



Z25-000003: Large-scale Comprehensive Plan Amendment

**SE Hawthorne Rd.
Adoption Hearing**

Mehdi Benkhatar, AICP
Planner III

Transmittal

- BoCC voted to transmit Z25-000003 to the Florida Department of Commerce and other reviewing agencies at its meeting on 5/27/25.
- Staff transmitted the CPA on 5/28/25.
- FloridaCommerce, FDEP, FDOT, SJWMD and FWC responded

Agency comments

- FloridaCommerce provided technical assistance regarding the proposed text amendment and FWC provided recommendations for gopher tortoises, Florida Black Bear, invasive species and wildlife friendly fencing.
- Other agencies had no comments or objections.

Background

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

Background

- If approved, max of 221 units; however, proposed text amendment and rezoning limits to 149 units (net +18 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

*This maximum is restricted to 149 units based on the proposed text amendment Policy 7.1.37 of the Future Land Use Element

Summary of Net Change between Existing and Proposed FLU Map

	Residential Units	Non-Residential SF
Existing FLU Map	131 Units	124,000 SF
Proposed FLU Map	149 Units	0 SF
Net Change	+18 Units	- 124,000 SF

Existing vs. Proposed

- While the FLU designations allow up to 221 units (90 additional units), the proposed text amendment restricts max # to 149 units (18 additional units)
- Existing= 138 units
- Proposed = 149 units

Proposed Text Amendment

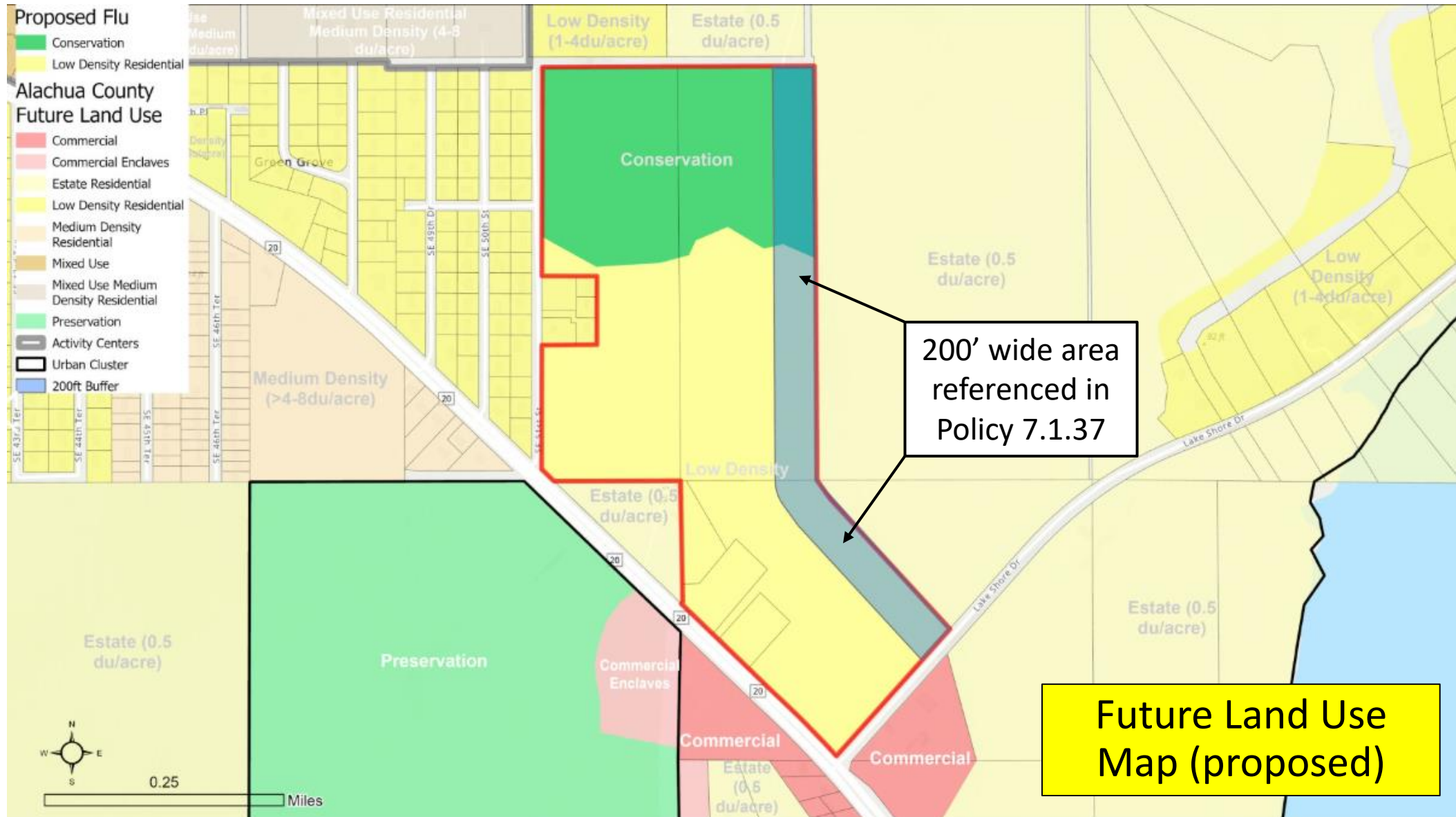
- At the 5/27/25 BoCC transmittal hearing the applicant proposed a text amendment to limit the max # of units and to provide a 200' area where lots and roads would be prohibited.
- The Florida Department of Commerce provide comment on 6/27/25 to clarify this area. Staff has revised accordingly.

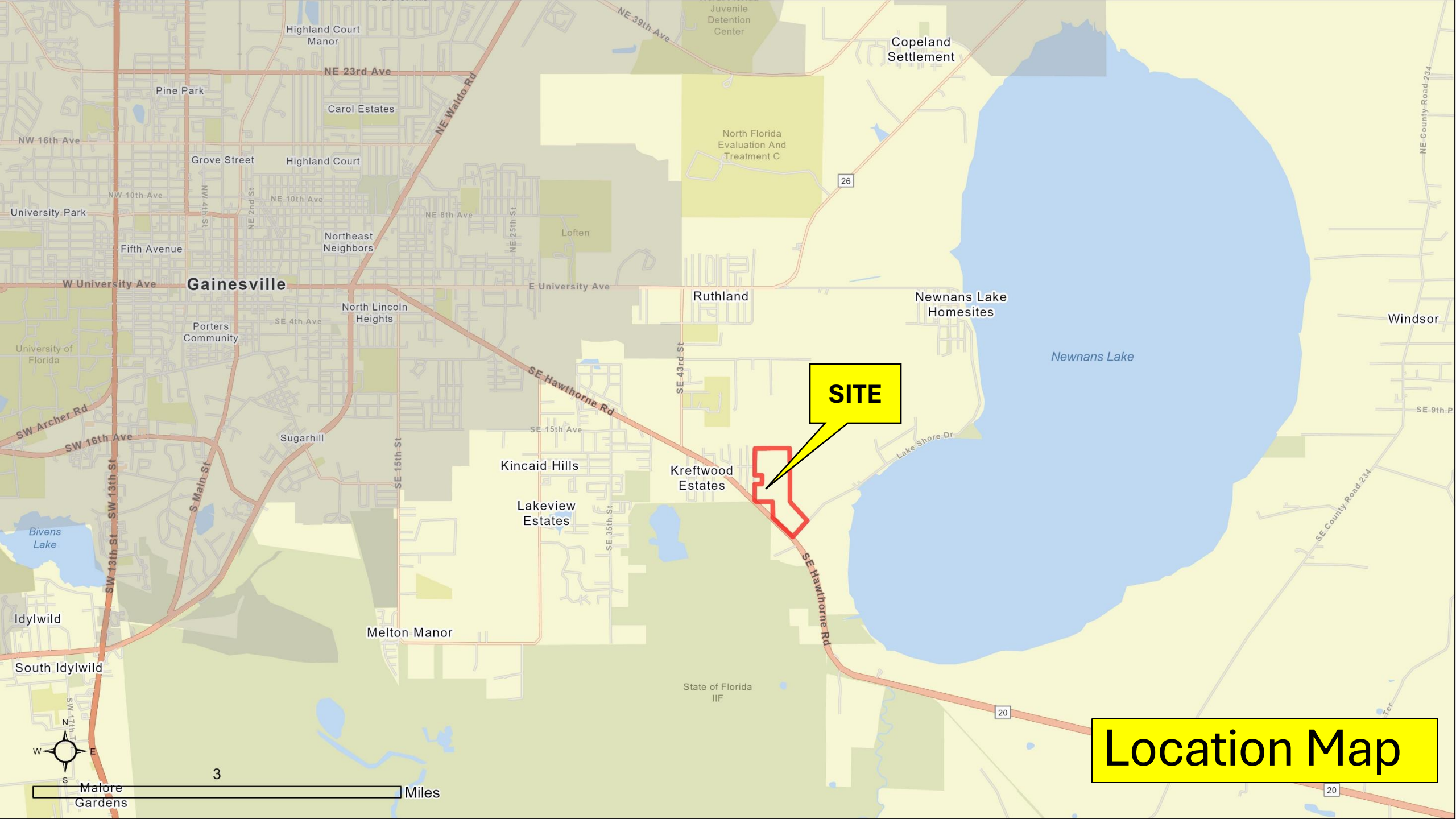
Proposed Text Amendment

Policy 7.1.37 of Future Land Use Element

The approximately 82-acre property on SE Hawthorne Road (SR 20) consisting of tax parcels 16184-000-000, 16185-000-000, 16201-004-000, 16194-001-000, 16194-002-000 and 16194-000-000 is designated Conservation and Low Density Residential on the Future Land Use Map with primary uses limited to single family detached residential at a maximum of 149 units. No roadways or residential lots shall be located within 200 feet of the eastern boundaries of parcels 16185-000-000 and 16194-000-000 (where abutting parcels 16185-001-000 and 16194-003-000). This area will be limited to a combination of green spaces, stormwater management areas, tree preservation areas and necessary utility infrastructure and shall not be fenced to contribute to a larger off-site north-south greenway / wildlife corridor.

