

Hawthorne Industry Park

November 4, 2025

Hawthorne Industry Park

City of Hawthorne

Jacquelyn Randall – Mayor

Robert Thompson – City Manager

Project Team:

Master Developer

Greg Galpin - Weyerhaeuser

Environmental

Mike Dennis, PhD – Breedlove Dennis & Associates

Real Estate Expert

Gray Swoope – VisionFirst Advisors

Legal

David Coffey, Esq.

Land Planning

Clay Sweger, AICP, LEED AP – EDA Consultants

Hawthorne Industry Park

Project Background

Hawthorne Industry Park

- Located in City of Hawthorne
- Master Planned Mixed Use Development (1,068 Acres)
- Federally Designated 'Opportunity Zone'
- 2 State Arterial Roadways & CSX Railway access

Permitting

- City of Hawthorne
 - Planned Unit Development (PUD)
 - Preliminary Development Plan
- US Army Corps of Engineers
 - Section 404 Clean Water Act Permit
- St. Johns River Water Management District (SJRWMD)
 - Environmental Resource Permit (ERP)

Hawthorne Industry Park

Request

- County approval of proposed wetland impacts, consistent with City approved Master Plan & ACOE / SJRWMD environmental permitting based on finding that:
 - The generic cap on wetland impacts contained in the Countywide Wetland Protection Code (CWPC) may be exceeded in furtherance of an 'overriding public interest'; and
 - The approval serves an 'overriding public interest' by providing Hawthorne and Eastern Alachua County with a desperately needed, sustainable economic base; and
 - The loss of 84 +/- acres of silviculturally altered wetlands is more than completely offset by permanent preservation and enhancement of nearly 10 times that amount, mostly contained within a Strategic Ecosystem.

Hawthorne Industry Park

Justification Overview

Project Team will provide the following justification:

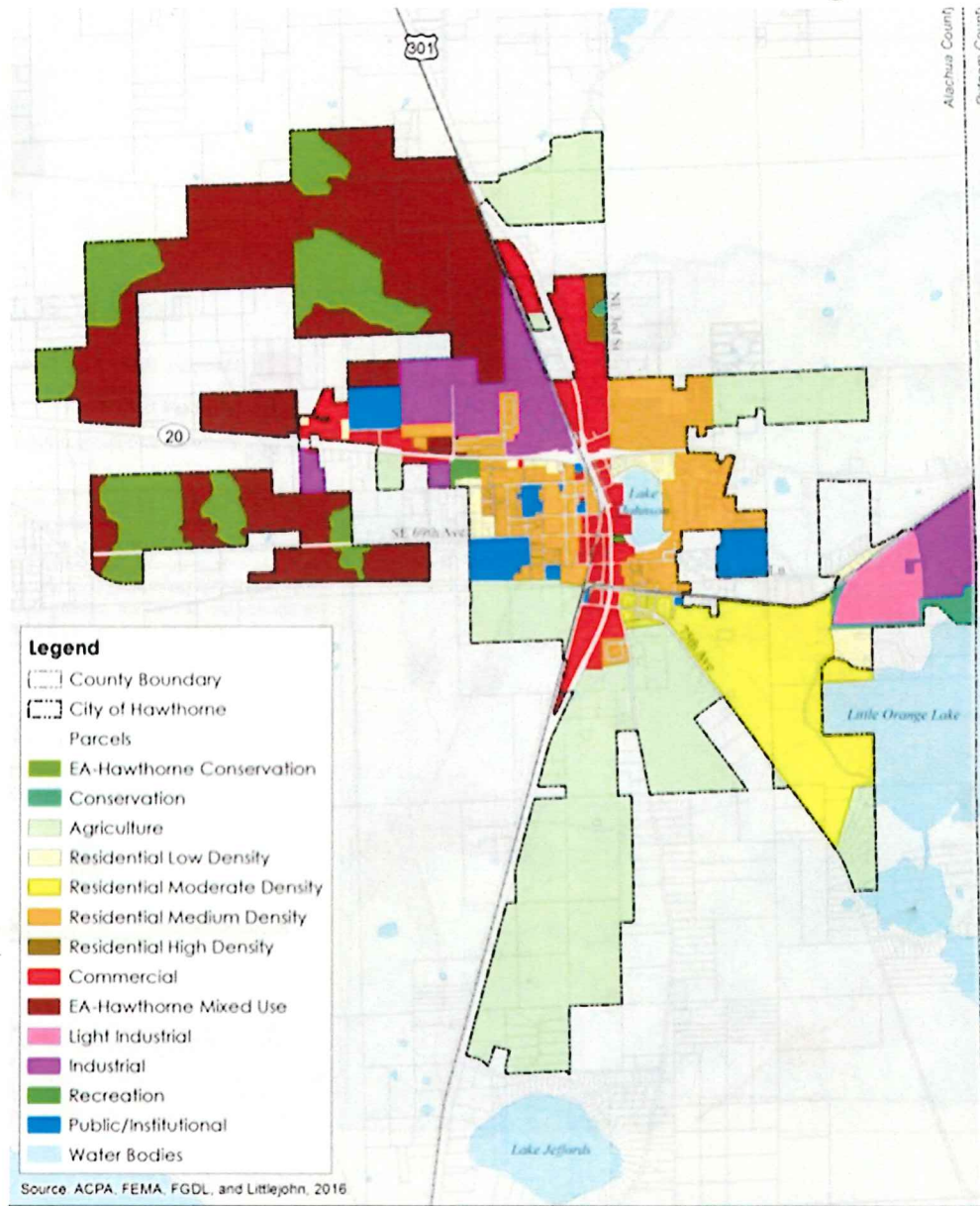
- **Request is in compliance with criteria in County CWPC**
- **Describe 'overriding public interest'**
 - Unique generational opportunity for Hawthorne
 - Strong City support / Major Master Developer / County Forward Focus
 - Major economic investment & employment opportunity
 - Expert regional real estate analysis
 - Demonstrate market need and site viability to attract major employer(s).
- **Project is an 'And' Proposal, not an 'Or' Proposal:**
 - Economic Outcome and Net positive environmental benefit
 - **Economic**
 - Explanation of Unique opportunity
 - Major economic investment & employment opportunity
 - Investments in City utility infrastructure to benefit entire town (not just project site)
 - **Environmental**
 - Solid Wetland mitigation strategies
 - Preserve major section of Little Orange Creek Strategic Ecosystem
 - Attract / locate major employers
- **Existing Permit Approvals Support Request**
 - City of Hawthorne, ACOE & SJRWMD
 - Project was approved prior to adoption of the County CWPC
- **Request is consistent with Forward Focus Initiative**

City of Hawthorne

Jacquelyn Randall – Mayor

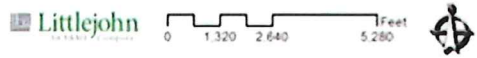
Robert Thompson – City Manager

Hawthorne Industry Park Located within Hawthorne City Limits



- Legend**
- [Dotted line] County Boundary
 - [Dashed line] City of Hawthorne
 - Parcels
 - [Dark Green] EA-Hawthorne Conservation
 - [Medium Green] Conservation
 - [Light Green] Agriculture
 - [Yellow] Residential Low Density
 - [Orange] Residential Moderate Density
 - [Brown] Residential Medium Density
 - [Red] Residential High Density
 - [Dark Red] Commercial
 - [Purple] EA-Hawthorne Mixed Use
 - [Pink] Light Industrial
 - [Blue] Industrial
 - [Light Blue] Recreation
 - [Dark Blue] Public/Institutional
 - [Light Blue] Water Bodies

