



# **Z25-000004: Rezoning**

**SE Hawthorne Rd.**

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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



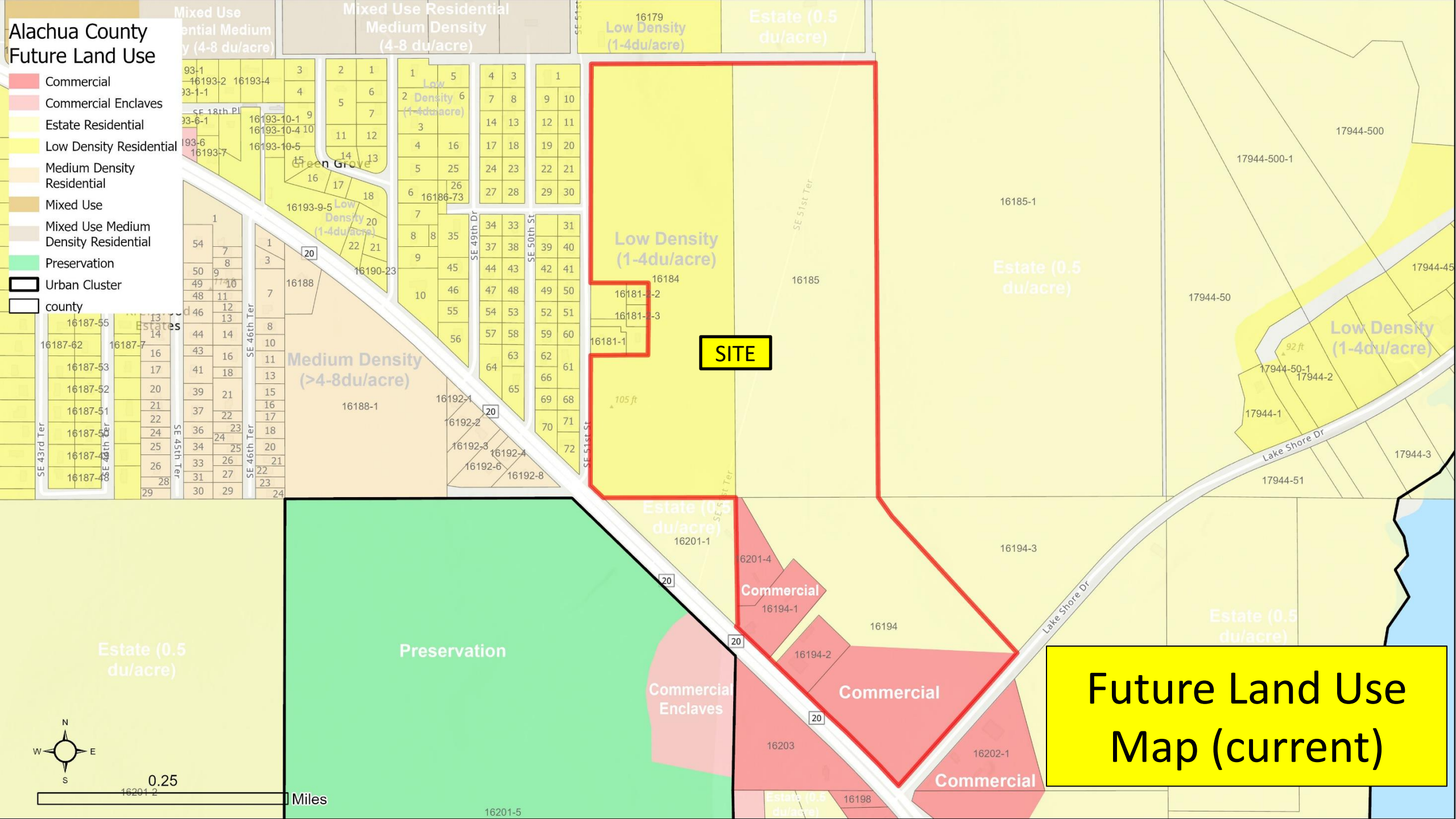
# Abandoned commercial building on site and view from Lakeshore Dr. looking south