Proposed Text Amendment





SITE

Location Map

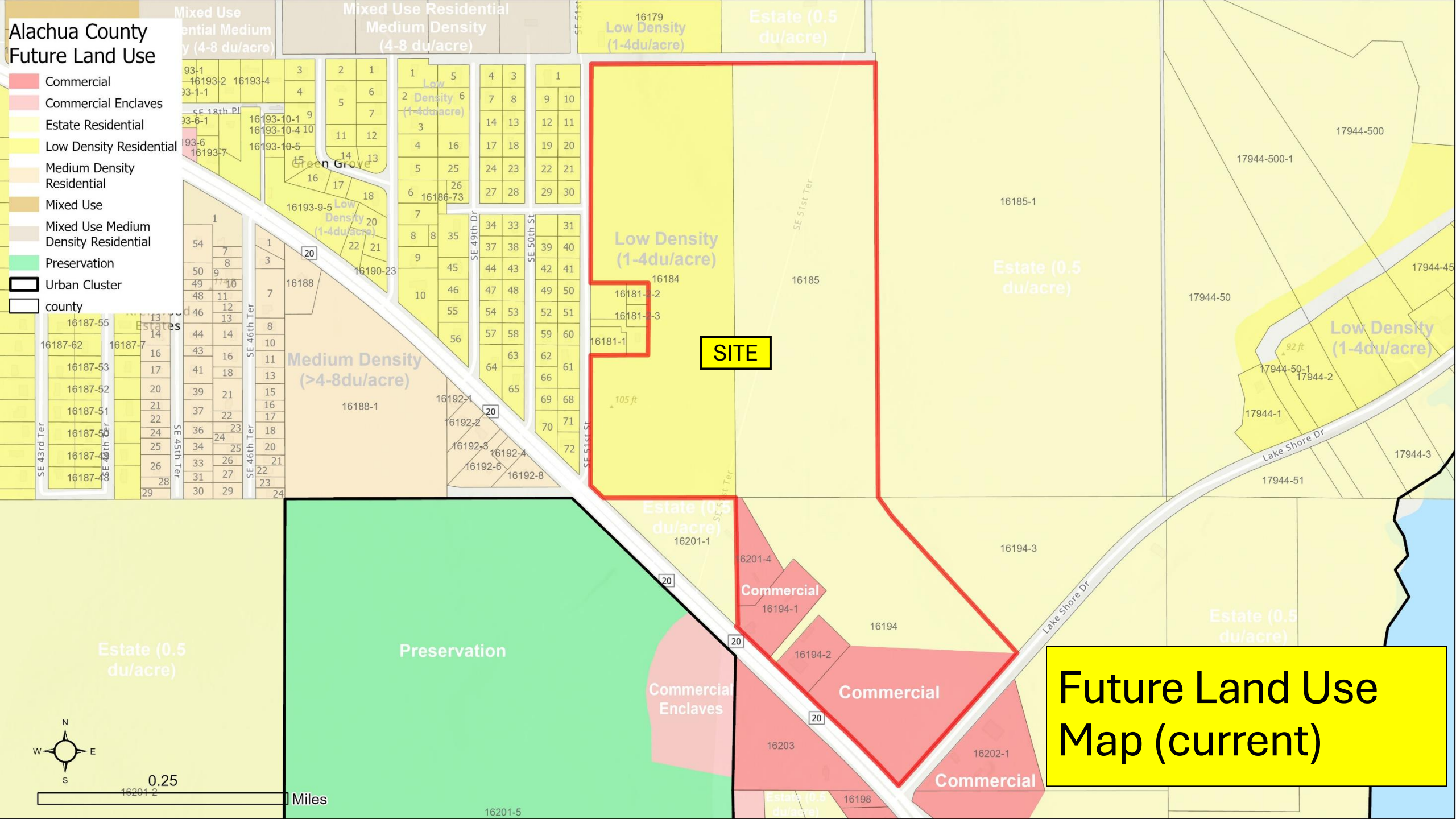


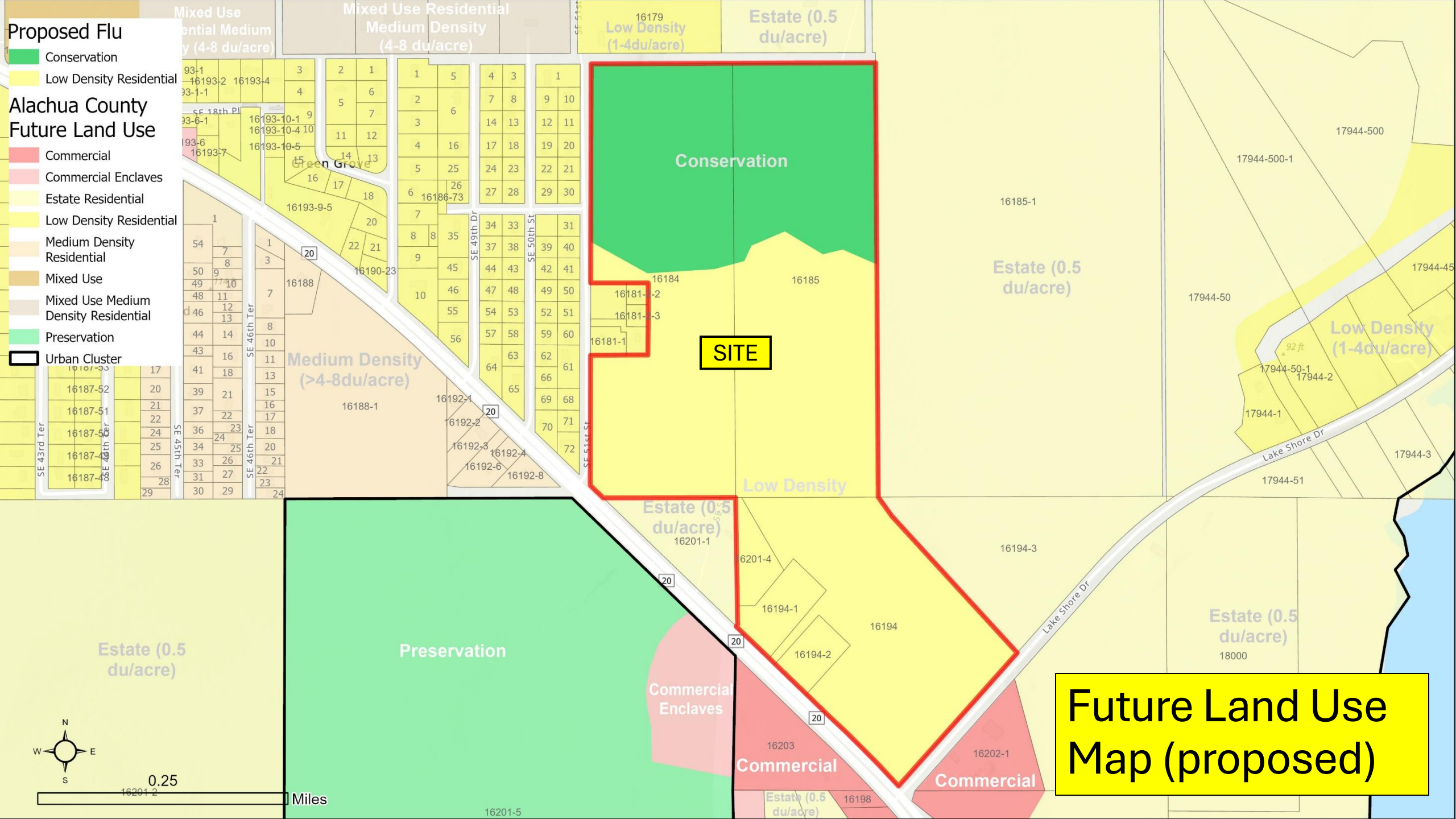


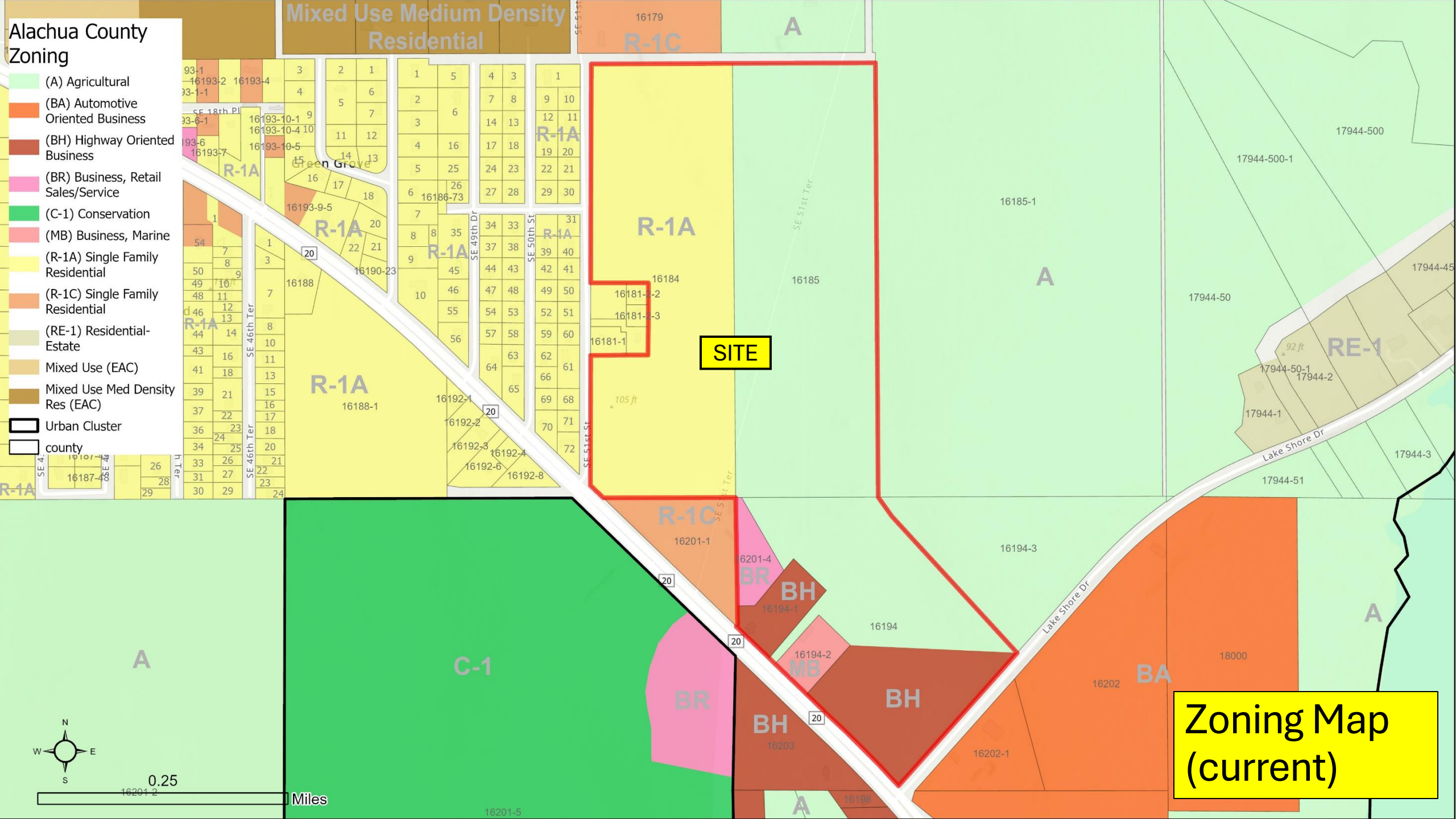
Photo
from
center
of site

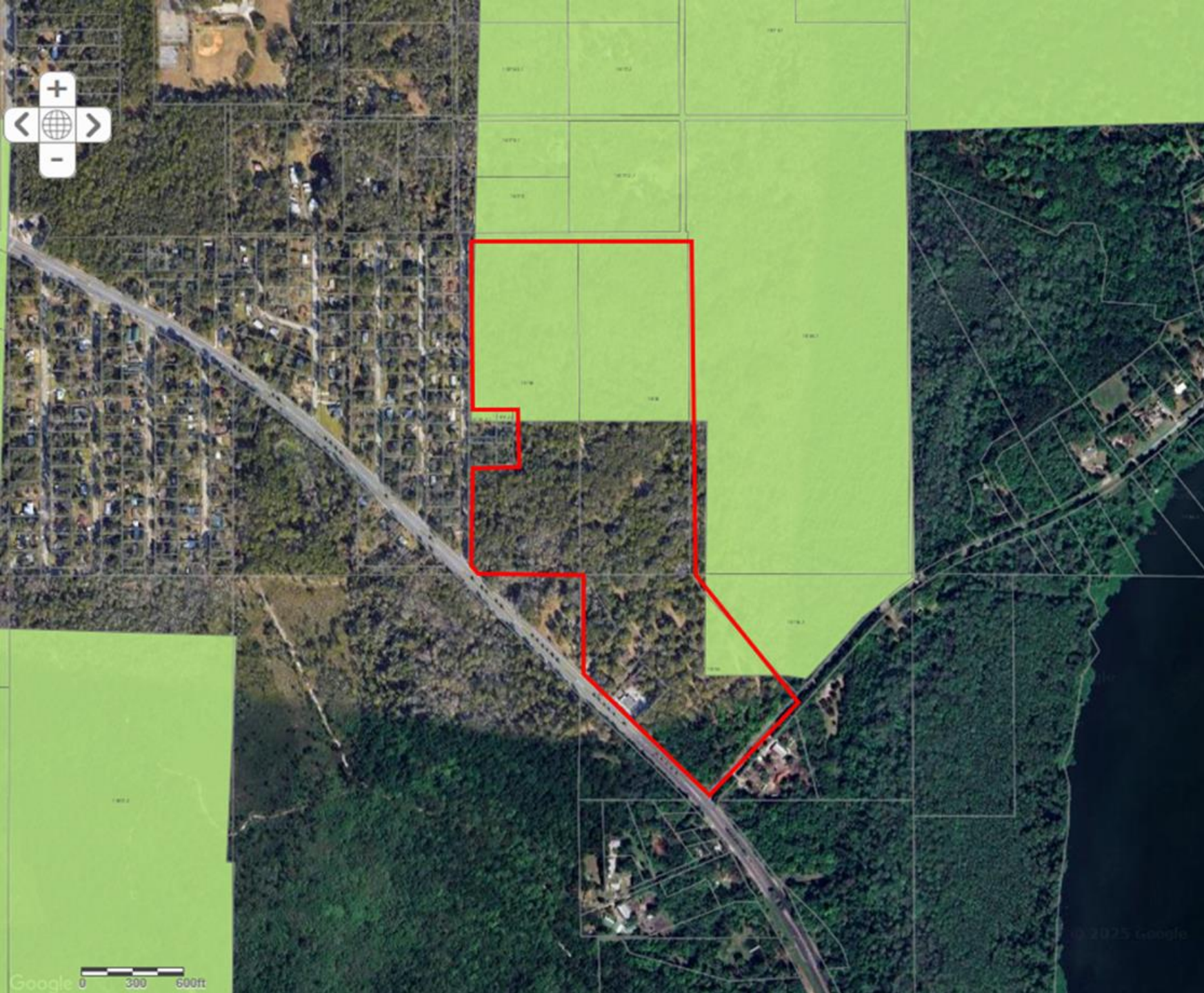
Abandoned commercial building on site and view from Lakeshore Dr. looking south