Source: ACPA, FEMA, FGDL, and Littlejohn, 2016



Future Land Use Map

Comprehensive Plan 2035

Included Among Staff Proposed Municipal Urban Core Exclusion Areas

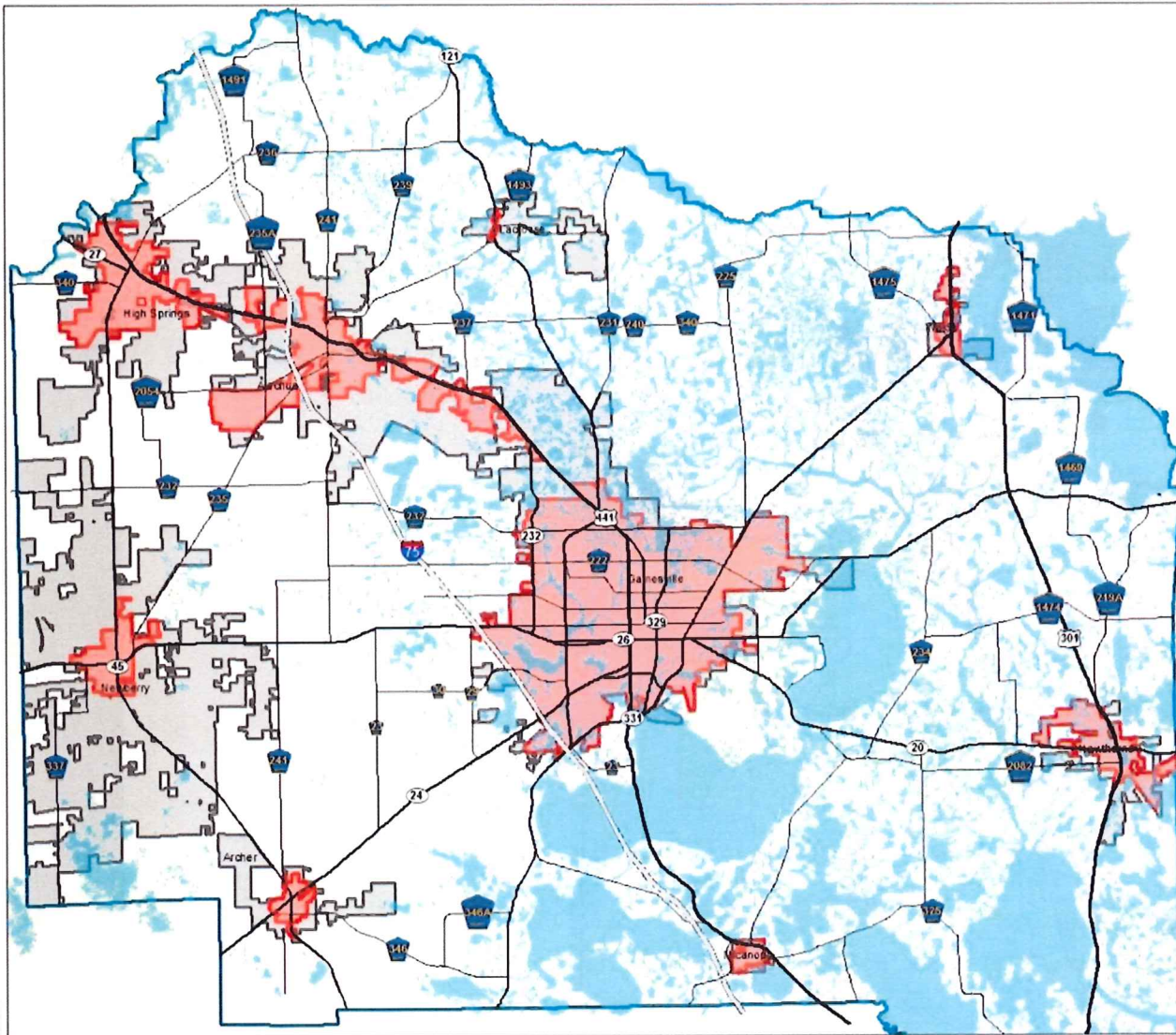


Figure 77.21.1

- Municipal Urban Core Exclusion Areas
- Municipal Boundary
- Wetlands and Surface Waters*

Municipal Urban Core Exclusion Areas are based on the following criteria: Areas of contiguous properties within municipal boundaries that are already zoned multi-family, medium or high density residential, planned development, non-residential (excluding agricultural and conservation), or already developed low-density single-family residential areas at the time of code adoption.

* Wetland layer is based on multiple sources that have not been ground truthed and may not be accurate.



DISCLAIMER: This map and the spatial data it contains are made available as a public service, to be used for reference purposes only. The Alachua County Environmental Protection Department provides this information AS IS without warranty of any kind, implied or expressed, regarding accuracy, completeness, or fitness of use. The quality of the data is dependent on the various sources from which

Real Estate Expert

Gray Swoope – VisionFirst Advisors

OUR TEAM.



VisionFirstAdvisors.com



Gray Swoope
PRESIDENT & CEO



Griff Salmon
PRINCIPAL



Minah Hall
PRINCIPAL



Nancy Blum
MANAGING DIRECTOR



Greg Word
MANAGING DIRECTOR



Jennifer Carroll
MANAGING DIRECTOR



Kathy Gelston
FINANCIAL ANALYST



Brenda Lathan
SENIOR CONSULTANT



Meghan DiGiacomo
SENIOR CONSULTANT



Lesley Hatfield
SENIOR CONSULTANT



Heather Dollar
ADMINISTRATION

OUR WORK.



VisionFirstAdvisors.com

6

OFFICE LOCATIONS:
TALLAHASSEE +
ORLANDO (FL), JACKSON
(MS), GREENVILLE (SC),
CHICAGO (IL), DALLAS (TX)



3

AREAS OF FOCUS:
LOCATION ADVISORY,
TALENT, STRATEGY

50

**STATES REPRESENTED
IN OUR PORTFOLIO**

29

**FORTUNE 500
CLIENTS**

\$64B

**ANNOUNCED
PROJECT CAPEX**

14,100

**ANNOUNCED
JOBS**



MARKET OPPORTUNITIES



Speed of Doing Business
Certainty of Doing Business
Environment Conducive
to Start-Ups
Business Formation

FACILITATED STRATEGIES



Infrastructure
Workforce
Entrepreneurship
Technology Transfer
Tourism

COMPETITIVE STRATEGIES



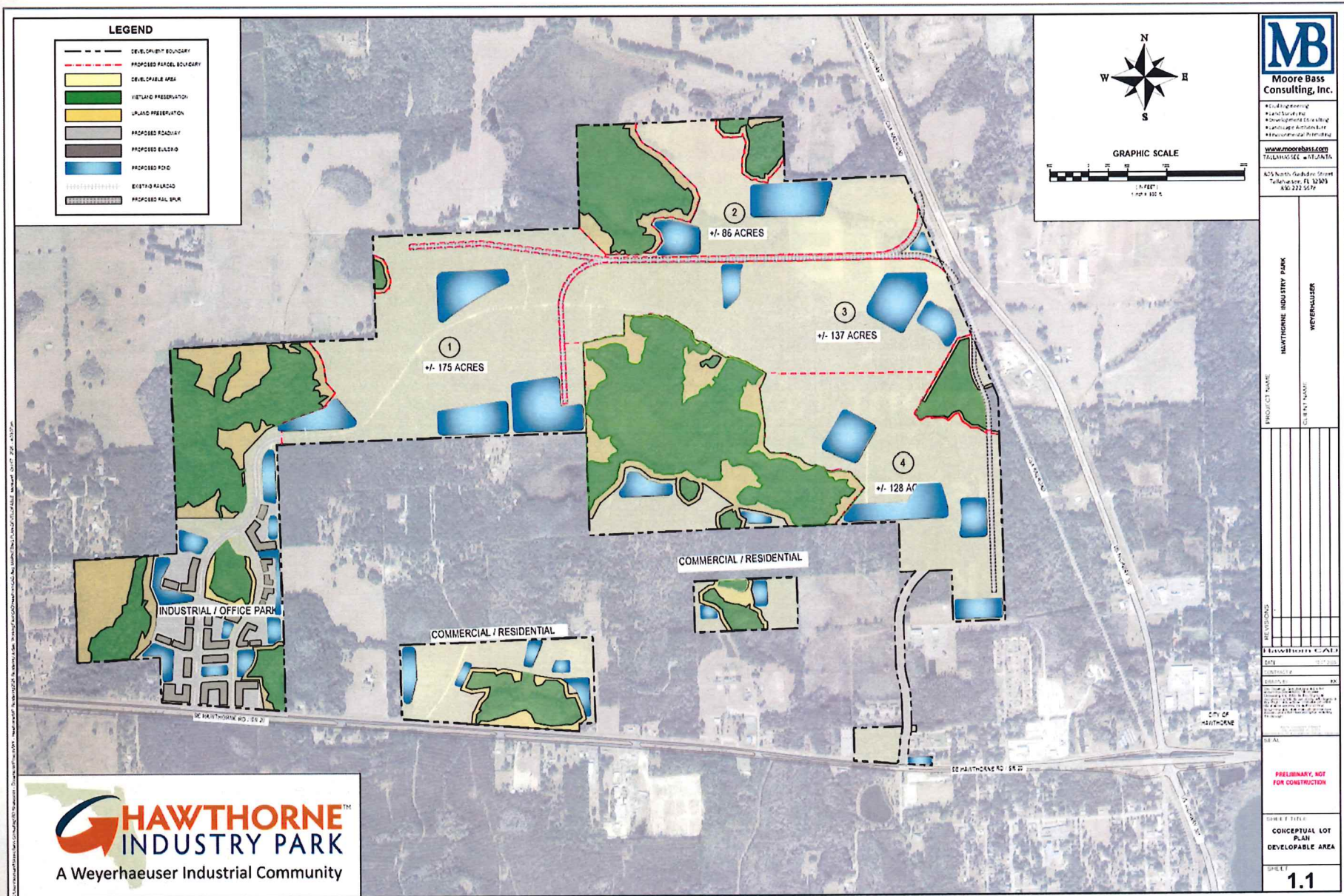
Targeted Business Recruitment
Business Retention & Expansion
Asset Optimization
Developing Product
Business Case

