Local Planning Agency and Planning Commission

April 16, 2025 6:00 pm County Administration Building - Jack Durrance Auditorium 12 SE 1 Street, 2nd Floor, Gainesville, FL 32601

Pages

1. Planning Commission Meeting

The public is encouraged to submit any written or photographic documents prior to the meeting to https://growth-management.alachuacounty.us/PublicComment.

No later than 7 calendar days prior to the hearing, an individual or entity wishing to participate as a party in a quasi-judicial public hearing must provide the County with a written request to be considered as a party. The request must include a factual basis for why the requestor believes that he or she should be allowed to participate as a party.

Please send your requests to be considered a party to https://growthmanagement.alachuacounty.us/PublicComment. The Planning Commission shall consider written requests for party status at the at the beginning of the quasi-judicial section of the hearing and make a determination of which requesting individuals or entities qualify for party status in the hearing.

If an individual or entity intends to participate as a party and provide evidence, beyond testimony at the public hearing, the individual or entity must provide electronic copies of all evidence to the appropriate County staff no later than 5 calendar days prior to the hearing. Any evidence provided electronically will be entered into the record and provided to all identified parties. In addition to any other comments, interested persons are invited to submit comments on whether the proposal will have a significant impact on the cost of housing.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If any accommodation is needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at least two business days in advance at (352) 374-5275 (voice) or (352) 374-5284 TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.

2. Call to Order

2.1 Approval of the Agenda

2.2 Attorney Office Polling for Ex Parte Communication

Attorney will poll the Planning Commission for any Ex Parte communication on any of the items on the agenda

2.3 Clerk Swearing In

Clerk will swear in all Staff and members of the public wishing to provide testimony on any item on the agenda

3. Legislative Items

3.1 Z25-000003 Hawthorne Road Large-Scale Comprehensive Plan Map Amendment

A request by Clay Sweger of eda consultants, inc., agent, for Gator Country LLC and Bentley Properties Inc., owners, for a large-scale comprehensive plan amendment. The amendment would change the future land use designations from Estate Residential (up to 1 dwelling unit per 2 acres), Low Density Residential (1 to 4 dwelling units/acre) and Commercial to Estate Residential (up to 1 dwelling unit per 2 acres), Low Density Residential (1 to 4 dwelling units/acre) and Conservation. The site is approximately 82 acres and is located to the northwest of the SE Hawthorne Rd./Lakeshore Dr. intersection on parcels 16184-000-000, 16185-000-000, 16201-004-000, 16194-001-000, 16194-002-000 and 16194-000-000. This request is associated with the rezoning application Z25-000004 that seeks to rezone these same parcels

4. Quasi-Judicial Items

4.1 Affected Parties Statement and Determination

County Attorney will provide a statement about affected parties. Staff will present information on individuals that have requested party status for quasi-judicial items on the agenda. The Planning Commission will either accept or not accept each request for party status.

1

4.2 Z25-000004 Hawthorne Road Rezoning

A request by Clay Sweger of eda consultants, inc. agent, for Gator Country LLC and Bentley Properties Inc., owners, for a rezoning. The request would rezone from R-1a, A, BR, BH and MB to C-1, RE-1 and R-1a. The site is approximately 82 acres and is located to the northwest of the SE Hawthorne Rd./Lakeshore Dr. intersection on parcels 16184-000-000,16185-000-000, 16201-004-000, 16194-001-000, 16194-002-000 and 16194-000-000. This request is associated with the large-scale comprehensive plan amendment application Z25-000003 that seeks to amend the future land use designation on these same parcels.

401

6. Attendance Report

404

7. Public Comment

Opportunity for the public to provide comments on items not on the agenda

8. Adjournment



Alachua County – Growth Management Staff Report

Application Z25-000003

Application Details

Staff Contact

Mehdi J. Benkhatar, AICP

Staff Phone Number

352-374-5249 ext. 5261

Planning Commission Hearing Date

April 16, 2025

Board of County Commissioners Hearing Date

TBD

Requested Action

A request for a large-scale Comprehensive Plan amendment.

Property Owner

Gator Country, LLC and Bentley Properties Inc.

Property Description

Address: Located to the northwest of the SE Hawthorne Rd./Lakeshore Dr. intersection Parcel Numbers: 16184-000-000, 16185-000-000, 16201-004-000, 16194-001-000,

16194-002-000 and 16194-000-000

Section/Township/Range: 12/10/20 & 13/10/20

Land Use: Estate Residential (up to 1 dwelling unit per 2 acres), Low Density Residential

(1 to 4 dwelling units/acre) and Commercial

Zoning: R-1a, A, BR, BH and MB

Acreage: 82 +/-

Previous Requests

ZOX-02-05: Special Exception to allow a cocktail lounge/bar in an "MB" (Marine Business) Zoning District (on parcel 16194-002-000)

Zoning Violation History

None.

Applicant/Agent

Clay Sweger of eda, inc.

Project Timeline

- Submitted: February 24, 2025
- Staff Report Distributed: April 11, 2025
- Planning Commission Hearing: April 16, 2025

Staff Recommendation

Staff recommends that the Local Planning Agency recommend that the Board of County Commissioners **transmit Z25-000003** to the Florida Department of Commerce for review and comment, with the bases as listed in the staff report.

Planning Commission Recommendation

TBD

Background

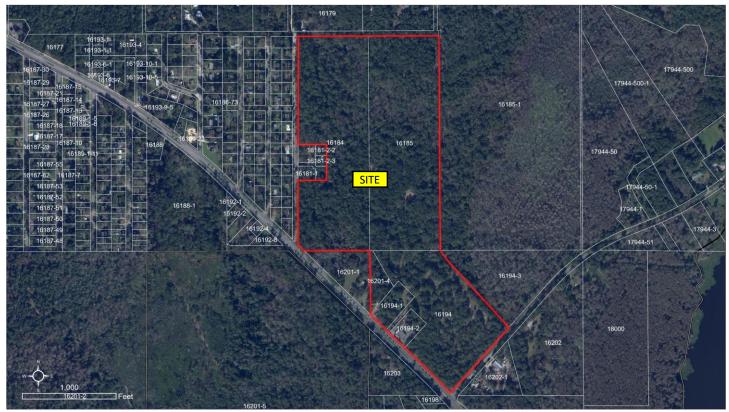


Figure 1: Aerial image of site



Figure 2: Future Land Use Map (Existing)



Figure 3: Future Land Use Map (Proposed)



Figure 4: Zoning Map (Existing)



Figure 5: Zoning Map (Proposed)

This application is a request to amend the future land use designation on parcels 16184-000-000, 16185-000-000, 16201-004-000, 16194-001-000, 16194-002-000 and 16194-000-000. A companion application, Z25-000004, is requesting a rezoning for the same parcels.

The applicant is seeking to amend the land use designations on the future land use map in anticipation of future residential development. If approved, the northern portion of the site would have a designation of Conservation, covering the portion of the site that is approximately aligned with the Eastside Greenway Strategic Ecosystem. The remainder of the site would be designated as Low Density Residential (1 to 4 units/acre).

Site description

The site consists of six parcels totaling approximately 82 acres located to the northwest of the SE Hawthorne Rd./Lakeshore Dr. intersection, in the southeastern portion of the Urban Cluster.

The existing future land use designation of the site includes a mix of Low Density Residential (1 to 4 dwelling units/acre), Estate Residential (up to 1 dwelling unit per 2 acres) and Commercial. The zoning of the site includes R-1a and Agricultural in the norther portion of the site and a mix of commercial zoning districts along the portion fronting SE Hawthorne Rd. The site is mostly undeveloped, with the exception of some abandoned commercial buildings along SE Hawthorne Rd (on parcels 16194-001-000 and 16194-002-000). The northern portion of the site (a little over 30 acres) lies within the Eastside Greenway Strategic Ecosystem and contains wetlands.

To the north of the site are larger (5+ acre) parcels with single family residences. These parcels have Low Density Residential and Estate Residential future land use designations and a mix of zoning (R-1a, R-1c and A).

To the east of the site are two parcels with Estate Residential future land use designation and Agricultural zoning. These parcels are largely covered by wetlands and have a conservation easement. The Eastside Strategic Ecosystem also extends along these parcels bordering to the east (with a small portion extending into the southernmost parcel of this site). The topographic map (Figure 13 below) also shows the general slope of the land to run downward towards the east, toward wetlands on adjacent parcels.

To the southeast, across Lakeshore Dr., are parcels with a split of Estate Residential and Commercial future land use designations, with Commercial being located in the vicinity of the Lakeshore Dr./SE Hawthorne Rd. intersection. A tree service business is located on parcel 16202-001-000. This area is the only area within the eastern portion of the Urban Cluster with a Commercial future land use designation. Parcels to the south of the site (south of SE Hawthorne Rd.) have Commercial future land use and commercial zoning (BH) but no commercial uses. Further to the southwest, across the right-of-way for SE Hawthorne Rd./SR 20 (approximately 100 ft.) lies the boundary of Paynes Prairie Preserve State Park, owned by the State of Florida.

To the west of the site is the Green Grove subdivision with Low Density Residential future land use and R-1a zoning. Further the northwest (approximately 110 ft.) lies the boundary of the Eastside Activity Center, where County maintenance of SE 51st St. ends.