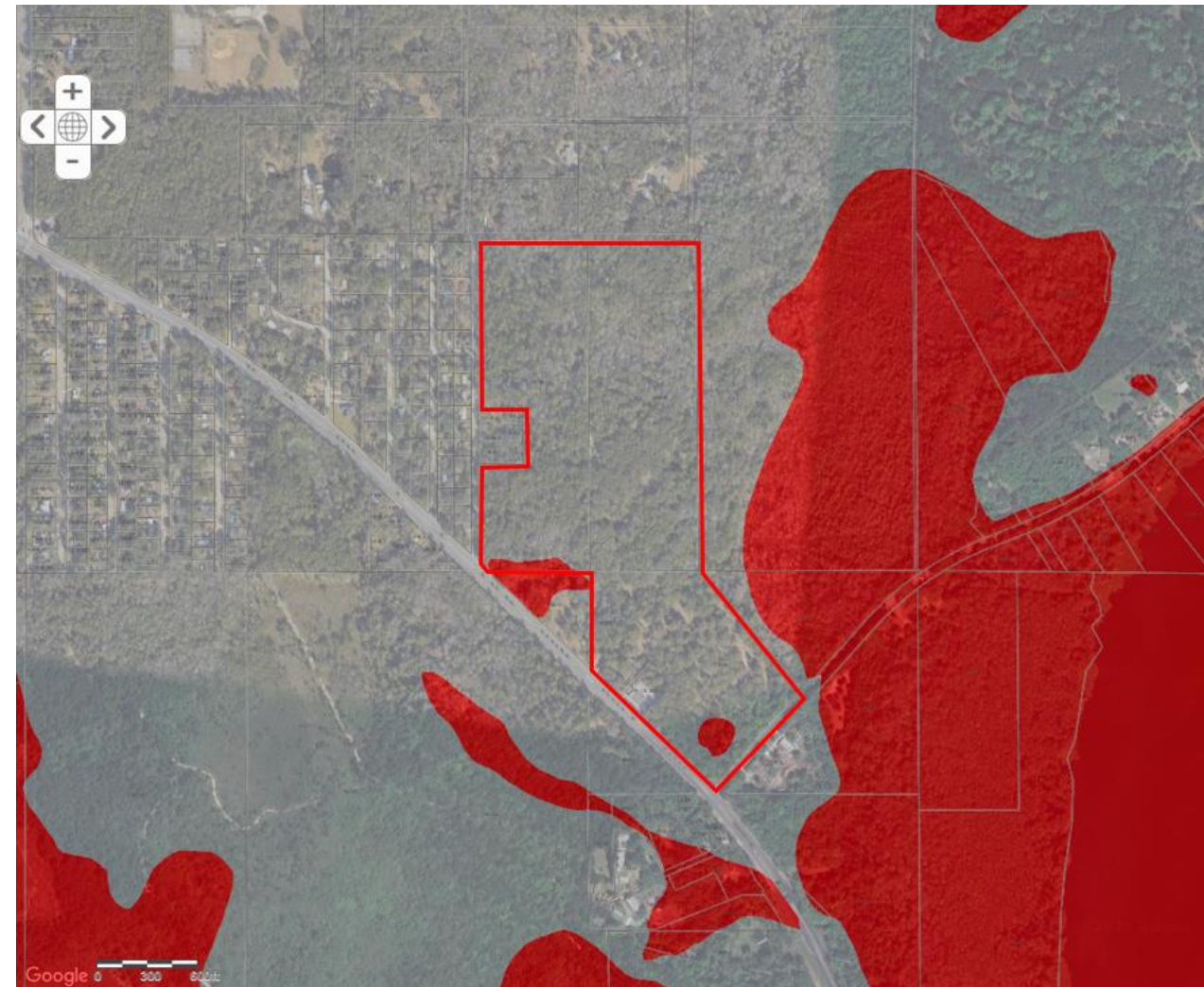
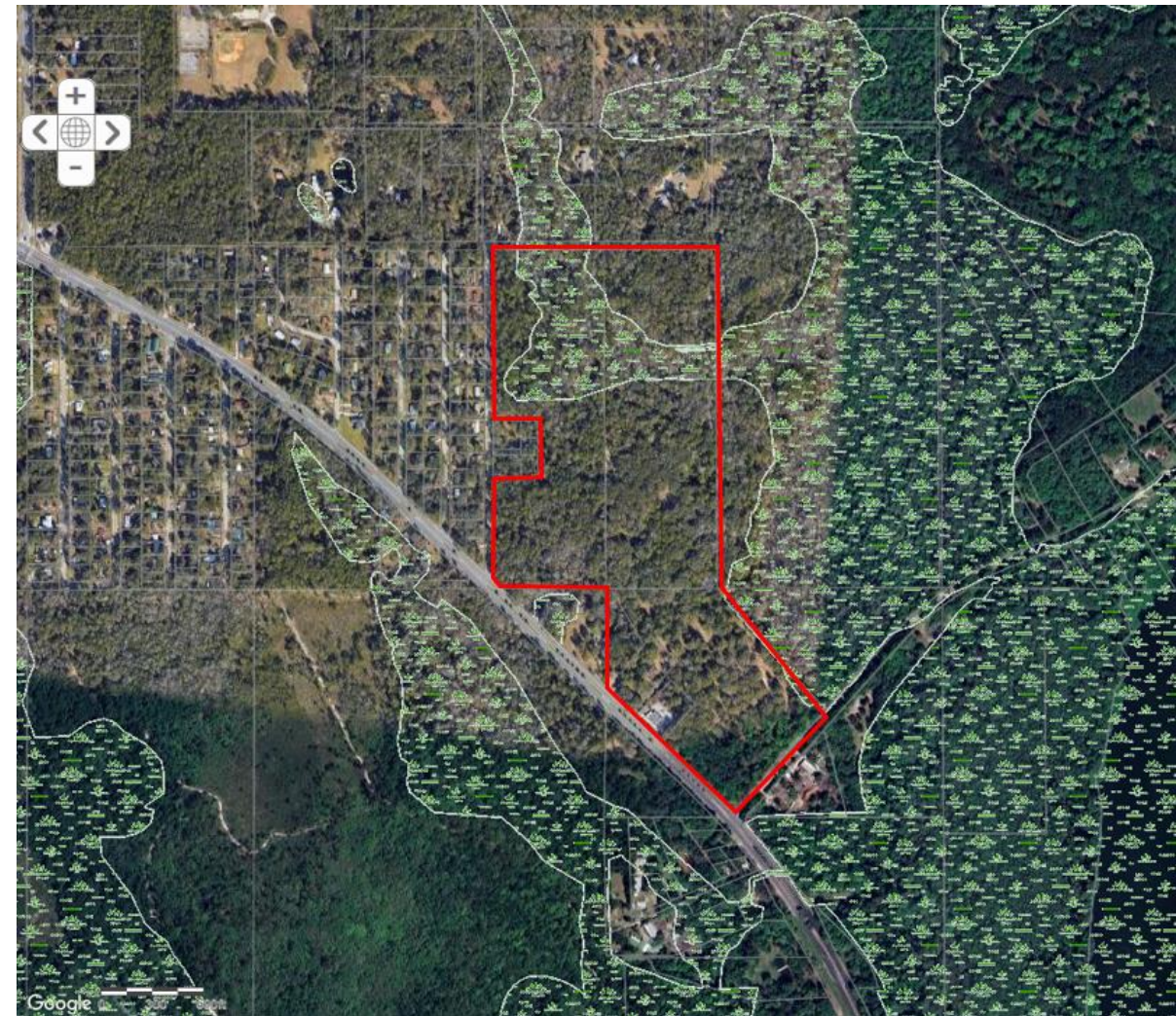