CHANCE TO COMPETE.

- **Jobs & Investment** tied to product
- **Unique asset(s)** to create economic opportunity
- **Speed to market**
- **Mitigating risk**



Developable Area

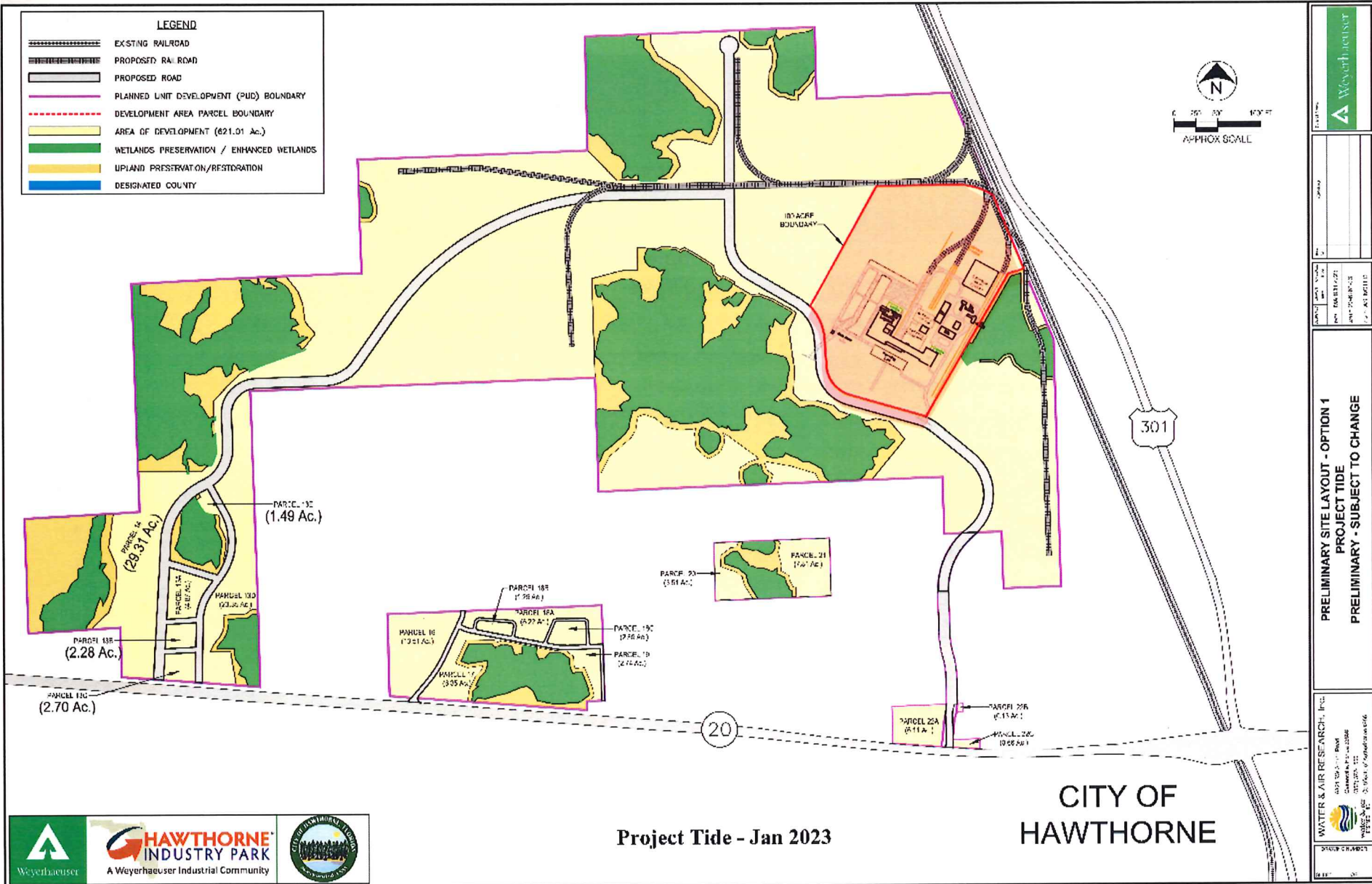


HAWTHORNE
INDUSTRY PARK
 A Weyerhaeuser Industrial Community

Current Interest in Hawthorne Industry Park

Project	Type	Date of Initial Interest	Acreage	Building	Decision Date	Start up Est	Rail Served	Capital Investment	Number of Employees		Utilities Needed			
									Construction	Operation	Water	Sewer	Electric	NGas
Project Palm	Distribution	11/12/2018	275	2M sf	Jan-19	Jul-21	No	241,200,000		700	25,000 GPD	21,250 GPD	7,000 kW	36,000 cfh
Project Red October	Plastics to Fuel	3/25/2020	100	Multi - 200,000	Dec-20	2022	Yes	400,000,000+		300	1.15 MGD	80.5 kGPD	40 MW	240 MM btu/hr
Project IRCOE (TTCI)	Intl RR Center of Excellence	4/2/2021	500+	100,000 - 200,000 Maint Bldg	Dec-21	Dec-22	Yes	50,000,000		100	325,000 G/Yr		75kv/yr	
Project Caravan	Waste to Fuel	6/16/2021	200				Yes	400,000,000		200				
Project Mo	Biomass	7/20/2021	200		12/15/2021	2023	Yes	1,000,000,000		200				
Project Tide	Roofing	11/15/2022	100	10-20 total 500,000	ASAP	ASAP	Yes	TBD	200	50-150	75k GPD	75k GPD	2MW	23 mcf (24 psi)
Project Freeze	Cold Storage	3/20/2023	30-100	500,000 sf	8/15/2023		Preferred	100,000,000		200			10MW	
Project Darco	Medical Devices	4/27/2023	15-20	150,000 & 10,000	7/31/2023		Yes	50,000,000		125				
Project Liberty	Primate Breeding	7/20/2023	50-200	51 - 10,000 sf ea	TBD	Q1 2025	No	383,000		186	555k GPD	444k GPD	7 MW	None
Project Rio	Aviation Fuel	9/6/2023	20		12/31/2023	Jul-26	Yes	200,000		62	70k GPD	52k GPD	3.3 MW	TBD
Project Cool Down	Semi Conductor	7/26/2024	5	40,000 sf			No			40				
Project Grace	Steel	9/22/2024	100+	300,000 sf			Yes	15,000,000		125				
Project Orchid	Defense	6/6/2025	50-60	770,000 sf	Q4 2025	Q4 2026	Yes			1000				
Project Mars	Defense	8/7/2025	1000+	300,000 sf with future exp to 1.2 million sq ft	Q1 2026	2028	Yes	312,000,000		310	4 MGY	2.5 MGY	3MW 2028 14MW 2030	5,000,000 cu ft/yr

