



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.

Existing vs. Proposed

Existing FLU Map

FLU Designations	Acres (+/-)	Permitted DU/AC	Maximum Units	Permitted Non-Residential SF/AC	Maximum SF
Low Density Residential	27.8 Ac.	4 DU/AC	111 Units	0 SF/AC	0 SF
Estate Residential	41.1 Ac.	1 DU/2 AC	20 Units	0 SF/AC	0 SF
Commercial	12.4 Ac.	0 DU/AC	0 Units	10,000 SF/AC ⁽¹⁾	124,000 SF
Total	81.3 Ac.		131 Units		124,000 SF

⁽¹⁾ Assumes 10,000 SF per Acre.

Proposed FLU Map

FLU/Zoning Designations	Acres (+/-)	Permitted DU/AC	Maximum Units	Permitted Non-Residential SF/AC	Maximum SF
Low Density Residential	54.8 Ac.	4 DU/AC	219 Units	0 SF/AC	0 SF
Conservation	26.5 Ac.	1 DU/10AC	2 Units	0 SF/AC	0 SF
Total	81.3 Ac.		221 Units		0 SF

Summary of Net Change between Existing and Proposed FLU Map

	Residential Units	Non-Residential SF
Existing FLU Map	131 Units	120,400 SF
Proposed FLU Map	221 Units	0 SF
Net Change	+90 Units	- 124,000 SF





Eastside
Activity
Center

Green Grove
subdivision

Wetlands/SE

SITE

Paynes Prairie

SE Hawthorne Rd.

Lakeshore Dr.

Newnans Lake

Aerial Image

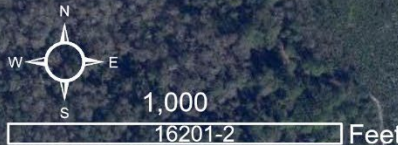




Photo
from
center
of site

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

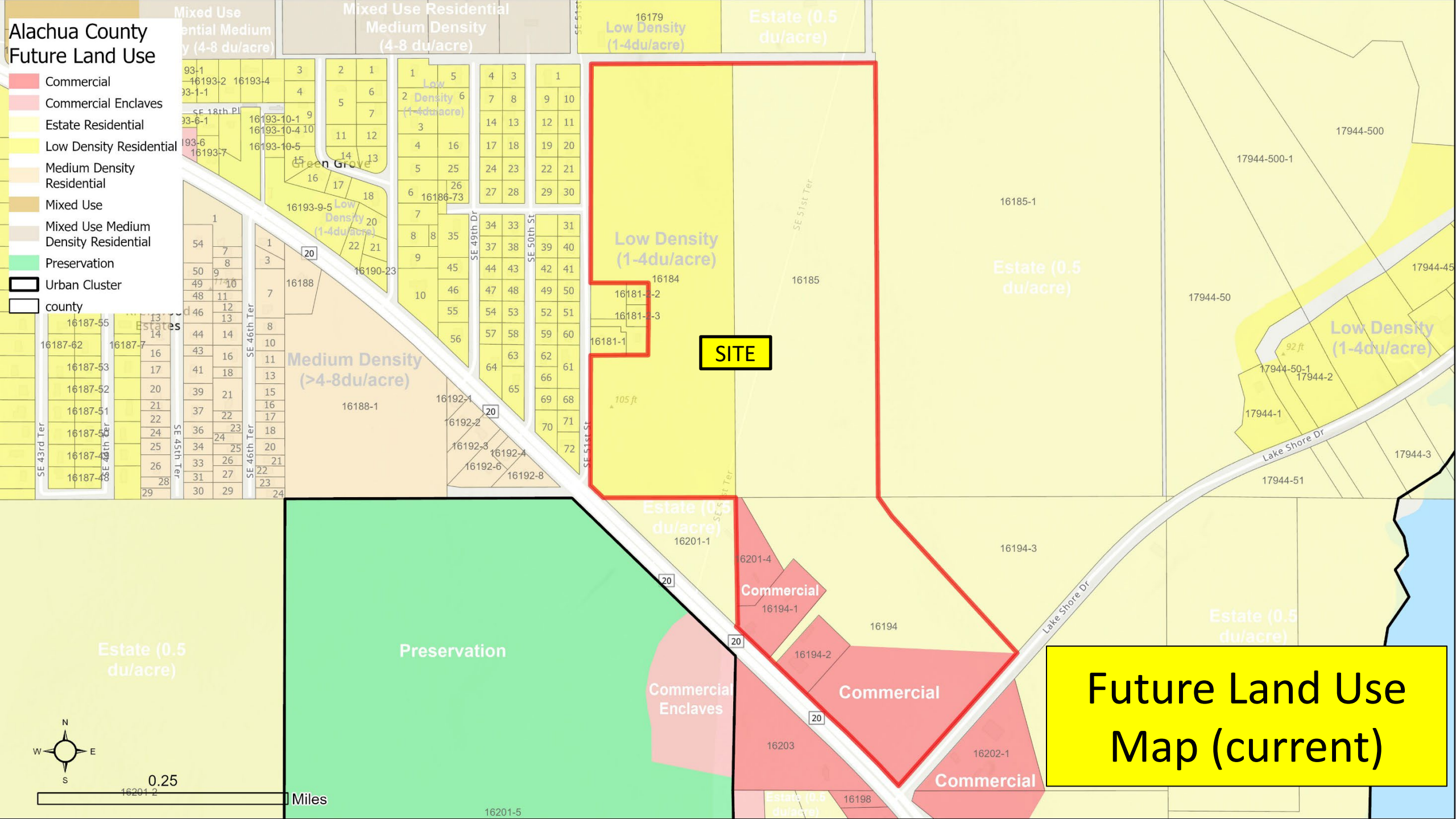
Future Land Use Map (current)

SITE

0.25 Miles

North Arrow

-
- Alachua County
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Conservation
Low Density Residential