Strategic Ecosystem Map

 = Eastside Greenway
strategic ecosystem

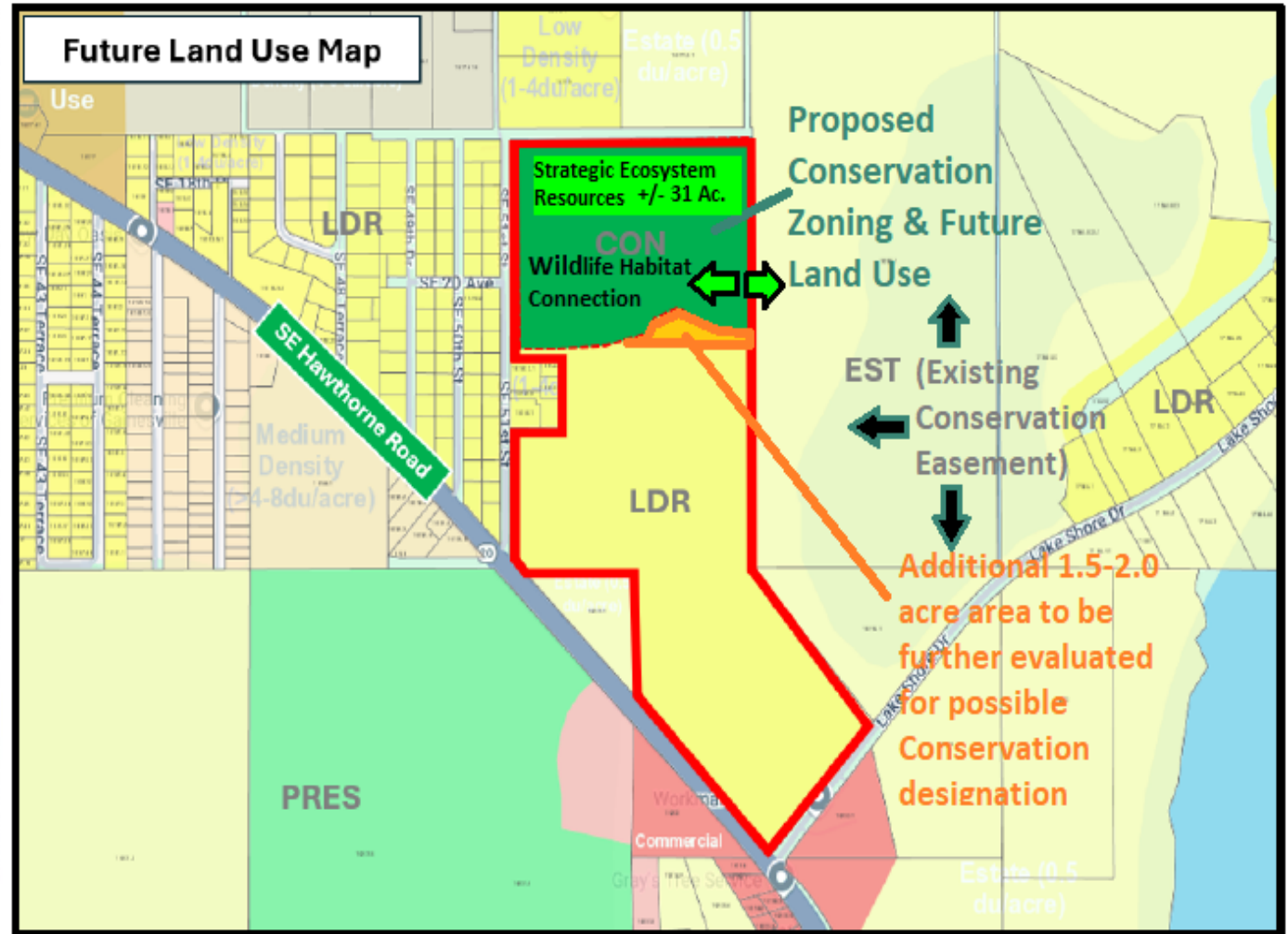
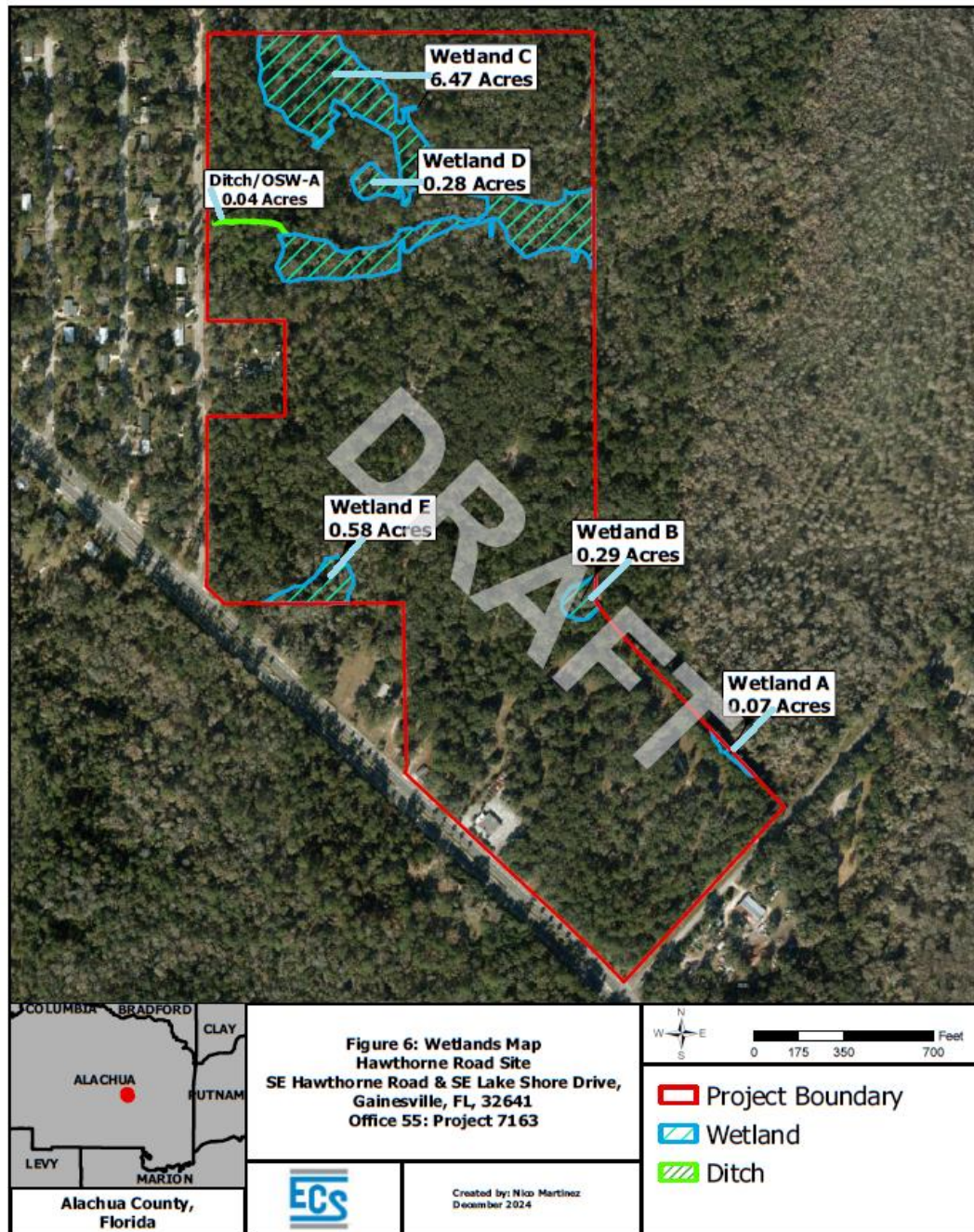
Wetland and Flood Zone Maps