Figure 6 (left): View from Lakeshore Rd. looking south

Figure 7 (right): One of the abandoned commercial buildings on-site along SE Hawthorne Rd.



Figure 8: View near central area of site



Figure 9: Additional view from center of site



Figure 10: Wetland Map

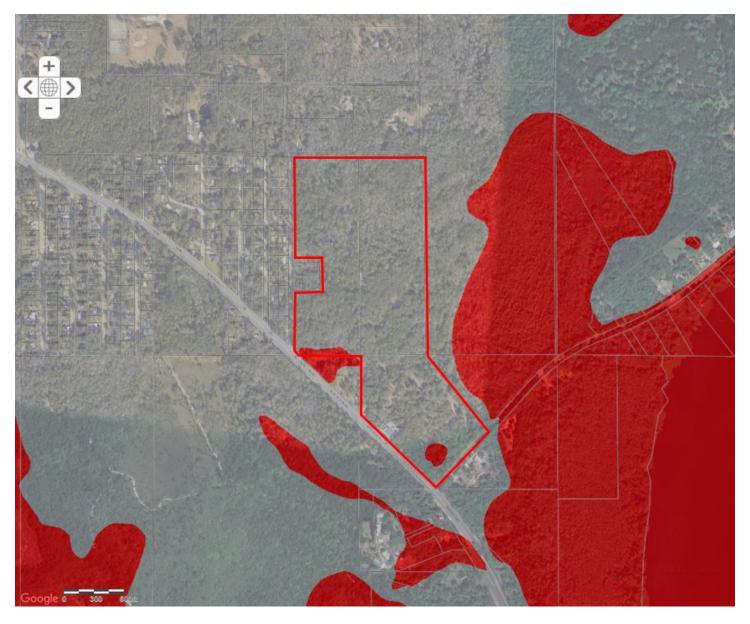


Figure 11: Flood Zone Map

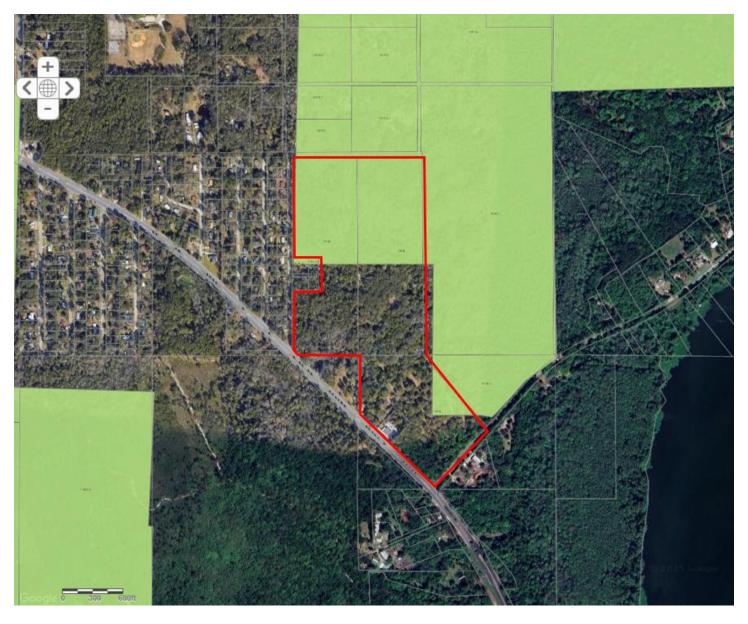


Figure 12: Strategic Ecosystem Map



Figure 13: Topographic map

Consistency with Comprehensive Plan

Levels of Service

The Alachua County Comprehensive Plan Capital Improvement Element requires that the public facilities and services needed to support development be available concurrent with the impacts of development and that issuance of a Certificate of Level of Service Compliance (CLSC) be a condition of all final development orders. 'Concurrent' shall mean that all adopted levels of service (LOS) standards shall be maintained or achieved within a specified timeframe. Per **Policy 1.2.4 and Policy 1.2.5 of the Capital Improvements Element** of the Alachua County Comprehensive Plan, LOS standards have been adopted for various types of public facilities.

Traffic

The proposed amendment would result in the elimination of 12.4 acres with Commercial land use designation on the site. Using an assumption of 10,000 sq. ft. of commercial uses per acre (i.e. 124,000 sq. ft.) a shopping plaza (ITE code 821) could result in 11,717 daily trips. Single-family residential uses (ITE code 210) produce far fewer trips. As proposed, the rezoning would result in over 10,000 fewer daily trips compared with the shopping plaza scenario development. From data generated by the ITE Trip Generation Manual, 11th Edition, an average of 2,084 daily trips would be expected with 221 units. However, with the proposed rezoning application (Z25-000004) accompanying this application, the number of trips would be further reduced to 1,405 based on the maximum number of units (149) that would be possible with the zoning proposed. Development on the subject property will mitigate its impacts through the mobility fee program. Any necessary operational improvements will be analyzed during development plan review.

Water and Sewer

Policy 1.2.4 (d) of the Capital Improvements Element describes the minimum Level of Service standards for potable water and sewer. These are summarized in the following table:

	Peak Residential & Non Residential	Pressure	Storage Capacity
Potable Water	200 gallons/day/du	40 p.s.i.	½ peak day volume
Sanitary Sewer	106 gallons/day/du	N/A	N/A

The site is located within the Urban Cluster and will be served by existing centralized water and sewer lines that run along SE Hawthorne Rd.

Drainage

Policy 1.2.4 of the Capital Improvements Element states that the minimum drainage LOS standard for residential development requires a floor elevation of one (1) foot above the 100-year/critical duration storm elevation. Development on this site would be required to meet this standard.

Emergency Services

Policy 1.2.5 (a) of the Capital Improvements Element states that the LOS standard for fire services in the rural area is as follows:

- Initial unit response within 6 minutes for 80% of all responses within 12 months.
- 100% of development shall provide water supply served by hydrants

All development would be required to meet these standards at the time of development plan approval.

Solid Waste

Policy 1.2.4 (b) of the Capital Improvements Element states that the minimum level of service standard for solid waste disposal used for determining the availability of disposal capacity to accommodate demand generated by existing and new development, at a minimum, shall be 0.8 tons per person per year. LOS standards for solid waste will not be exceeded by this request.

Schools

Objective 2.2 of the Public School Facilities Element states that Alachua County in coordination with SBAC shall ensure that the capacity of public schools is sufficient to support final development plans for residential developments.

The maximum potential of dwelling units from the proposed large-scale Comprehensive Plan amendment would be 221. This results in a net increase of 90 dwelling units. The site is located in the Eastside High School Concurrency Service Area (CSA), the Lincoln Middle School CSA and the Gainesville East Alachua Elementary CSA. Based on the Alachua County School Board's (ACSB) student multipliers this would yield the following number of student stations:

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	221	units X 0.12 Elementary School Multiplier	27	Student Stations
MIDDLE	221	units X 0.06 Middle School Multiplier	14	Student Stations
HIGH	221	units X 0.09 High School Multiplier	20	Student Stations

The ACSB states in its 2023 School Concurrency Report that student capacity within the Concurrency Service Areas for this site during the 2025-26 school year are as follows:

Elementary: 2,503 available stations (70% capacity)

Middle: 364 available stations (65% capacity)

High: 1,054 available stations (57% capacity)

Therefore, adequate capacity exists to meet the Level of Service (LOS) Standards for public schools (i.e. 100% of Program Capacity).

Recreation

The proposed land use amendment will maintain the County's adopted level of service (LOS) for recreation. **Policy 1.2.4(a) of the Capital Improvements Element** states:

The County shall adopt and maintain, at a minimum, the following level of service standards for recreation of: (1) 0.5 acres of improved activity-based recreation sites per 1000 persons in the unincorporated area of Alachua County; (2) 5.0 acres of improved based recreation sites per 1000 persons in the unincorporated area of Alachua County.

The proposed amendment authorizes up to 221 dwelling units. The Alachua County Parks and Open Space Master Plan (2023) identifies the following:

Year	Unincorporated Alachua Co. Pop. Est.	Existing Activity- Based Acres		Surplus/ Deficiency Acres
2022	112,471	95	56	39
2027	116,036	95	58	37
2035	127,020	95	64	31

Year	Unincorporated Alachua Co. Pop. Est.	Existing Resource- Based Acres	Acres Needed	Surplus/ Deficiency Acres
2022	112,471	611	562	49
2027	116,036	611	580	31
2035	127,020	611	635	-24

Figure 14: Recreation surplus/deficiency for unincorporated county

The additional number of units (90 additional from existing) that would be authorized if this amendment were to be approved would not cause a deficiency in the Recreation LOS.

General Strategy 1 of the Future Land Use Element identifies ...minimizing the conversion of land from rural to urban uses by maximizing the efficient use of available urban infrastructure, while preserving environmentally sensitive areas... as a way to implement the County's principles for the goal of encouraging "orderly, harmonious and judicious use of land". The proposed amendment provides new opportunities for residential development with the eastern portion of the Urban Cluster, making use of available urban infrastructure, while designating the Eastside Greenway strategic ecosystem as Conservation.

Policy 1.5.1 of the Future Land Use Element states:

New residential development shall meet all of the requirements for adequate facilities based on the level of service standards adopted in this Plan for roads, potable water, sanitary sewer, solid waste, stormwater, public schools, recreation and open space facilities, and mass transit and the concurrency provisions of this Plan.