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0.25

Miles

SITE

SITE

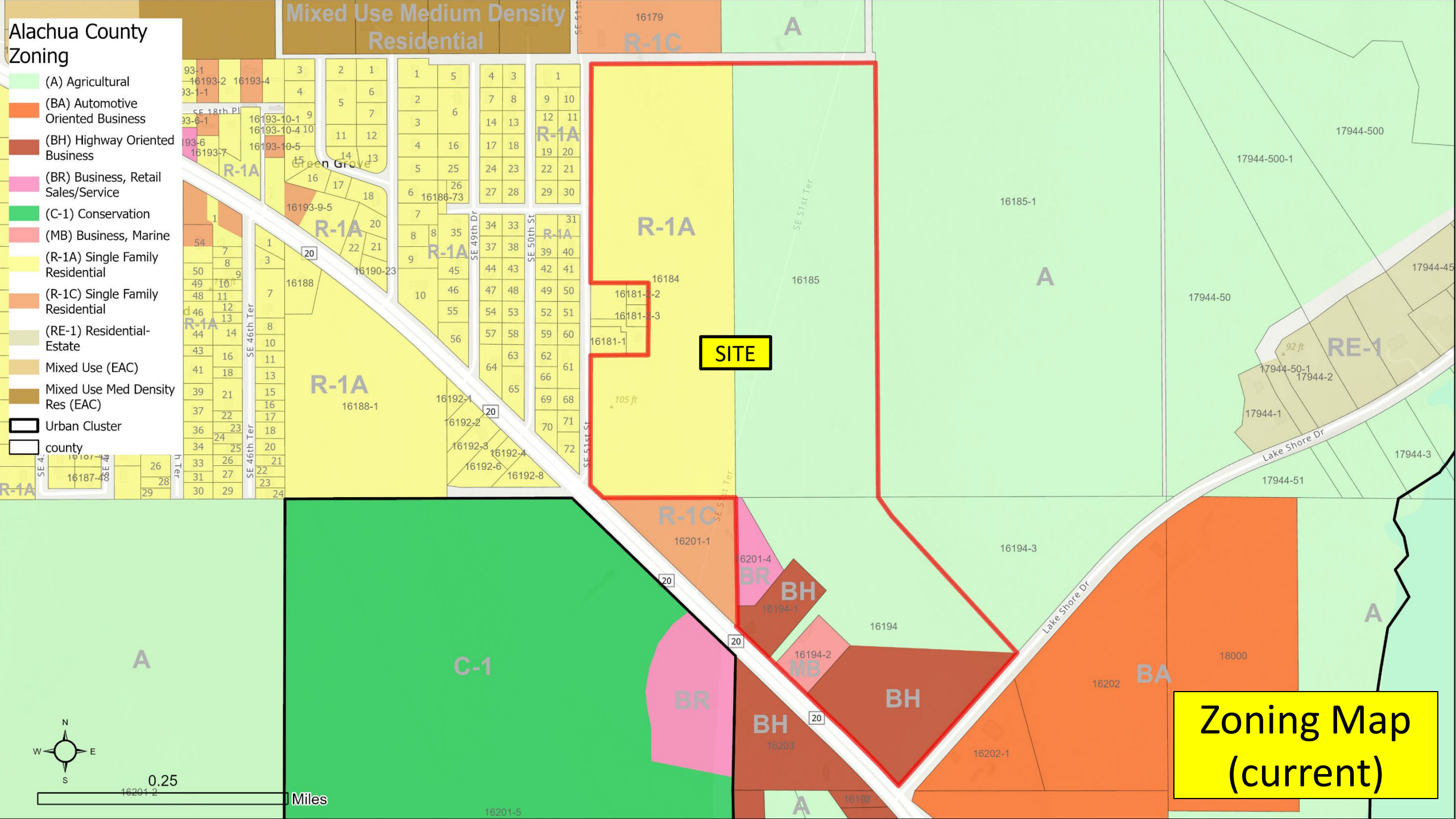
Future Land Use Map (proposed)

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 (current)

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Zoning Map (current)

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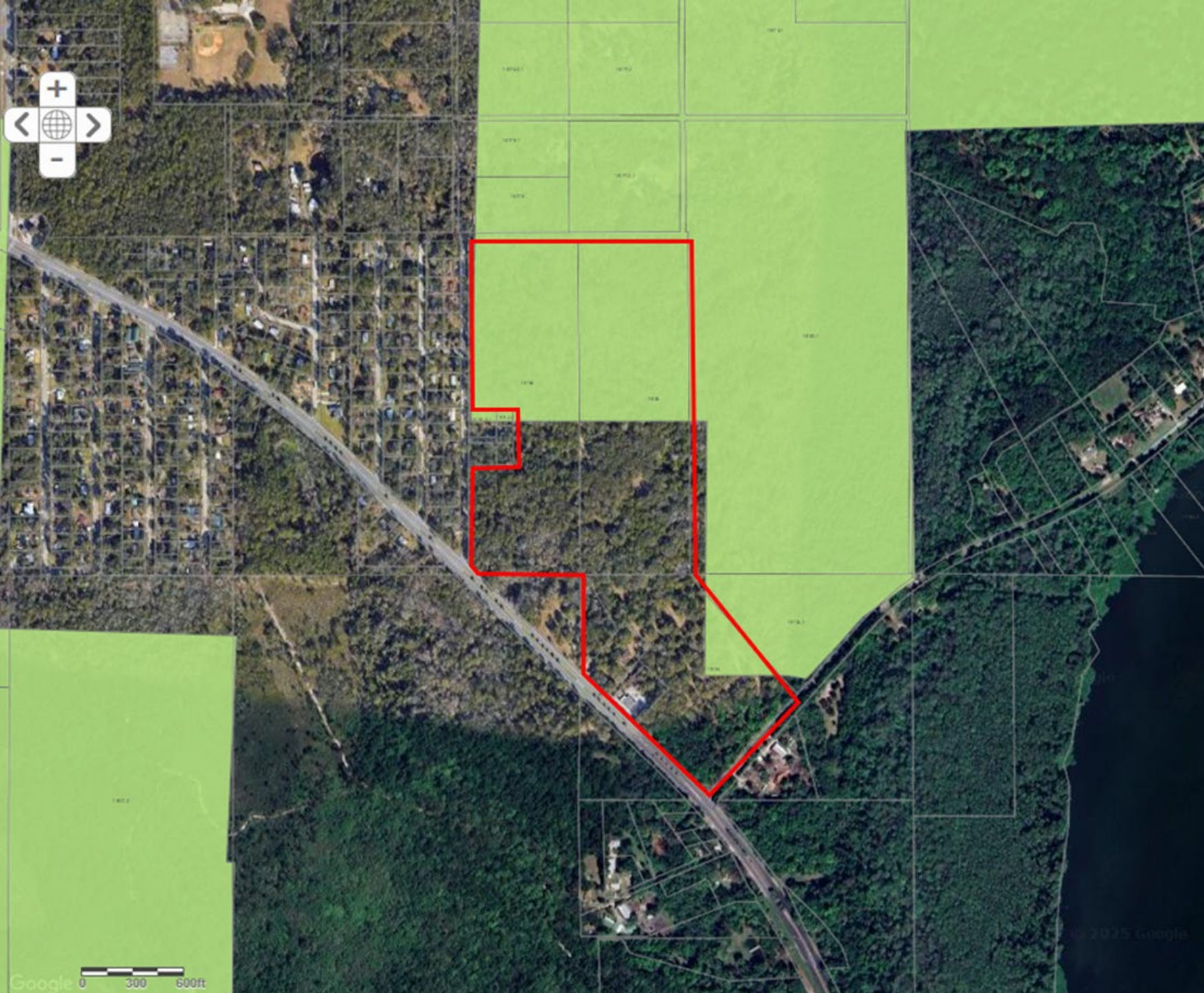
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Zoning Map (current)

