



Hawthorne Road Future Land Use Change & Rezoning

Neighborhood Workshop

February 20, 2025

Meeting Guidelines

- This meeting is informational only
- It is required as a part of the Alachua County review process

- You have been muted upon entering
- If you have a question, either:
 - Unmute yourself to speak
 - Type your question in the chat box

↓ UNMUTE/MUTE

↓ CHAT



Mute



Stop Video



Participants



Chat



Share Screen



Record



Reactions

Workshop Mailer

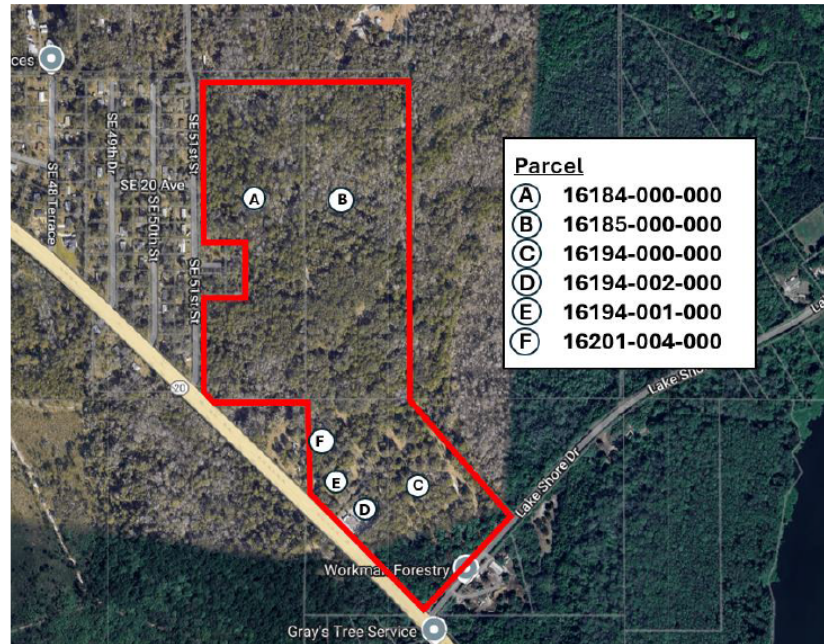
NEIGHBORHOOD WORKSHOP NOTICE

A neighborhood workshop will be held to discuss a proposed Future Land Use Change map change from Low Density Residential, Estate Residential and Commercial to Conservation, Estate Residential and Low Density Residential and a Rezoning from R-1a (Single-family, Low Density), A (Agriculture), BR (Business, Retail), BH (Business, Highway) & MB (Business Marine District) to C-1 (Conservation), RE-1 (Single-family, Low Density) and R-1a (Single-family, Low Density), on approximately 82 acres (+/-) on Alachua County tax parcel numbers 16184-000-000, 16185-000-000, 16194-000-000, 16194-001-000, 16194-002-000, and 16201-004-000 generally located at the 5400 block of SE Hawthorne Road. This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments. The meeting will be held virtually as a Zoom teleconference. The teleconference can be accessed by the following information:

Date: Thursday, February 20, 2025
Time: 6:00 PM
URL: <https://us02web.zoom.us/j/5733319527>
Meeting ID: 573 331 9527
Dial-in by Phone: (646) 558-8656

Following the teleconference, a recording of the workshop will be available at www.edafl.com/neighborhoodworkshops. A link to the meeting can be requested by e-mailing the contact below. In addition, paper copies of all materials discussed at the workshop can be provided via US Mail. Comments on the project may also be submitted to the e-mail address below or by calling the phone number below.