Project Tide



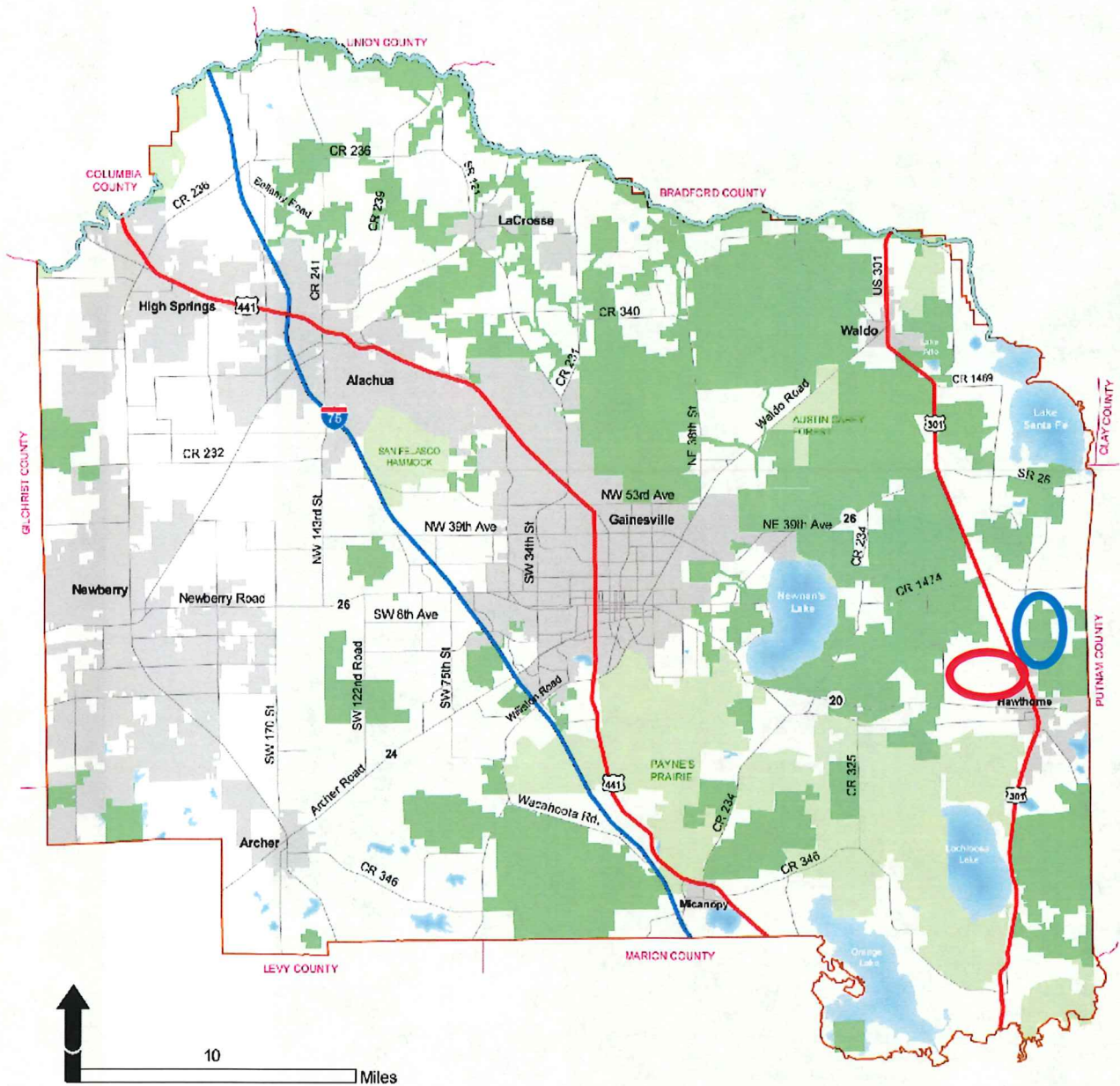
Environmental Expert

Mike Dennis, PhD – Breedlove Dennis & Associates

Fully Permitted – State & Federal

- Wetlands reviewed & approved by SJRWMD, ACOE, and ACEPD
- SJRWMD and ACOE Permit Process Approved:
 - Project Purpose & Scope
 - Alternative Sites Analysis
 - On-site Avoidance & Minimization
 - Upland Buffers
 - On-site & Off-site Mitigation
- Project Site *is not located* in a Strategic Ecosystem
 - Wetland impacts to “pine plantation” wetlands
 - On-site mitigation protects hardwood wetlands & off-site connectivity
- Off-site Mitigation *is located* in a Strategic Ecosystem (443 acres)
 - Includes Little Orange Creek
 - Prohibits future silviculture, protecting downstream water quality & benefits to fish and wildlife

Alachua County Strategic Ecosystems



STRATEGIC ECOSYSTEMS, Alachua County, Florida

Legend

- Strategic Ecosystems
- Municipalities
- Preservation-Future Land Use
- Water Bodies

Source:

KBN/Golder Associates. 1996. "Ecological Inventory of Alachua County, Florida." Report prepared for the Alachua County Department of Growth Management by KBN/Golder Associates.

Meta-data:

Referenced Report.

Notes:

This map is part of the Future Land Use Map (FLUM) Series. The FLUM Series includes maps such as the County Wide Map, the Urban Cluster and Surrounding Area Map, the Wetlands and Floodplains Map, the Murphree Well Field Management Zones Map, the USDA Soil Map (incorporated by reference), Strategic Ecosystems map, activity center maps, and special study area maps.
Date of Production: 2-11-2008

Prepared by:

