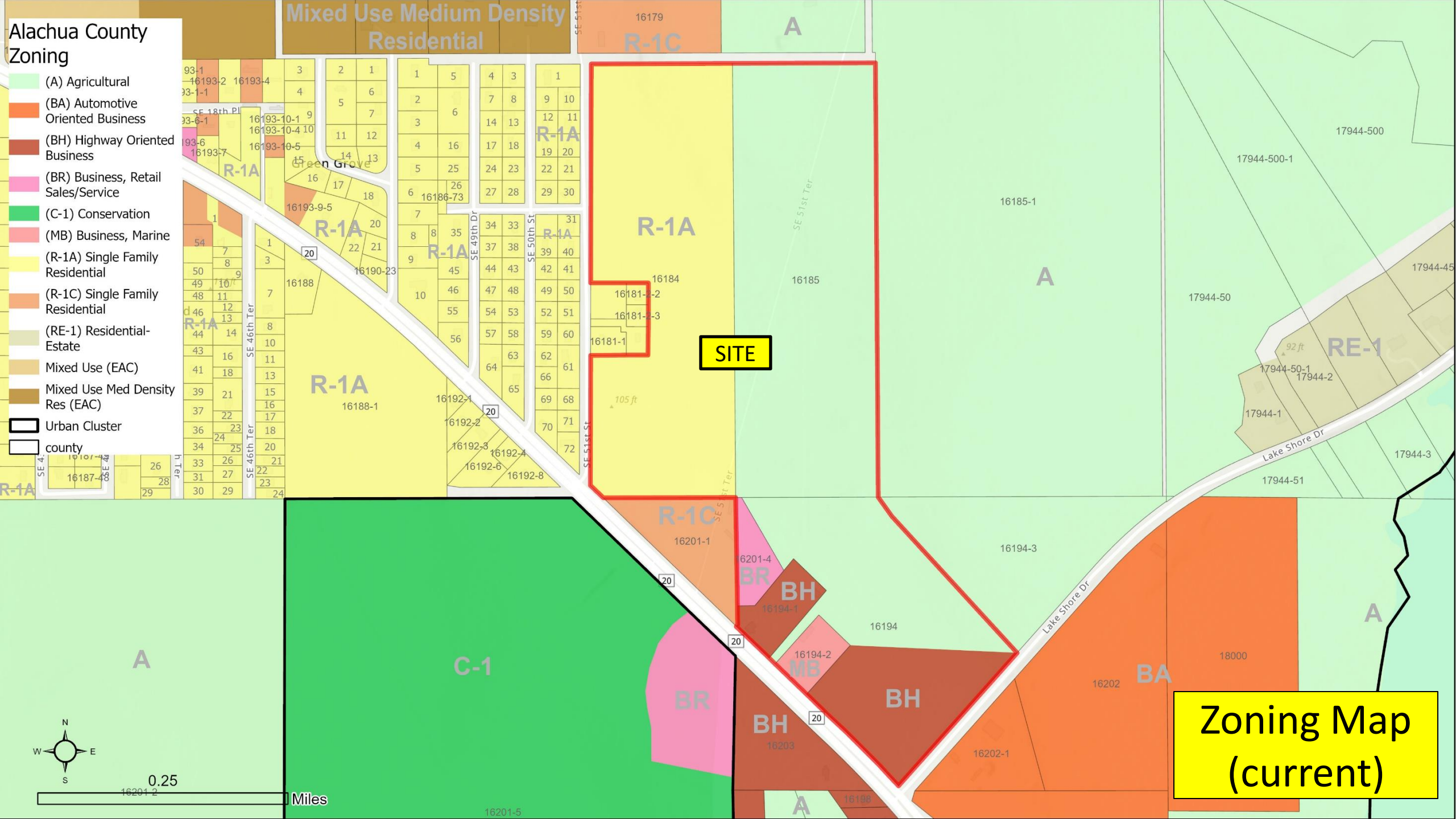
- Commercial
- Commercial Enclaves
- Estate Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Medium Density Residential
- Preservation
- Urban Cluster
- county



Conservation
Low Density Residential

- Commercial
- Commercial Enclaves
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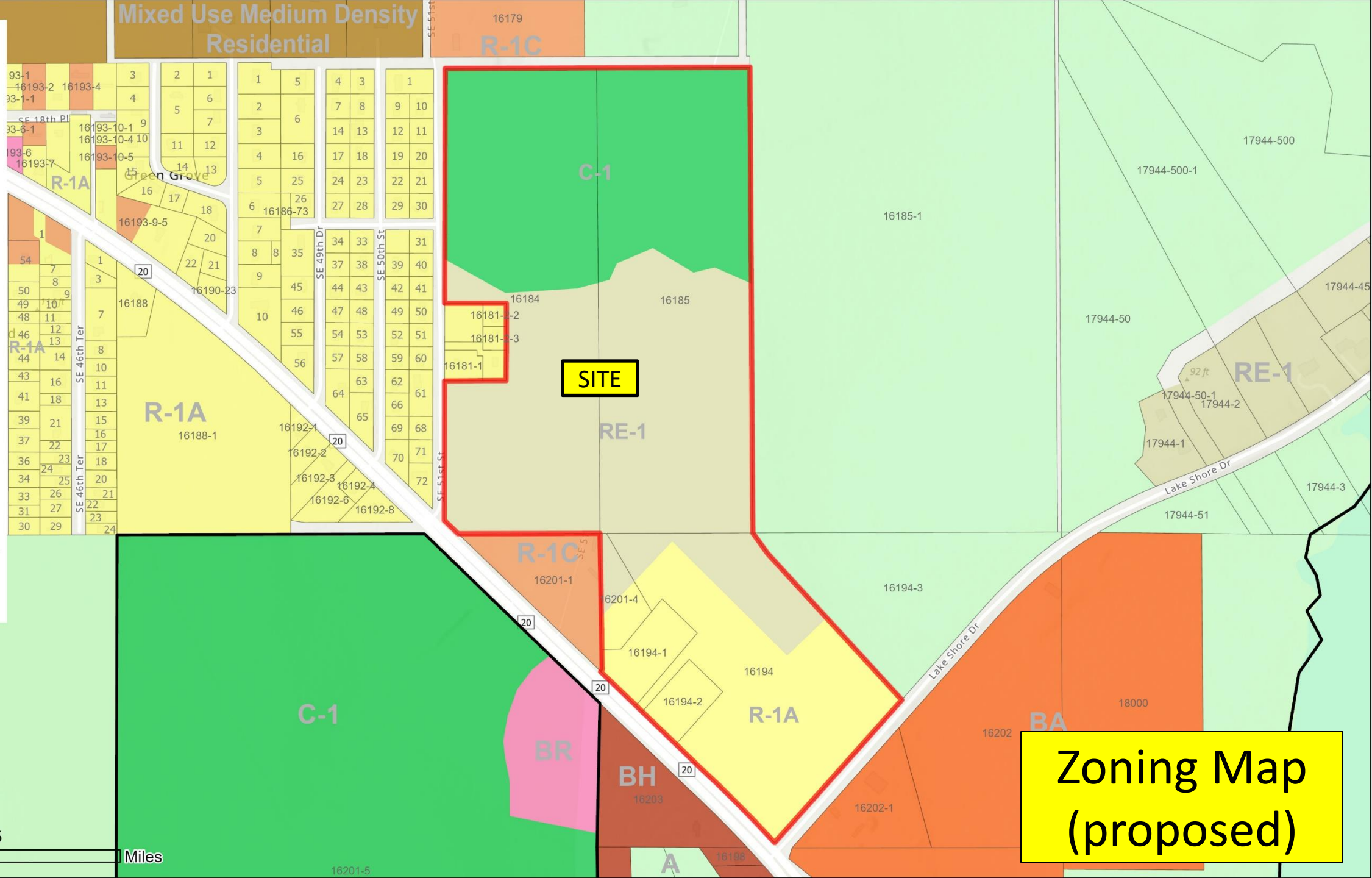