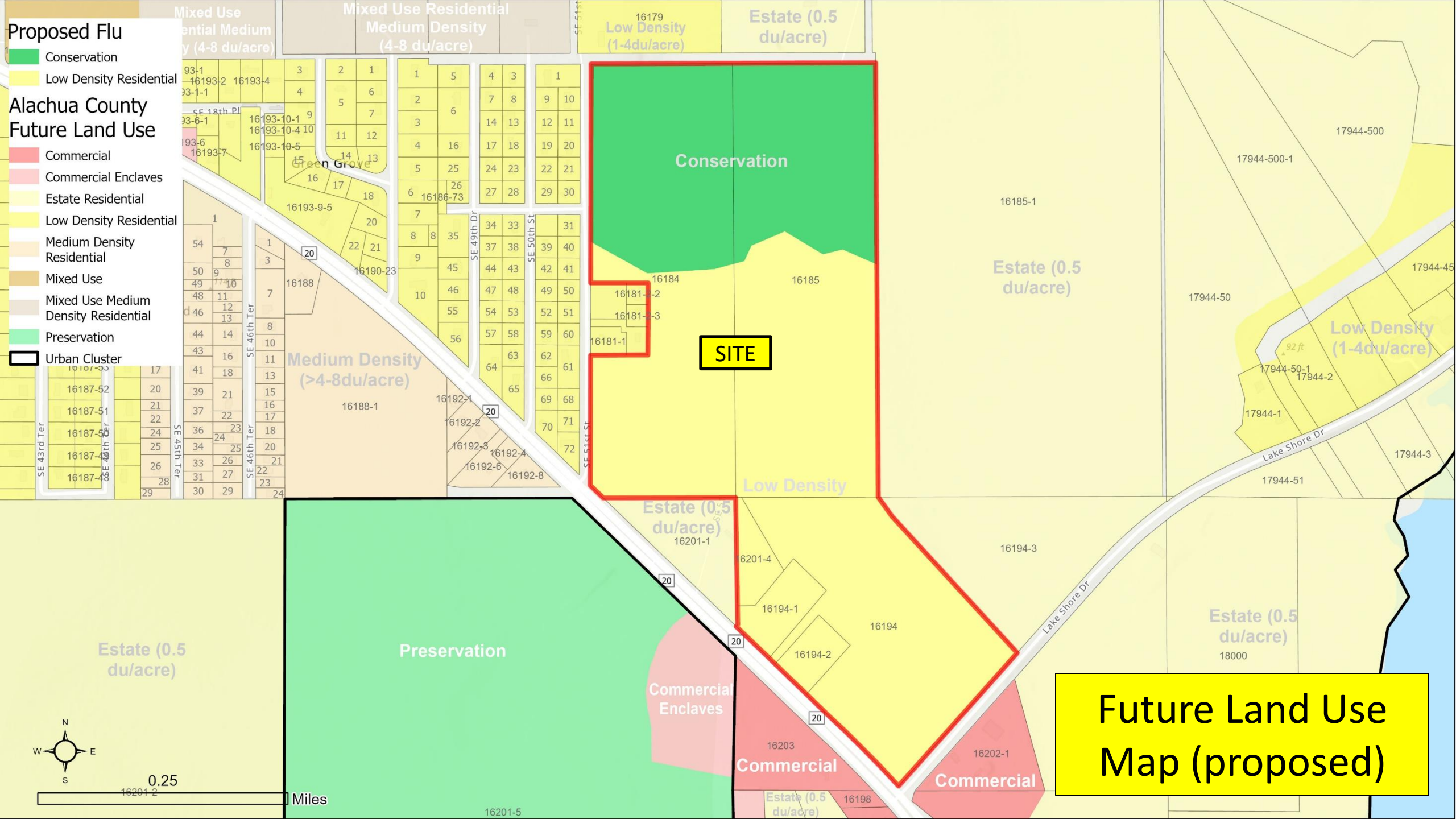




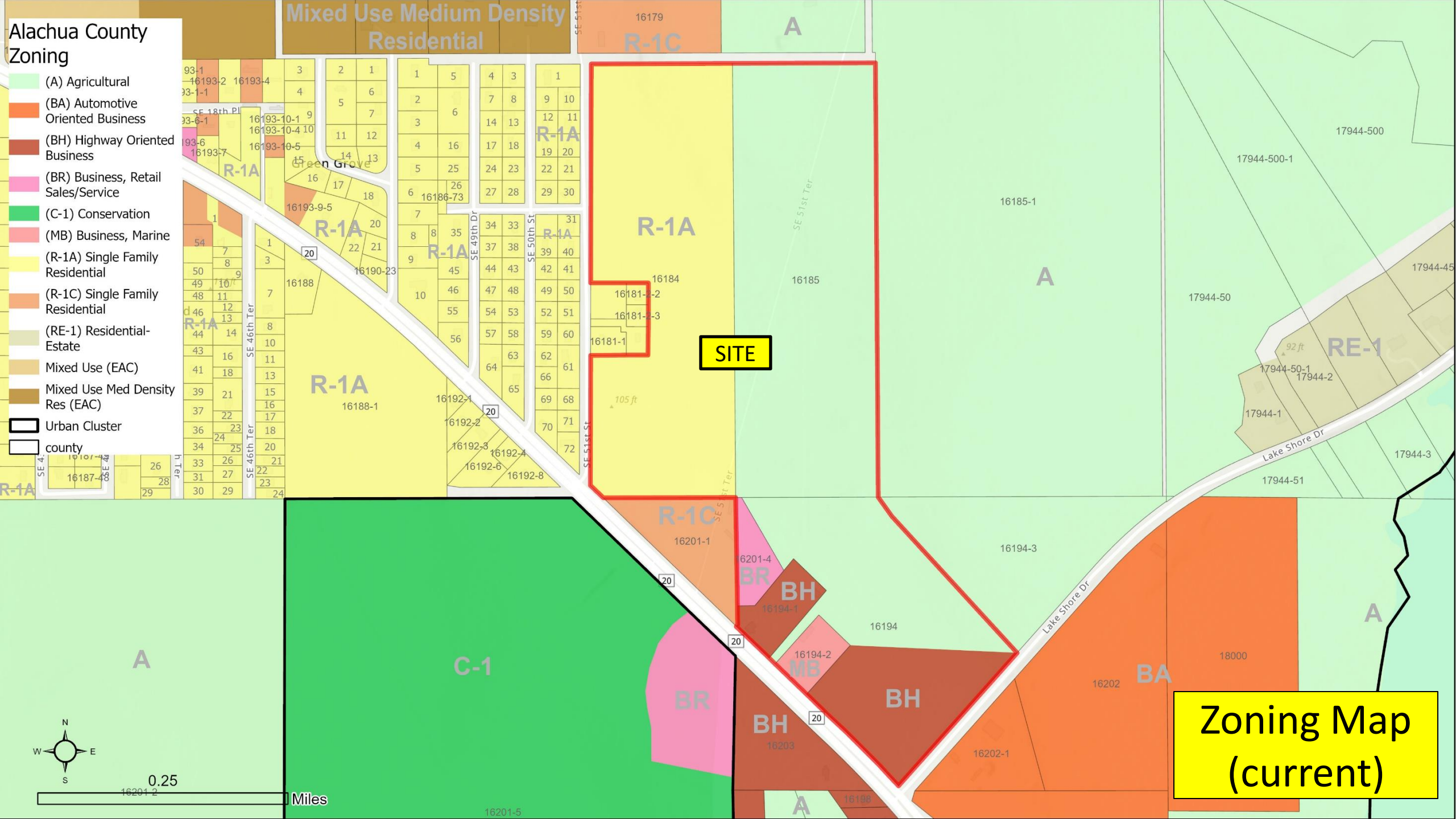
# Alachua County Future Land Use

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















# Summary of changes from rezoning

## Existing Zoning Map

Zoning Designations	Acres (+/-)	Permitted DU/AC	Maximum Units	Permitted Non-Residential SF/AC	Maximum SF
R-1A	27.8 Ac.	4 DU/AC	111 Units	0 SF/AC	0 SF
A	41.1 Ac.	1 Unit/5 AC	8 Units	0 SF/AC	0 SF
BR/BH/MB	12.4 Ac.	0 DU/AC	0 Units	10,000 SF/AC <sup>(1)</sup>	124,000 SF
<b>Total</b>	<b>81.3 Ac.</b>		<b>119 Units</b>		<b>124,000 SF</b>

<sup>(1)</sup> Assumes 10,000 SF per Acre.

## Proposed Zoning Map

Zoning Designations	Acres (+/-)	Permitted DU/AC	Maximum Units	Permitted Non-Residential SF/AC	Maximum SF
R-1A	18.8 Ac.	4 DU/AC	75 Units	0 SF/AC	0 SF
RE-1	36.0 Ac.	2 DU/AC	72 Units	0 SF/AC	0 SF
C-1	26.5 Ac.	1 DU/10 AC	2 Units	0 SF/AC	0 SF
<b>Total</b>	<b>81.3 Ac.</b>		<b>149 Units</b>		<b>0 SF</b>

## Summary of Net Change between Existing and Proposed Zoning Map

	Residential Units	Non-Residential SF
Existing Zoning Map	119 Units	124,000 SF
Proposed Zoning Map	149 Units	0 SF
<b>Net Change</b>	<b>+30 Units</b>	<b>- 124,000 SF</b>



