



# Z25-000004: Rezoning

**SE Hawthorne Rd.**

Mehdi Benkhatar, AICP  
Planner III

# Background

- 82-acre site in SE Urban Cluster
- Future single-family residential development
- A/R-1a/BR/BH/MB → R-1a/RE-1/C-1.
- Eastside Greenway SE
- Z25-000003 Large-scale CPA



**SITE**

**Location Map**





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









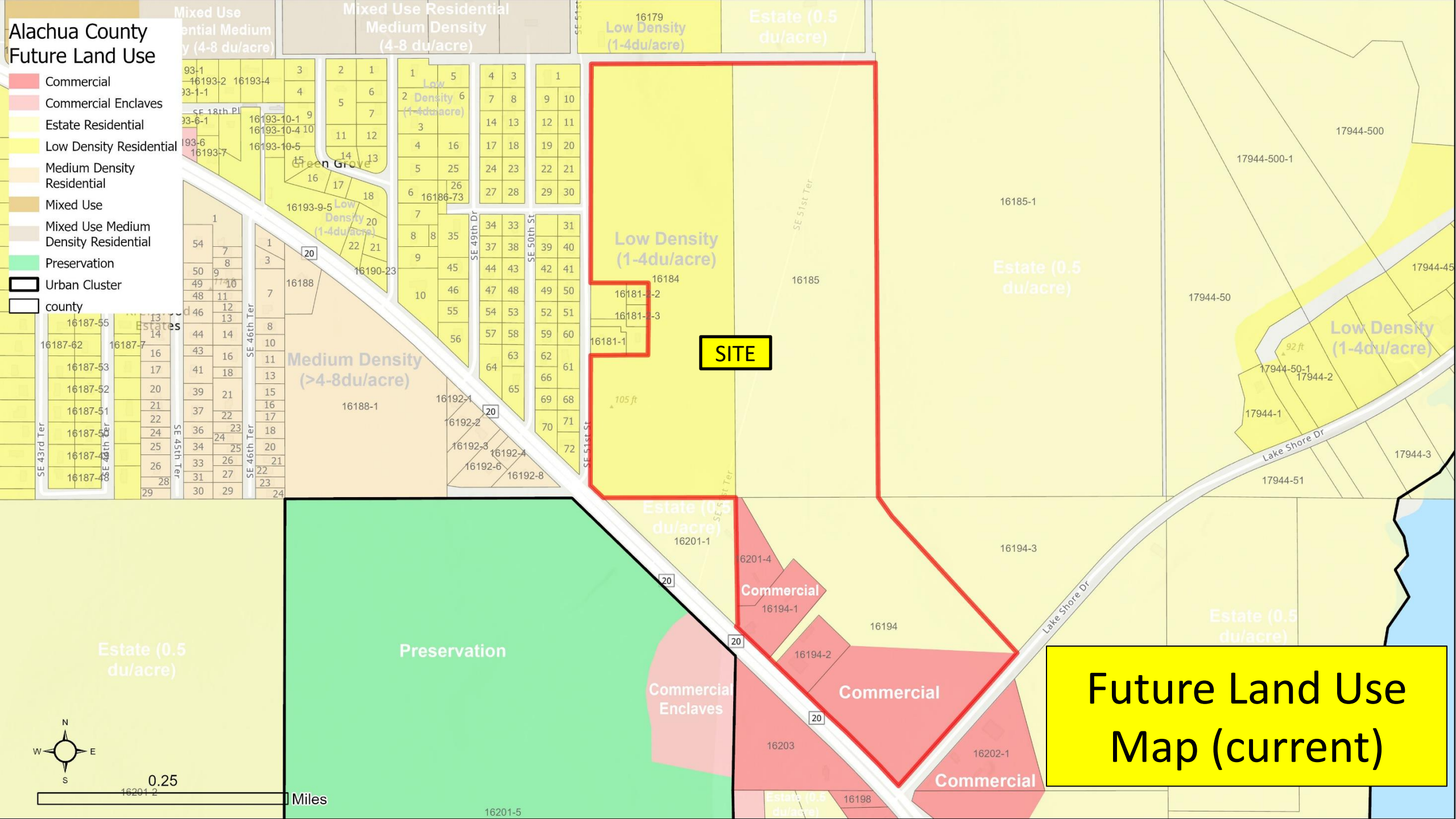
# Abandoned commercial building on site and view from Lakeshore Dr. looking south