Proposed Zoning

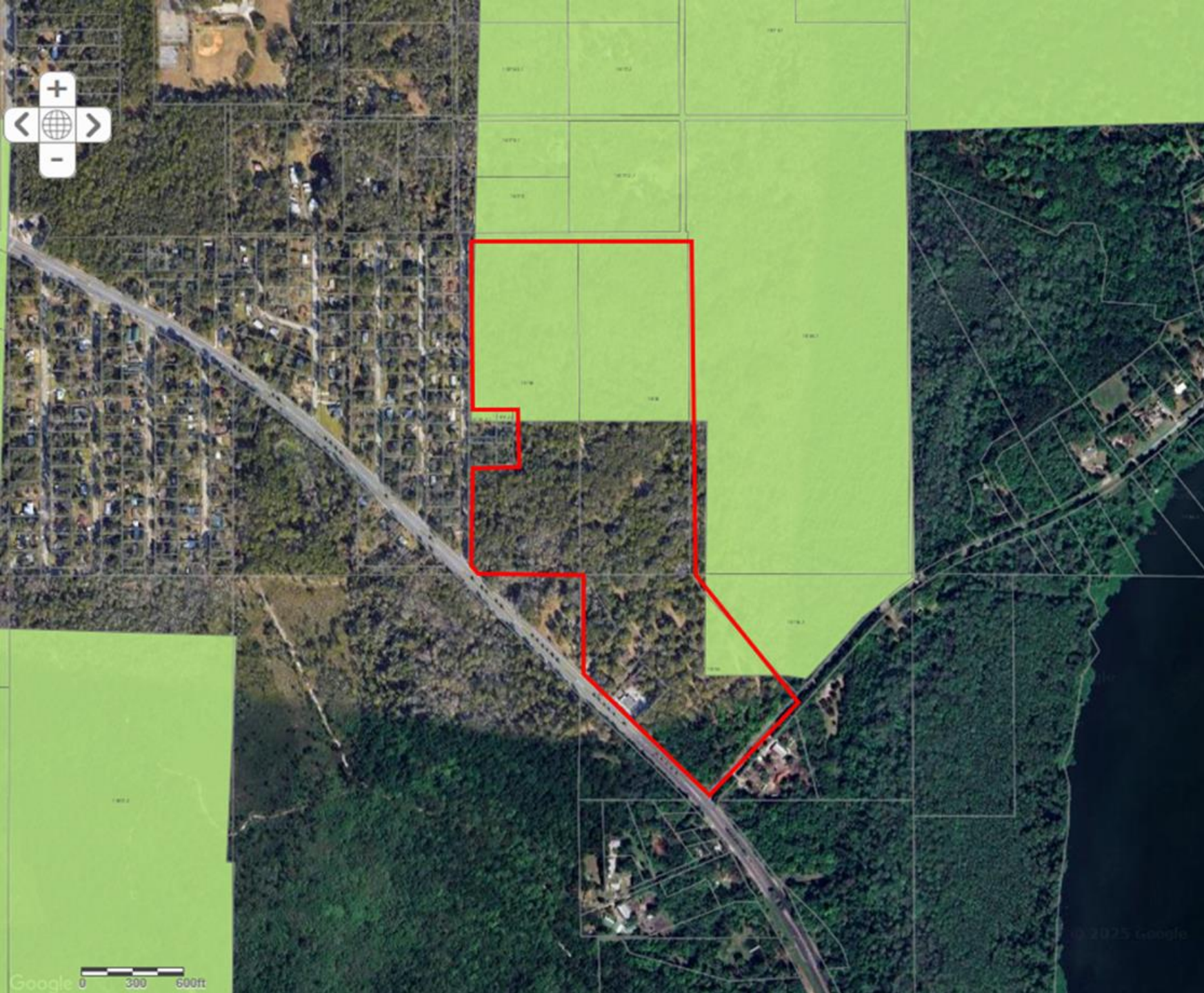
- (C-1) Conservation
- (R-1A) Single Family Residential
- (RE-1) Residential-Estate

Alachua County Zoning

- (A) Agricultural
- (BA) Automotive Oriented Business
- (BH) Highway Oriented Business
- (BR) Business, Retail Sales/Service
- (C-1) Conservation
- (MB) Business, Marine
- (R-1A) Single Family Residential
- (R-1C) Single Family Residential
- (RE-1) Residential-Estate
- Mixed Use (EAC)
- Mixed Use Med Density Res (EAC)
- Urban Cluster
- county