Alachua County Zoning

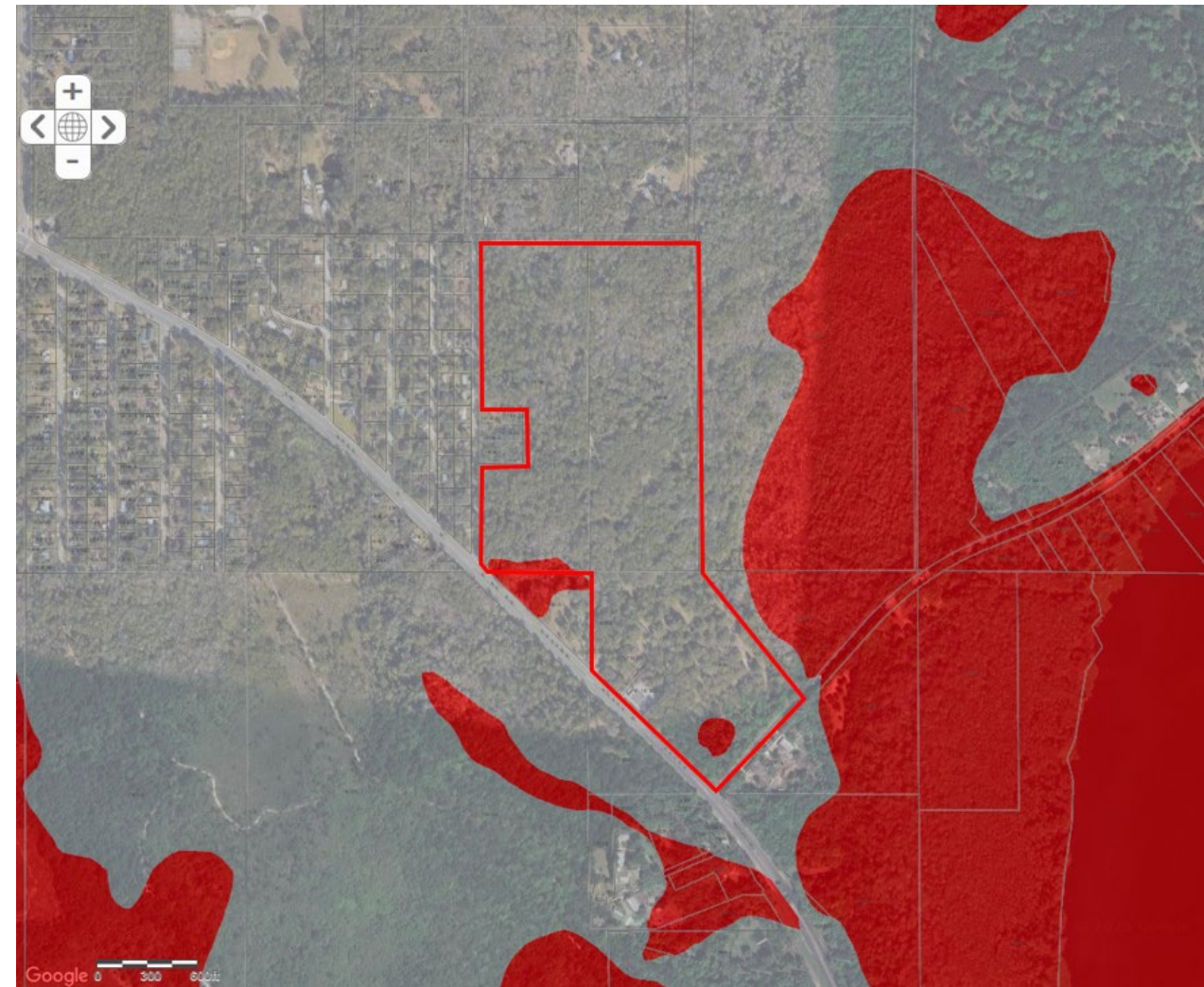
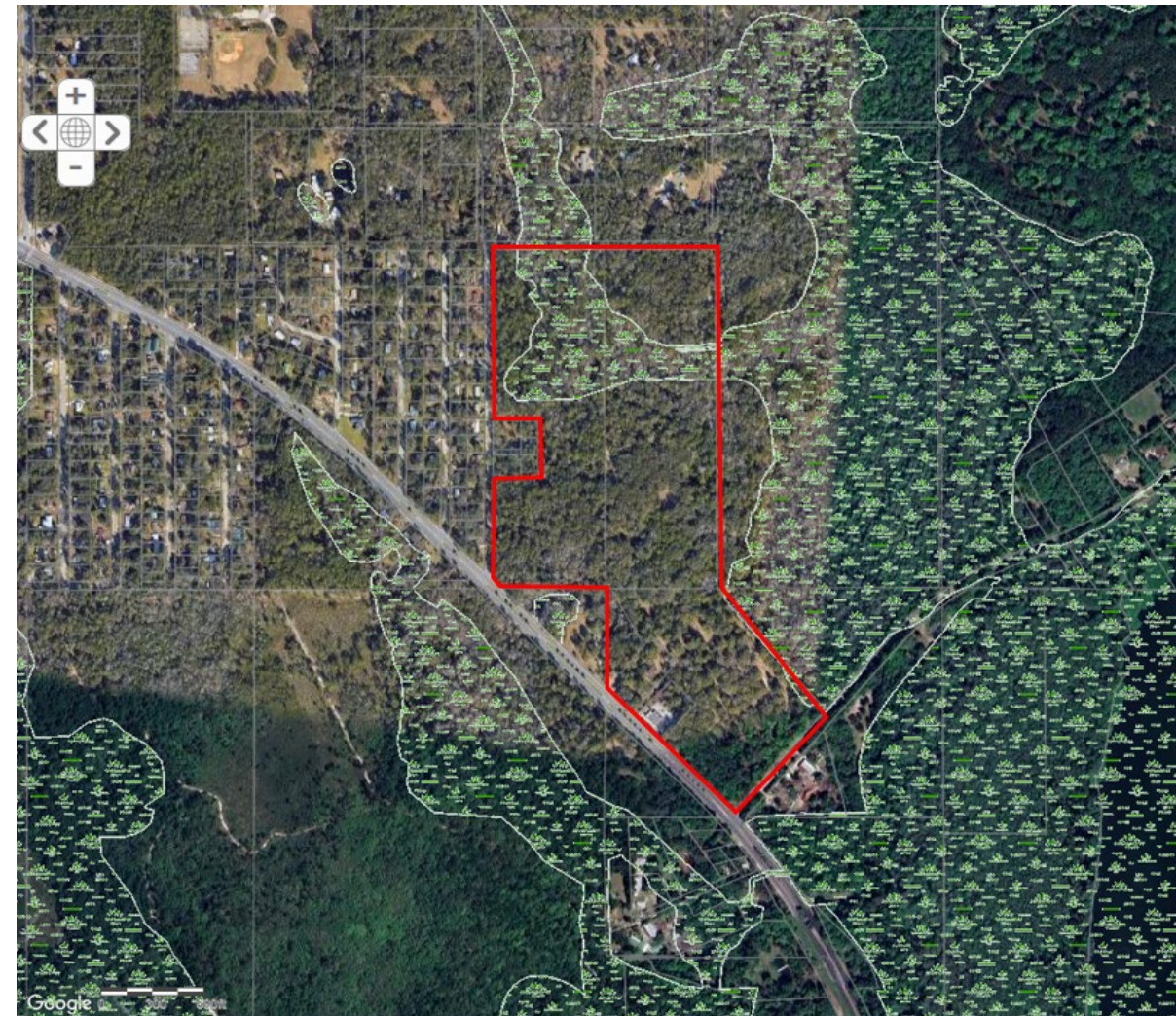
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