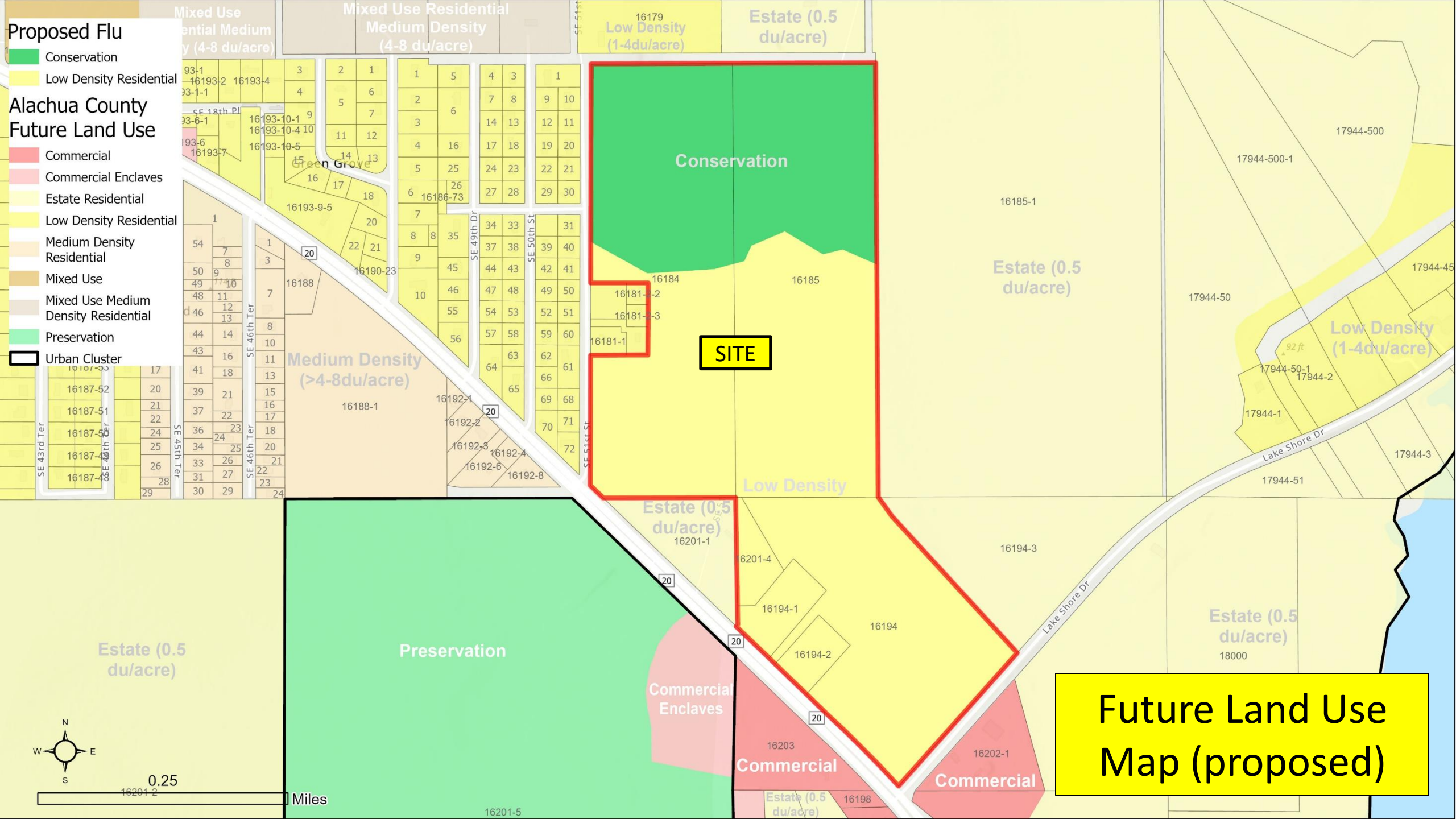




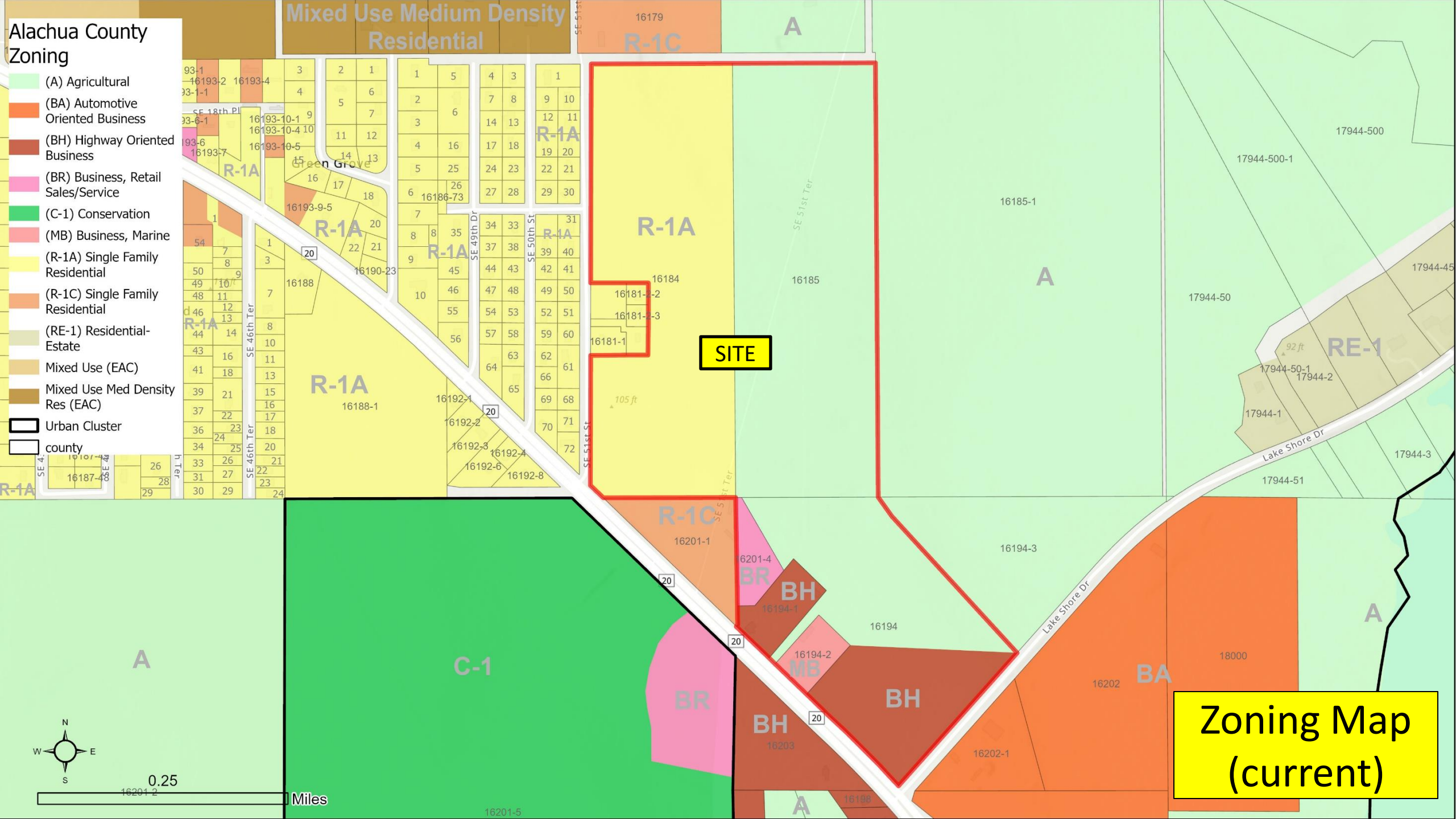
# Alachua County Future Land Use

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











## 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

Mixed Use Medium Density Residential

R-1C

SITE

RE-1

R-1C

17944-500

17944-500-1

17944-45

RE-1

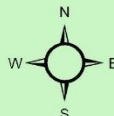
Lake Shore Dr

17944-3

17944-51

18000

Zoning Map  
(proposed)



0.25

Miles



# Bases for approval

- 1. The proposed rezoning will provide consistent implementation of the future land use designations that have been requested in the related land use amendment application, Z25-000003.
- 2. The proposed rezoning meets the standards as listed in Section 402.77 of the Unified Land Development Code for rezoning applications.
- 3. The proposed rezoning is consistent with Policy 7.1.2 of the Future Land Use Element of the Comprehensive Plan.
- 4. Staff have reviewed the Environmental Resource Assessment submitted as part of the rezoning application and determined that the proposed rezoning will be consistent with protection of natural resources, per Policy 3.4.1 of the Conservation & Open Space Element of the Comprehensive Plan.
- 5. The proposed rezoning remedies inconsistent land use and zoning on parcels 16185-000-000 and 16194-000-000.