As identified in the Level of Service section above, the proposed amendment will meet all of the LOS standards adopted in this Plan.

Principle 3 of the Transportation and Mobility Element states:

Discourage sprawl and encourage the efficient use of the urban cluster by directing new development and infrastructure to areas where mobility can be provided via multiple modes of transportation.

The site of this amendment is located within the southeast portion of the Urban Cluster, at the intersection of SE Hawthorne Rd. and Lakeshore Dr. it is in close proximity to the Eastside Activity Center and Eastside High School. Existing RTS transit reaches SE 43rd Street, about $\frac{3}{4}$ mile to the west.

Policy 1.1.1 of the Housing Element states:

Alachua County shall, through the policies in the Future Land Use Element, provide areas for residential development which would be suitable for the development of affordable housing. These areas shall take into account the availability of infrastructure and land, the accessibility to employment and services, the proximity to shopping, daycare facilities, transit corridors, and the promotion of infill opportunities.

Policy 3.4.1 of the Conservation and Open Space Element states that all applications for land use change, zoning change and development approval shall be required to submit an inventory of natural resource information. In the land use and zoning context, the County shall use this information to determine whether the requested change is consistent with protection of natural resources. The applicant has submitted an Environmental Resources Assessment as part of the application materials. Alachua County Environmental Protection Department staff have reviewed this assessment and found that the application as proposed is consistent with the protection of natural resources (see staff comments below).

Policy 3.1.4 of the Energy Element states:

Promote energy-efficient land use patterns that reduce travel costs and encourage long-term carbon sequestration.

The proposed amendment promotes energy efficient land use patterns that reduce travel costs. The site is located within the Urban Cluster, abutting an arterial state road (SE Hawthorne Rd.). Approval of the amendment will help to provide residential opportunities for the eastern portion of the Urban Cluster.

Staff Recommendation

Staff recommends that the Local Planning Agency recommend that the Board of County Commissioners **transmit Z25-000003** to the Florida Department of Commerce for review and comment, with the bases as listed in the staff report.

Bases

1. Policy 1.5.1 of the Future Land Use Element states:

New residential development shall meet all of the requirements for adequate facilities based on the level of service standards adopted in this Plan for roads, potable water, sanitary sewer, solid waste, stormwater, public schools, recreation and open space facilities, and mass transit and the concurrency provisions of this Plan.

The applicant has demonstrated that the proposed land use amendment would meet all of the requirements for adequate public facilities based on level of service standards as adopted in the Comprehensive Plan.

- 2. Policy 8.5.7 of the Future Land Use Element states that the County shall promote and incentivize redevelopment of areas already in development or impacted by prior development for the East Gainesville Urban Area. The site is located in the East Gainesville Urban Area and is impacted by prior commercial development along the southern portion of the site. The commercial uses have been abandoned for several years. This amendment provides a means to redevelop the site for residential development.
- 3. Policy 3.4.1 of the Conservation and Open Space Element states that all applications for land use change, zoning change and development approval shall be required to submit an inventory of natural resource information. In the land use and zoning context, the County shall use this information to determine whether the requested change is consistent with protection of natural resources. Staff from the Alachua County Environmental Protection Department have reviewed the application and found that the proposed amendment is consistent with the protection of natural resources. Evaluation of specific protection strategies will be made when a development plan is proposed.

4. Objective 3.1 of the Energy Element is to promote energy-efficient land use patterns that reduce travel costs and encourage long-term carbon sequestration. The proposed amendment makes use of existing urban infrastructure and promotes infill within the Urban Cluster.

Staff and Agency Comments

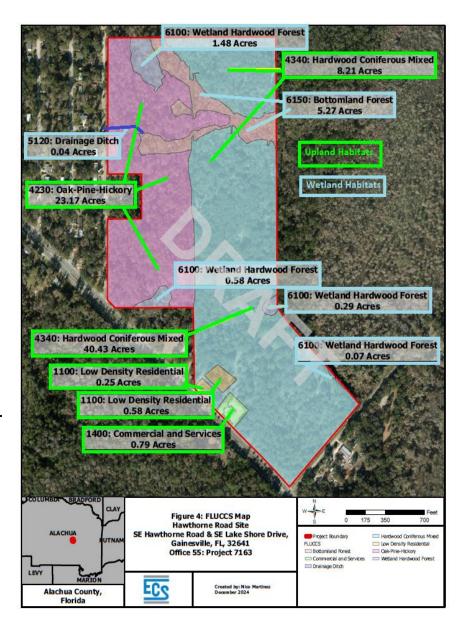
Department of Environmental Protection

The natural resources of the 82-acre "subject site" were evaluated by an environmental consulting firm (ECS Florida, LLC) during dates between December 17th - 23rd, 2024. As stated in the submitted environmental report, the "purpose of the site visits were to evaluate for the occurrence and/or potential for occurrence and associated locations of jurisdictional wetlands and/or protected wildlife species (and their habitats)."

Upland & Wetland Habitats

The subject site's upland habitats (figure below, green highlight) have canopy vegetation dominated by live oak (Quercus virginiana) and loblolly pine (*Pinus taeda*); as well as hickory (Carya glabra) and southern magnolia (Magnolia grandiflora). The upland herbaceous ground cover vegetation includes species such as saw palmetto (Serenoa repens), beauty berry (Callicarpa americana), coral ardisia (Ardisia crenata), and air-potato (Dioscorea bulbifera).

The site's wetland habitat vegetation is dominated by water oak (*Quercus nigra*), laurel oak (*Quercus laurifolia*) and sweetgum (*Liquidambar styraciflua*) with a sub-canopy dominated by laurel oak. The



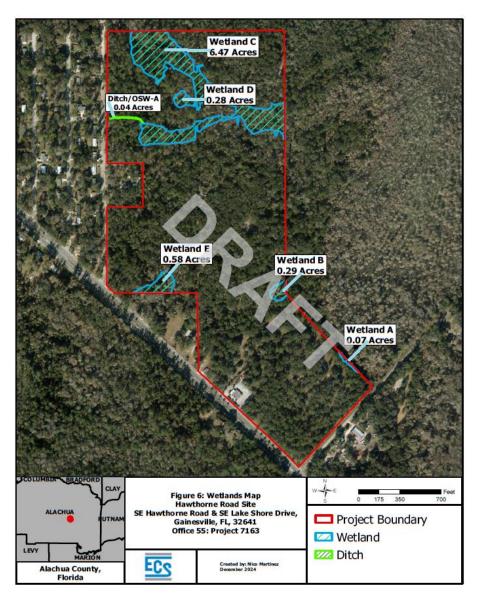
wetland herbaceous vegetation includes woodoats (Chasmanthium spp), cinnamon fern (Osmundastrum cinnamomeum), Virginia chain fern (Woodwardia virginica), arrowhead vine (Syngonium podophyllum), coral ardisia, and sphagnum (Sphagnum spp).

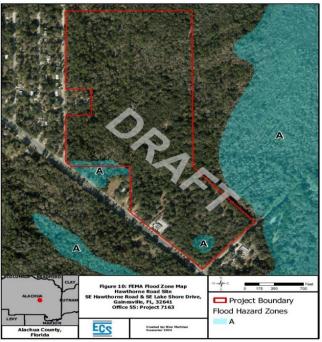
Wetlands, Surface Waters, 100-Year Flood Zone (ULDC - Sec. 406.42)

Alachua County's ULDC wetland evaluation and delineation requirements follow the same uniform statewide methodology adopted by the FDEP and the WMD's to delineate wetlands (FAC Rule 62-340.300) and surface waters (FAC Rule 62-340.600). ECS staff applied these methods for the subject

site, resulting in the delineation of five wetlands and one surface water (ditch, OSW-A) within the subject site. EPD & ECS staff conducted a joint field review of the site and EPD staff concurred with the boundary delineations (right figure). The dominant wetland area (Wetland C-6.5 acres) is associated with Lake Forest Creek and adjacent bottomland habitat that connects to other wetlands east to Newnans Lake. Preliminary discussions with the applicant and

their engineering consultant (EDA, Inc.) indicate an objective of preparing a proposed



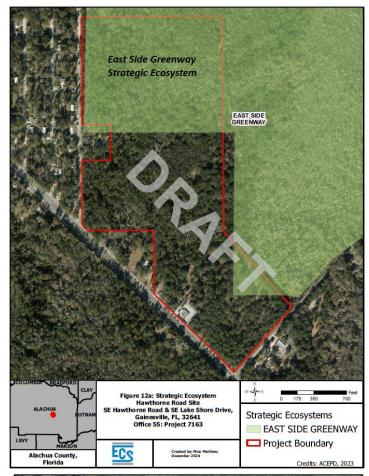


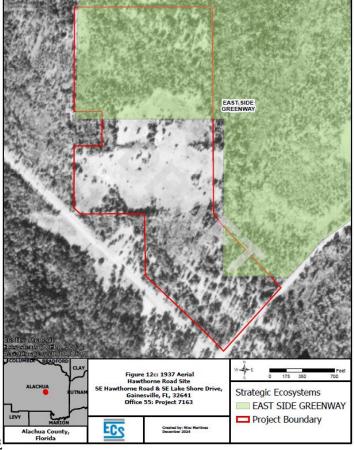
development plan that will achieve the average 75 ft., min. 50 ft. wetland buffer requirements (ULDC, Section 406.43).