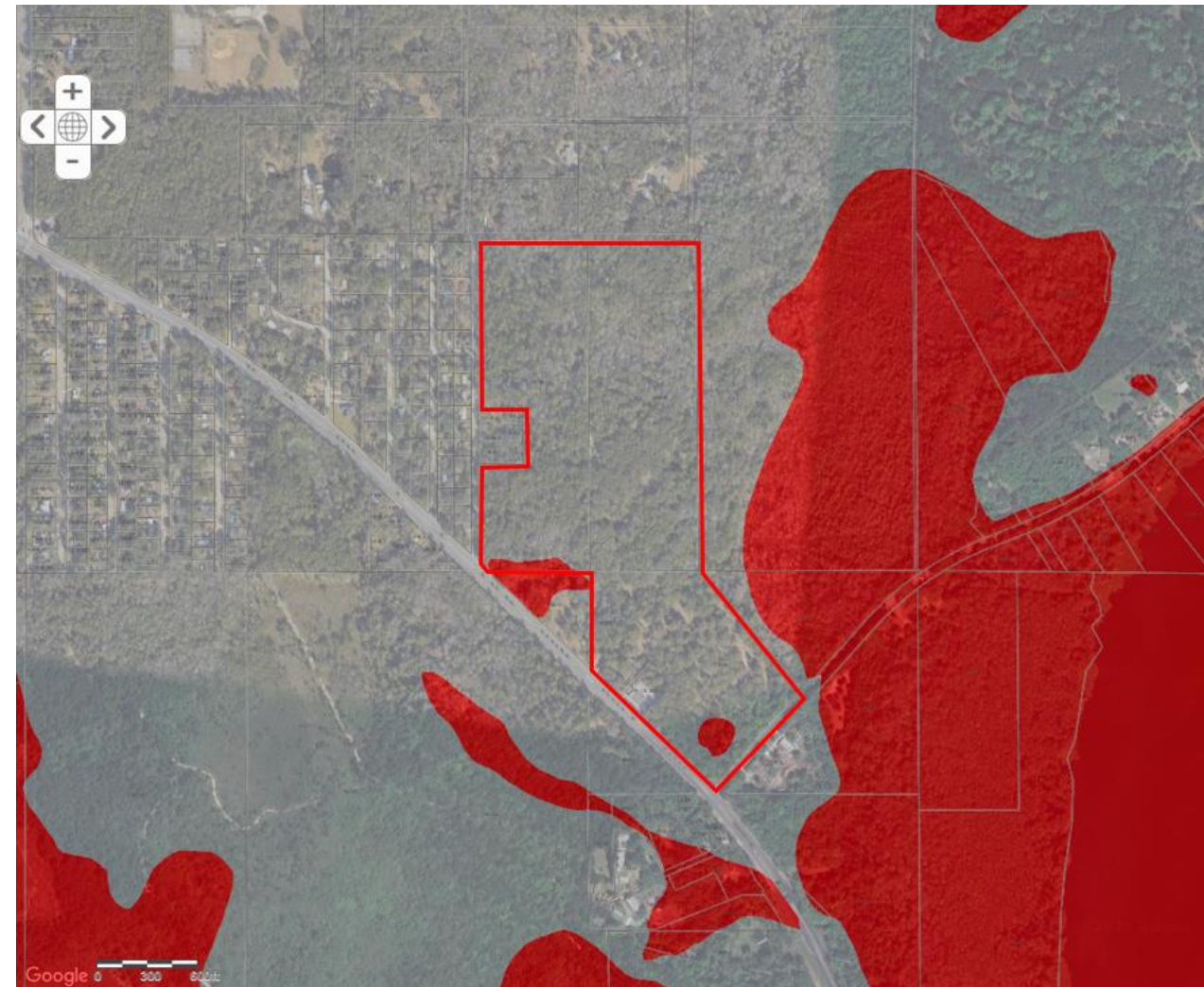
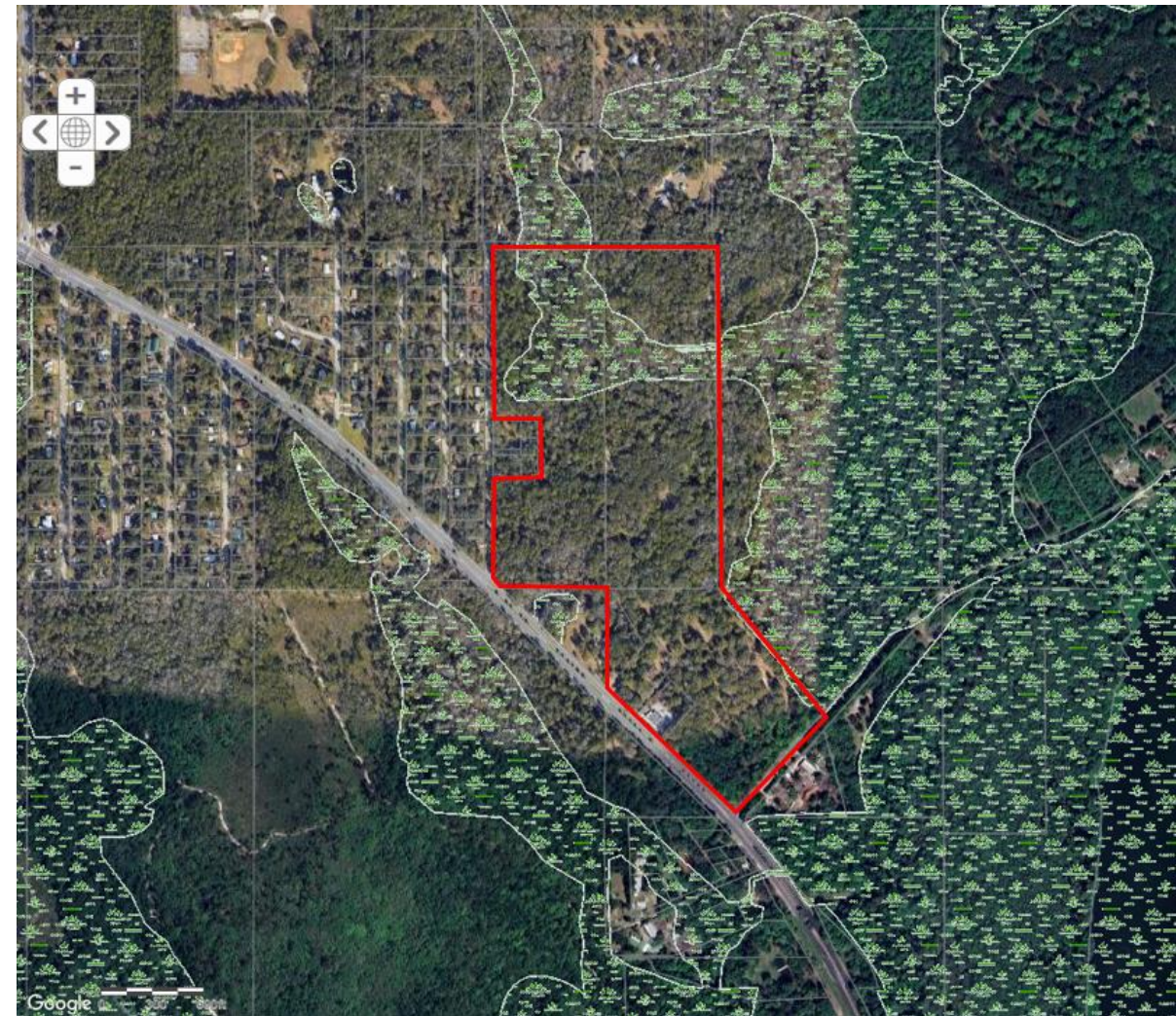