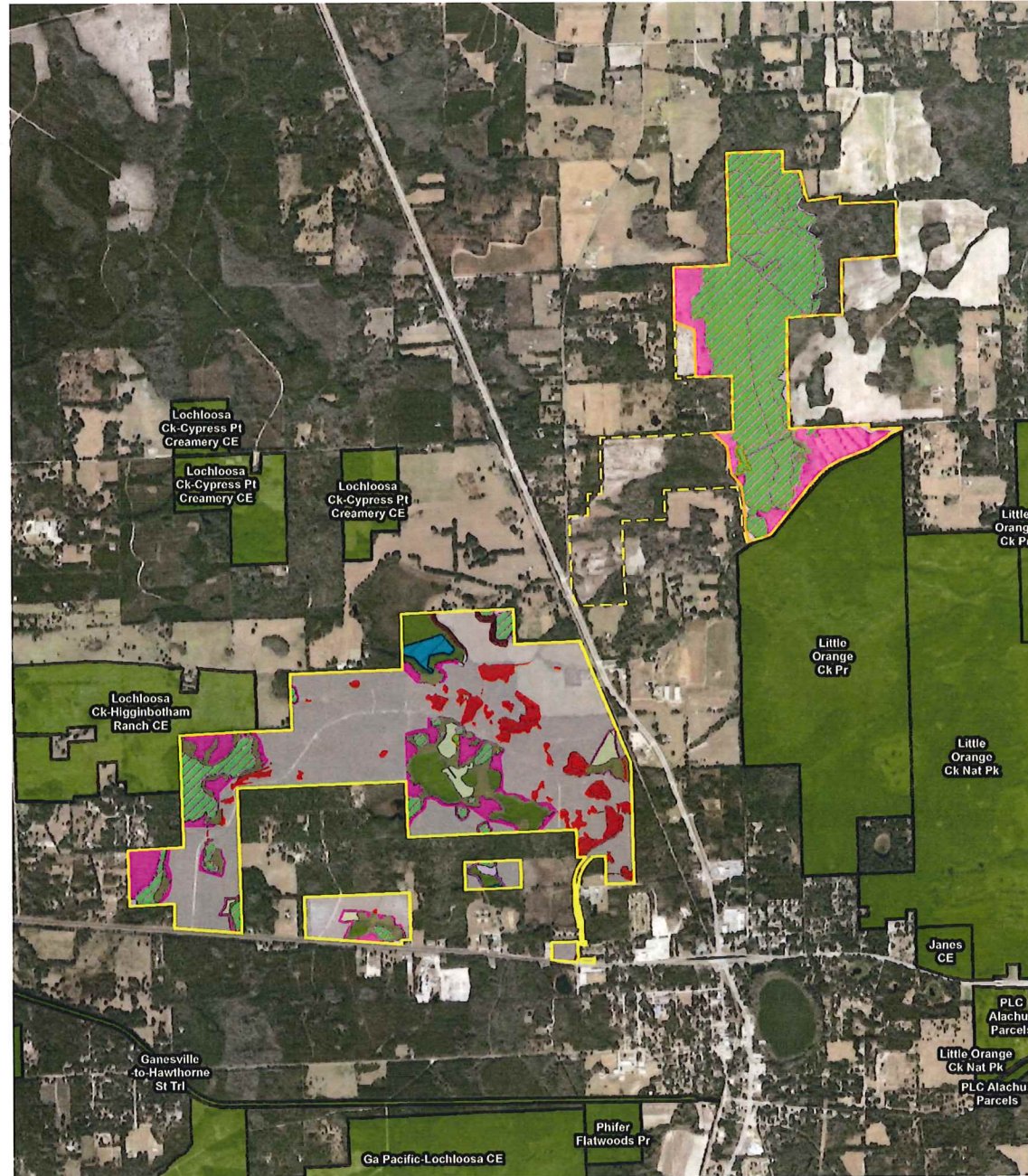


Alachua County Government
Department of Growth Management
10 SW 2nd Avenue
Gainesville, FL 32601
(352) 374-5249

<http://growth-management.alachua.fl.us/>

SJRWMD Impacts & Mitigation

- Impact
- Upland Preservation
- Upland Restoration
- Upland Restoration Planting
- Wetland Creation
- Wetland Enhancement
- Wetland Enhancement Planting
- Wetland Enhancement W441
- Wetland Preservation



Onsite Silviculture Planted Wetlands



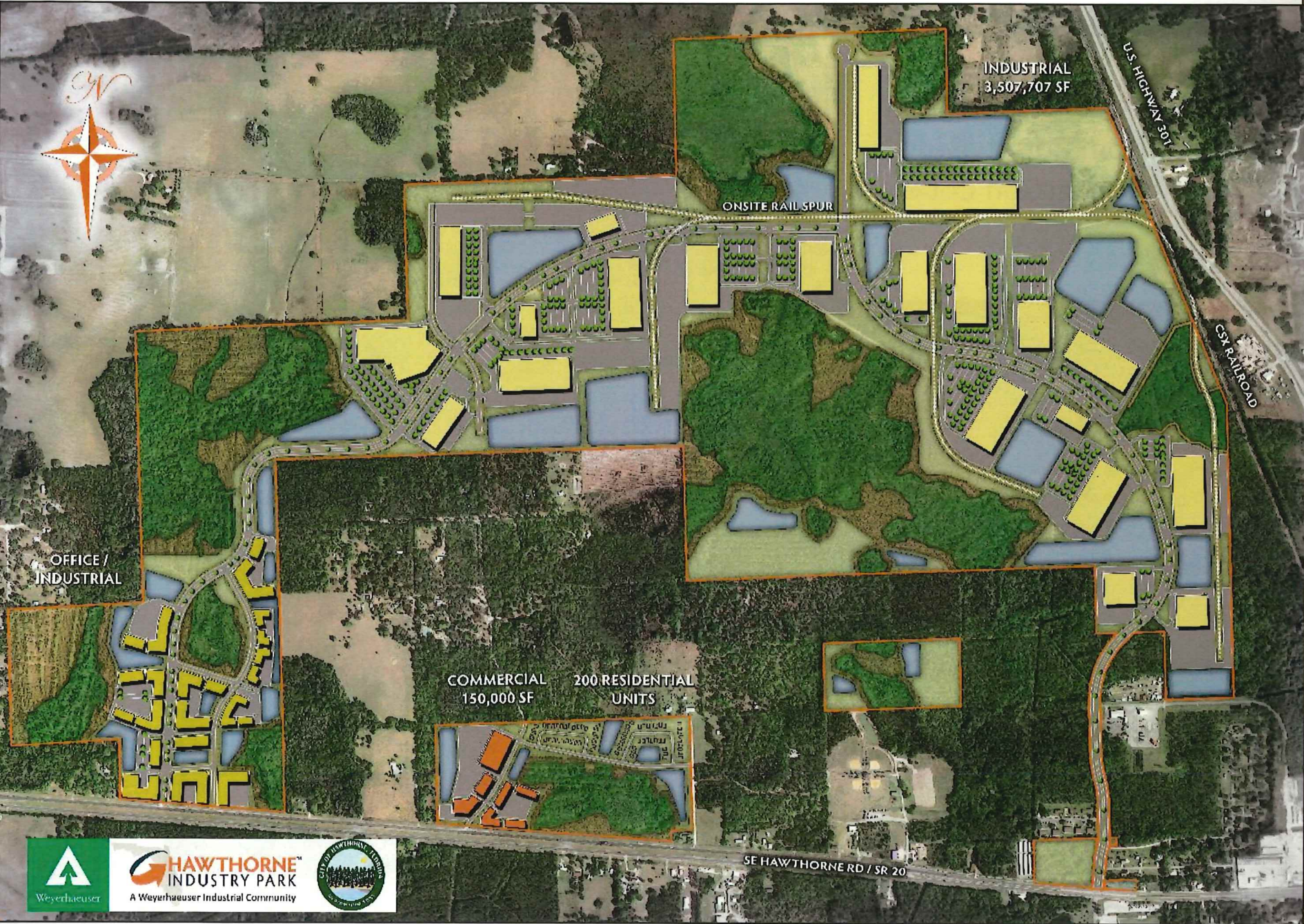
Offsite Wetlands



Legal

David Coffey, Esq.