# 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.

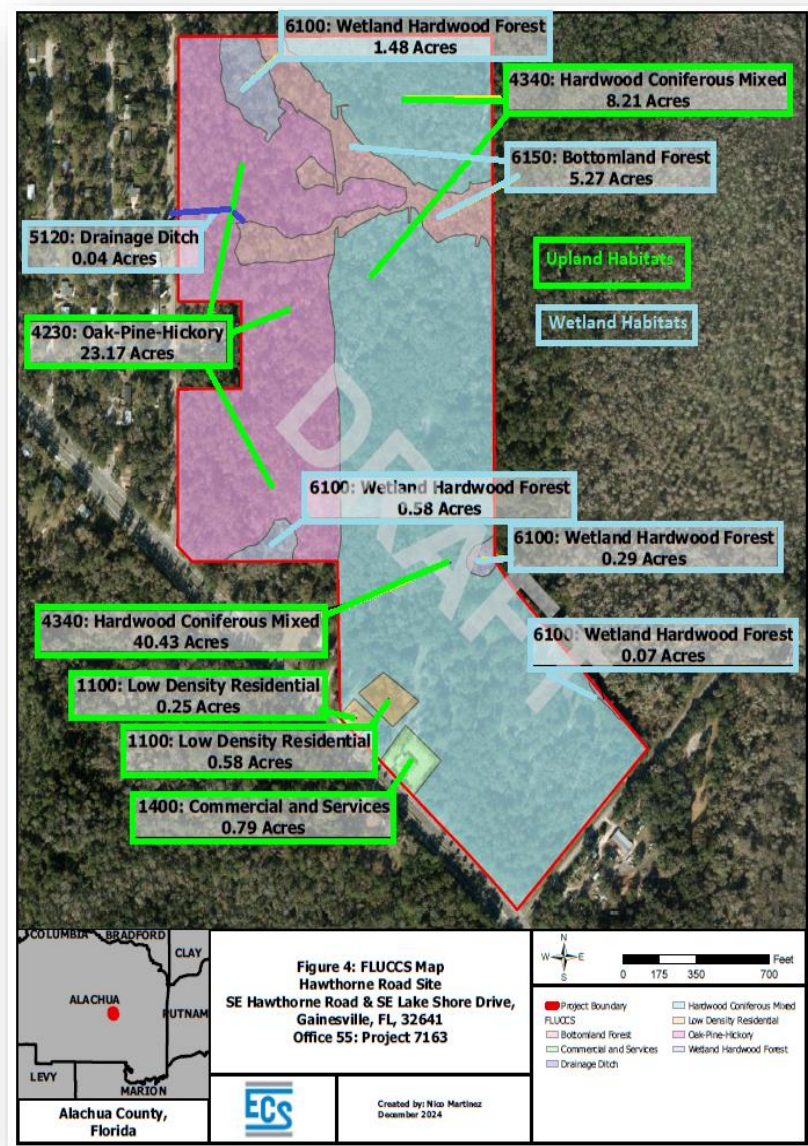


# Staff recommendation

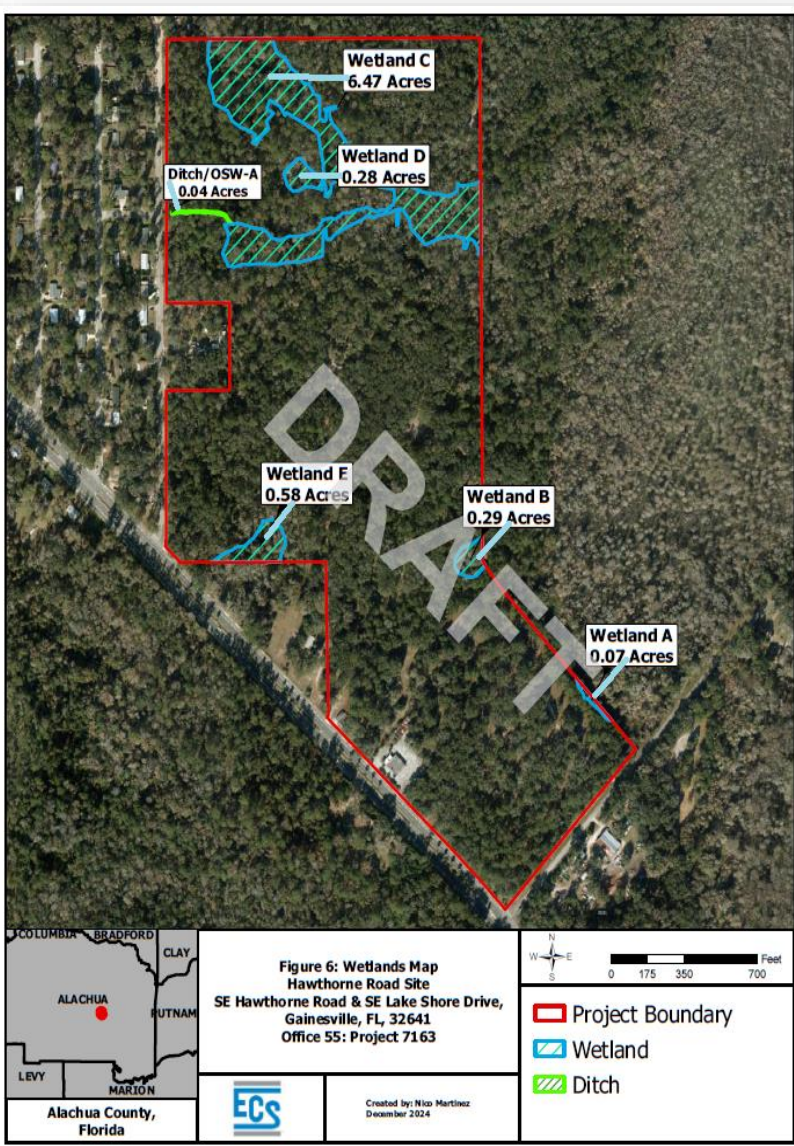
- Staff recommends that the Board of County Commissioners **approve** Z25-000004, with the bases as listed in the staff report.