Zoning Map
(proposed)



Strategic Ecosystem Map

Wetland and Flood Zone Maps



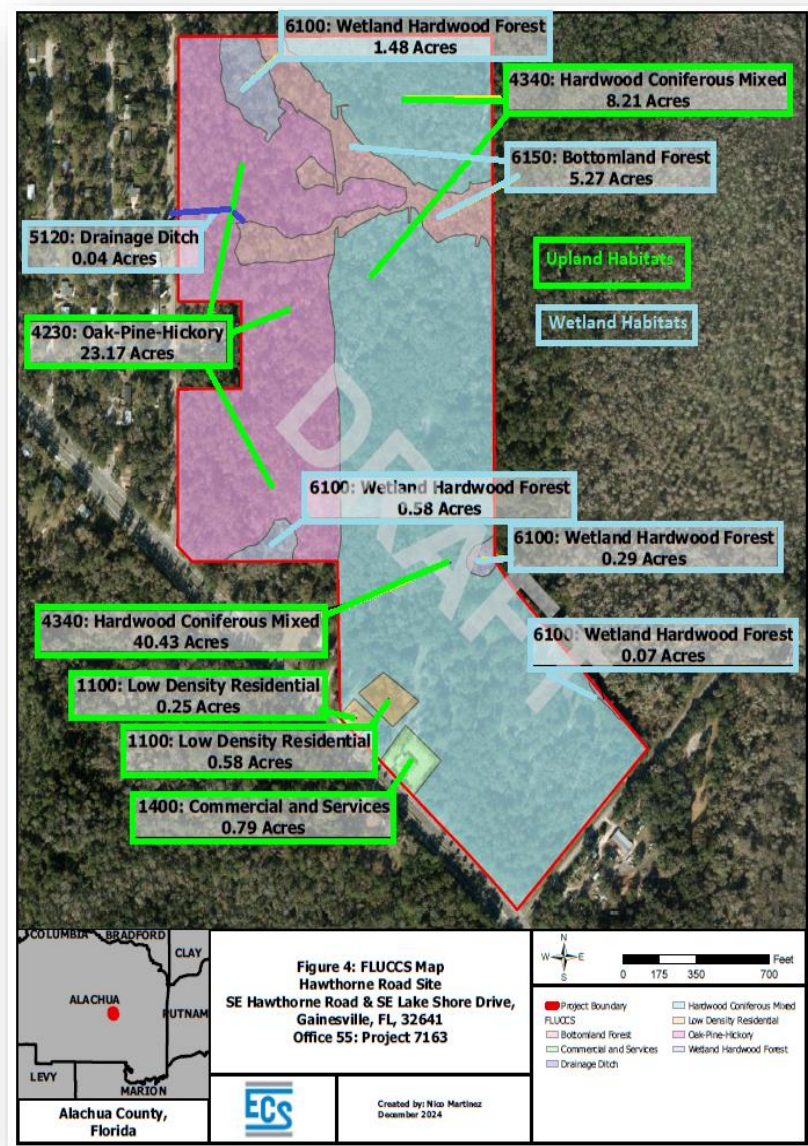
Bases for approval

- Policy 1.5.1 of FLUE
- Policy 8.5.7 of FLUE
- Policy 3.4.1 of COSE
- Objective 3.1 of Energy Element