Contact: eda consultants, inc. **Email:** permitting@edafl.com **Phone:** (352) 373-3541



Property Summary

- Location: 5400 block of SE Hawthorne Road
- Tax Parcel Numbers 16184-000-000, 16185-000-000, 16194-000-000, 16194-001-000, 16194-002-000, and 16201-004-00
- Size: Approx. 81.6 Acres

Project Request

1) Land Use Map Change

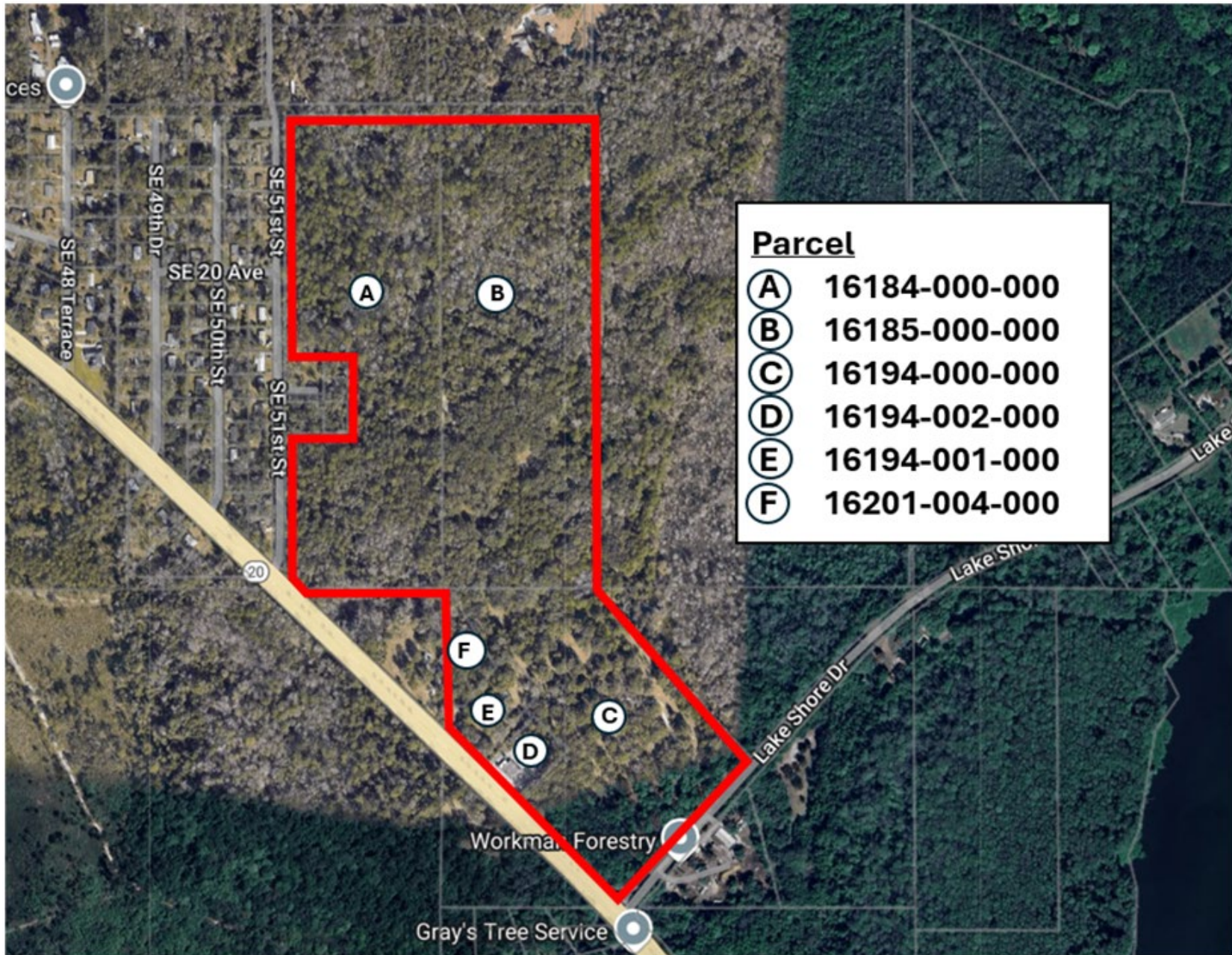
- From: Low Density Residential, Estate Residential & Commercial
- To: Low Density Residential, Estate Residential & Conservation

2) Rezoning

- From: R-1a, A, BR, BH & MB
- To: R-1a, RE-1 & C-1



Location Map/Aerial



Project Location Map



SE 43rd St.

Eastside High School

ACFR Station 60

Eastside Activity Center

Gainesville Retreat Center

SE Hawthorne Road

Project Site

Lakeshore Dr.