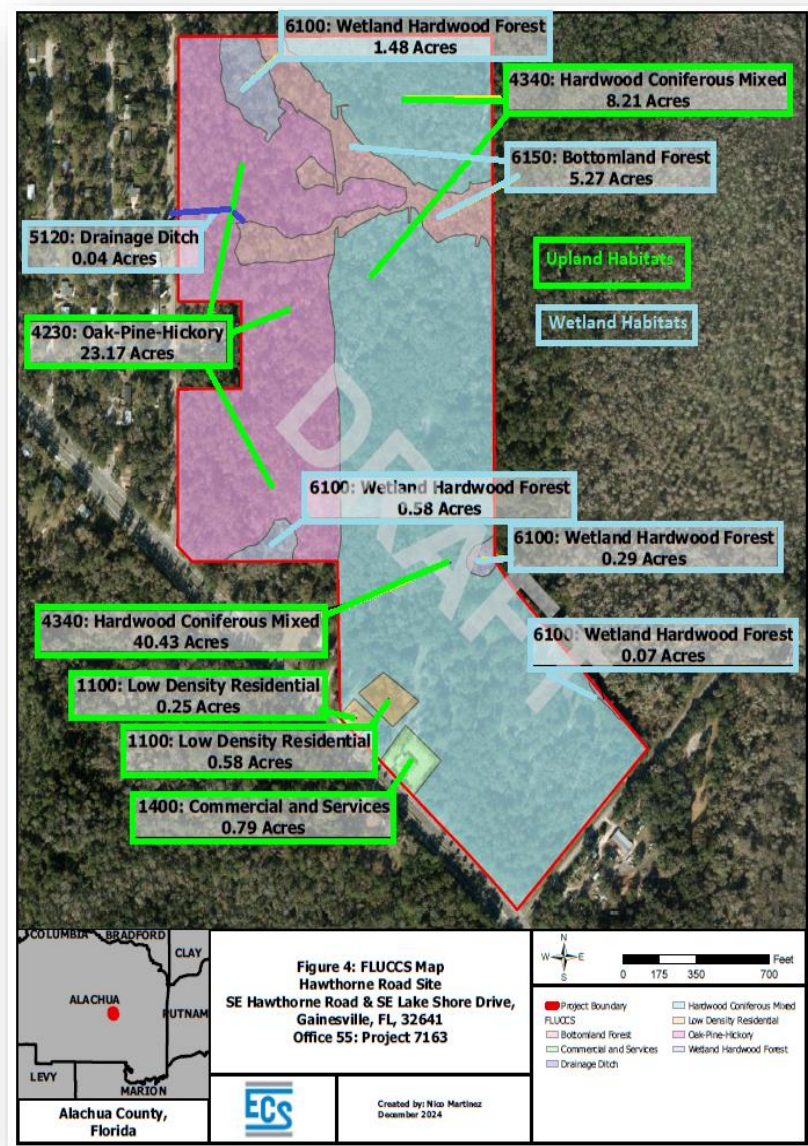


# Staff recommendation

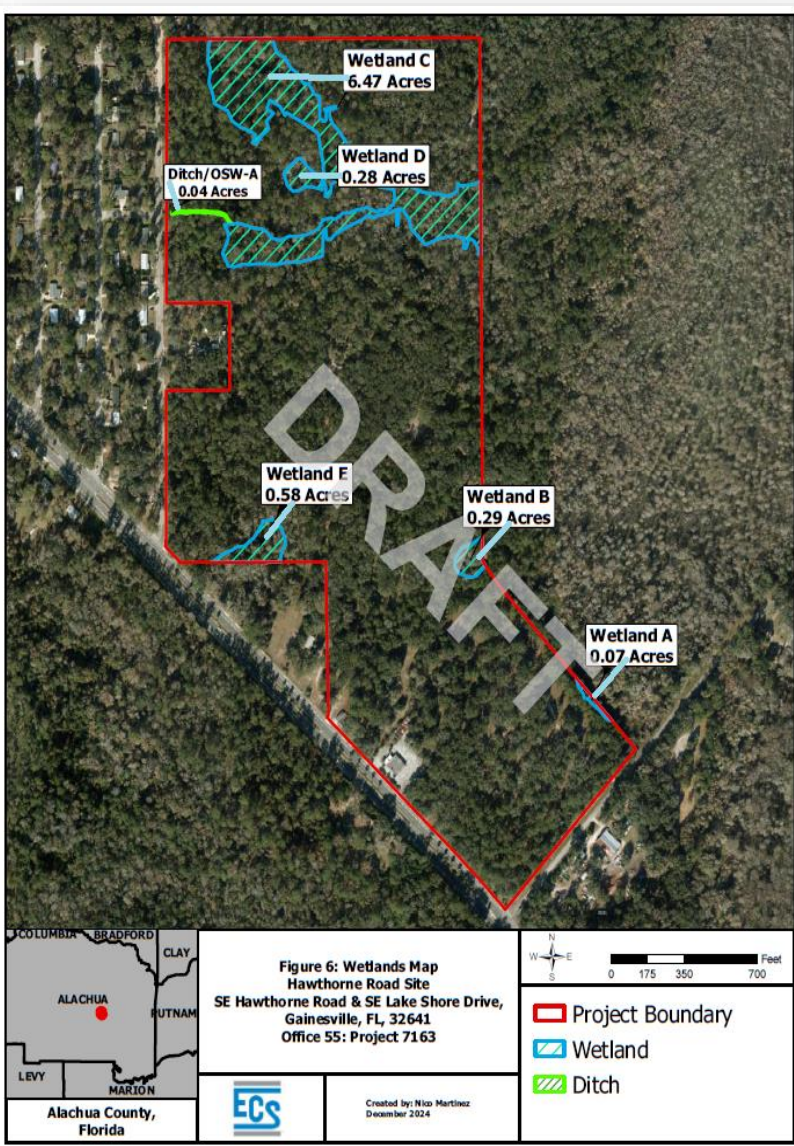
- Staff recommends that the Planning Commission recommend that the Board of County Commissioners **approve** Z25-000004, with the bases as listed in the staff report.