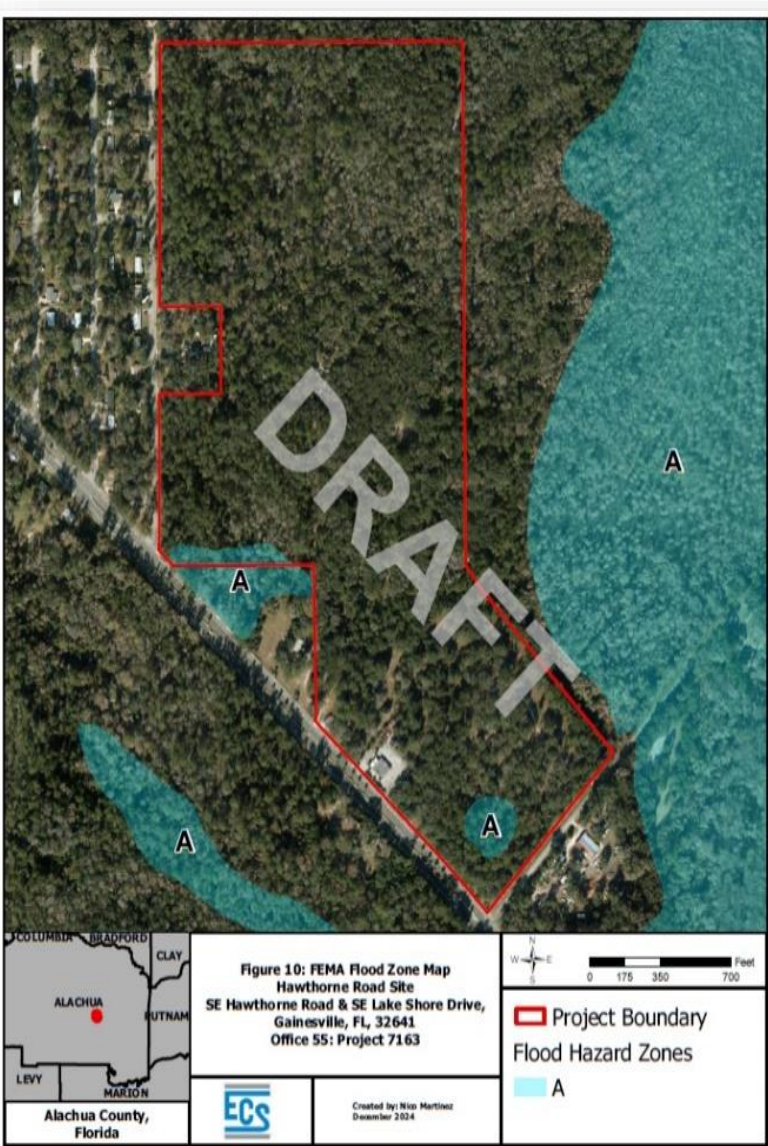
# Upland & Wetland Habitats



# Wetland Delineations