20

State Rd

Workman Forestry

Premium Cleaning Services of Gainesville

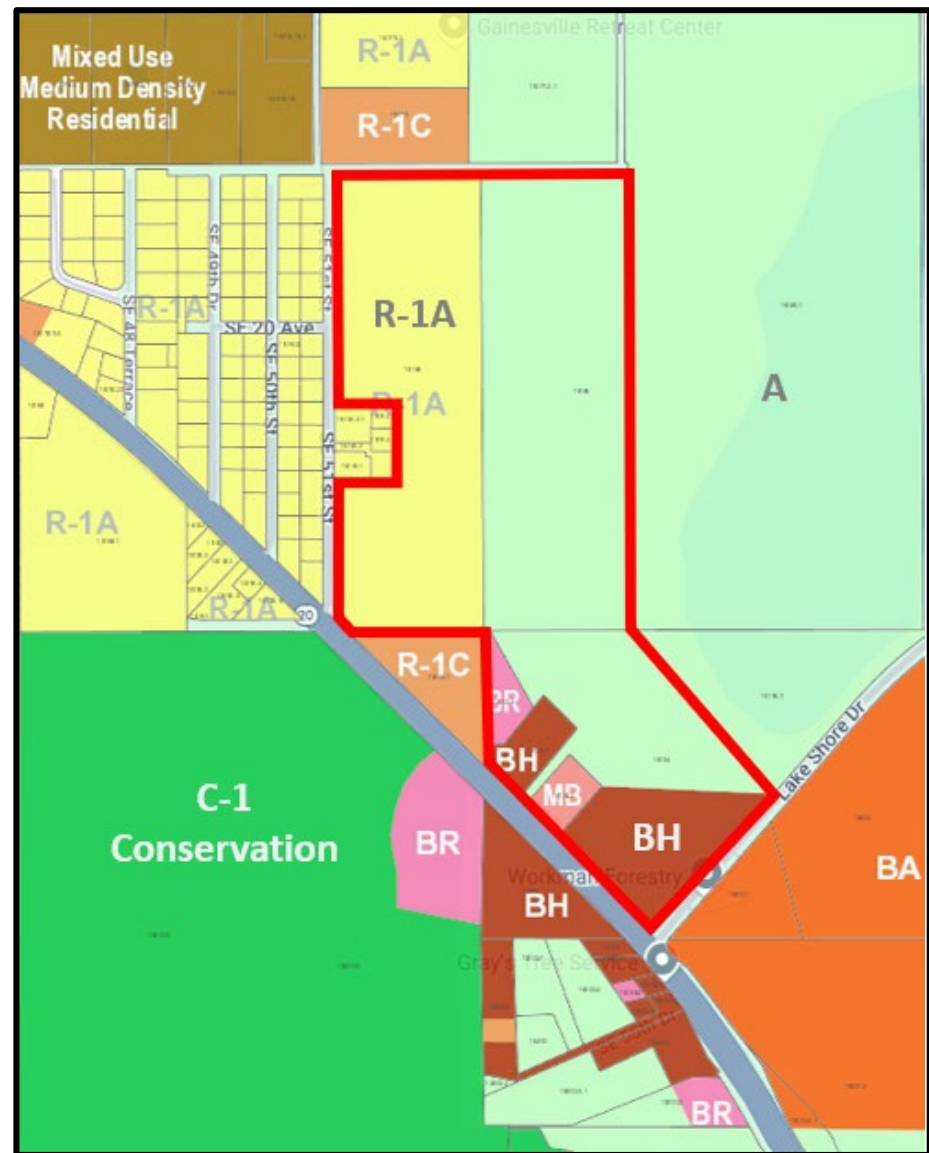
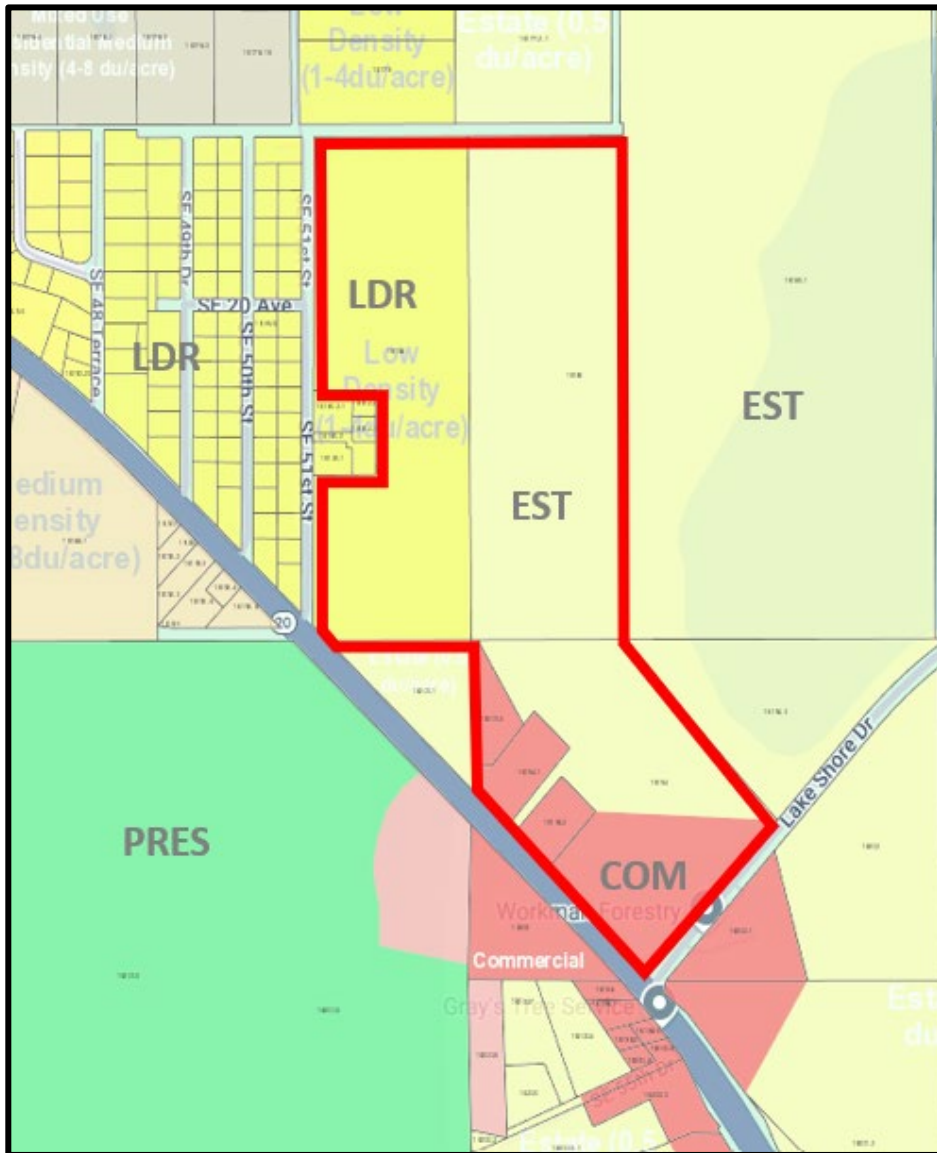
Eastside High School