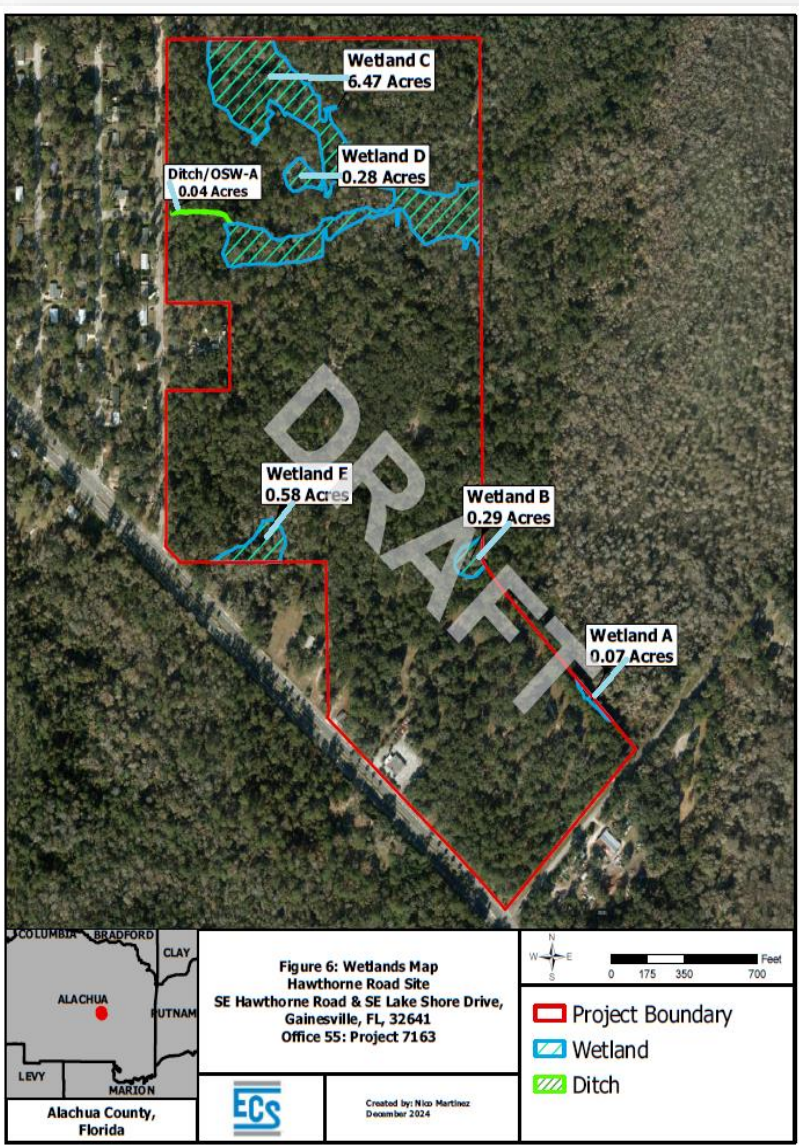
Staff recommendation

- Staff recommends that the Local Planning Agency recommend that the Board of County Commissioners **transmit** Z25-000003 to the Florida Department of Commerce for review and comment, with the bases as listed in the staff report.