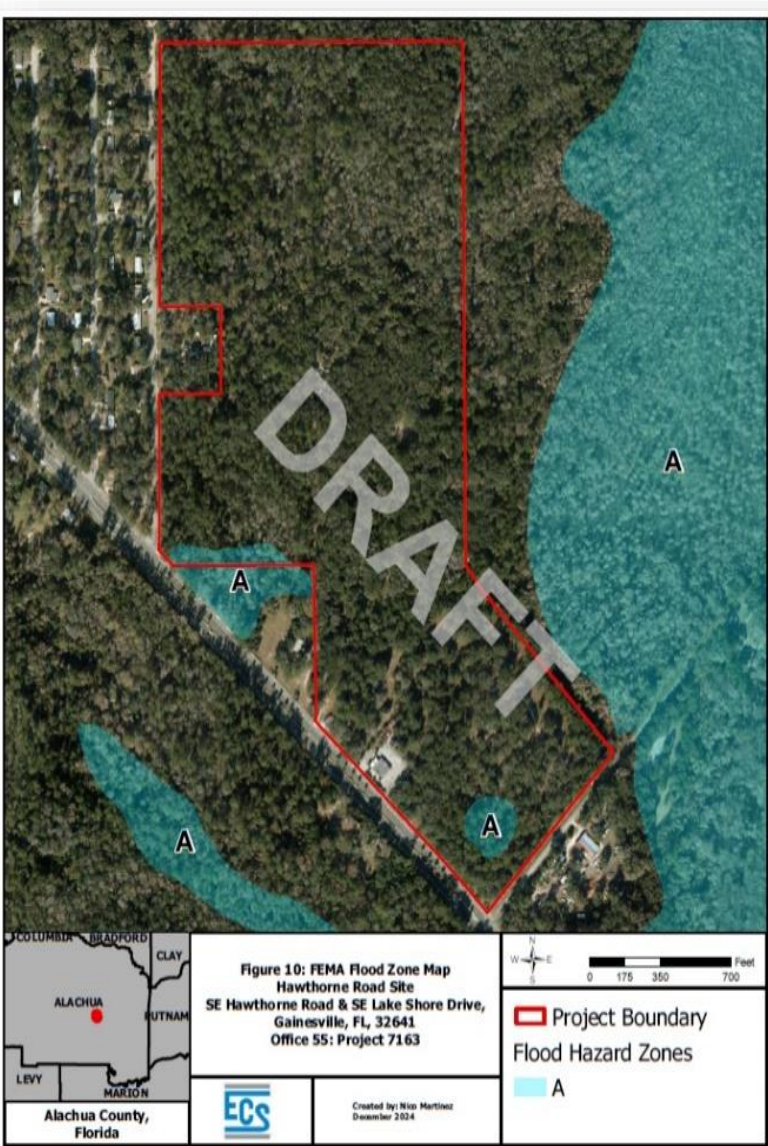
# Upland & Wetland Habitats



# Wetland Delineations