St Meadows Veterinary

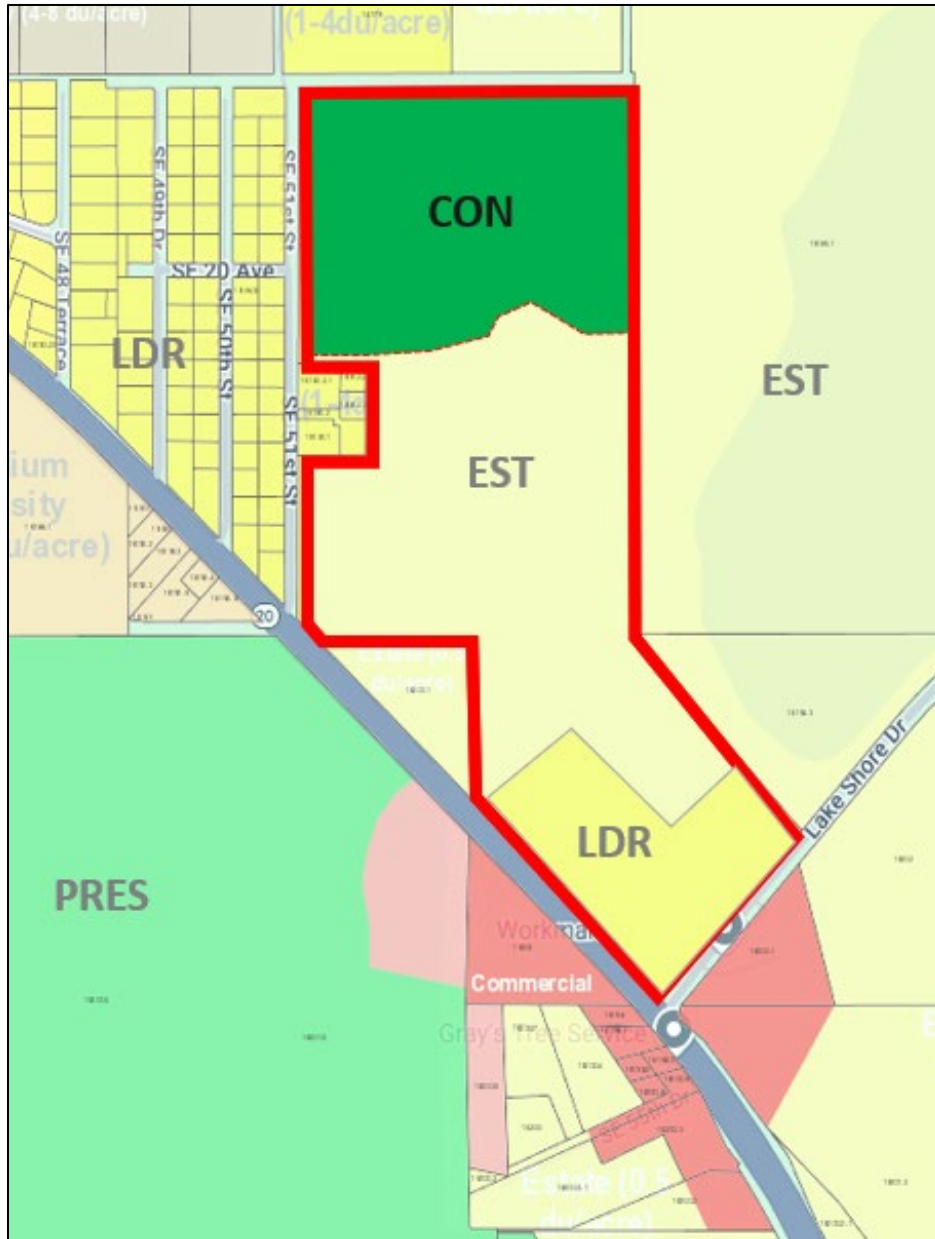
St Church

Existing Future Land Use Map

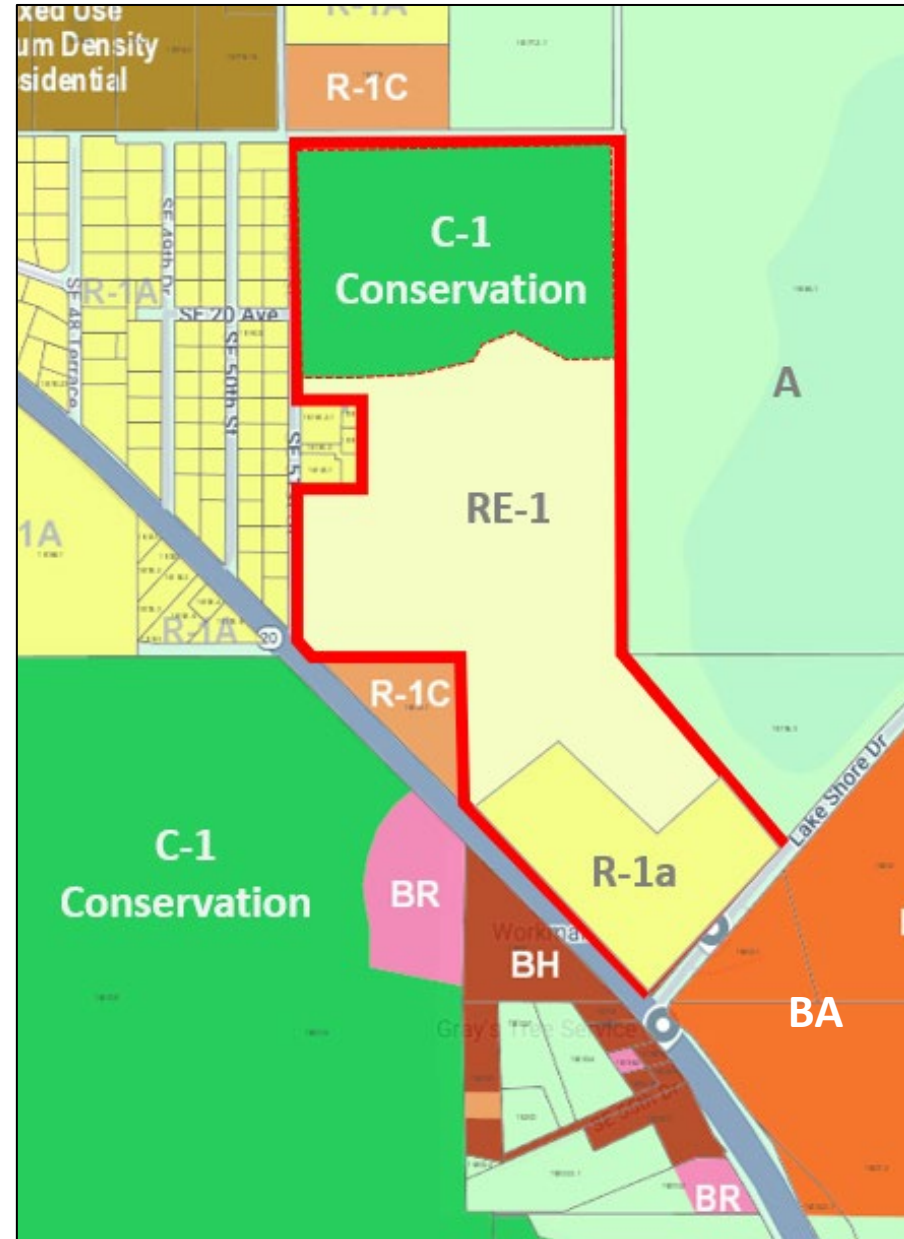
Existing Zoning Map



Proposed Future Land Use Map



Proposed Zoning Map



Summary of Map Changes (Existing vs. Proposed)

Existing FLU & Zoning Maps

FLU/Zoning Designations	Acres	Permitted DU/AC	Maximum Units	Permitted Non-Residential SF/AC	Maximum SF
Low Density Residential	28	4 DU/AC	112 Units	0 SF/AC	0 SF
Estate Residential	41.5	2 DU/AC	83 Units	0 SF/AC	0 SF
Commercial	12.4	0 DU/AC	0 Units	10,000 SF/AC ⁽¹⁾	120,400 SF

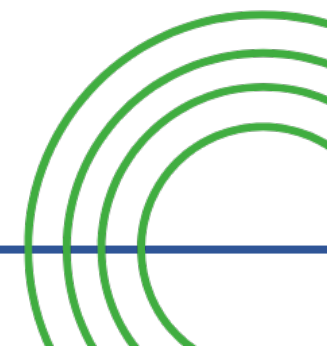
⁽¹⁾ Assumes 10,000 SF per Acre.