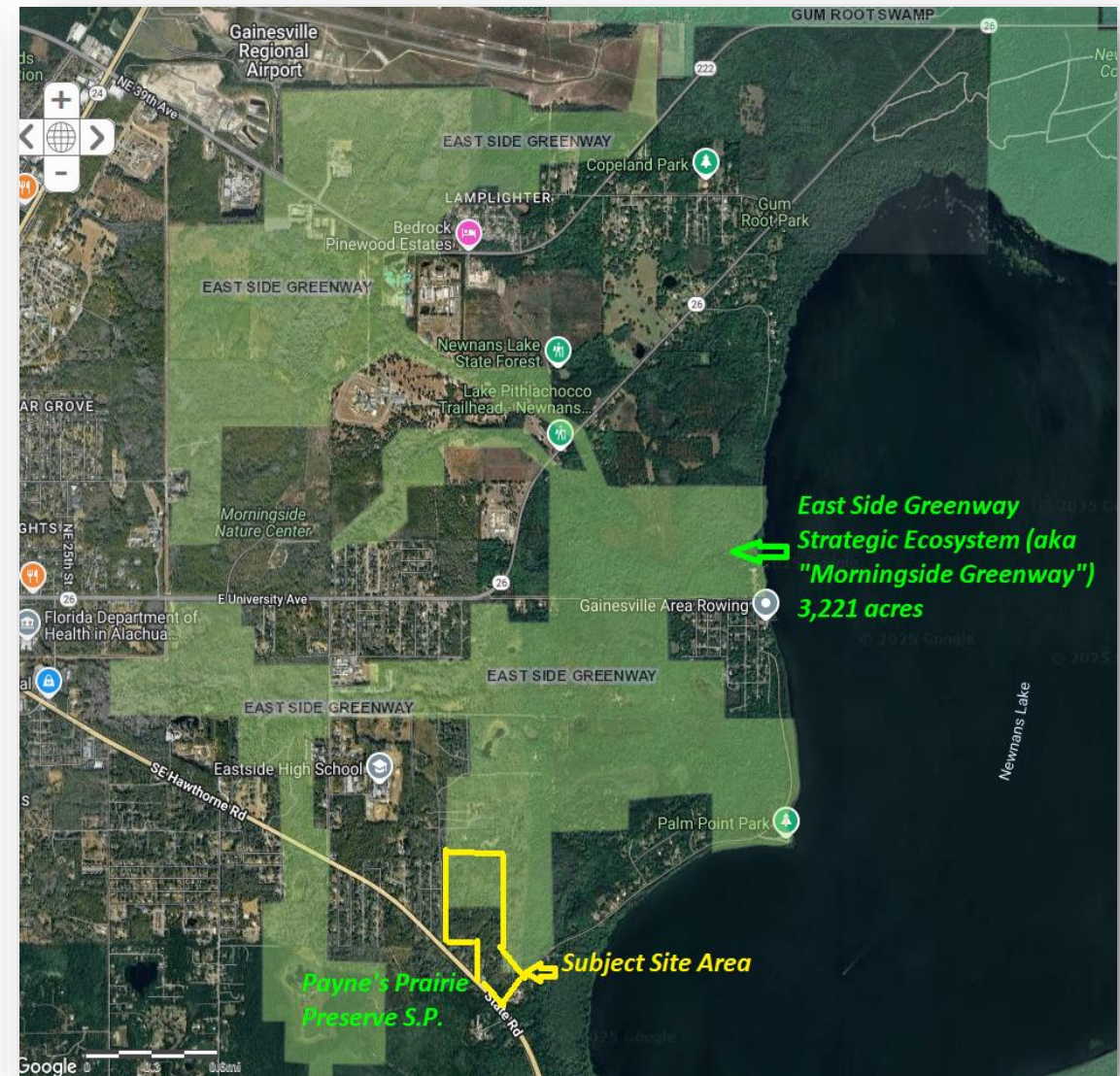
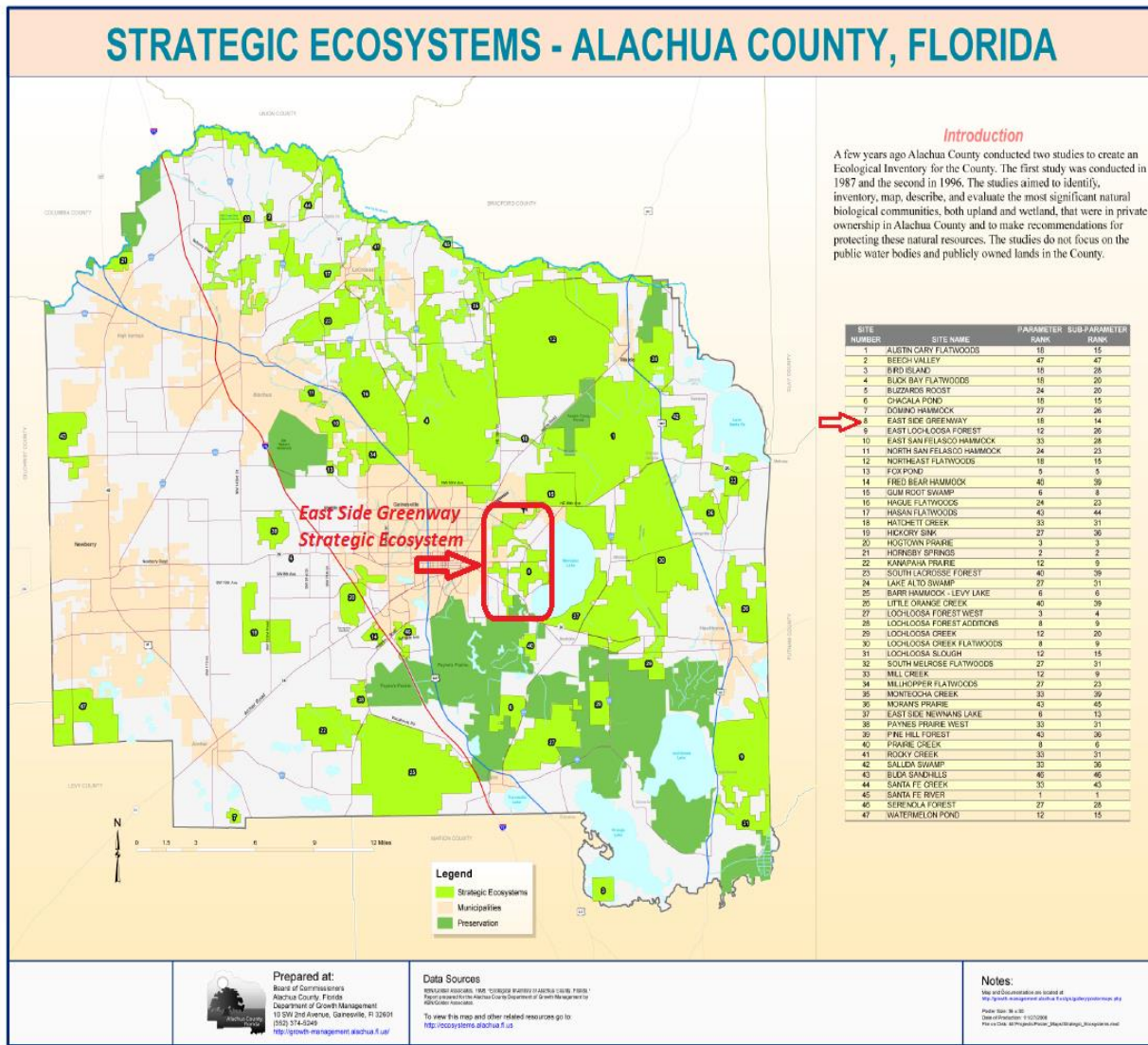
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**Alachua County
Environmental Protection Department**