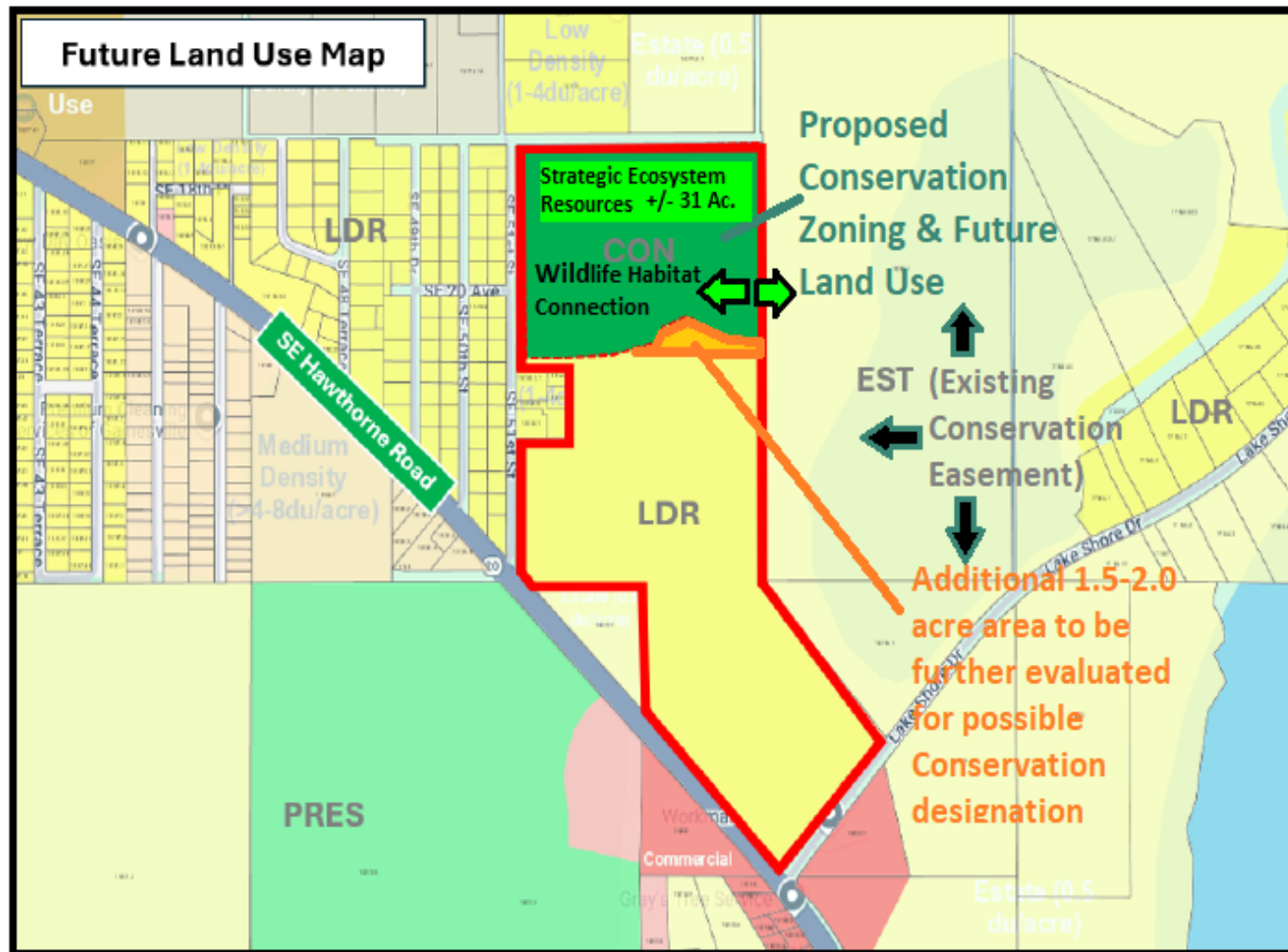
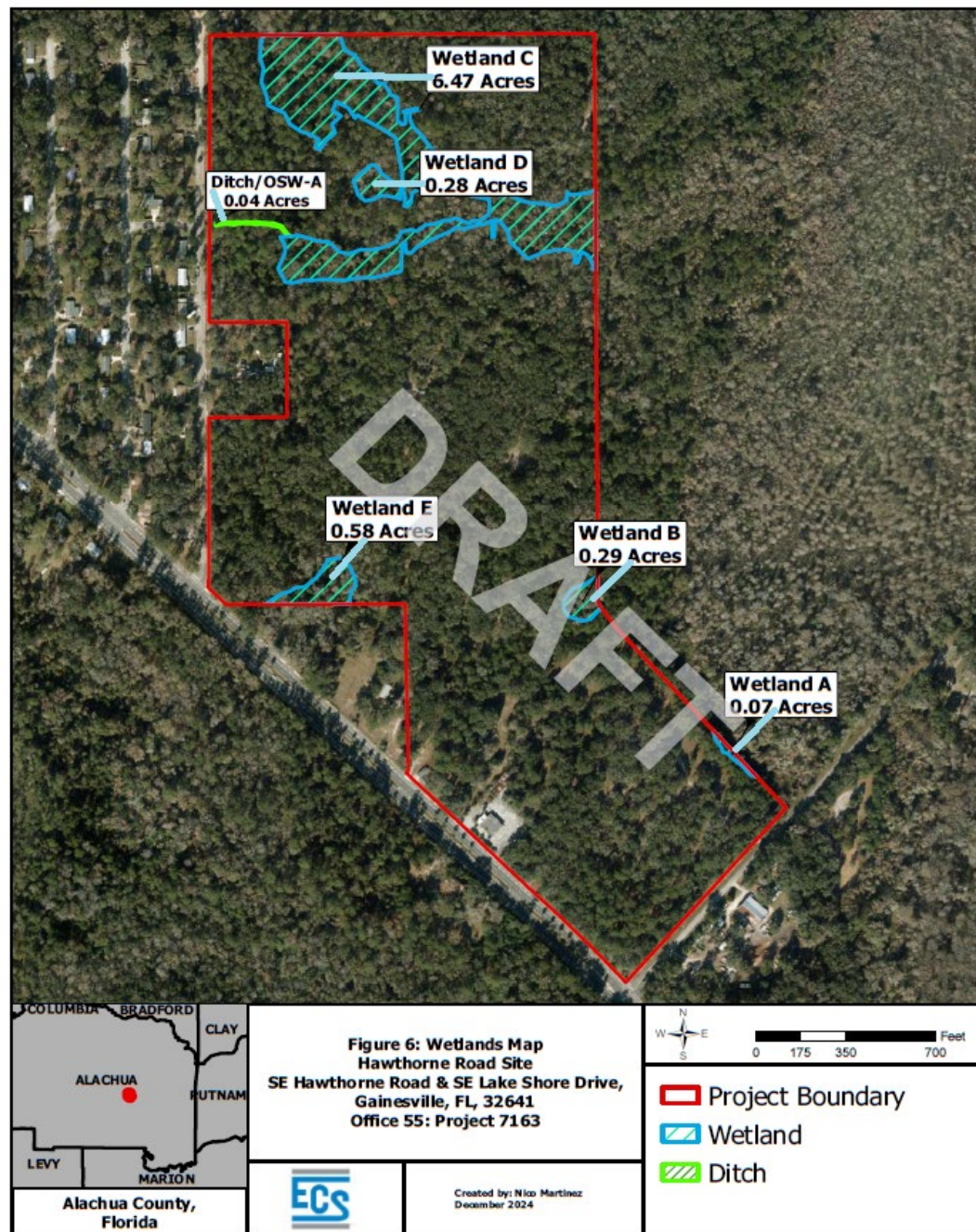
Zoning Map (current)