Overriding Public Interest

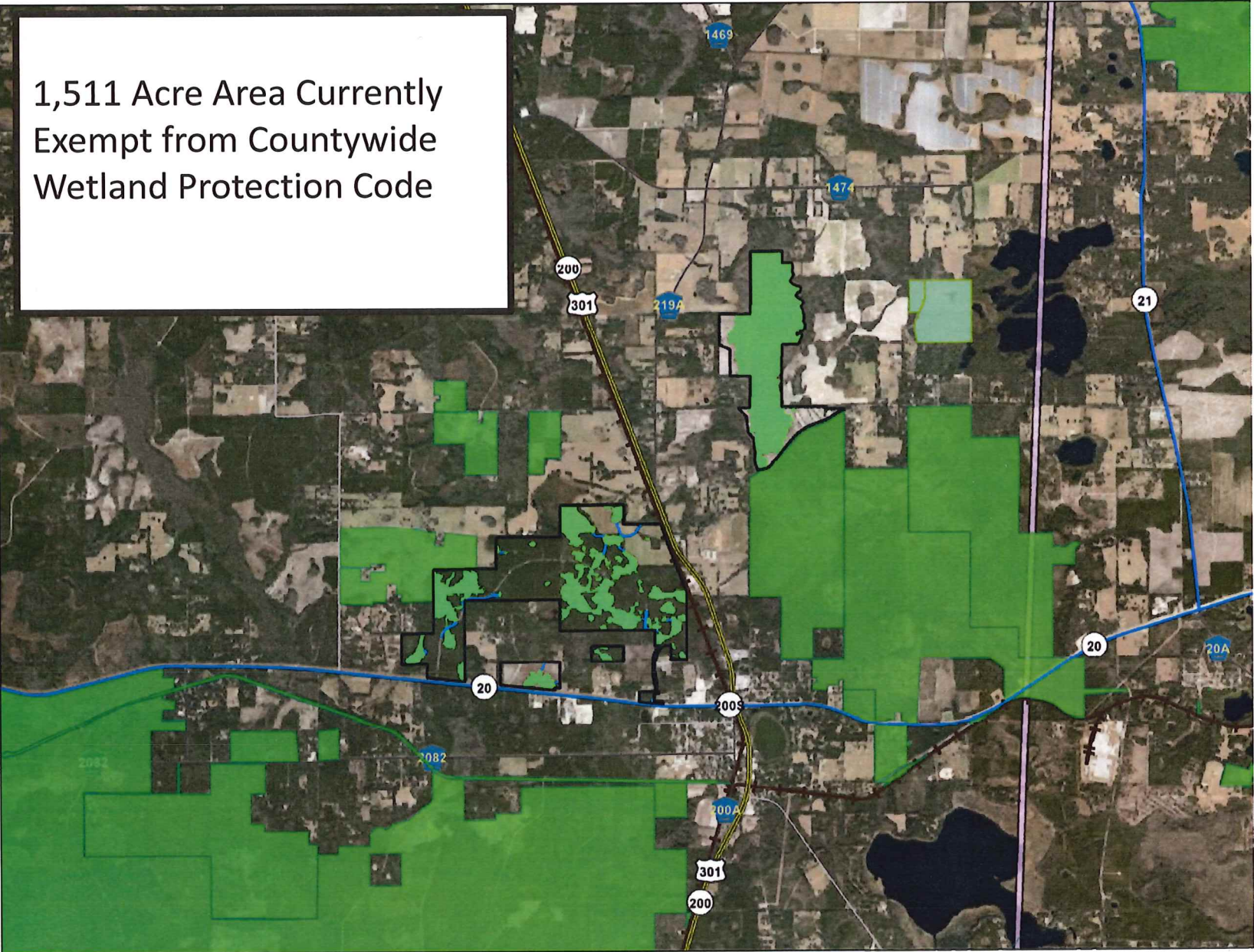


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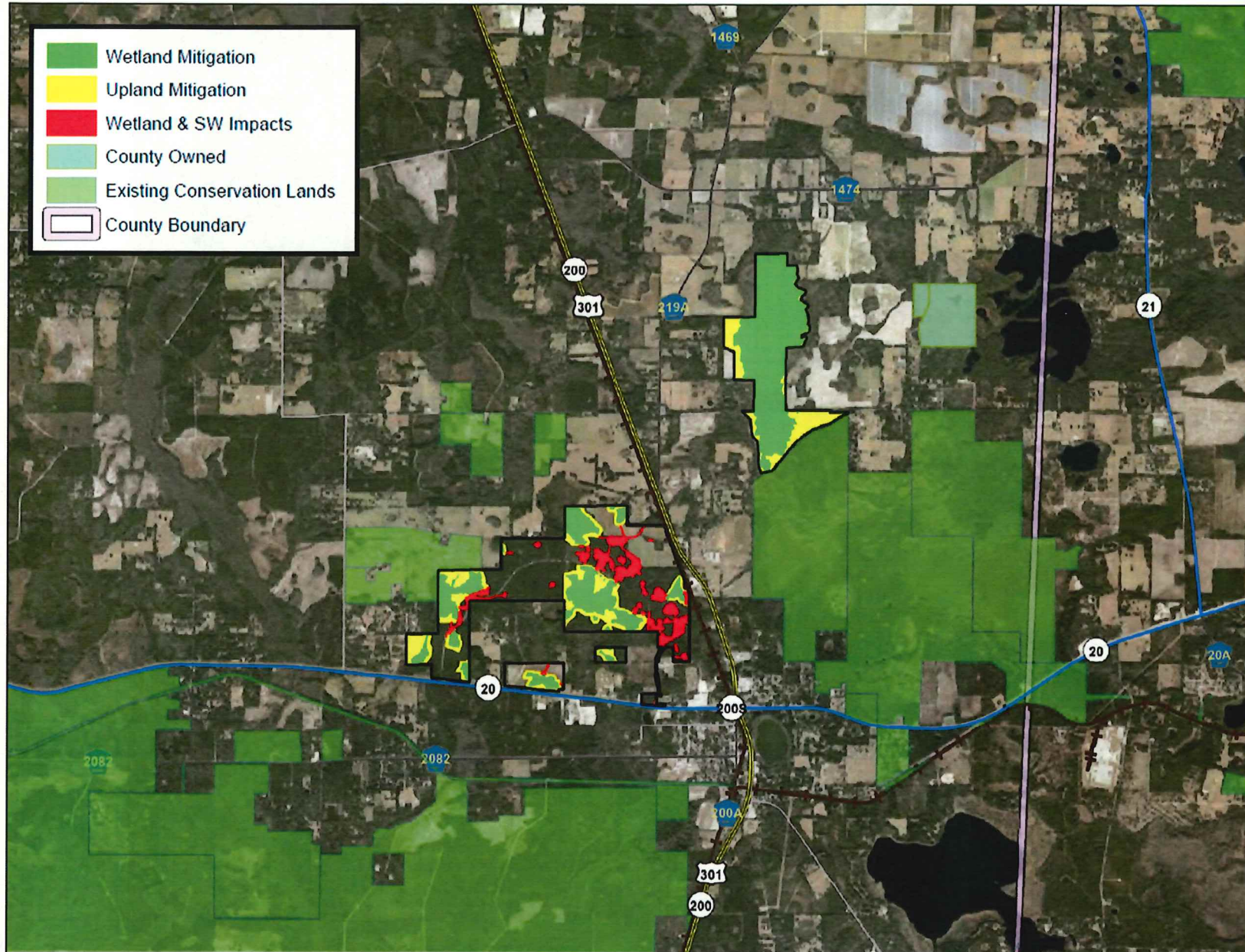


Overriding Public Interest

1,511 Acre Area Currently Exempt from Countywide Wetland Protection Code

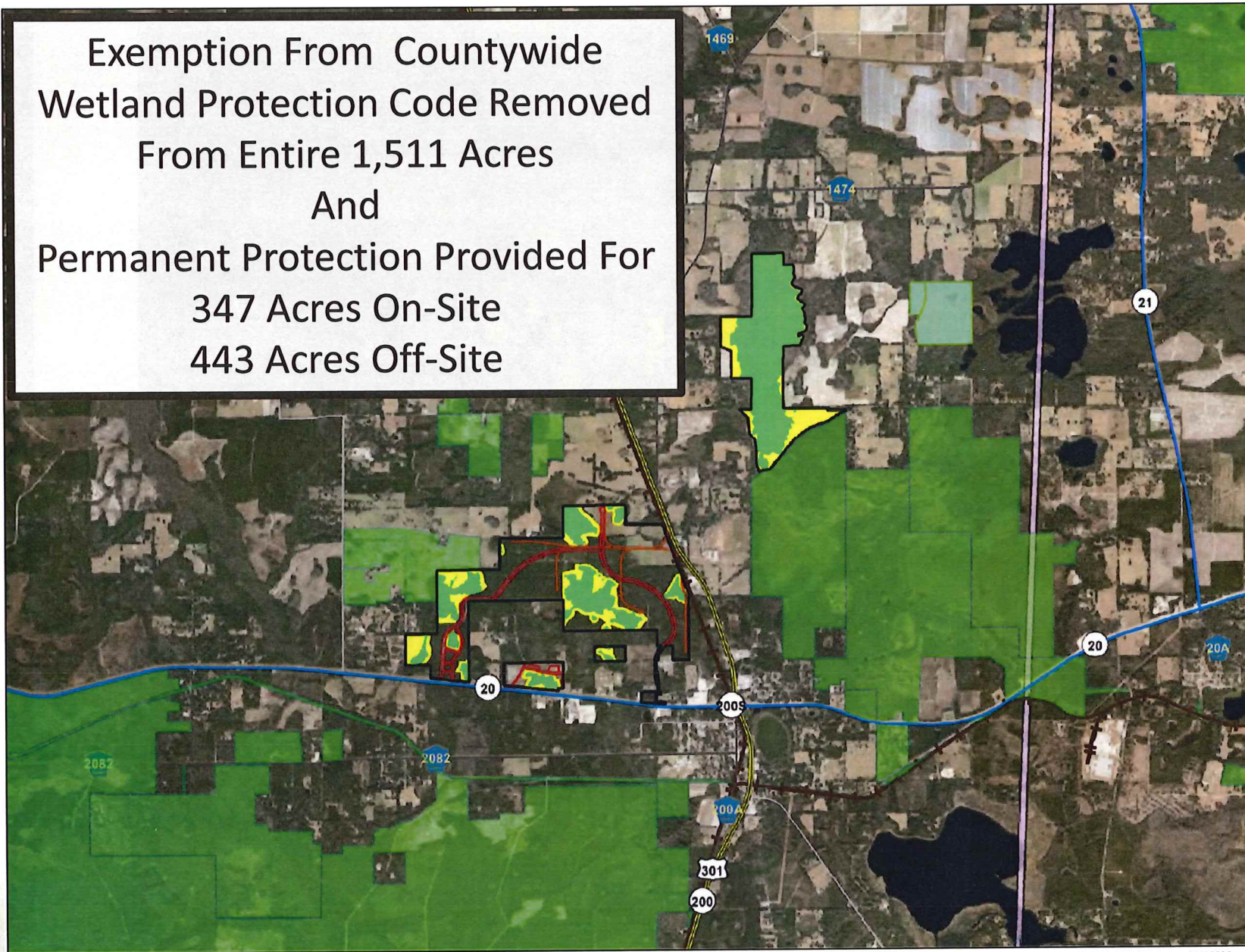


Overriding Public Interest



Overriding Public Interest

Exemption From Countywide
Wetland Protection Code Removed
From Entire 1,511 Acres
And
Permanent Protection Provided For
347 Acres On-Site
443 Acres Off-Site