Proposed FLU & Zoning Maps

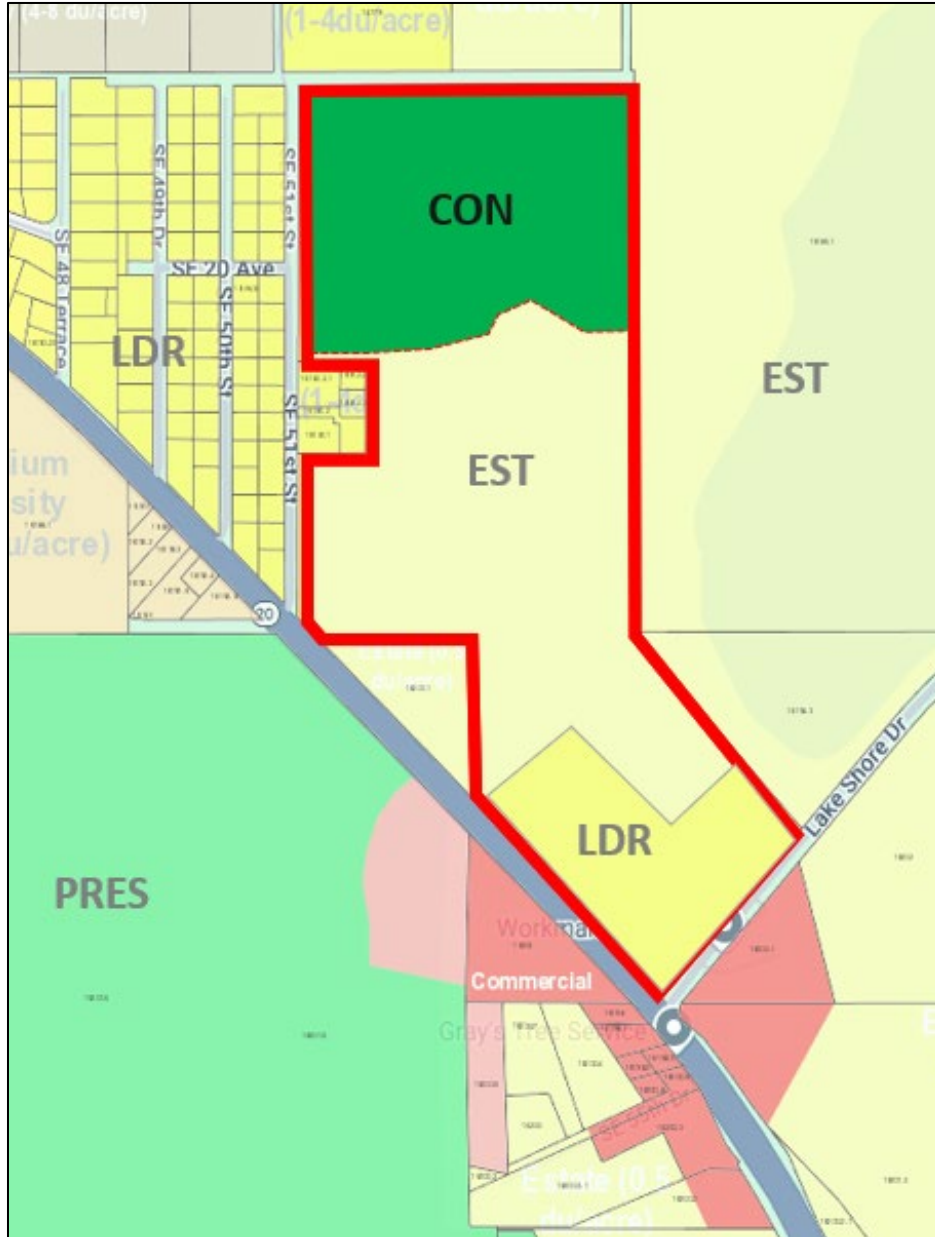
FLU/Zoning Designations	Acres	Permitted DU/AC	Maximum Units	Permitted Non-Residential SF/AC	Maximum SF
Low Density Residential	18.0	4 DU/AC	72 Units	0 SF/AC	0 SF
Estate Residential	37.1	2 DU/AC	74 Units	0 SF/AC	0 SF
Conservation	26.5	1 DU/10AC	3 Units	0 SF/AC	0 SF