Strategic Ecosystem Map

Wetland and Flood Zone Maps





Bases for approval

- **Policy 1.5.1 of FLUE**

New residential development shall meet all of the requirements for adequate facilities based on the level of service standards.

- **Policy 8.5.7 of FLUE**

Incentivize redevelopment of areas already in development or impacted by prior development for the East Gainesville Urban Area.

Bases for approval

- **Policy 3.4.1 of COSE**

Environmental resource assessment. Proposed amendment consistent with protection of natural resources.

- **Objective 3.1 of Energy Element**

Promote energy-efficient land use patterns that reduce travel costs and encourage long-term carbon sequestration. Use existing urban infrastructure and infill of Urban Cluster.

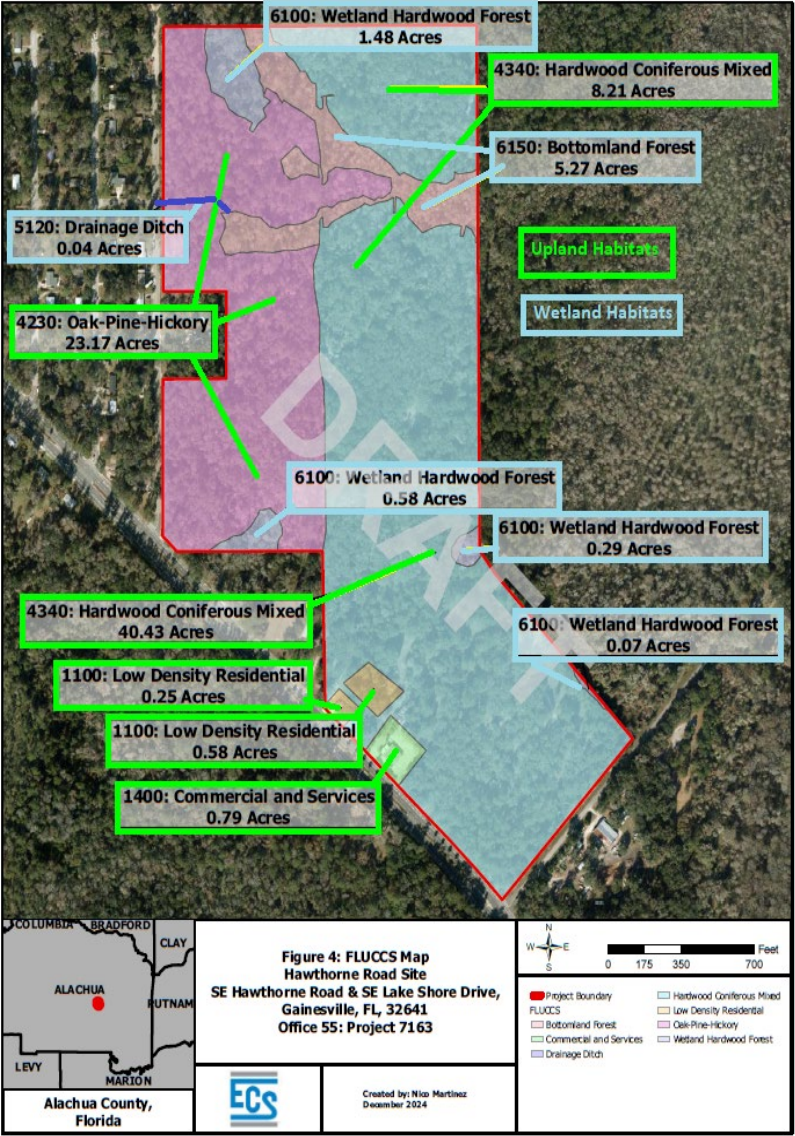
Staff recommendation

- Staff recommends 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.

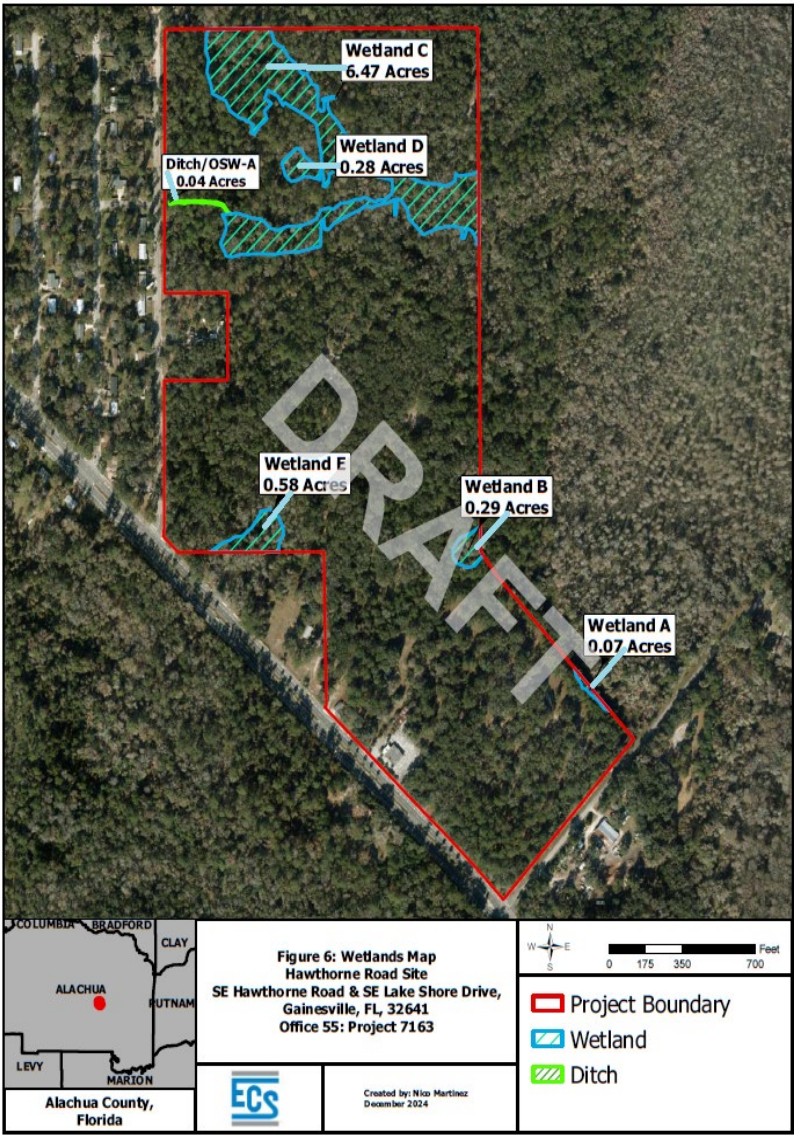
Local Planning Agency recommendation

- The Local Planning Agency recommend at its meeting on 4/16/25 that the Board of County Commissioners **not transmit** Z25-000003 to the Florida Department of Commerce for review and comment. (4-3 vote)