Close

Clay Sweger, AICP, LEED AP – EDA Consultants

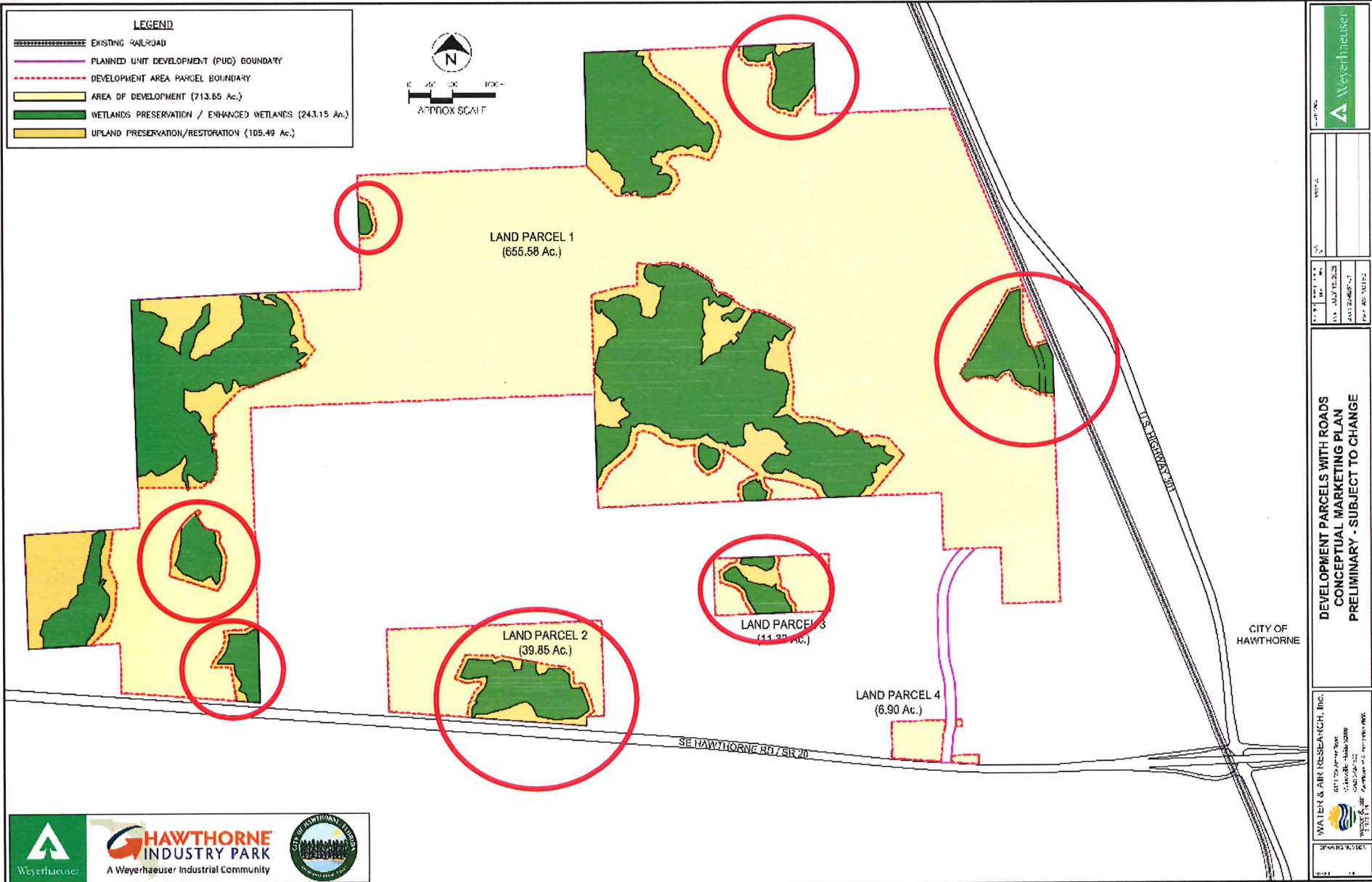
Hawthorne Industry Park

Summary

- Request is consistent with City approved Master Plan & ACOE / SJRWMD environmental permitting.
- Applicant has demonstrated that this request qualifies for approval under the 'overriding public interest' provision of Ch. 77.20(a)(4)(ii) of the CWPC.
- Approval is unique to this site given:
 - its proximity to active rail and major highways, and its ability to provide desperately needed employment opportunities for Hawthorne and Eastern Alachua County; and
 - it will provide enhanced permanent water quality protection for the Orange Creek Basin and the Ocklawaha River watershed.
- Finally, upon approval of this request, the applicant will place the entire off-site Strategic Ecosystem wetland mitigation area under the perpetual protection of a Conservation Easement that will remain in effect permanently, regardless of whether any development ever occurs in the Hawthorne Industry Park.

Q&A

Developable Areas



Weyerhaeuser

DATE: _____

PROJECT: _____









DATE: JULY 12, 2012


DATE: 2/24/09

DATE: 10/12/12

Parcels with Rail & Roads

LEGEND

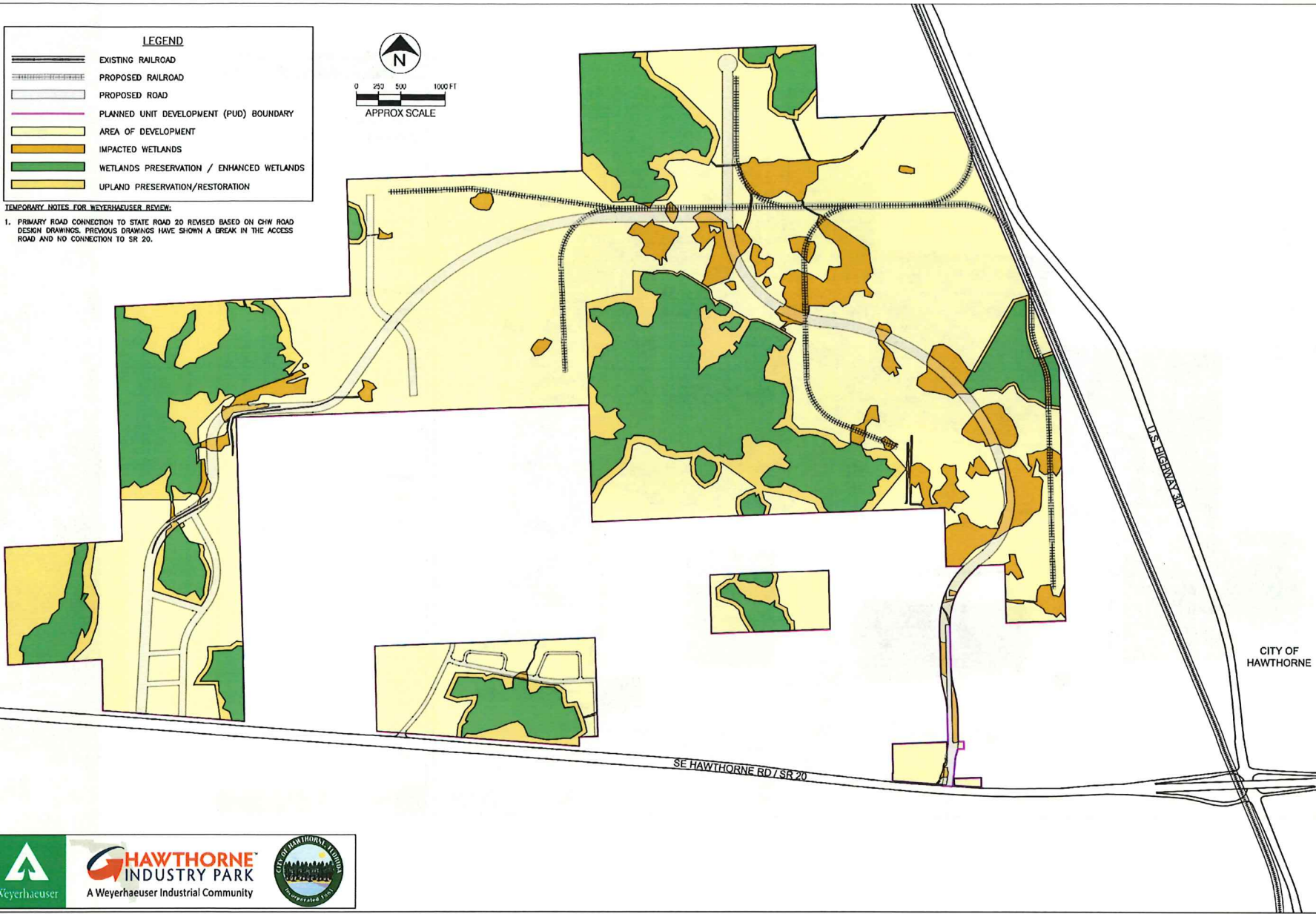
-  EXISTING RAILROAD
-  PROPOSED RAILROAD
-  PROPOSED ROAD
-  PLANNED UNIT DEVELOPMENT (PUD) BOUNDARY
-  AREA OF DEVELOPMENT
-  IMPACTED WETLANDS
-  WETLANDS PRESERVATION / ENHANCED WETLANDS
-  UPLAND PRESERVATION/RESTORATION