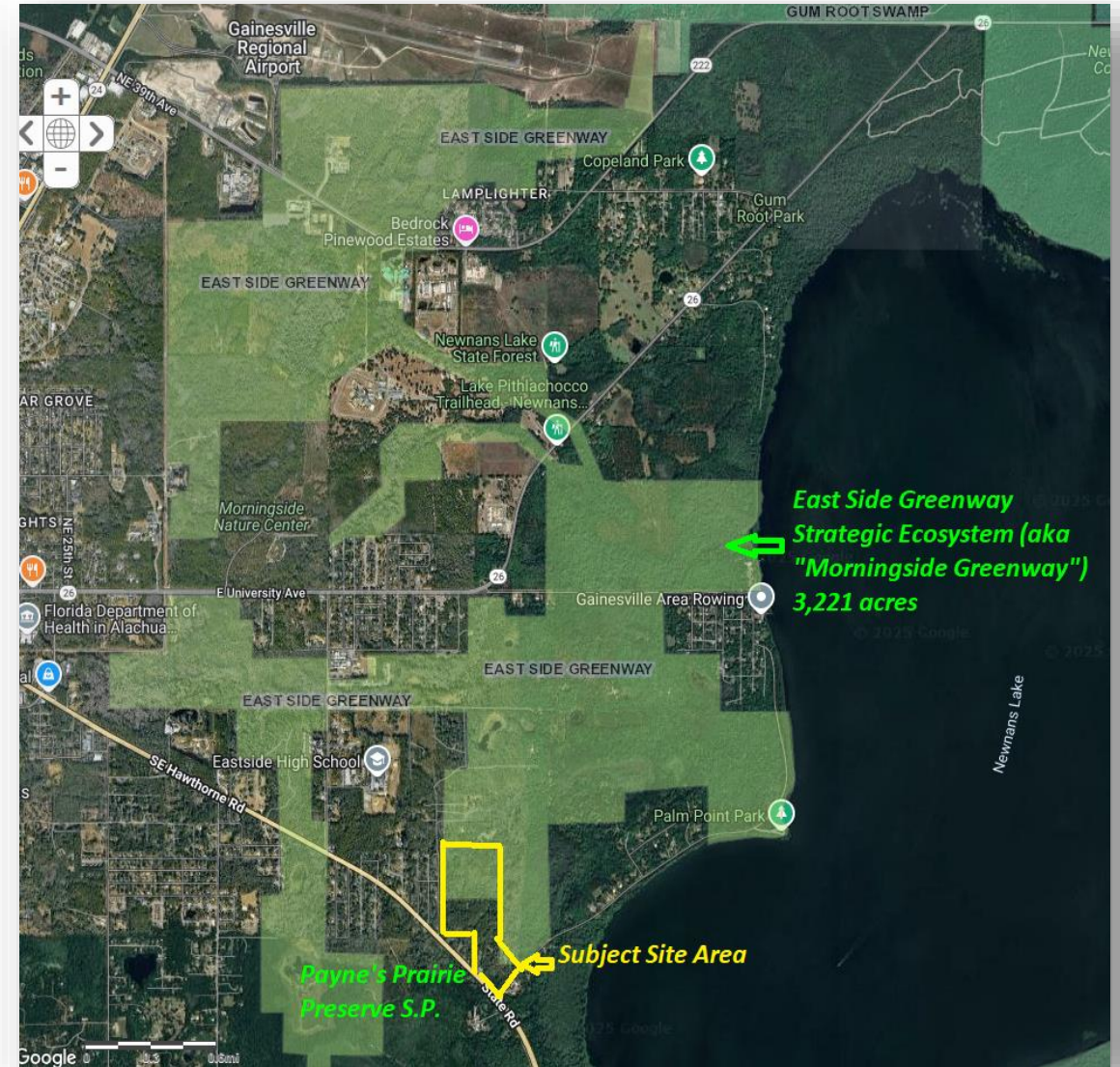
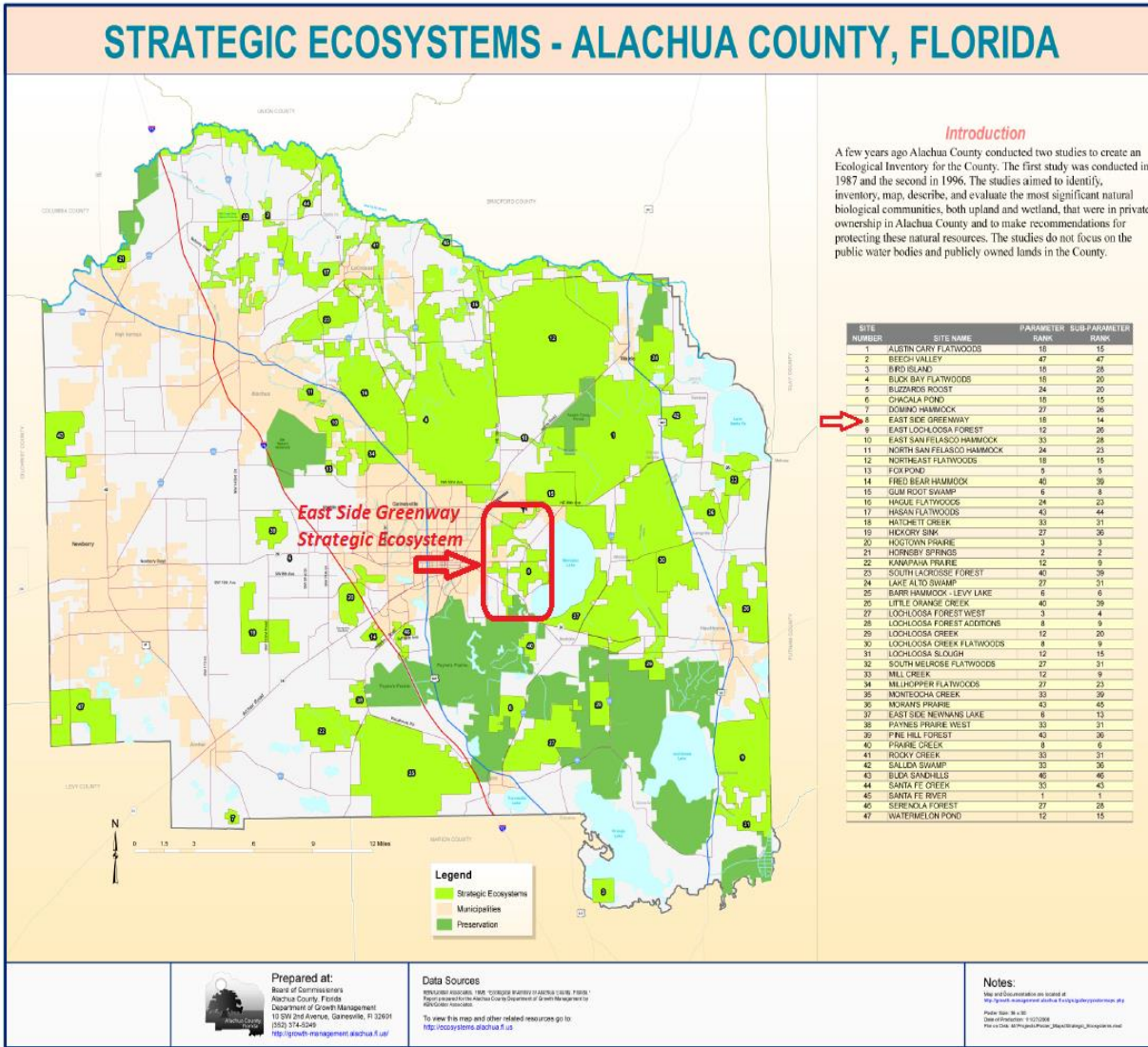
# 100-Year Flood Zone