As depicted on the right figure, the 100-Year Flood Zone "A" represents a small percentage of the subject site and doesn't include the wetland associated with Lake Forest Creek.

Strategic Ecosystem (SE) (ULDC - Sec. 406.33)

ECS staff utilized a combination of desktop analysis and field-based verification to evaluate the area designated within the East Side Greenway Strategic Ecosystem (SE) map overlay (right figure, 2024 aerial). The overlay map for this designated SE was generated based information compiled for the 1996 edition of the Alachua County Ecological Inventory Project (KBN/Golder). By reviewing various historical aerials dating back to the first overflight in 1937 (below), the periodic rotational pattern of primarily non-forested open fields followed by allowing natural regeneration of predominantly upland hardwood canopy within the southern half of the subject site were factors in excluding the southern extent of the SE map overlay across the subject site. Ground truth verification is required within delineated SE map overlays to verify the potential presence and extent of various natural habitats and ecosystem features that would appropriately qualify as strategic ecosystem

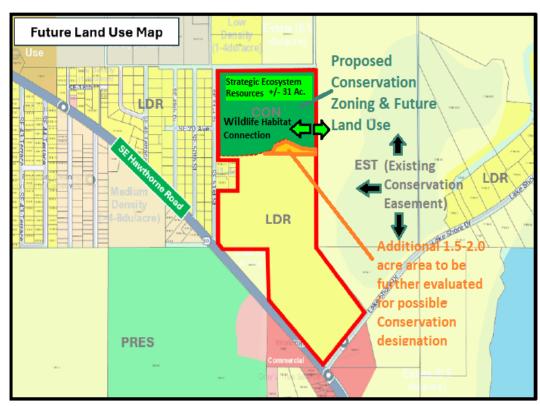




resources. When cross-referencing with the previous page, Forest Creek and associated forested wetland comprise 6.8-acres of the +/- 31 acres delineated in the SE map overlay. The remaining upland areas of the SE are comprised of "*Hardwood Conifer Mix*" in the northeast and "*Oak-Pine-Hickory*" in the northwest area of the subject site.

As referenced in the ULDC, the purpose of the designation and protection areas that has Strategic Ecosystem resources is "to protect, conserve, enhance, and manage the ecological integrity of natural systems in Alachua County that have aesthetic, ecological, economic, educational, historical, recreational, or scientific value due to the interrelationship of one or more landscape, natural community, or species scale characteristics. It is also the purpose of this Article to promote connectivity and minimize fragmentation of natural systems, and to protect wetlands, floodplains, and associated uplands in a broad systems context through

resource-based planning, including inter-jurisdictional and inter-agency coordination, across multiple parcels rather than individual parcel planning." In addition to the various regulated natural resources referenced in Chapter 406 of the ULDC, there are other various features and factors that are evaluated in



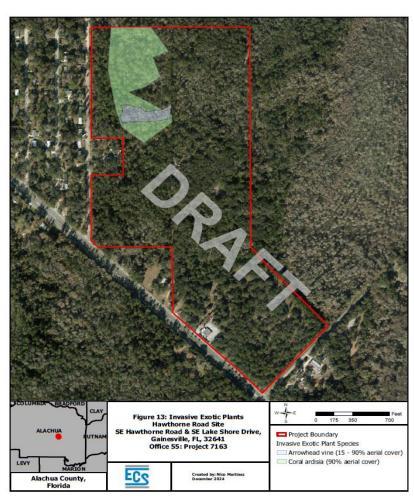
determining the presence and extent of SE resources including but not limited to:

- Vegetation value and species diversity, including exotic species presence.
- Habitat potential for endangered species and other wildlife.
- Hydrological characteristics, including connectivity to the Floridan Aquifer.
- Surface water and flood protection functions.
- Community diversity, rarity, and ecological quality.
- Landscape connectivity and overall management potential.

The above figure represents the location and preliminary southern boundary of the delineated SE resources within the SE overlay. As referenced on the figure, there is 1.5-2.0-acre area that has been historically cleared of tree canopy then regenerated tree canopy to be further evaluated for possible SE and Conservation classification. However, for current applications for Zoning and Future Land Use classifications of the subject site, the green-highlighted Conservation (CON) designation will not decrease in dimensions from the proposed Conservation future land use plan above. However, depending on the evaluation, dimensions may increase an additional 1.5-2.0- acres during Preliminary Design Phase evaluation (PDP).

Significant Habitat (SH) (ULDC - Sec. 406.17, 406.20)

As referenced in the ULDC, the purpose of the "Significant Habitat" classification is "to protect the natural upland plant communities which have the potential to maintain healthy and diverse populations of plants or wildlife, to preserve the ecological values and functions of significant plant and wildlife habitats, to provide for habitat corridors and minimize habitat fragmentation, in order to maintain and enhance the diversity and distribution of plant and animal species which are of aesthetic, ecological, economic, educational, historical, recreational, or scientific value to the County and its citizens."



Significant Habitat areas are designated based on consideration and assessment of factors referenced in the ULDC:

- * Quality of native ecosystem.
- * Overall quality of biological diversity.
- * Wildlife habitat value.
- * Presence of listed or uncommon species.

- * Grouping, contiguity, compactness of native vegetation.
- * Proximity to other natural preserve areas and corridors.
- * Impact by prohibited and invasive nonnative vegetation.

Based on EPD staff review of the site, the upland habitat within the designated SE overlay map qualify for classification as *Significant Habitat*. Even though there are upland areas further south of the SE overlay map boundary have some quality tree canopy specimens, there is limited diversity of desired tree species, insufficient native herb coverage, and reduced inter-relationship with wetland habitats to classify the southern half of the subject site as *Significant Habitat*. As referenced on the above figure, there are primarily



two invasive exotic plants located within the northwestern portion of the SE; Arrowhead vine (*Syngonium podophyllum*) and Coral ardisia (*Ardisia crenata*). The coverage of these exotic species decreases the function and benefits of the associated habitat to reduce the overall classification as *Significant Habitat*.

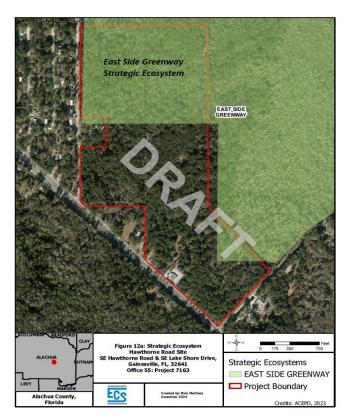
However, there are other referenced factors that would still qualify to classify these areas as SH. In addition, if the proposed project progresses, a "Conservation Management Area (CMA) Management Plan" will require eradication and management of these and other exotic and nuisance vegetative species.

Listed Species Habitat (LSH) (ULDC - Sec. 406.24)

As referenced in the ECS report and depicted on the right aerial, there are gopher tortoise burrows (*Gopherus polyphemus*, FL Status -Threatened) reported in the southern half of the subject site. The designation of "*Listed Species Habitat*" shall be delineated based on

consideration and assessment similar to those factors utilize to designate "Significant Habitat." However, evaluation extends further to include if/where the habitat is typically associated with the documented listed species and if/where the anticipated listed species population on the subject site represents a high quantity with minimal risk for being retained on-site. In general, individual gopher tortoises (GT's) are anticipated to construct and regularly utilize two or more burrows. One burrow is the primary living quarters and the second is typically close to the primary burrow and utilized as an escape from potential predators and resting when foraging a further distance from the primary burrow. Recognizing the burrow survey doesn't represent total coverage of the subject site, in general the dozen located burrows can anticipate to have 50% occupancy which would result in approximately six individuals GT's. The habitat associated with the GT burrows ("Hardwood Conifer Mix") are comprised opportunistic hardwoods (e.g. laurel

oak) and pines with minor grass/sedge ground coverage that regenerated between periods of rotational tree management. Even though this habitat supports the presence of some individual GT's, it is not typically associated with this species. On-site protection measures of the GT's will be evaluated by ECS, FWC, and EPD staff to evaluate and determine the appropriate measures to ensure survivorship. This may result in requiring the applicant to obtain FWC permit approval to relocate the GT's to approved Conservation Banks. All GT and any other listed species shall comply with applicable State and County regulations, performance standards, and management guidelines.



Conservation Management Area (CMA) (ULDC - Sec. 406.95)

During PDP phase, the locations and boundaries of designated CMA's are evaluated for the presence of appropriate intact vegetation, including canopy, understory, and groundcover where applicable, in functional, clustered arrangement, with logical contiguous boundaries to eliminate or minimize fragmentation to the greatest extent practicable. Where alternative sites exist, the site or sites selected for onsite protection shall be the

best suited to preserve ecological integrity, maximize use by wildlife and maintain the long-term viability of natural plant or animal communities. The determination are primarily based upon the following conditions:

- * Function and value of natural resources;
- * Quality and condition of natural resources;
- * Protectability and manageability;
- * Size and shape (emphasis should be on avoiding enclaves of development or areas; fragmented by development; and, on providing, where appropriate, adequate buffers from the secondary impacts of development and adequate wildlife corridors);
- *Contiguity with adjacent existing habitat, functional wetland system, floodplain, or habitat corridor;
- * Existing species population sizes and life history requirements;
- * Proximity and accessibility to other populations of the same species;
- * Compatibility of conservation with adjacent land uses; and
- * Recommendations from the Florida Fish and Wildlife Conservation Commission and other appropriate agencies.