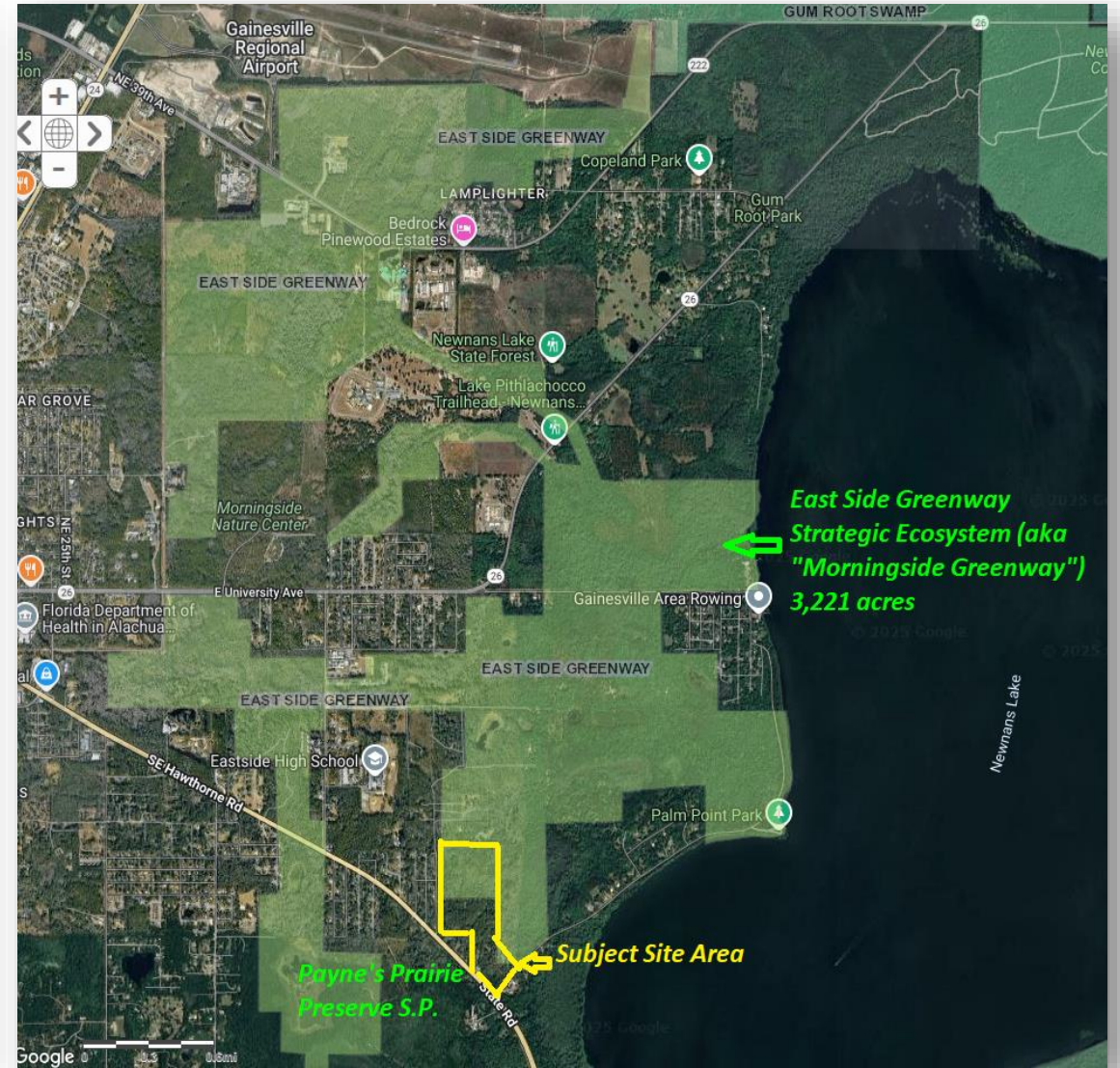
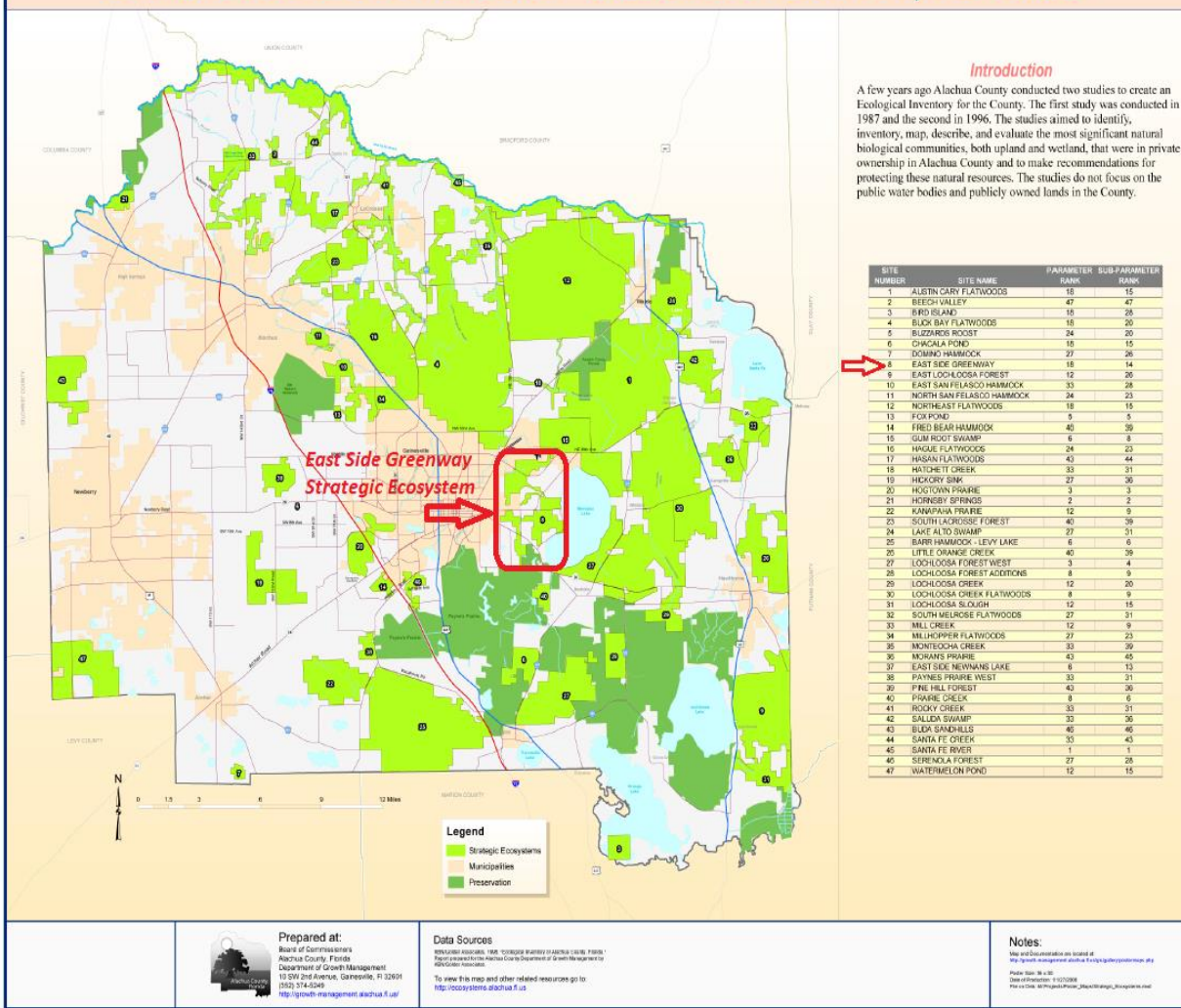
# 100-Year Flood Zone