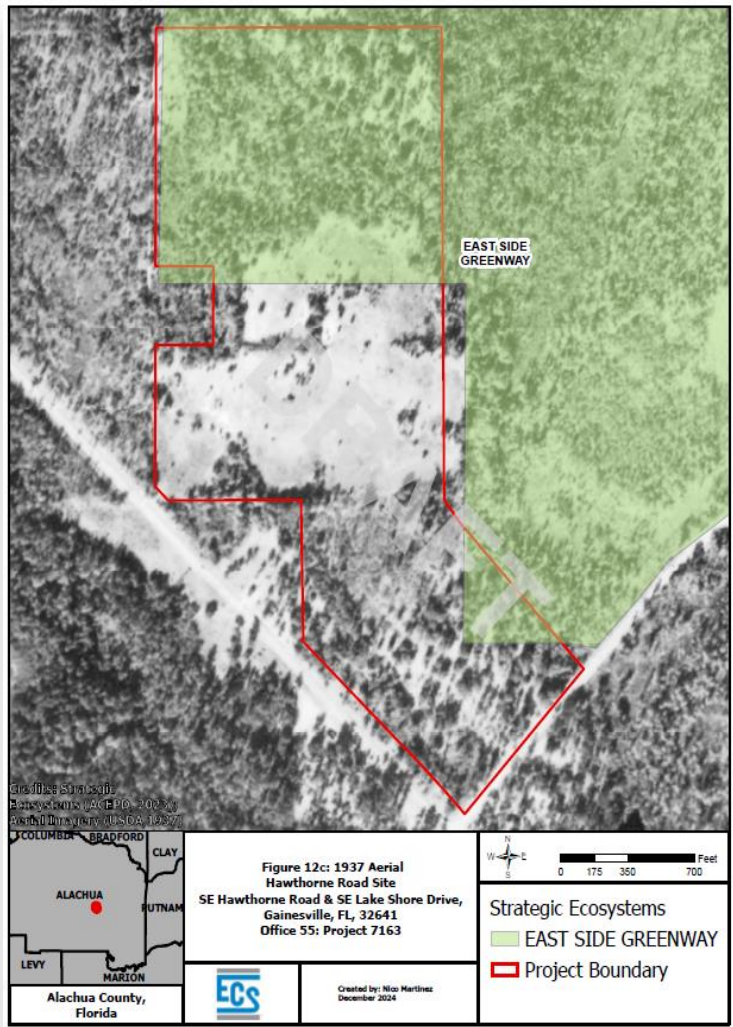
East Side Greenway Strategic Ecosystem

STRATEGIC ECOSYSTEMS - ALACHUA COUNTY, FLORIDA

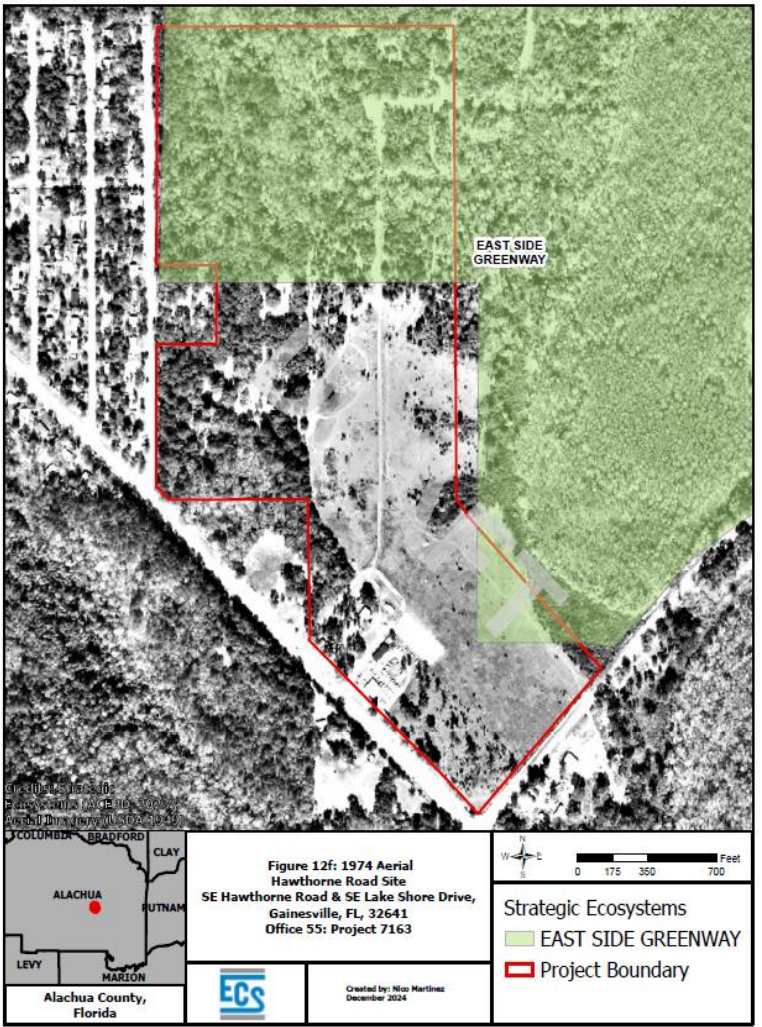


East Side Greenway Strategic Ecosystem