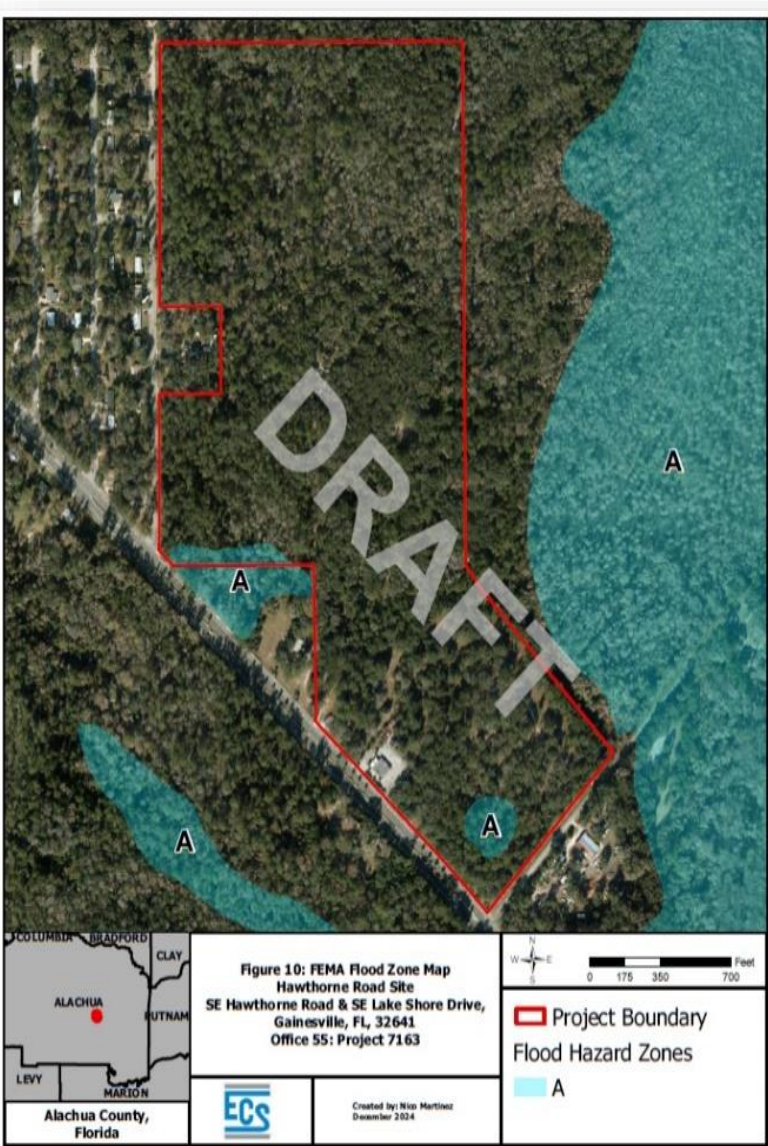
Upland & Wetland Habitats



Wetland Delineations

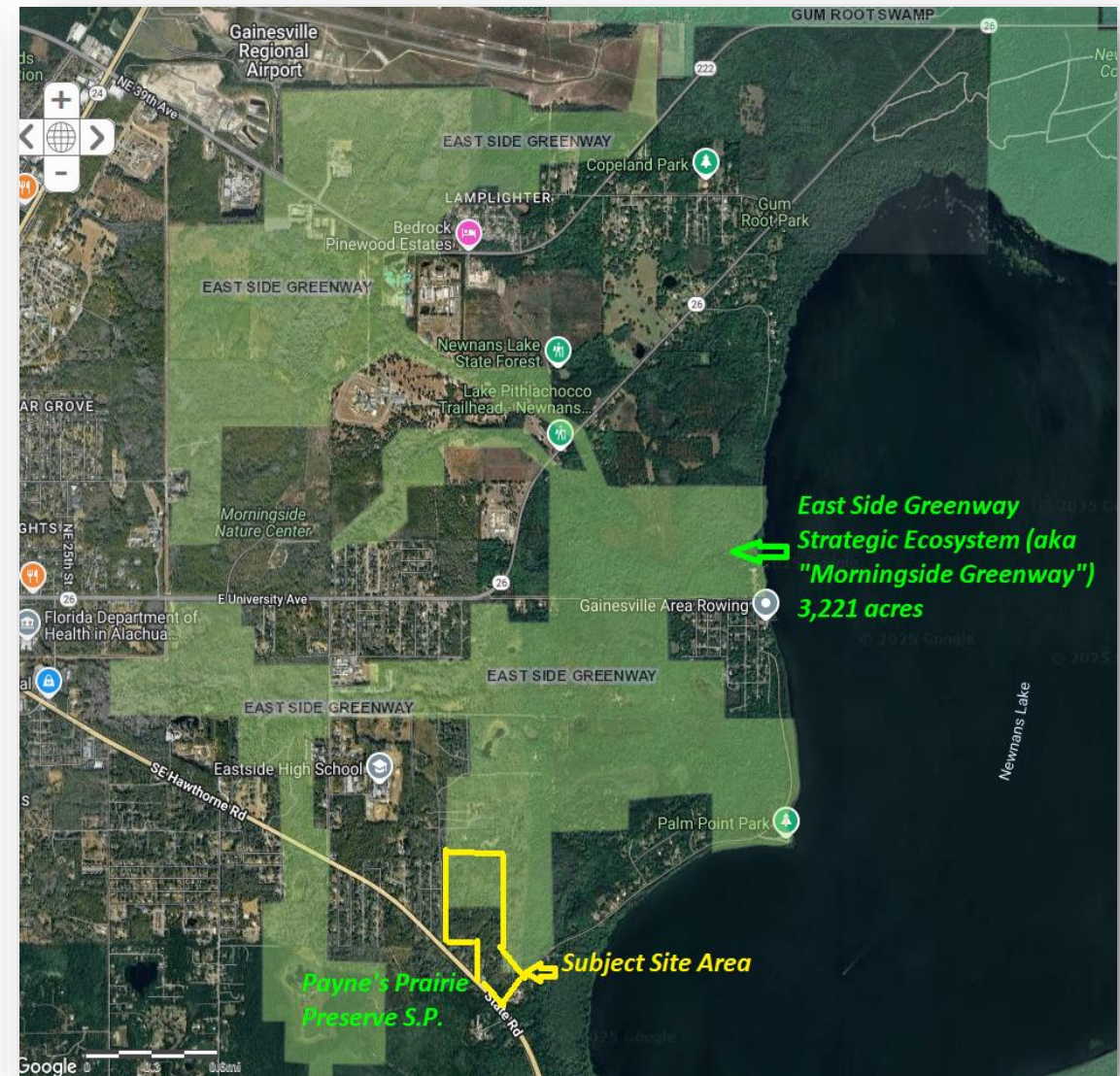
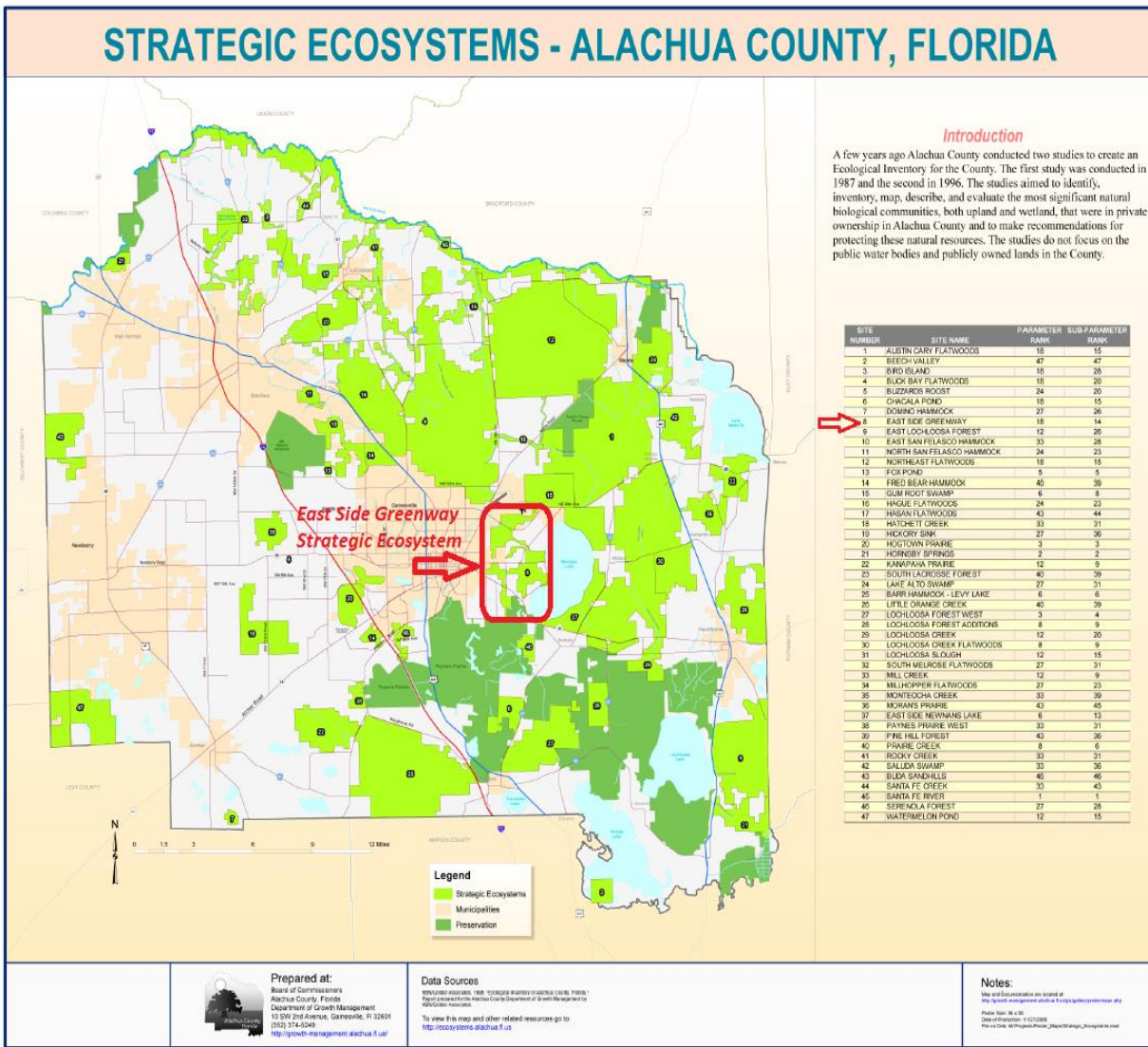