# East Side Greenway Strategic Ecosystem

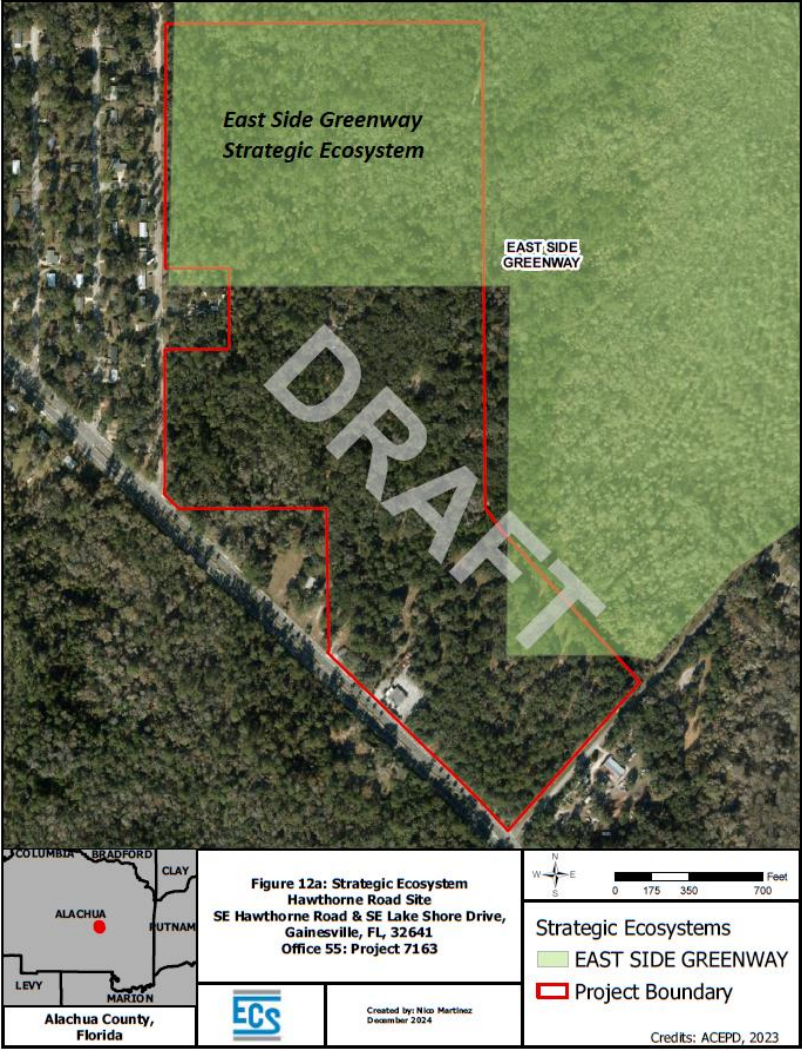
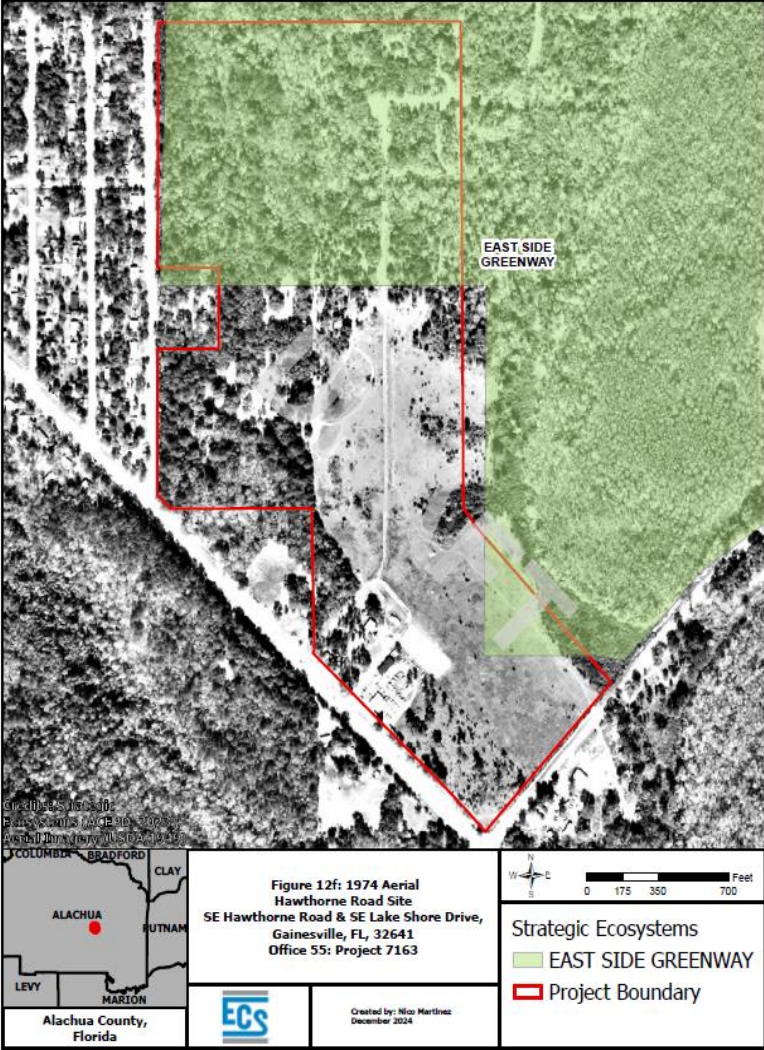
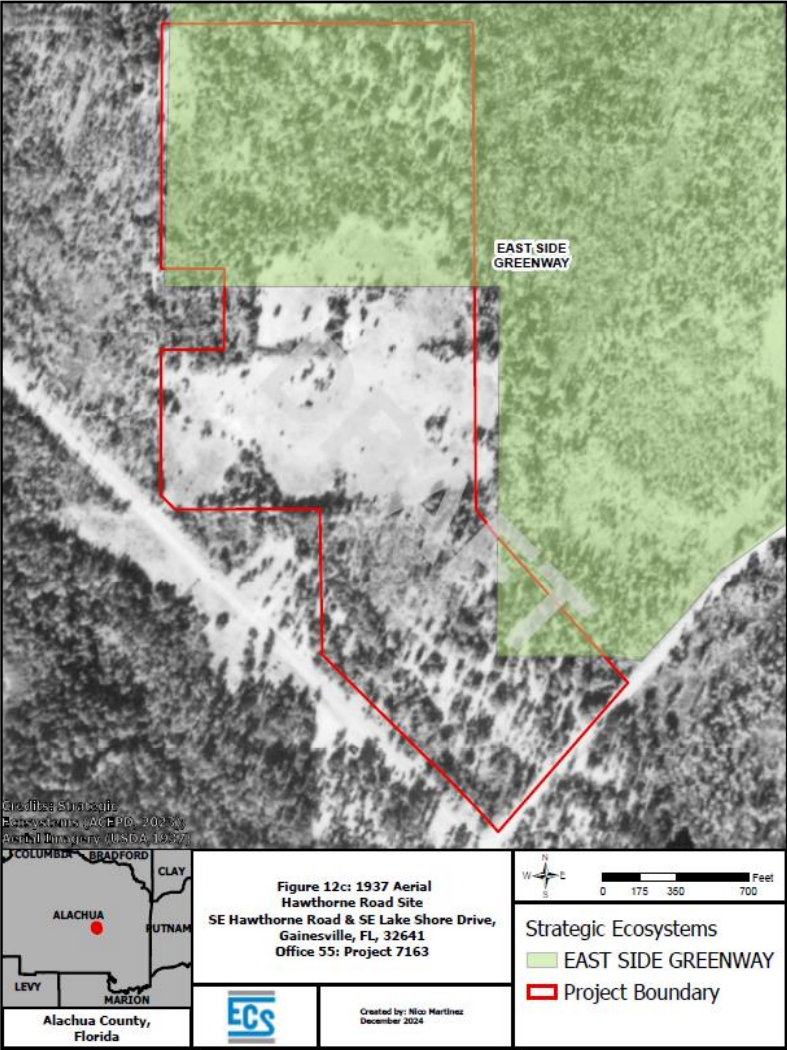
## STRATEGIC ECOSYSTEMS - ALACHUA COUNTY, FLORIDA