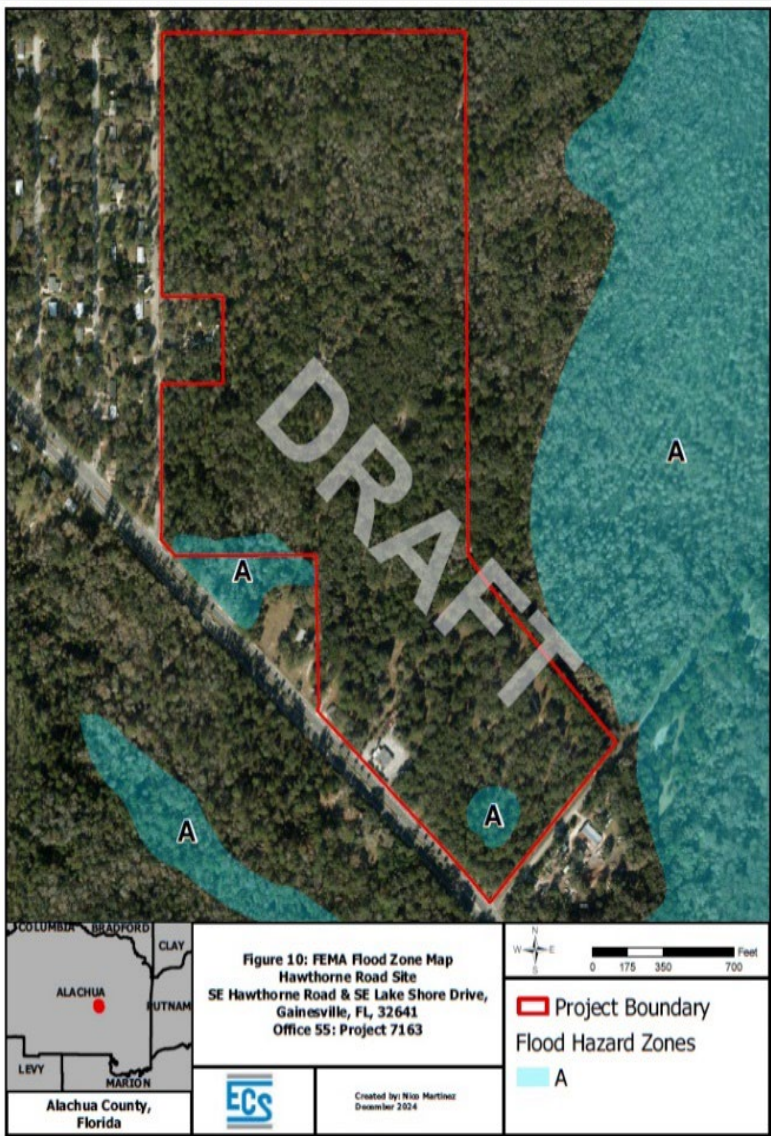
Upland & Wetland Habitats



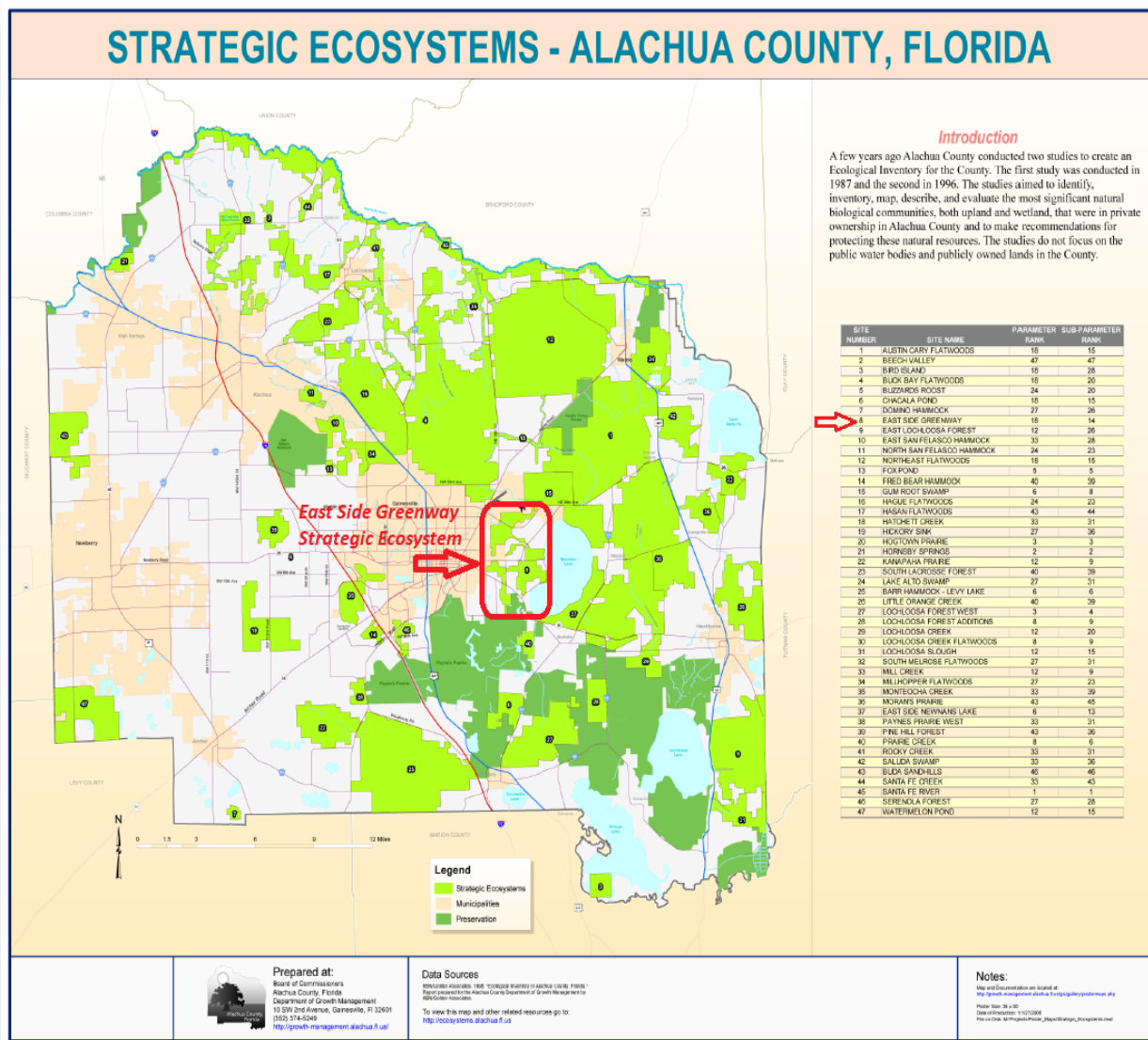
Wetland Delineations



100-Year Flood Zone

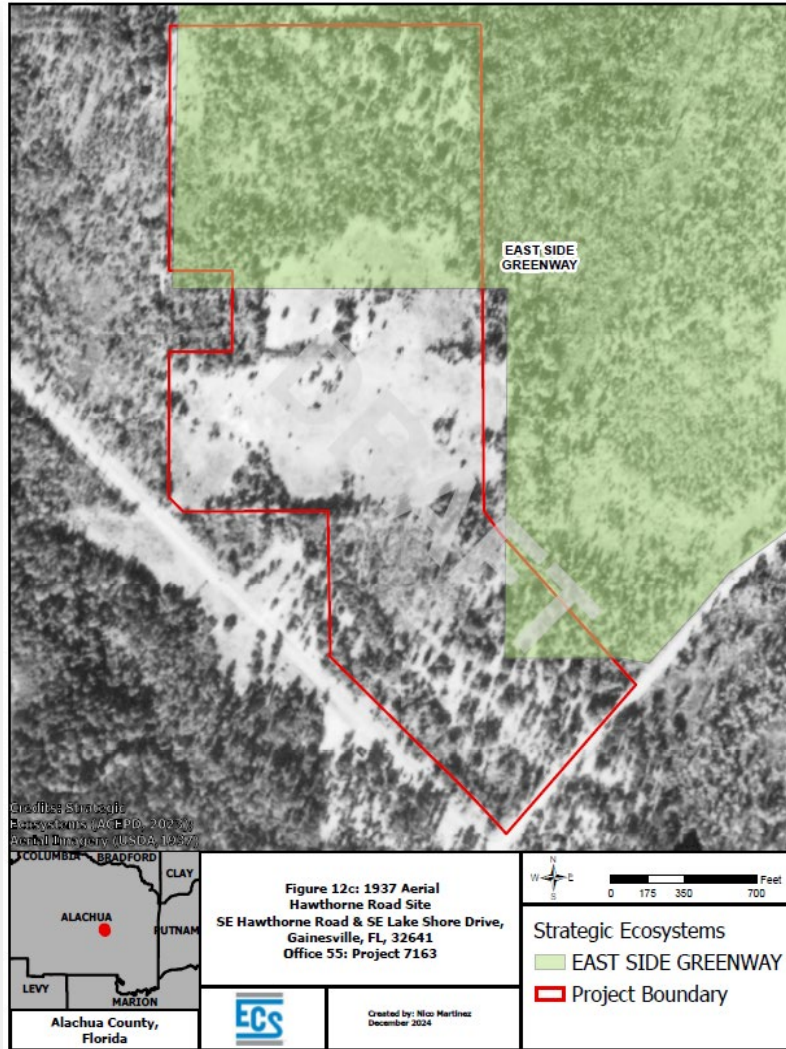


East Side Greenway Strategic Ecosystem