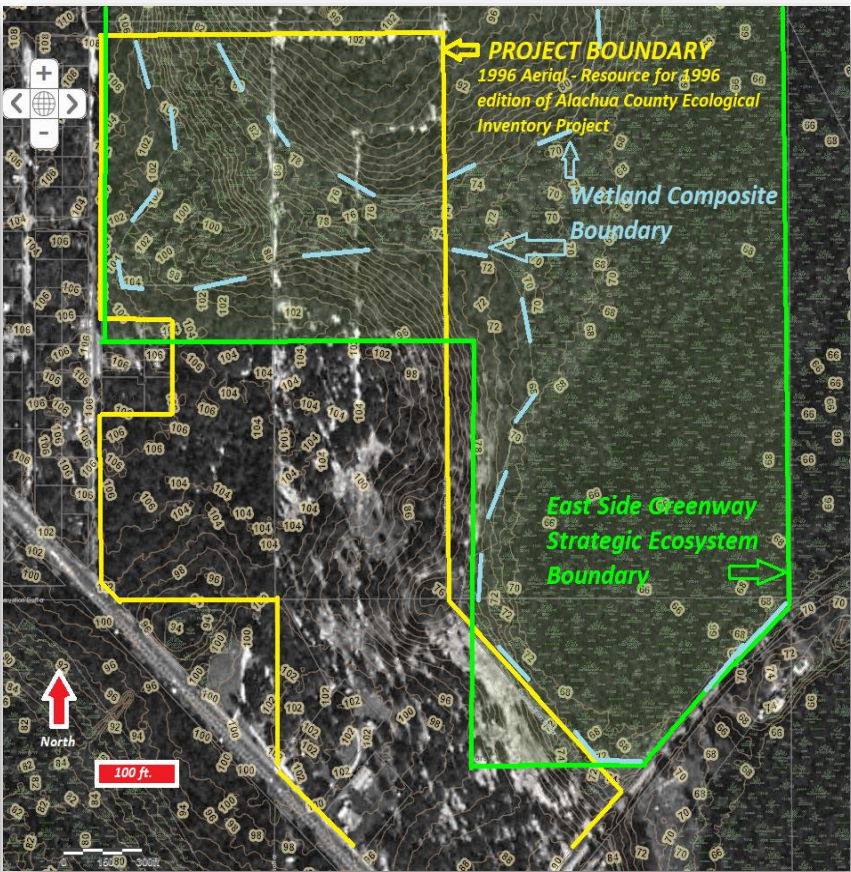
1937



1974

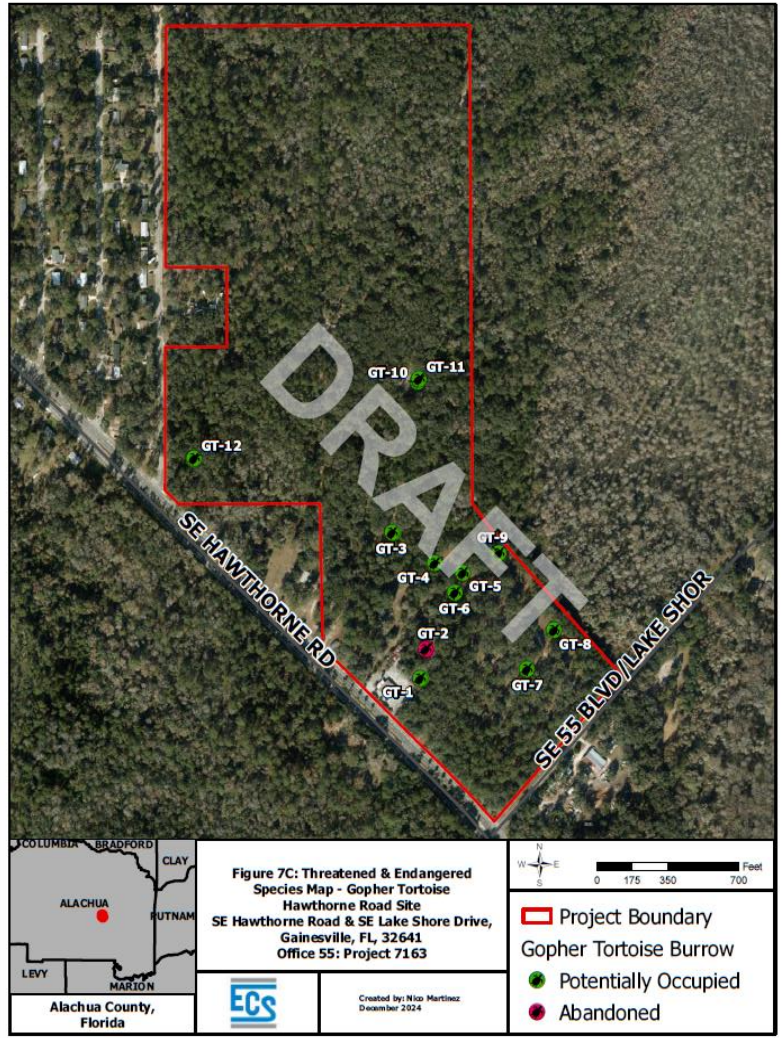
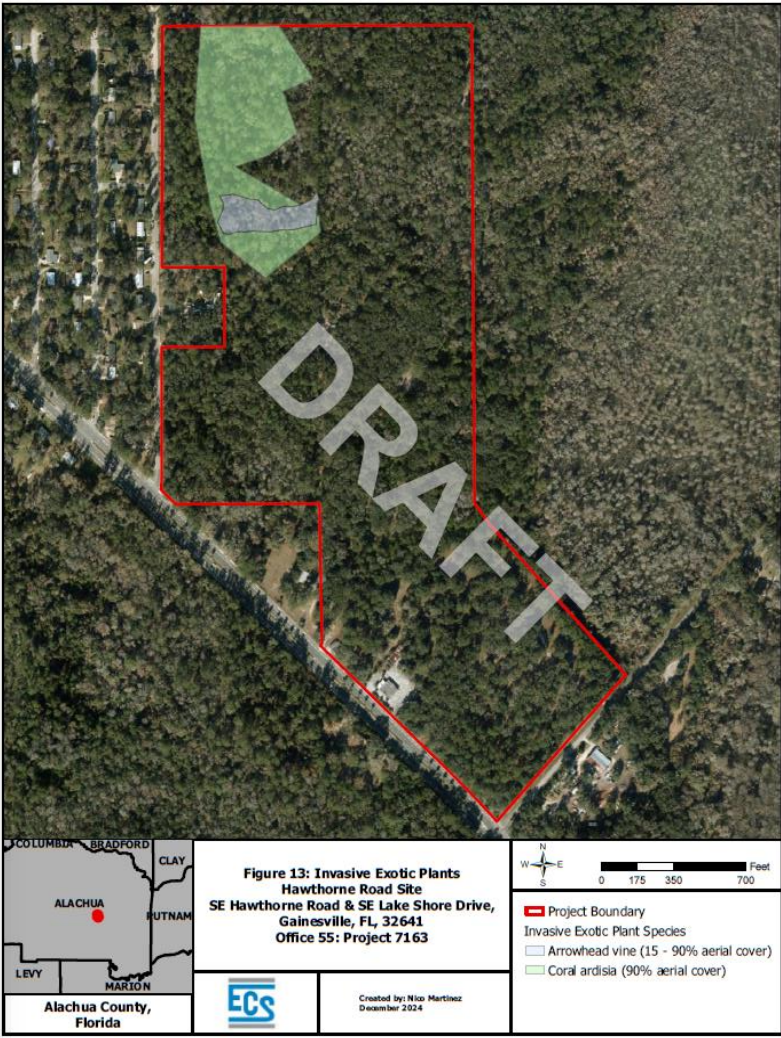
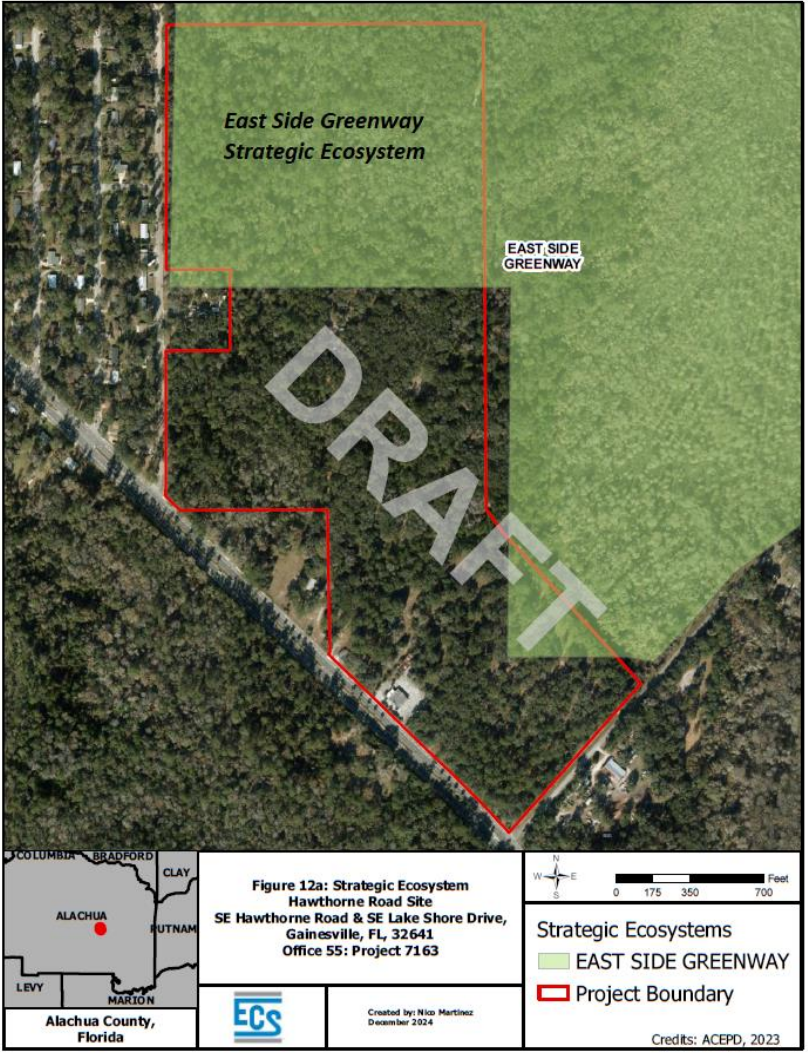