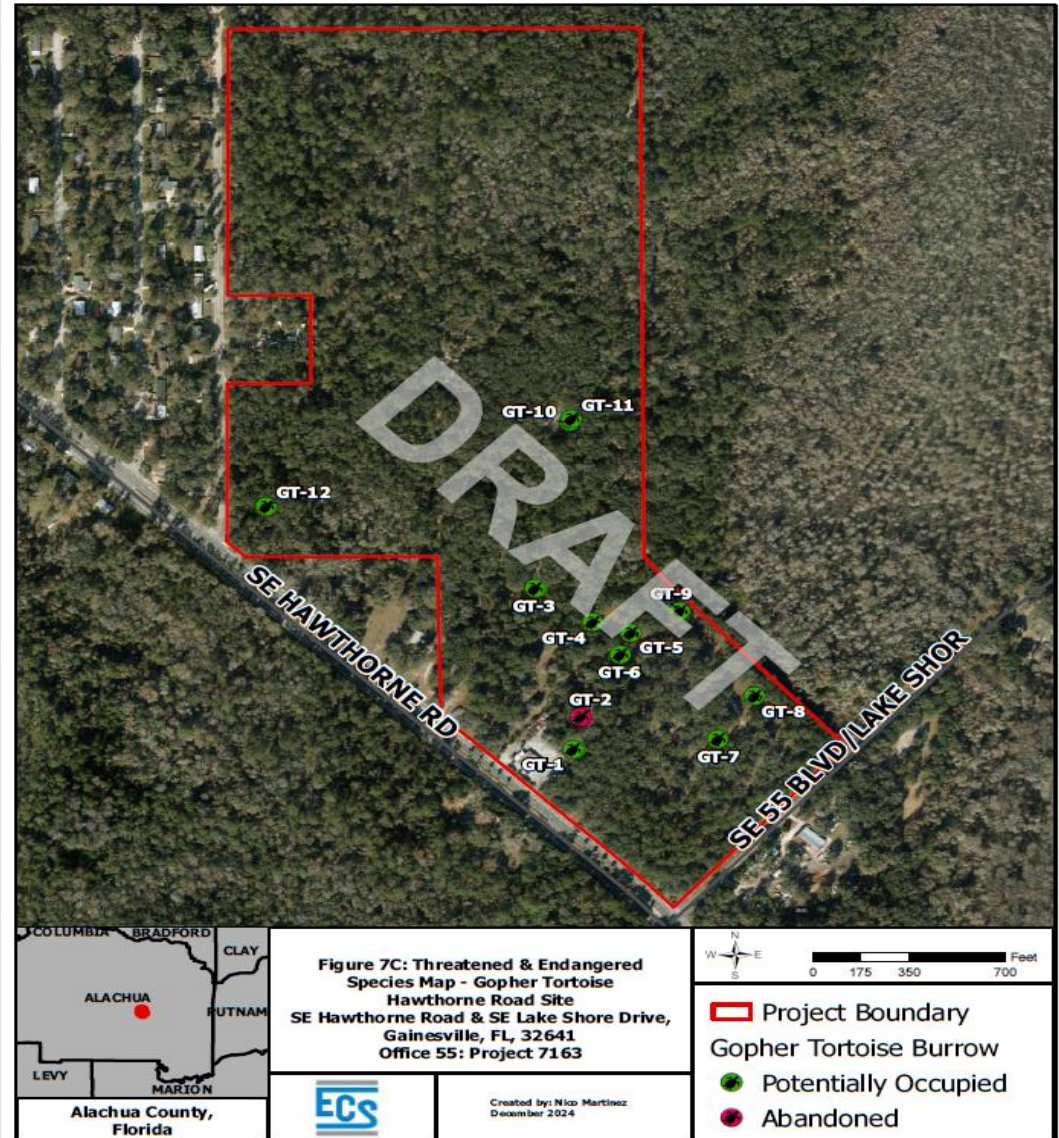
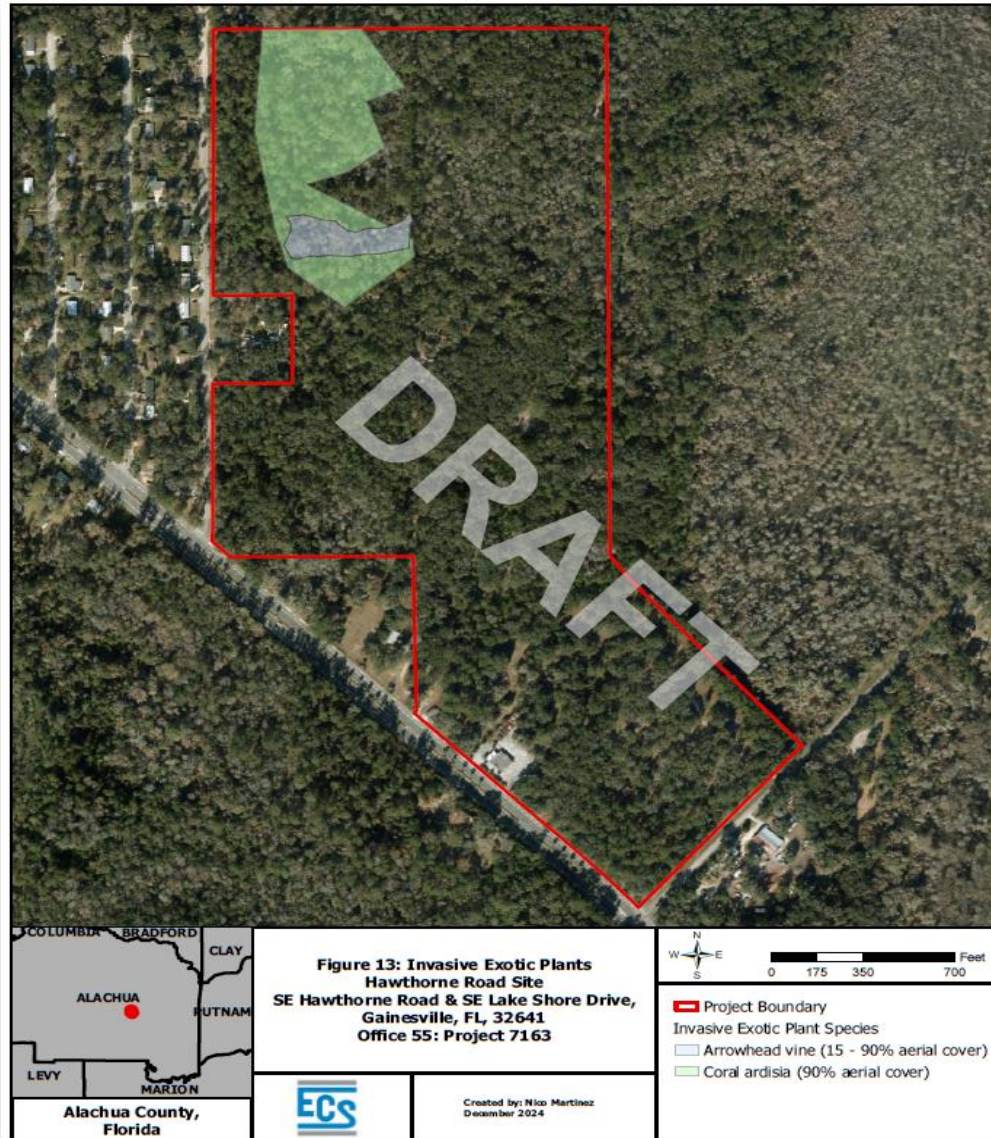
# East Side Greenway Strategic Ecosystem

1937 1974 2023





# East Side Greenway Strategic Ecosystem Invasive Exotic Plants, Gopher Tortoise Burrows





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