As previously depicted, if this proposed project proceeds into the PDP phase, with possibly the exception of the 1.5-2.0 acres along the southeastern SE boundary, the anticipated CMA designation would be the associated +/- 31 acres depicted within the SE overlay (above figure). If that occurs, the protection and enhancement of the associated habitats will be addressed within a *CMA Management Plan* and associated *Conservation Easement*.

Department of Public Works

PW has no issues to allowing the CPA/rezoning.

The following comments will need to be addressed at Development Review Committee review level.

The parcel has FEMA designated 100-year flood plain on the property and will be evaluated per Chapter 406 Article VII Flood Hazard areas of the Land development Code.

The property will be evaluated for stormwater basin requirements for stormwater quantity per Chapter 407 Article IX Stormwater Management of the Land development Code .

The driveway connections to SE 51st Street and Lakeshore Drive will be evaluated per Chapter 407 Article XIII Access Management and Street network standards of the Land development Code.

Transportation

No comment.

Fire/Rescue

No comment.

Submit Application to: **Development Services Division**



Alachua County, Board of County Commissioners Department of Growth Management 10 SW 2nd Ave., Gainesville, Fl 32601 Tel. 352.374.5249, Fax. 352.338.3224 http://growth-management.alachuacounty.us

COMPREHENSIVE PLAN AMENDMENT APPLICATION

GENERAL INFORMATION (BY APPLICANT/ AGENT)

	icant/Agent: eda consultants,	inc. Contact Perso	
		Oontact 1 Clac	n: Clay Sweger, AICP, LEED AP
Addr	ess: 720 SW 2nd Ave., South	Tower, Ste. 300, Gville, FL 32601	Phone: (<u>352</u>) <u>373</u> - <u>3541</u>
Emai	il address: _csweger@edafl.co	SUBJECT PROPERTY DESCRIPTION	BENTLEY PROPERTIES INC 16860 SILVER OAK CIRCLE DELRAY BEACH, FL 33445
Prop	erty Owner: Gator Country LL	C Property Address:	1835 North Highway A1A #702
City:	Indialantic	State: FL Zip: 32903	Phone: (352) 373 - 3541
Tax F	Parcel #: SEE BELOW	Section: 21 Township: 10 R	ange: 19 Grant: N/A
		oning: R-1a, A, BR, BH & MB	
184-0	000-000, 16185-000-000, 1	16201-004-000, 16194-001-000	, 16194-002-000 & 16194-000-000
		TYPE OF REQUEST	
	Small-Scale Map Amendment	From: EST, LDR & COM	To: CON& LDR:
\checkmark		From:	
	Text Amendment	For:	
		OFFITIGATION.	
		CERTIFICATION	
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Submit Application to: **Development Services Division**



Alachua County, Board of County Commissioners Department of Growth Management 10 SW 2nd Ave., Gainesville, FI 32601 Tel. 352.374.5249, Fax 352,338.3224 http://growth-management.alachuacounty.us

REQUIRED ATTACHMENTS

The following items must accompany your application at the time of submittal. No applications will be accepted without these attachments. Please submit the application fee, check made payable to Alachua County Board of County Commissioners, one paper copy and one digital copy of the following:

Small-	Scale Map Amendments
Ø	Proof of neighborhood workshop
\square	Legal description
\square	Property Owner's Affidavit, notarized
\mathbf{Z}	Proof of payment of taxes on all parcels
	Detailed directions to the site
Ø	Detailed description of request and an explanation of the reason for the requested amendment
Ø	Survey or scaled drawing of property showing boundaries of property and adjacent properties, roads, easements, and all structures on site
Ø	Written analysis of consistency with the relevant policies of the Comprehensive Plan, including the activity center policies, where applicable
NA	Market Study, where applicable. The market study shall identify a market area for the location of the proposed amendment. It shall document the need for the uses allowed by the proposed amendment through an analysis of factors in the market area, including population projections, existing uses, and zoning and future land use designation of undeveloped areas.
\square	Environmental Resources Checklist, conducted by a qualified professional (certain requests may require a more extensive natural resources assessment)
Large-S	Scale Map Amendments
In addition	on to the above requirements for a small-scale map amendment, the following:

L

 $\sqrt{}$ Facilities Impact Study, describing the impact of the proposed amendment on public facilities and services. All service areas shall be noted as well as current availability, capacity, demand, and level of service. The effect of the amendment on the demand and level of service shall be indicated based on professionally accepted and documented methodologies. All improvements or new facilities planned by the County or other entities that may have an impact on the amendment shall be discussed.

Text Amendments

Detailed description of request and an explanation of the reason for the requested amendment, including any proposed Tnew text or changes to existing text.



Large Scale Comprehensive Plan Amendment Land Use Change Application Justification Report



Project Request: A proposed Comprehensive Plan Amendment / Land Use Map

Change on approximately 81.3 (+/-) acres.

Project Location: Tax Parcel Numbers 16184-0-0, 16185-0-0, 16194-1-0, 16194-2-0,

16201-4-0 & 16194-0-0

Project Owner: Gator Country LLC & Bentley Properties, Inc.

Submittal Date: February 24, 2025 (Revised March 13, 2025)

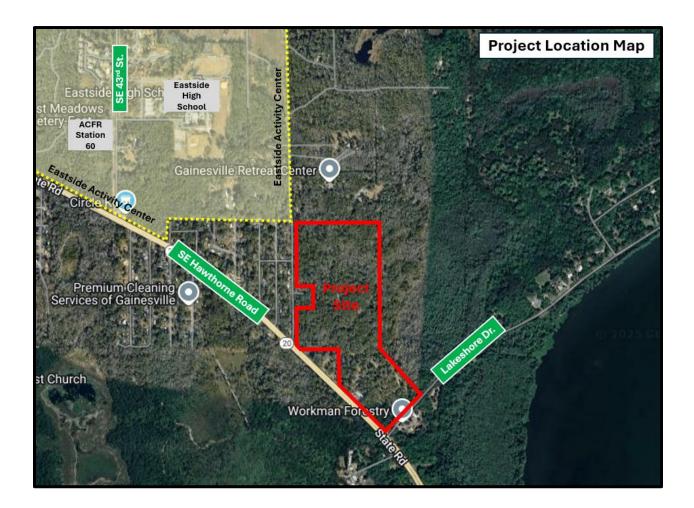
Prepared By: Clay Sweger, AICP, LEED AP

eda consultants, inc.

Background

The subject property is located at the 5400 block of SE Hawthorne Road, (parcel numbers 16184-0-0, 16185-0-0, 16194-1-0, 16194-2-0, 16201-4-0 & 16194-0-0) in unincorporated Alachua County. The subject property abuts three public roadways - SE Hawthorne Road (State Road 20) to the south, Lakeshore Drive to the east and SE 51st Street to the west. The subject property, comprising approximately 81.3 (+/-) acres, is mostly undeveloped, with the exception of a few small, abandoned commercial structures located along SE Hawthorne Road. The property is located within the County-designated Urban Cluster and public facilities are available to serve the site, including GRU centralized potable water and sanitary sewer services.

An aerial photo showing the existing conditions of the subject property and surrounding properties is provided below:



FUTURE LAND USE MAP 2040 - ALACHUA COUNTY, FLORIDA LEGEND Urban Cluster Line **Activity Centers** Special Area Studies Rural Cluster Recreation Preservation Commercial Tourist/Entertainment Institutional County Solid Waste Management Facility UF Campus Master Plan Light Industrial Heavy Industrial Estate Residential Low Density Residential Medium Density Residential Medium High Density Residential High Density Residential Rural/Agriculture Rural Employment Center Rural Community Employment Center

As previously stated, the subject property is located within the Urban Cluster, which is the area designated in the Alachua County Comprehensive Plan for urban development (identified below):

Statement of Proposed Change

The applicant requests to amend and reconfigure the future land use and zoning maps on the subject property via two proposed map amendments; 1) a large-scale future land use map amendment to amend the future land use category from Low Density Residential, Estate Residential and Commercial to Low Density Residential and Conservation, and 2) a rezoning from R-1a, A, BR, BH, & MB to R-1a, RE-1 & C-1. This report and analysis is related to the proposed amendments to the Future Land Use Map and a separate report is provided with the companion rezoning application.

Project

Site

Rural Commercial - Agriculture

Water Bodies Municipalities

The following table summarizes the proposed land use map changes, with associated acreages:

Summary of Net Change between Existing and Proposed FLU Map

Existing FLU Designations	Acres (+/-)	Proposed FLU Designations	Acres (+/-)	Net Change (+/-)
LDR	27.8 Ac.	LDR	54.8 Ac.	+27.0 Ac.
EST	41.1 Ac.			-41.1 Ac.
COMM	12.4 Ac.			-12.4 Ac.
		CON	26.5 Ac.	+26.5 Ac.
Total	81.3 Ac.		81.3 Ac.	

