



Agenda Item Summary

File #: 25-00840

Agenda Date: 11/4/2025

Agenda Item Name:

Weyerhaeuser–Hawthorne Industrial Park – Countywide Wetland Protection Code

Presenter:

Mark Brown, Natural Resources Program Manager, 352-264-6815

Description:

Weyerhaeuser NR Company is proposing wetland and wetland buffer impacts on a 1,067-acre project area known as the EA Hawthorne Employment Center located within the City of Hawthorne. Under Chapter 77 of the Alachua County Code, applicants must submit proposals to the Alachua County Board of County Commissioners in the form of an avoidance, minimization and mitigation plan demonstrating consistency with the code.

Recommended Action:

Approve staff's recommendation limiting proposed wetland impacts

Prior Board Motions:

None

Fiscal Note:

N/A

Strategic Guide:

Environment

Background:

Wetlands, surface waters and their buffers are protected from clearing and other activities, and no alteration shall occur without prior authorization by the County. Any alterations proposed in wetlands that require mitigation must obtain approval by the Board of County Commissioners under Chapter 77 of the Countywide Wetland Protection Code. Weyerhaeuser and their representatives are requesting the BOCC's approval of their proposed impacts and mitigation plan. The project area is owned by Weyerhaeuser and is known as the Hawthorne Employment Center. The project area consists of 1,067 acres within the City of Hawthorne and has Planned Unit Development (PUD) Zoning and EA-Hawthorne Mixed Use and Conservation (City of Hawthorne) Land Use. The applicant is requesting to impact approximately 83 acres of wetlands and surface waters and 87 acres of wetland buffer in order to develop a large-scale industrial center. The 83 acres represent 27% of the total 303 acres of wetlands and surface waters within the project area. The applicant has submitted a proposed mitigation plan that has been approved by the State. The County staff have reviewed the application

and are recommending that the BOCC consider only up to 15 acres of direct wetland and surface water impacts associated with road access through the property and associated infrastructure.