Summary of Net Change between Existing and Proposed FLU & Zoning Maps

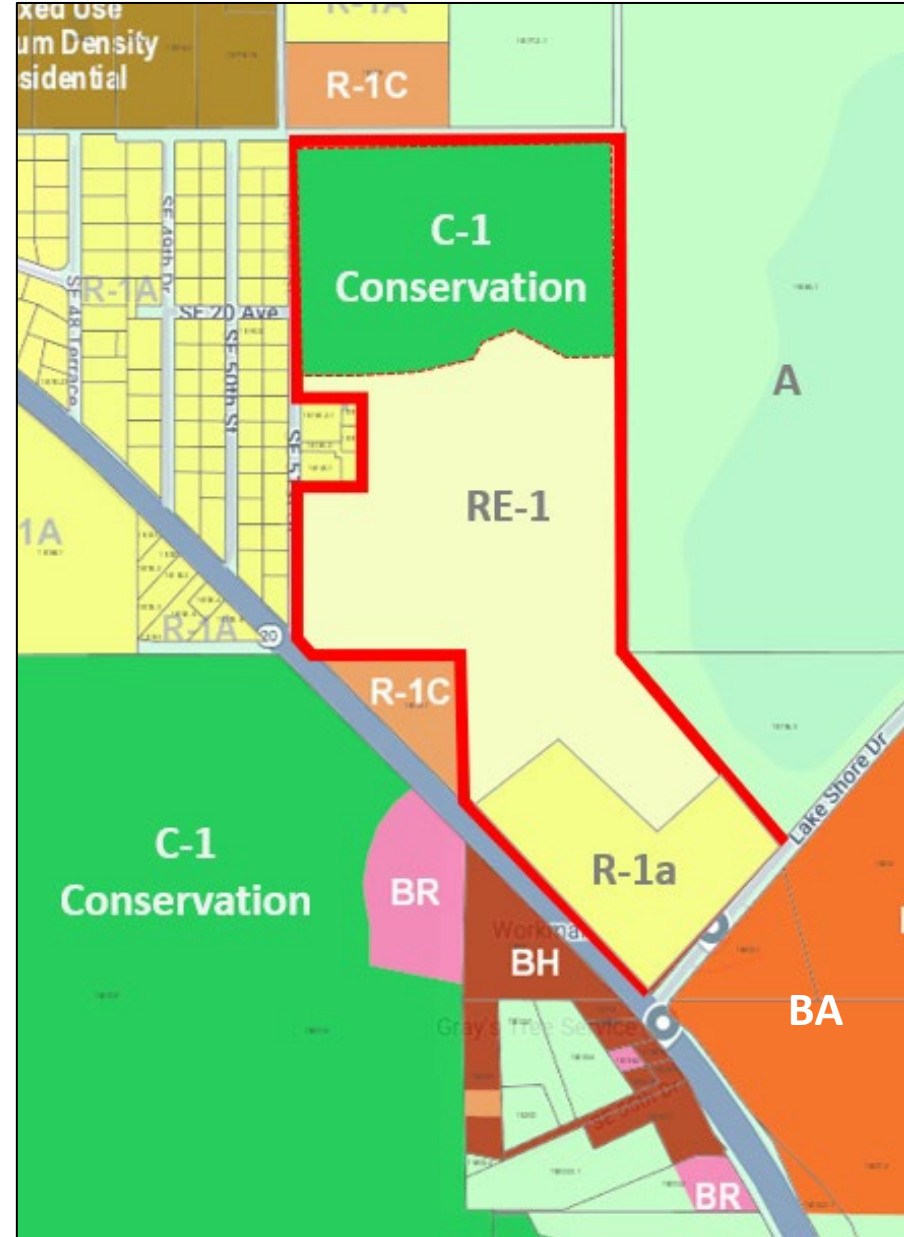
	Residential Units	Non-Residential SF
Existing FLU Map	195 Units	120,400 SF
Proposed FLU Map	149 Units	0 SF
Net Change	-46 Units	-120,400 SF



Proposed Future Land Use Map



Proposed Zoning Map



Prospective Home Builder



Next Steps



- Neighborhood Workshop – February 20, 2025
- Submittal of Land Use Map Change & Rezoning
 - County Submittal: February 24, 2025
 - Planning Commission: Tentatively – April 2025
 - County Commission: Tentatively - May 2025 (TBD)
 - County Commission: Tentatively – July 2025 (TBD)
- **Note: Subdivision Proposal – Separate Process / Notification**

Presentation will be posted to: <http://edafl.com/neighborhoodworkshops>

Follow-up questions? Email permitting@edafl.com or call 352-373-3541



Questions