It is the intent of the property owners to propose these land use and zoning map changes to achieve multiple goals, including; 1) create land use and zoning map designations that are consistent with each other, 2) place most environmentally sensitive areas into conservation designations, 3) re-configure the residential map areas to allow for single family development of the property, and 3) remove commercial map areas that have demonstrated that no non-residential market demand has been or will be available. These map changes will result in making the land more viable for residential development, which will bring new home construction and home ownership opportunities on the east side of the unincorporated Gainesville area – all while doing so in an environmentally sensitive manner.

Existing Future Land Use Designations

The subject property has a combination of three separate future land use designations (Low Density Residential, Estate Residential and Commercial), summarized in the information below:

Existing Future Land Use Map Summary of Project Site

Category	Acreage (+/-)	Percentage (+/-)
Low Density Residential	27.8 Ac.	34%
Estate Residential	41.1 Ac.	51%
Commercial	12.4 Ac.	15%
Total	81.3 Ac.	100%

Low Density Residential

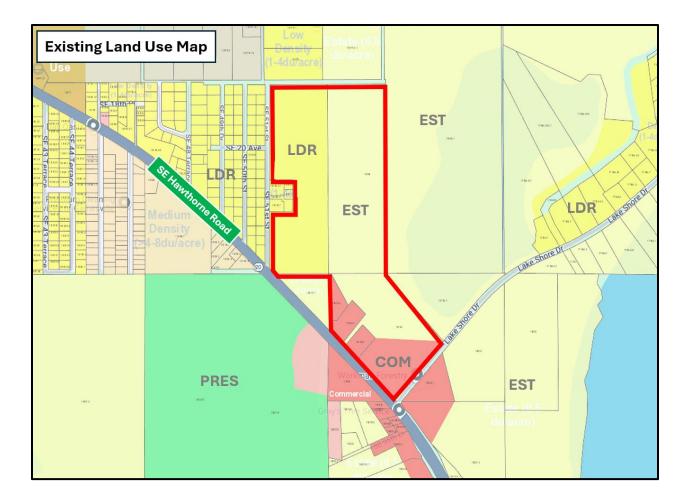
The Future Land Use Element states that the Low Density Residential Future Land Use designation shall provide for a gross residential density of one to four dwelling units per acre. The Low Density residential land use category allows various housing types, such as conventional site-built single family homes, accessory living units, attached structures including townhouses, multi-family developments in planned developments, dwellings with zero lot line orientation, factory-built modular units, manufactured homes, or mobile homes.

Estate Residential

The Estate Residential designation includes maximum density of one dwelling unit per two acres, shall only be located in the urban cluster on properties adjacent or near Preservation areas, as identified on the Future Land Use Map, as a transitional land use to higher intensity or density urban development. This residential land use category also allows for a range of residential unit types, similar to the Low Density Residential category.

Commercial

The Commercial land use category allows for a range of commercial activities within designated areas, including such uses as retail sales, professional services, business services, and personal services and storage (mini-warehouses).



Proposed Future Land Use Map Change

The proposed map amendment includes two separate future land use designations (Low Density Residential and Conservation), summarized in the information below:

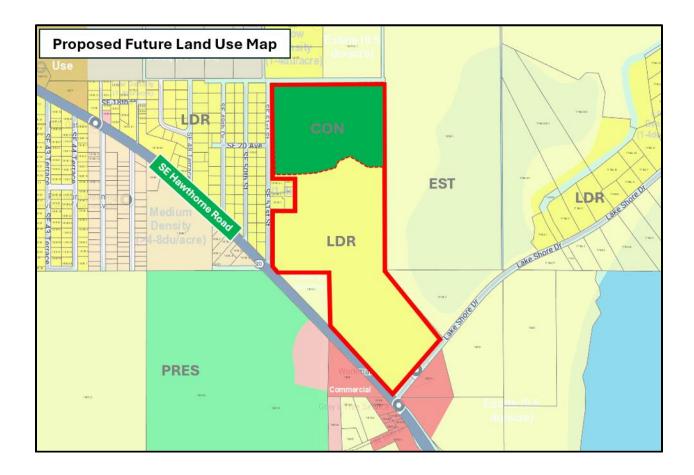
Conservation

The conservation land use category is established to recognize and protect natural resources within privately owned lands in Alachua County and shall consist of natural resources that, because of their ecological value, uniqueness and particular sensitivity to development activities, require stringent protective measures to sustain their ecological integrity, including wetlands, 100-year floodplains and strategic ecosystems.

Low Density Residential

The Future Land Use Element states that the Low Density Residential Future Land Use designation shall provide for a gross residential density of one to four dwelling units per acre. The Low Density residential land use category allows various housing types, such as conventional site-built single family homes, accessory living units, attached structures including townhouses, multi-family developments in planned developments, dwellings with zero lot line orientation, factory-built modular units, manufactured homes, or mobile homes. However, note that the companion rezoning proposes a mix of zoning designations that will reduce the overall

permitted density to a maximum of 149 units (approximately 1.8 units per acre). More specifically, in the residentially zoned areas (non-conservation), the maximum density (147 units at 2.7 units per acre) is well below the maximum density in the Low Density Residential land use designation.



Existing vs. Proposed Land Use & Zoning Map Designations

It is the intent of the property owners to propose these land use and zoning map changes to achieve multiple goals, including; 1) create land use and zoning map designations that are consistent with each other, 2) place most environmentally sensitive areas into conservation designations, 3) re-configure the residential map areas to allow for single family development of the property, and 3) remove commercial map areas that have demonstrated that no non-residential market demand has been or will be available. These map changes will result in making the land more viable for residential development, which will bring new home construction and home ownership opportunities on the east side of the unincorporated Gainesville area – all while doing so in an environmentally sensitive manner.

The following tables provide an estimate of the net change in development potential based on the proposed Future Land Use map changes, related to the existing and proposed map designations:

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⁾	120,400 SF
Total	81.3 Ac.		131 Units		120,400 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

Summary of Net Change between Existing and Proposed FLU Map

	Residential Units	Non-Residential SF
Existing FLU Map	131 Units	120,400 SF
Proposed FLU Map	221 Units	0 SF
Net Change	+90 Units	- 120,400 SF

It should be noted that the proposed map amendments will result in an elimination of non-residential development potential on the subject property and as such, the transportation impacts to public facilities are reduced, based on the reduction in net permitted non-residential development.

Public Facilities / Level of Service Analysis

The County Comprehensive Plan Capital Improvements Element requires that the public facilities and services needed to support development be available concurrent with the impacts of development and shall mean that all adopted levels of service (LOS) standards shall be maintained or achieved within a specified timeframe. Per Policy 1.2.4 of the Capital Improvements Element, LOS standards have been adopted for various types of public facilities.

The proposed future land use map change is consistent with the following Comprehensive Plan policy (and related policies) regarding level of service:

Policy 1.5.1 New residential development shall meet all of the requirements for adequate facilities based on the level of service standards adopted in this Plan for roads, potable water,

sanitary sewer, solid waste, stormwater, recreation and open space facilities, and mass transit and the concurrency provisions of this plan.

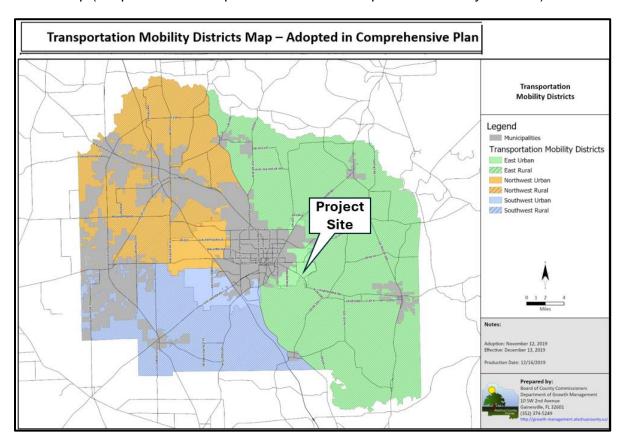
<u>Consistency:</u> The proposed future land use amendments will result in an elimination of non-residential development entitlements on the subject property and subsequently, there will be a reduction in public facilities impacts related to non-residential development potential. The proposed amendments are limited to a maximum of 221 single family residential units and no commercial activity. The level of service analysis below is based on this proposed maximum development scenario related to the proposed future land use map amendments.

However, note that the companion rezoning proposes a mix of zoning designations that will reduce the overall permitted density to a maximum of 149 units (approximately 1.8 units per acre). More specifically, in the residentially zoned areas (non-conservation), the maximum density (147 units at 2.7 units per acre) is well below the maximum density in the Low Density Residential land use designation.

The following information provides consistency with the required County standards for level of service, based upon the potential maximum development scenario (221 lots) as indicated in this report:

Traffic: There is sufficient capacity in the East Urban Transportation Mobility District to accommodate the projected development of the site at the maximum development scenario allowed by the proposed future land use map amendments.

The subject property is located within the East Urban Transportation Mobility District, as indicated on the map (adopted in the Comprehensive Plan Transportation Mobility Element) below:



According to data (below) provided by Alachua County Growth Management, the areawide level of service for automobile travel is being met inside the Transportation Mobility Districts.