100-Year Flood Zone



East Side Greenway Strategic Ecosystem

STRATEGIC ECOSYSTEMS - ALACHUA COUNTY, FLORIDA

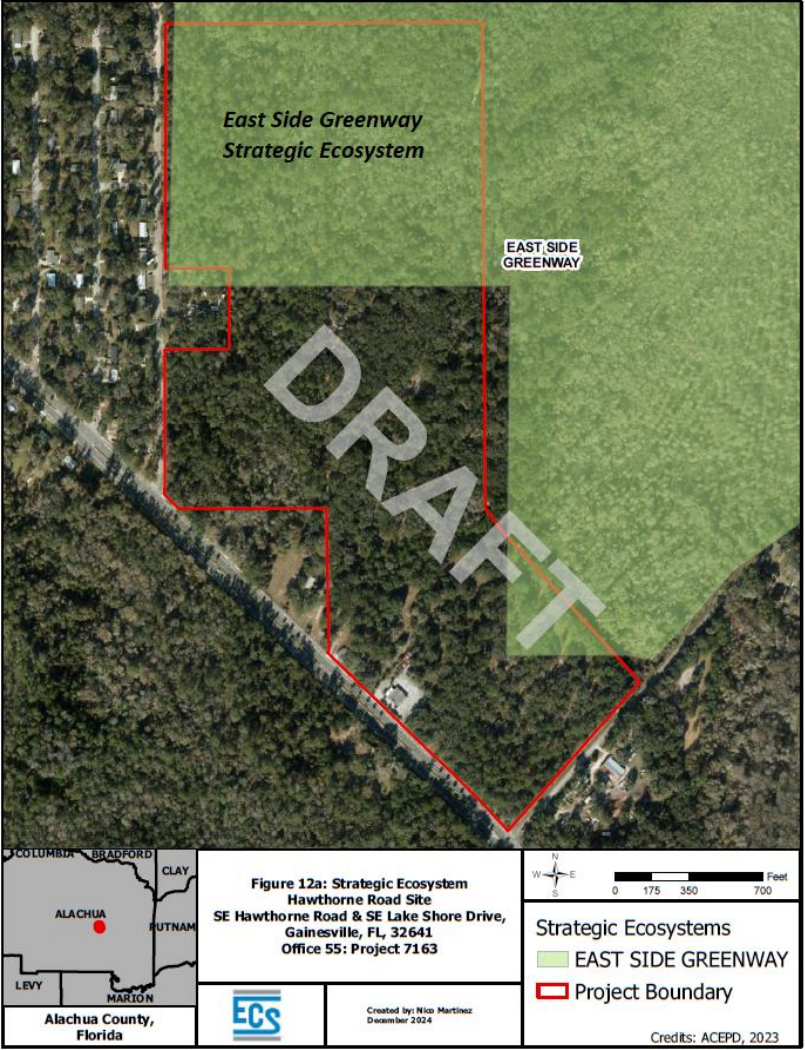
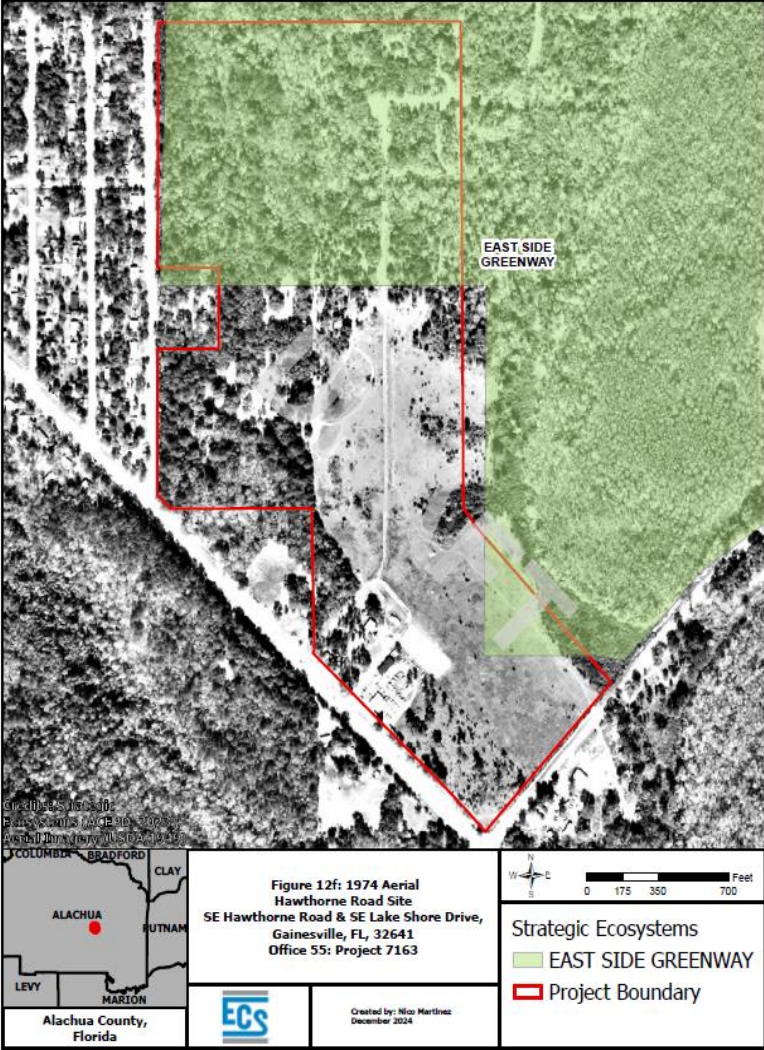
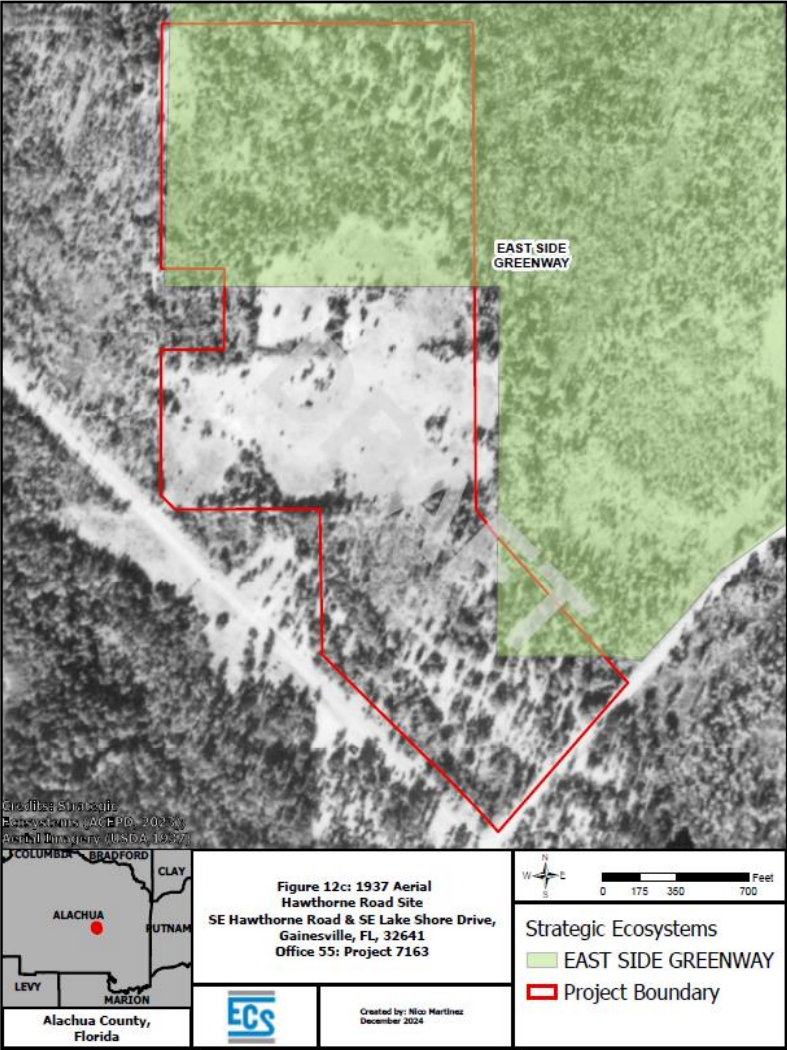