# East Side Greenway Strategic Ecosystem

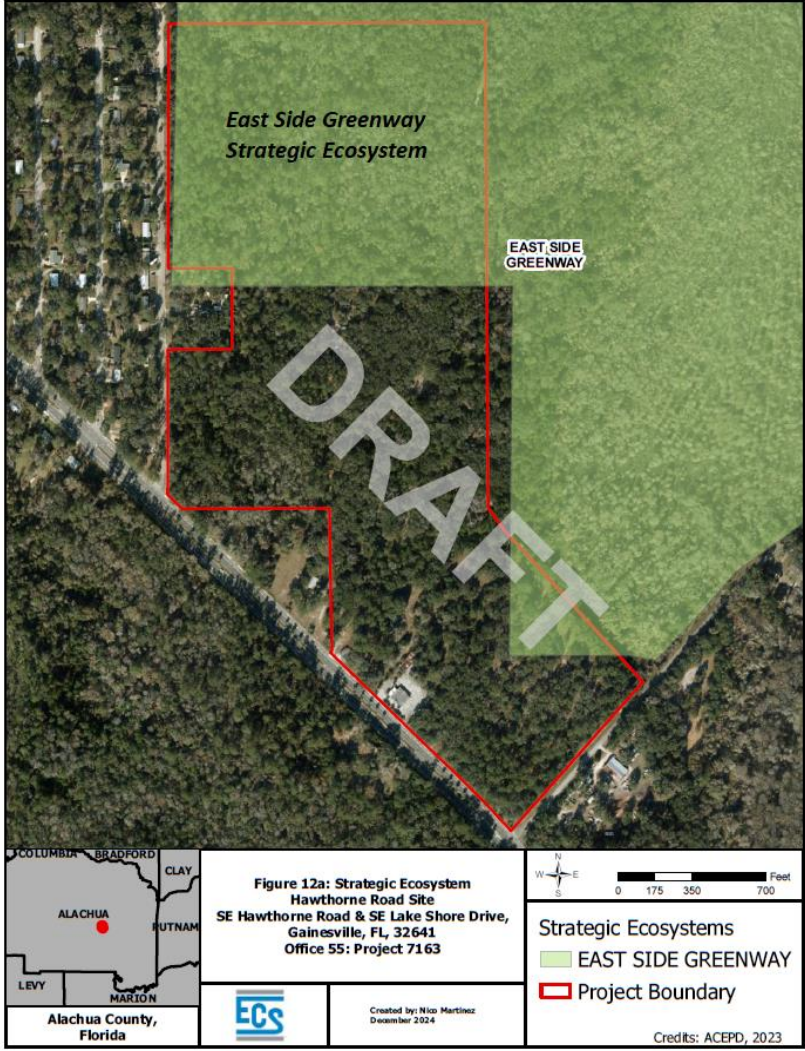
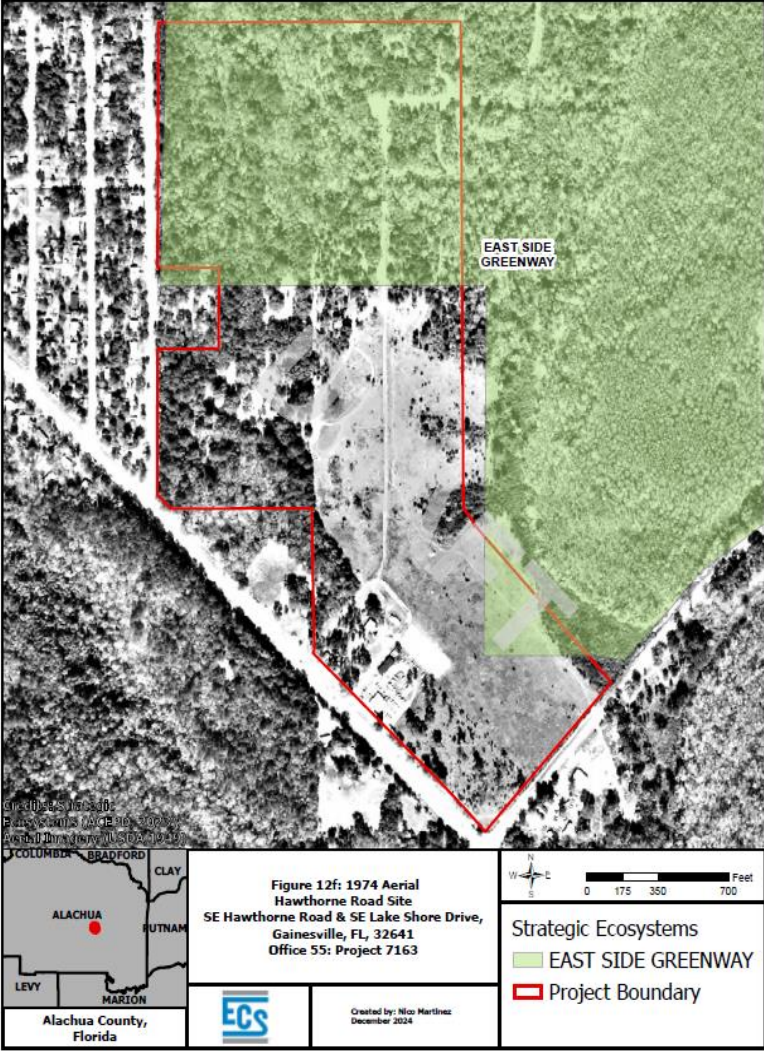
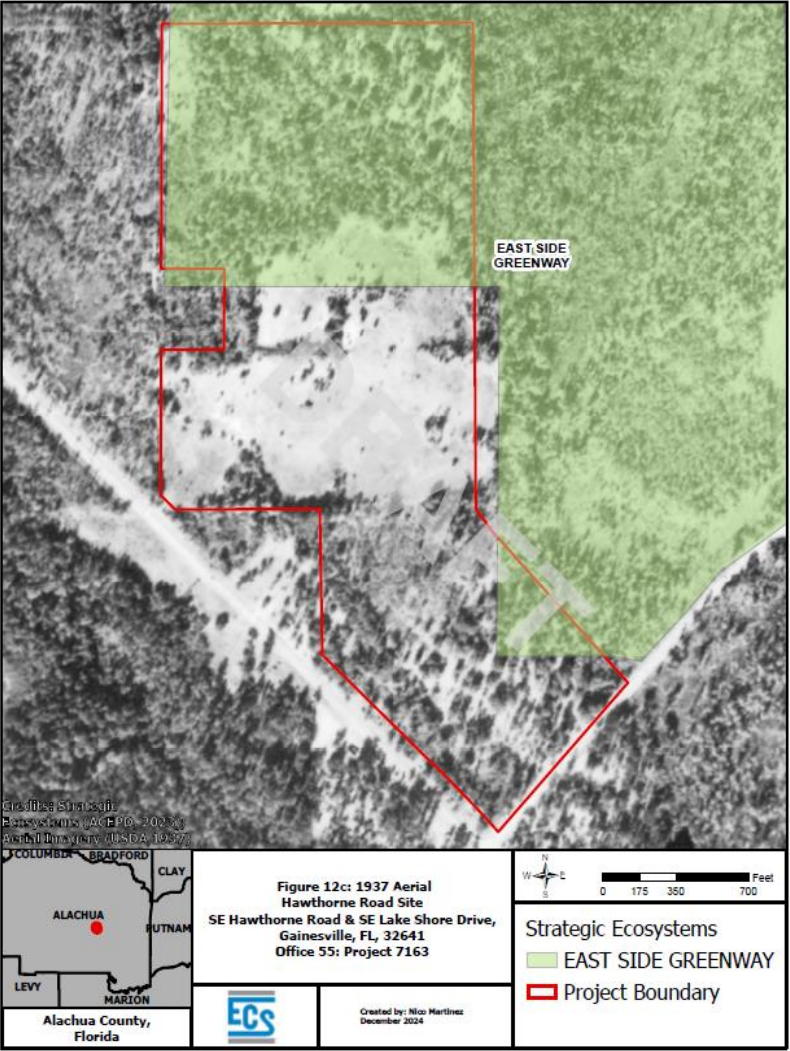
## STRATEGIC ECOSYSTEMS - ALACHUA COUNTY, FLORIDA