0 250 500 1000 FT
APPROX SCALE

TEMPORARY NOTES FOR WEYERHAEUSER REVIEW:

1. PRIMARY ROAD CONNECTION TO STATE ROAD 20 REVISED BASED ON CHW ROAD DESIGN DRAWINGS. PREVIOUS DRAWINGS HAVE SHOWN A BREAK IN THE ACCESS ROAD AND NO CONNECTION TO SR 20.





DATE	DRAWN BY	CHECKED BY	DATE

**PRELIMINARY CONCEPTUAL MASTER PLAN WITH IMPACTED WETLANDS
CONCEPTUAL MARKETING PLAN
PRELIMINARY - SUBJECT TO CHANGE**

WATER & AIR RESEARCH, Inc.
6821 SW Archer Road
Gainesville, Texas 76208
702.272.1500
WATER & AIR
1332001742
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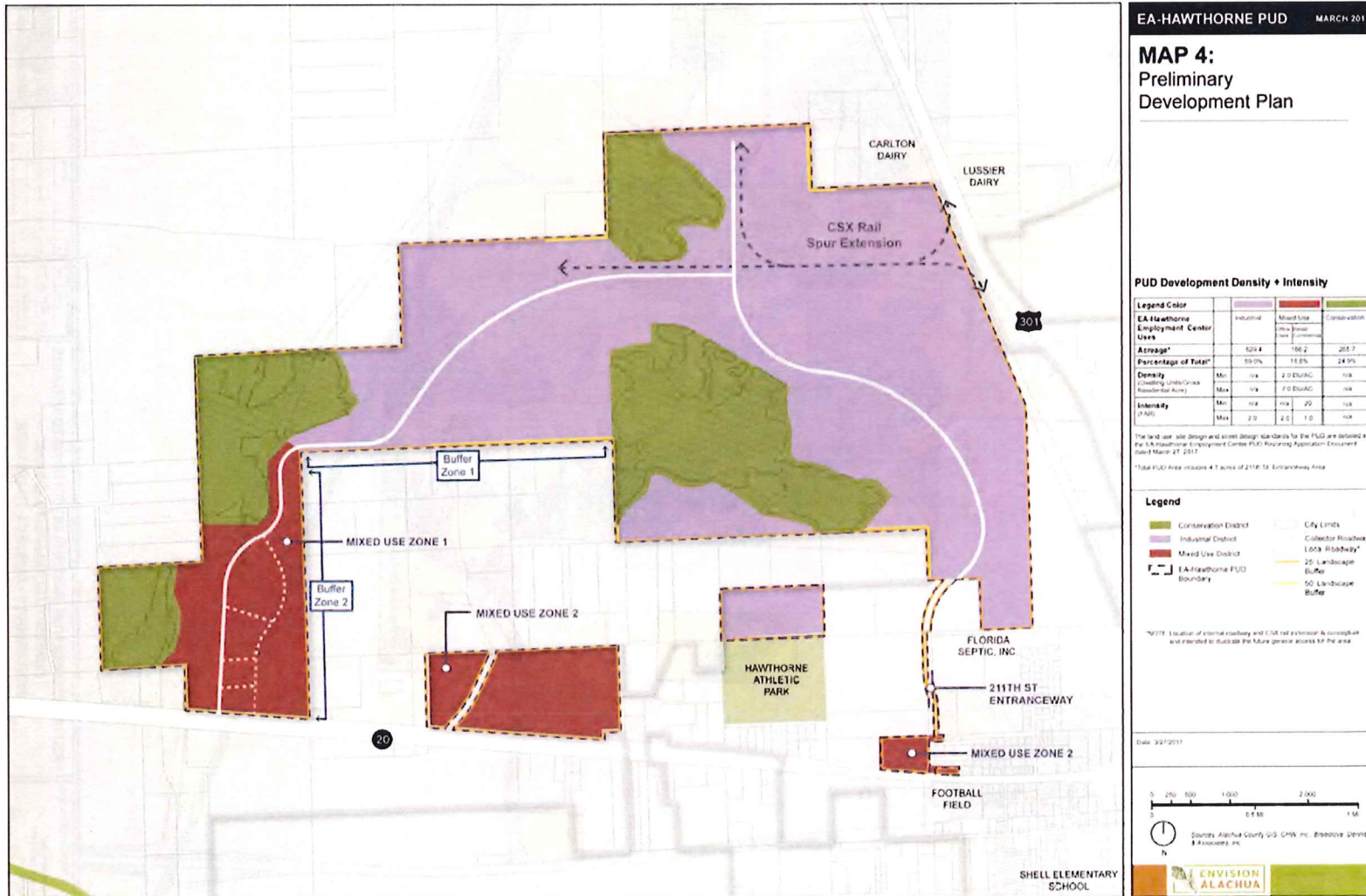
GROWING NUMBER
SHEET: 1 OF 3





A Weyerhaeuser Industrial Community

PUD Zoning & Preliminary Development Plan



EA-HAWTHORNE PUD MARCH 2017

MAP 4: Preliminary Development Plan

PUD Development Density + Intensity

Legend Color	Industrial	Mixed Use	Conservation
EA Hawthorne Employment Center Uses	Industrial New Office New Commerce	Mixed Use New Office New Commerce	Conservation New Office New Commerce
Average*	52.4	16.2	25.7
Percentage of Total*	59.0%	18.6%	24.3%
Density (Density Units/acre Residential Area)	Min: 1/4 Max: 1/4	2.0 DU/AC 7.5 DU/AC	1/4 1/4
Intensity (FAR)	Min: 1/4 Max: 2.0	1/4 2.0	1/4 1.0

*The land use, site design and street design standards for the PUD are defined in the EA Hawthorne Employment Center PUD Requesting Application Enclosure dated March 27, 2017.

*Total PUD Area includes 4.7 acres of 211th St Entranceway Area.

Legend

- Conservation District
- Industrial District
- Mixed Use District
- EA-Hawthorne PUD Boundary
- City Limits
- Collector Roadway
- Local Roadway
- 25' Landscape Buffer
- 50' Landscape Buffer

*NOTE: Location of internal roadway and EIS not shown & is subject to future general access for the area.

Date: 3/27/2017