East Side Greenway Strategic Ecosystem

1937

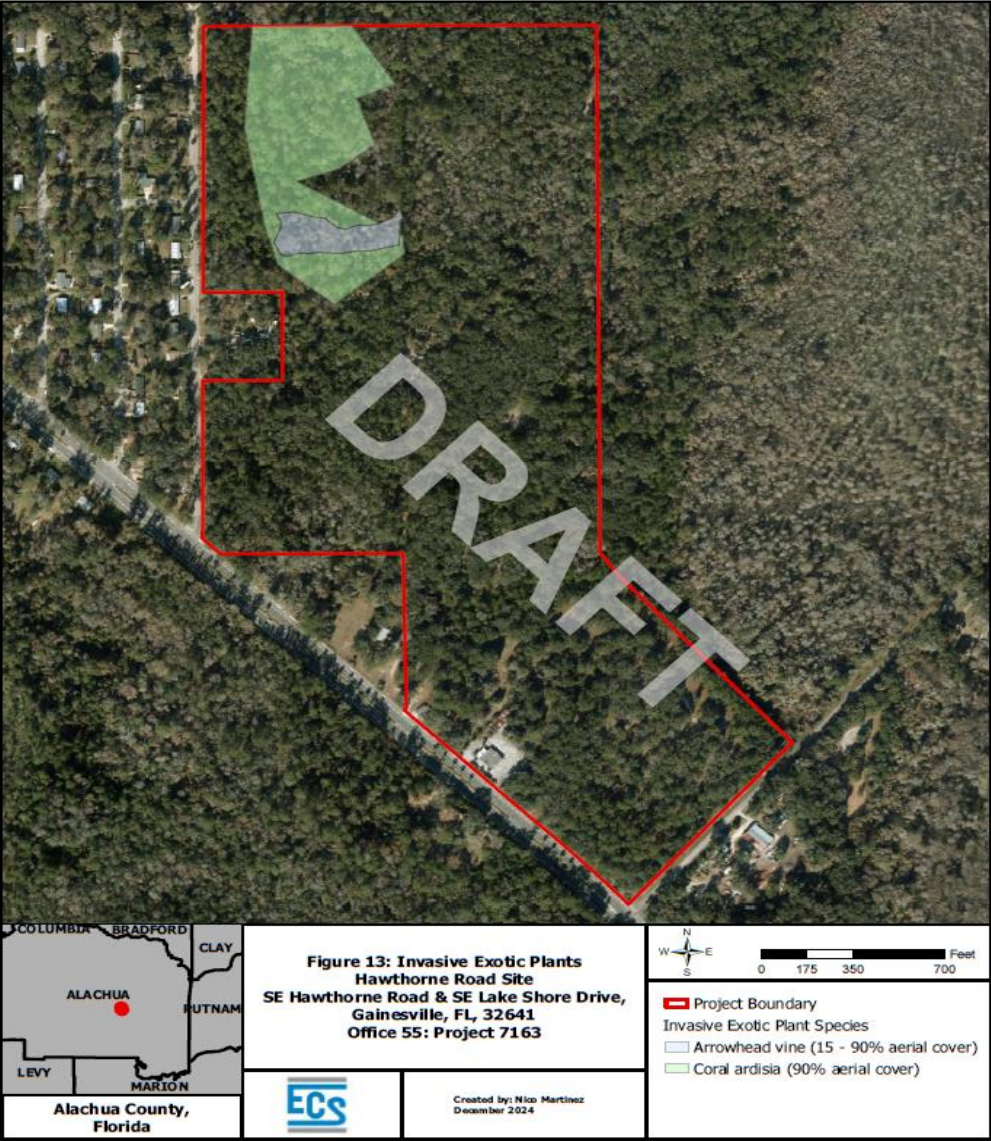
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2023



East Side Greenway Strategic Ecosystem

Invasive Exotic Plants, Gopher Tortoise Burrows



East Side Greenway Strategic Ecosystem Proposed Future Land Use / Native Connectivity