URBAN CLUSTER TRANSPORTATION MOBILITY AREAS						
Northwest Southwest East						
2020						
Existing AADT	432,241	186,663	239,612			
Existing MSV @ LOS D	748,620	362,250	557,475			
Existing V/C Ratio	0.58	0.52	0.43			
Miles of Road	39.5	30.6	33.0			
Number of Segments	27	17	17			

As required by Alachua County, any future development on the property is required to meet the concurrency guidelines in the Comprehensive Plan. This may be accomplished through a variety of measures including improvements to the adjacent transportation network and payment of the Multi-Modal Transportation Mitigation (MMTM) fee, which will fund the transportation facilities within the County's Capital Improvements Program. In addition, any future development on the subject property shall be required to provide a traffic engineering analysis related to operational and safety improvements at proposed vehicular connection points to adjacent public roadways to ensure that safe and properly designed connections are made. Review of these improvements will include Alachua County Public Works and the Florida Department of Transportation (FDOT).

The proposed future land use map changes will result in a net decrease in non-residential development entitlements on the subject property and a subsequent overall reduction in demand. The following tables indicate this net change in potential trip generation:

Trip Generation Development Scenario – Existing FLU Map

Trip Concrati	The Contraction Development Coontains - Exicting 1 20 map					
ITE CODE	SF / UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)		
821	120,400 SF	Shopping Plaza	94.49 / KSF	11,376 ADT		
210	131 Units	Single Family	9.43 / UNIT	1,235 ADT		
			TOTAL:	12,611 ADT		

Trip Generation Development Scenario – Proposed FLU Map

ITE CODE	SF / UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	221 Units	Single Family	9.43 / UNIT	2,084 ADT
			TOTAL:	2,084 ADT

Net Change in Trip Generation (Existing vs. Proposed Map)

Existing Map	12,611 ADT
Proposed Map	2,084 ADT
Net Change	-10,527 ADT (-84%)

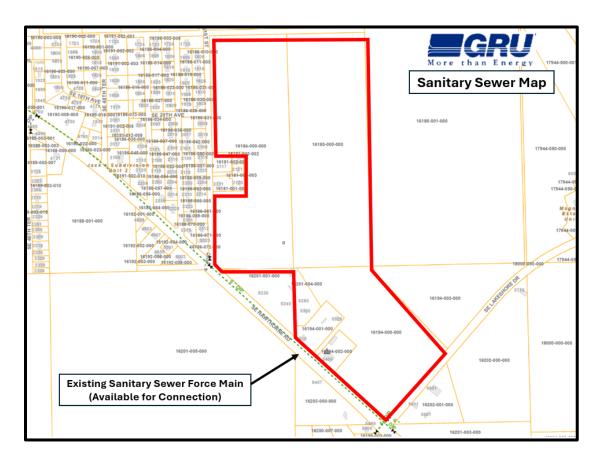
Noted above is a summary of the significant net reduction in maximum potential trip generation on adjacent street traffic trips as a result of the proposed map amendments.

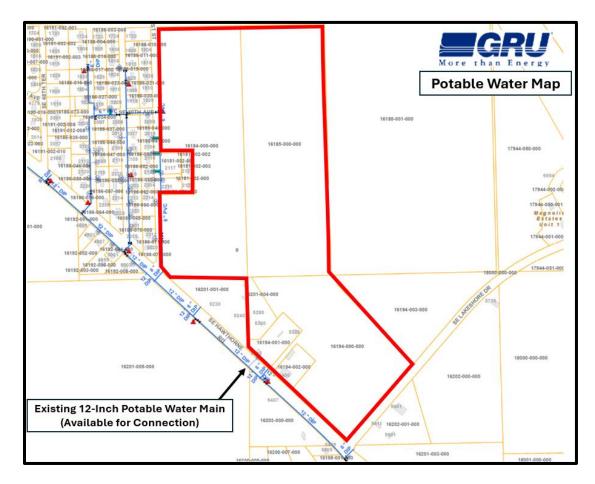
Potable Water & Sanitary Sewer: Policy 1.2.4(d) of the Capital Improvements Element provides the minimum LOS standards for potable water and sewer as summarized in the following table:

	Peak Res. & Non-Res.	Pressure	Storage Capacity
Potable Water	200 gallons / day / du	40 p.s.i.	½ peak day volume
Sanitary Sewer	106 gallons / day / du	N/A	N/A

There will be no negative impacts to the adopted level of service related to water and sewer service resulting from this request. The site will be served by municipal (GRU) water and sewer services. According to GRU, potable water and sanitary sewer infrastructure is available to serve the site and adequate capacity exists in the system to accommodate this proposed development. Any development to occur on this site shall be required to connect to these centralized systems.

The GRU maps related to water and sewer service in the immediate area are included on the following page.





Drainage: Policy 1.2.4 (c) of the Capital Improvements Element states that the minimum drainage LOS standard for residential development requires a floor elevation of one (1) foot above the 100-year/critical duration storm elevation. Any future development on this site would be required to meet this standard and would be evaluated at that time as part of any future proposed development plan application.

Fire and Emergency Services: Policy 1.2.5(a) of the Capital Improvements Element provides the LOS standard for fire services in the Urban Cluster, as follows:

- Initial unit response within 6 minutes for 80% of all responses within 12 months
- Development shall provide 100% of water supply from hydrants

This site is served by the Alachua County Fire Rescue Station 60 located along SE 43rd Street, located less than 1 mile away. Any future development activity shall be required to meet these standards and would be evaluated at that time as part of a proposed development plan application.

Solid Waste: Policy 1.2.4(c) of the Capital Improvements Element states that the minimum level of service standard for solid waste disposal used for determining the availability of disposal capacity to accommodate demand generated by existing and new development, at a minimum, shall be 0.8 tons per person per year. LOS standards for solid waste will not be exceeded by these proposed map amendments when calculated using the maximum development scenario.

Mass Transit: RTS bus service is available in the immediate area, with Route 711 (Rosa Parks Transfer Station to Eastwood Meadows) located along SE 43rd Street. In addition, SE 51st Street (abutting the subject property) is adjacent to the RTS Mobility on Demand Service Area. This service allows the public to schedule a ride up to 7 days in advance.

Public Schools: Impacts on public school facilities adopted Level of Service are summarized below:

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	221	units X 0.14 Elementary School Multiplier	31	Student Stations
MIDDLE	221	units X 0.06 Middle School Multiplier	13	Student Stations
HIGH	221	units X 0.08 High School Multiplier	18	Student Stations

Approval of the application will result in a projected school enrollment impact of 31 elementary, 13 middle and 18 high school student stations. According to the 2023 Annual Report on School Concurrency for Alachua County Public Schools, the available FISH capacity at Eastside High School SCA in 2025-2026 is 1,054 stations (57% capacity), 364 stations available (65% capacity) at Lincoln Middle CSA and 2,503 stations available (70%) at Gainesville East Alachua Elementary CSA. Adequate capacity is available to serve the subject property and the proposed map changes will not negatively affect school capacity for the assigned CSA's.

Recreation: The proposed land use map would allow a maximum development scenario of approximately 221 residential units. This scenario would not exceed Recreation LOS as found in the Policy 1.2.4(a) of the Capital Improvements Element and 1.1.2 in the Recreation Element of the Comprehensive Plan. The level of service standards for recreation include: (1) 0.5 acres of improved activity-based recreation sites per 1,000 persons in the unincorporated area of Alachua County; (2) 5.0 acres of improved resource-based recreation sites per 1,000 persons in the unincorporated area of Alachua County.

The 'Supporting Data & Analysis for Evaluation & Appraisal Based Update of Alachua County Comprehensive Plan' (dated November 12, 2019) document related to the Recreation Element states:

Currently, the level of service for both activity-based and resource-based parks is determined by the countywide unincorporated area population and all of the County-owned and County-maintained parks. The current standards are based on a number of improved or developed acres per thousand of unincorporated area population. The level of service standard for activity-based parks is 0.5 acres/1,000 unincorporated population and the standard for resource-based parks in 5.0 acres/1,000 unincorporated population. Both standards are being not only met, but exceeded.

The Data and Analysis for Evaluation & Appraisal Based Update of Alachua County Comprehensive Plan - Future Land Use Element also states that the published population for unincorporated Alachua County is 104,904, which equates to a LOS requirement of approx. 524 acres of resource-based recreation and approximately 52 acres of activity-based recreation (in the unincorporated area).

Estimated information provided by County staff indicate that there is approximately 916 acres of resource-based parks and approximately 180 acres of activity-based parks, which well exceeds

the adopted LOS standard. The proposed map amendment will not negatively affect the level of service for recreation.

Compatibility Analysis

Compatibility with adjacent land uses is a consideration when considering a proposed change in the Future Land Use map.

The existing land uses and future land use designations of the adjacent properties are as follows:

North: Single Family Residences

Low Density Residential and Estate Residential future land use designations

East: Undeveloped / Conservation Easement

Estate Residential future land use designation

West: SE 51st Street / Single Family Subdivision

Low Density Residential future land use designation

South: SE Hawthorne Road / Undeveloped Land / Single Family

Commercial & Preservation future land use designations

The proposed residential and conservation future land use designations are compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the Urban Cluster, as designated in the Comprehensive Plan. In addition, the property is bounded on three sides by paved public roadways, including SE Hawthorne Road, a state arterial highway. There are also properties with commercial designations in close proximity to the site to provide a supporting mix of uses to future residents. Eastside High School is within approximately 1 mile of the site. Public services (centralized water & sewer utilities, police/fire protection, public schools, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development. Connections to public utilities will be made as part of any site development.