# East Side Greenway Strategic Ecosystem

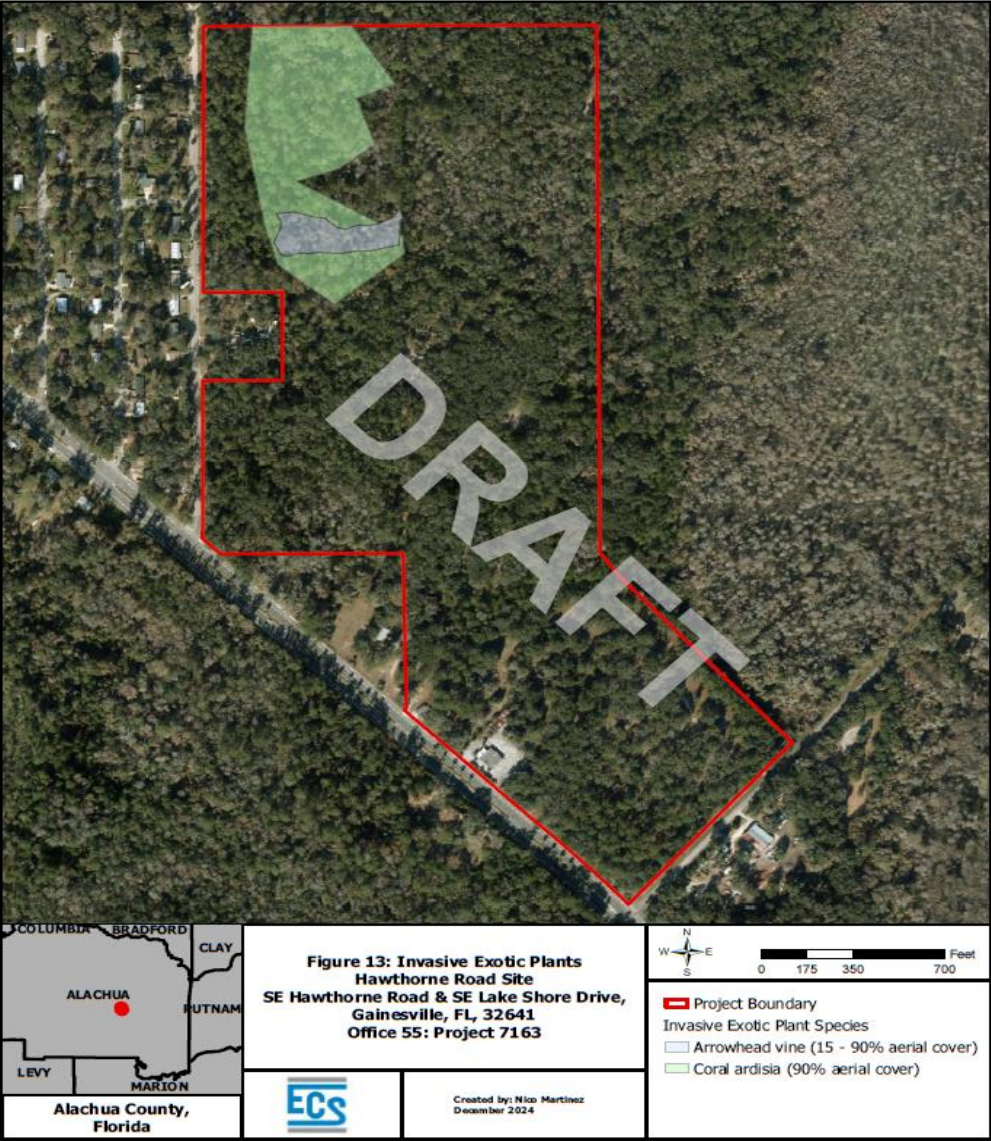
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# East Side Greenway Strategic Ecosystem

## Invasive Exotic Plants, Gopher Tortoise Burrows





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