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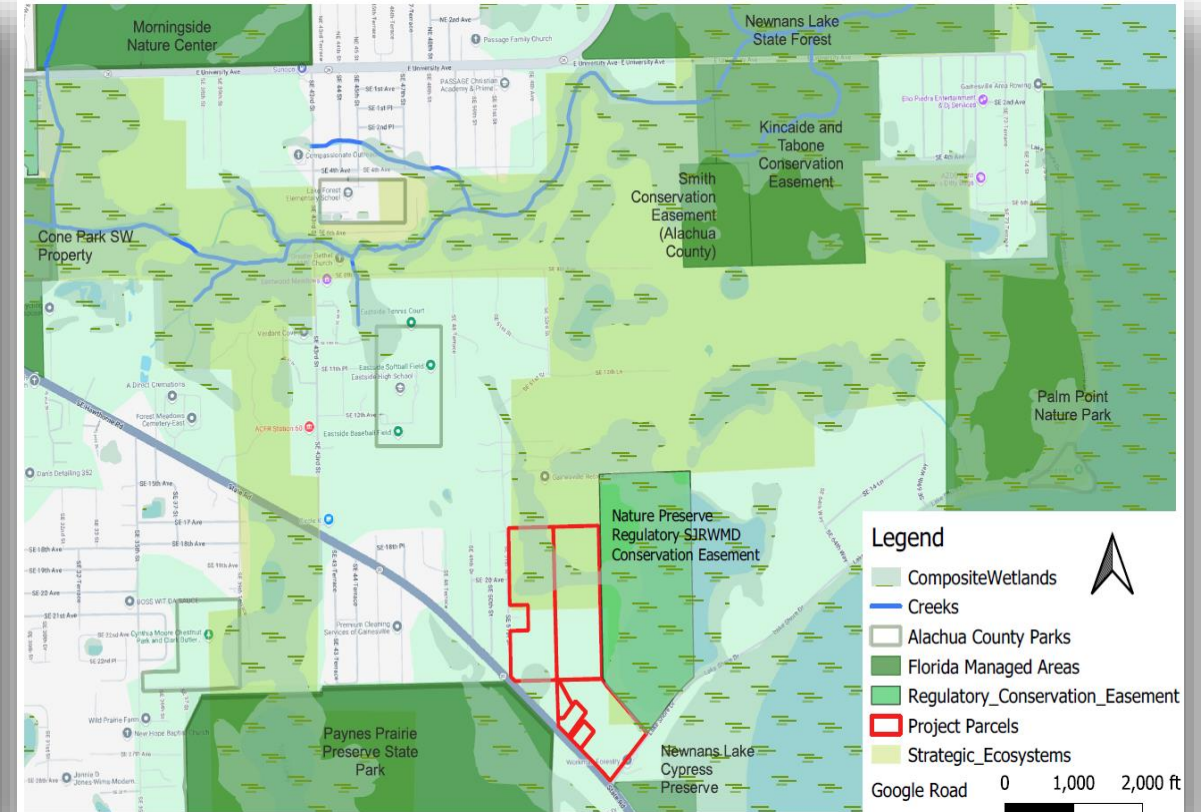
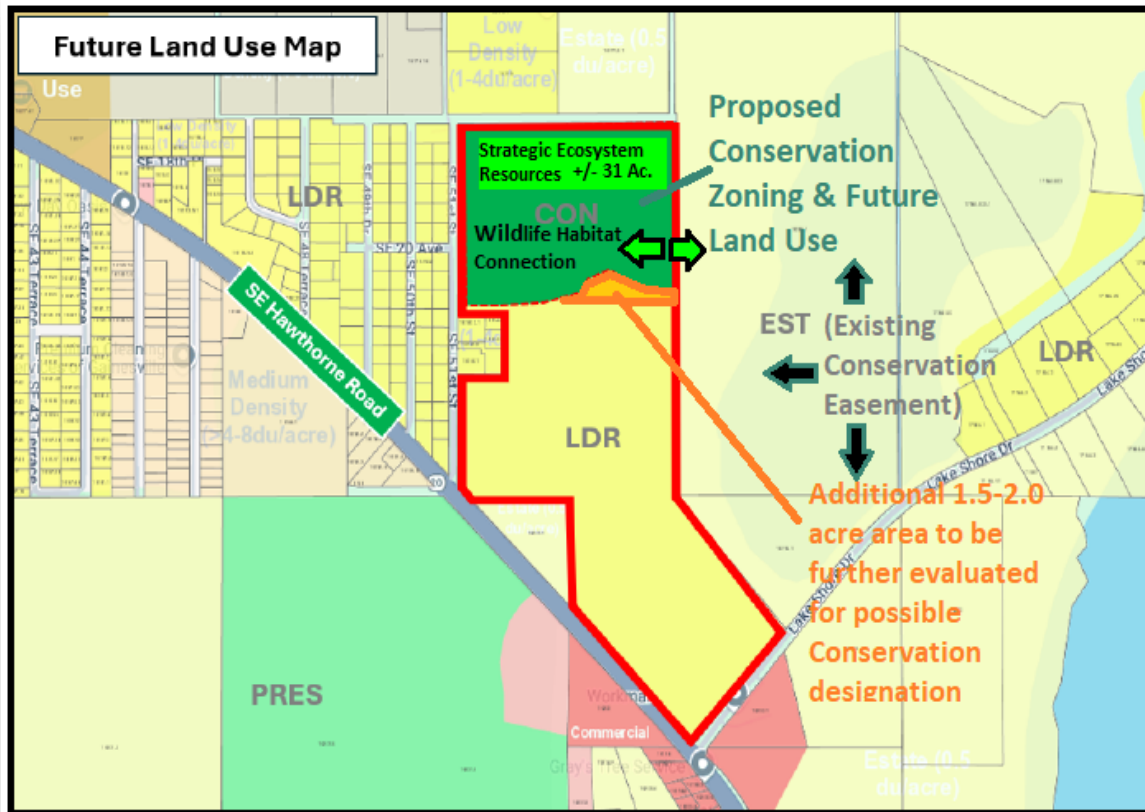
East Side Greenway Strategic Ecosystem

Invasive Exotic Plants, Gopher Tortoise Burrows



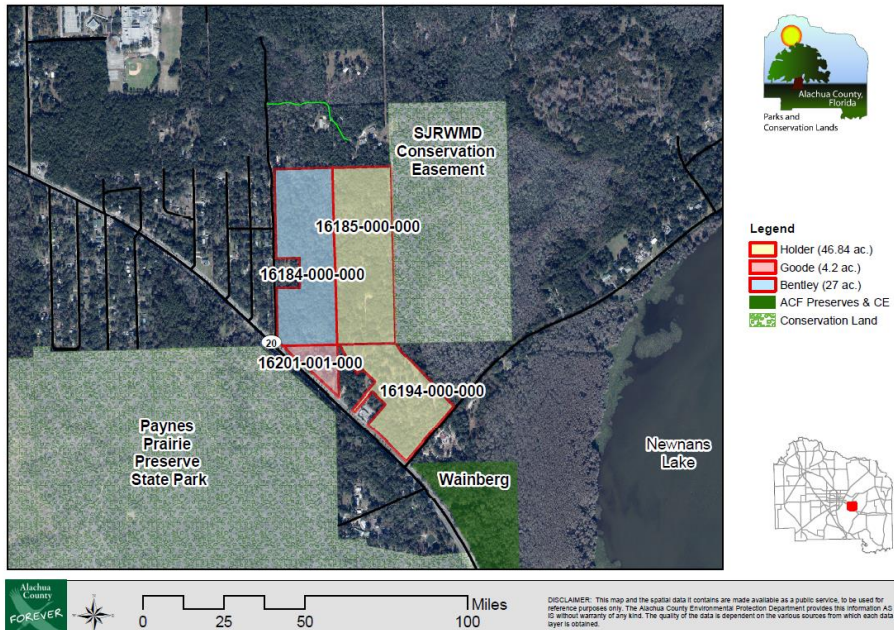
East Side Greenway Strategic Ecosystem

Proposed Future Land Use / Native Habitat Connectivity



Alachua County Forever – Conservation Lands Program 2018 Land Acquisition Nomination - Holder/Goode & Bentley

Lake Forest Creek - Holder/Goode & Bentley: LCB 4-26-2018 Selection



Conservation – “The Holder/Goode & Bentley property was nominated in 2018 for potential ACF acquisition and remains on the active acquisition list, however, hasn’t yet ranked high enough to pursue acquisition, given the quality of resources, location, and connectivity of many properties on the list.”

Analysis required for CPA:

- Available services (LOS analysis)
- Site suitability (EPD review)
- Discourage sprawl (Urban Cluster, FLU policies)

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 **adopt** Z25-000003, with the bases as listed in the staff report.