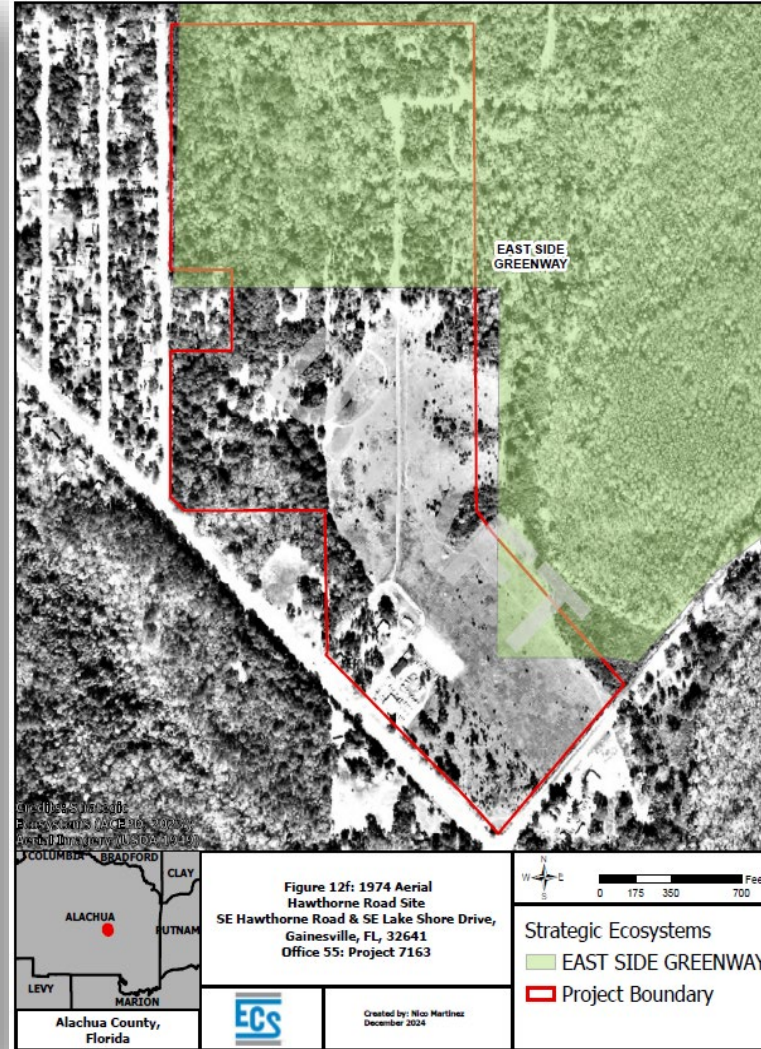


East Side Greenway Strategic Ecosystem

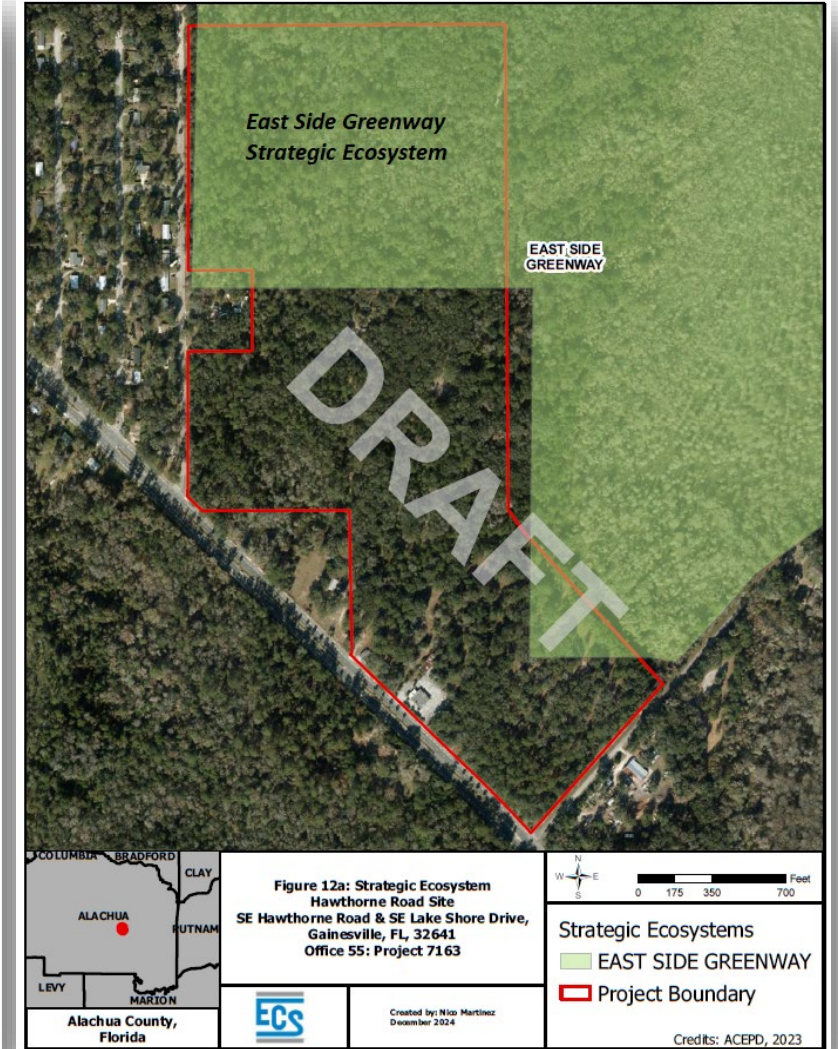
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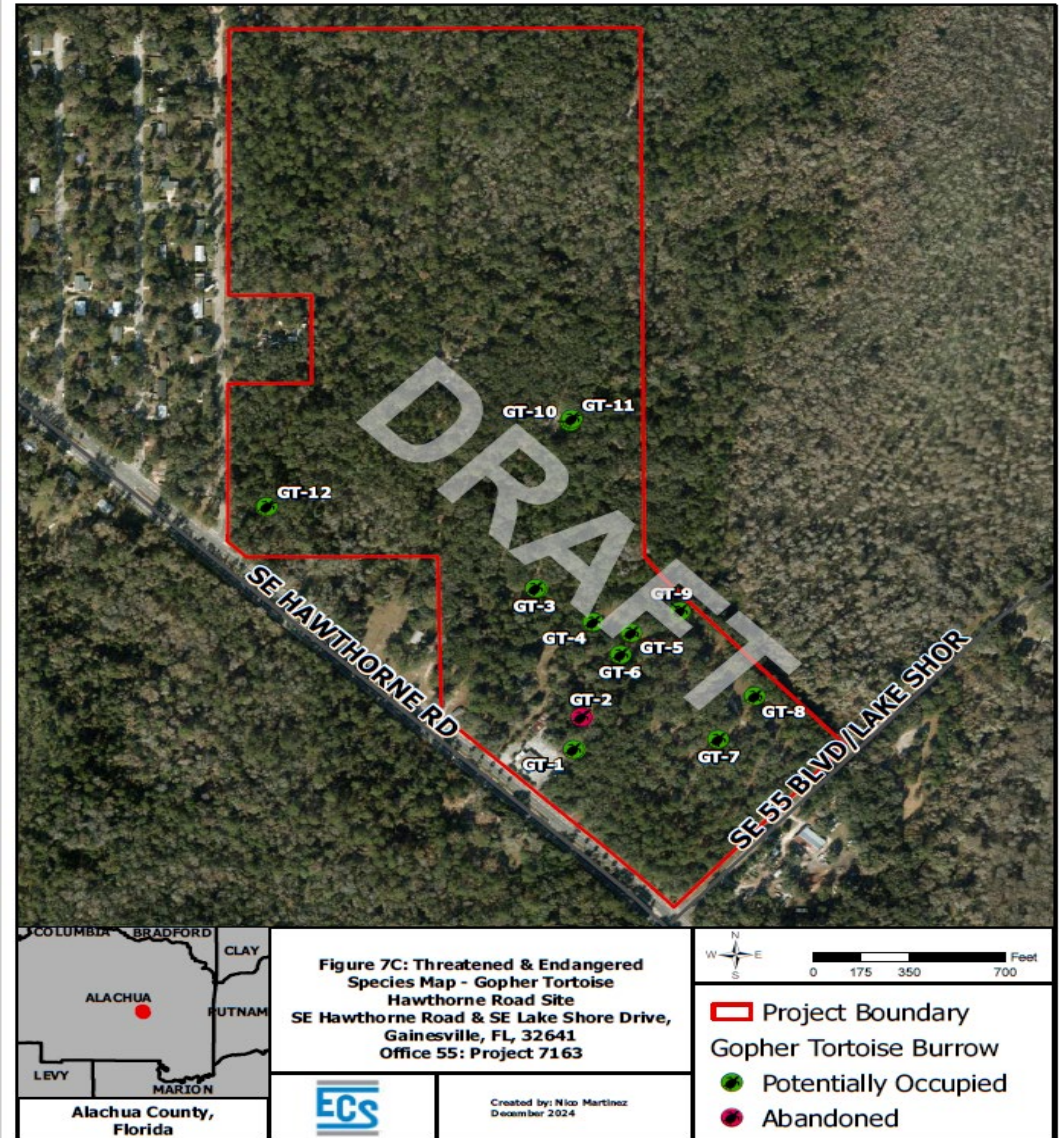
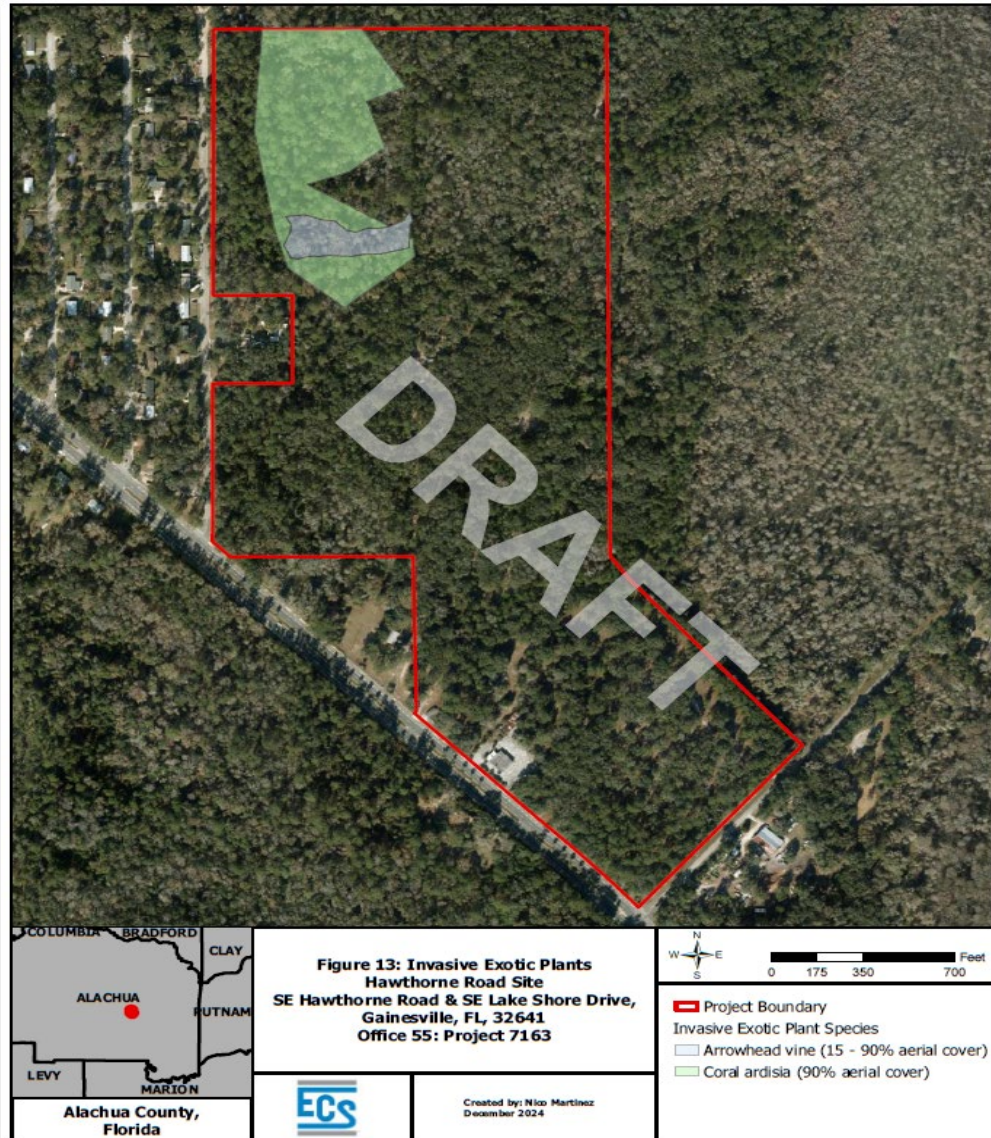
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East Side Greenway Strategic Ecosystem Invasive Exotic Plants, Gopher Tortoise Burrows



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