Urban Sprawl Analysis

Urban Sprawl Indicators

This future land use map amendment has been analyzed to determine whether the plan amendment incorporates a development pattern or urban form that achieves four of the following criteria indicating that it discourages urban sprawl.

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Response: This proposed land use map amendment will provide a map configuration that will better protect the environment above the existing map configuration by designating approximately 26.5 acres as Conservation, which includes the most environmentally sensitive portion of the property. The amendment will concentrate development areas away from these resources.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

<u>Response</u>: Existing public utilities are available to serve the site and connections to such utilities will be provided. According to Gainesville Regional Utilities, utilities are available to service future development on the parcel along SE Hawthorne Road.

3. Preserves agricultural areas and activities, including silviculture, and dormant, unique and prime farmlands and soils.

Response: The subject property does not have an Agriculture future land use designation and is located in the Urban Cluster, as designated in the County Comprehensive Plan. As such, the existing land use designations indicate that it is not the County's long-term vision for agricultural activities to occur on this property.

4. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Response: The proposed land use map amendment for the property will help to facilitate future residential development, and provide new housing stock, which is in need in the urbanized portion of the County. There are also properties with commercial designations in close proximity to the site to provide a supporting mix of uses to future residents and Eastside High School is within approximately 1 mile of the site. The proposed residential use of the land will support these non-residential uses by providing housing opportunities for the employees of local businesses.

The primary indicators that a plan amendment promotes or does not promote urban sprawl are listed below. Perhaps the most common indicators of urban sprawl include leapfrog development, ribbon or strip development and large expanses of low density, single dimensional development.

Included with each of these listed indicators is a site-specific response that demonstrates the proposed comprehensive plan amendment will not result in urban sprawl:

1. Promotes, allows or designates significant amounts of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Response: The proposed map amendment allows development at urban densities, as defined in the County Comprehensive Plan. In addition, the map change and reconfiguration will help facilitate the development of the land with the needed residential housing units.

2. Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Response: The subject property is not located in a rural area. The property is located in the Urban Cluster, which is defined in the County Comprehensive Plan as areas that are appropriate for urban development. In addition, public facilities needed to support development, including water & sewer services and a high school (Eastside High School) are proximate to the property. Existing centralized public utilities are available to serve the site and connections to such utilities will be provided.

3. Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.

Response: No radial, strip, isolated or ribbon patterns will be created by this land use change. Residential development on the subject property will not promote strip development based on the proposed map's consistency with the overall land use pattern in the immediate area. Urban land use and zoning designations are existing on all adjacent parcels and will be consistent with those designations.

4. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Response: This proposed land use map amendment will provide a map configuration that will better protect the environment above the existing map configuration by designating approximately 26.5 acres as Conservation, which includes the most environmentally sensitive portion of the property. The amendment will concentrate development areas away from these resources.

5. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities and dormant, unique and prime farmland and soils.

<u>Response:</u> The subject property does not have an Agriculture future land use designation and is located in the Urban Cluster, as designated in the County Comprehensive Plan. As such, the existing land use designations indicate that it is not the County's long-term vision for agricultural activities to occur on this property.

6. Fails to maximize use of existing public facilities and services.

<u>Response</u>: Public facilities needed to support development, including water & sewer services and a high school (Eastside High School) are proximate to the property. Existing centralized public utilities are available to serve the site and connections to such utilities will be provided.

7. Fails to maximize use of future public facilities and services.

Response: The property is located in the Urban Cluster, which is defined in the County Comprehensive Plan as areas that require connection and utilization of urbanized public facilities. The public facilities needed to support development, including water & sewer services and a high school (Eastside High School) are proximate to the property. Existing centralized public utilities are available to serve the site and connections to such utilities will be provided.

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, educational, health care, fire and emergency response, and general government.

Response: The subject property is located in the Urban Cluster, as defined in the County Comprehensive Plan. Schools, police & fire services, potable water and sanitary sewer facilities are available to the site and connections shall be provided. Adequate vehicular capacity is currently available on the local road network to serve future development on site. Due to the immediate proximity of the property areas to these public facilities, the development of this site will not result in a disproportionate burden on public facilities and services.

9. Fails to provide a clear separation between rural and urban uses.

<u>Response:</u> The subject property is located within the Urban Cluster, which calls for urban development, as designated in the County Comprehensive Plan.

10. Discourages or inhibits infill development or redevelopment of existing neighborhoods and communities.

Response: The proposed amendment does not discourage or inhibit infill development or redevelopment of existing neighborhoods and communities. The development of this site with residential units is consistent with the County Comprehensive Plan, which designates the subject property as within the Urban Cluster. Public services are available (water, sewer, police, fire, etc.) and as such, should be considered an area that is urbanizing in nature based on the existing local development pattern and urban future land use designations within the immediate vicinity of the subject property.

11. Fails to encourage an attractive and functional mix of uses.

Response: The proposed map amendments will encourage an attractive and functional mix of uses. The amendments will help to facilitate future residential development, and provide new housing stock, which is in need in the urbanized portion of the County. There are also properties with commercial designations in close proximity to the site to provide a supporting mix of uses to future residents and Eastside High School is within approximately 1 mile of the site. The proposed residential use of the land will support these non-residential uses by providing housing opportunities for the employees of local businesses.

12. Results in poor accessibility among linked and related land uses.

<u>Response:</u> The proposed amendment will not result in poor accessibility among linked and related uses. The property has access to three adjacent paved public roadways, including SE Hawthorne Road to the south, Lakeshore Drive to the east and SE 51st Street to the west. Connections to these roadways will be made as part of future site development.

13. Results in loss of significant amounts of functional open space.

Response: The proposed amendment will not result in loss of any amount of functional open space. Currently, the property does not provide any functional open space to the area. In addition, any development of the site will be required to provide at least 10% functional open space as part of the overall development, per County requirements.

Comprehensive Plan Consistency

The following analysis is intended to demonstrate that this request is consistent with the applicable Goals, Objectives and Policies of the Comprehensive Plan:

OBJECTIVE 1.1 – GENERAL

Encourage development of residential land in a manner which promotes social and economic diversity, provides for phased and orderly growth consistent with available public facilities, and provides for access to existing or planned public services such as schools, parks, and cultural facilities.

<u>Consistency:</u> The subject property is proposed to be developed as a single family neighborhood that will provide new housing opportunities in eastern Gainesville and has access to all required public facilities to serve the site, including paved public streets, school, GRU centralized potable water and sanitary sewer.

Policy 1.1.1 Adequate locations shall be available in the urban cluster for all types of housing including the placement of manufactured homes, and manufactured home parks and subdivisions.

<u>Consistency:</u> It is the intent of the applicant to develop the property (which is located within the urban cluster) with single family detached homes.

Policy 1.1.3 Urban Residential development shall be consistent with the Conservation policies of Alachua County.

<u>Consistency:</u> The application proposes to place approximately 26.5 acres of the subject property into conservation land use designations in order to protect the most environmentally sensitive areas, thus demonstrating consistency with this policy.

Policy 1.1.5 Master planning of all contiguous land under common ownership or control is strongly encouraged.

<u>Consistency:</u> It is the intent of the applicant to prepare a master-planned residential subdivision development for this property, if proposed map amendments are approved.

OBJECTIVE 1.2 - LOCATION, MIX OF USES, AND IMPLEMENTATION CONSISTENT WITH MARKET DEMAND

Provide for adequate future urban residential development that includes a full range of housing types and densities to serve different segments of the housing market, designed to be integrated and connected with surrounding neighborhoods and the community, with opportunities for recreation and other mixed uses within walking or bicycling distance.

<u>Consistency:</u> The future development of this property with new single family housing construction would be the first of its kind (size and location) in many years in eastern Gainesville and would help contribute to the housing stock in the urbanized area.

- Policy 1.2.4 All new residential development in the urban cluster shall:
 - (a) be economically and efficiently served by supporting community facilities, and services such as streets, utilities, public educational facilities, and public protection.
 - (b) connect to centralized potable water supply and sanitary sewer systems in accordance with Policy 2.1.1 of the Potable Water and Sanitary Sewer Element.

<u>Consistency:</u> The subject property has access to all required public facilities to serve the site, including paved public streets, school, GRU centralized potable water and sanitary sewer.

- Policy 1.3.7 Low Density Residential land use category shall provide for a gross density of one to four dwelling units per acre except as provided for in Cottage Neighborhoods, Transit Oriented Development (TOD) and Traditional Neighborhood Development (TND) meeting the requirements of this Element.
- Policy 1.3.7.1 Low Density residential land use category shall provide for single residential detached and attached dwellings. In addition, traditional neighborhood developments (TND), transit oriented developments (TOD) and planned developments may include mixed housing types and mixed uses.
- Policy 1.3.7.2 Low Density residential land use category shall provide for various housing types, such as conventional site-built single family homes, accessory living units, attached structures including townhouses, multi-family developments in planned developments, dwellings with zero lot line orientation, factory-built modular units, manufactured homes, or mobile homes.
- Policy 1.3.7.3 The County's Land Development Regulations shall allow Low or Medium density residential land use to include flexible and mixed minimum lot sizes, relying on design standards and gross density. Such provisions shall address the need for affordable housing, compatibility with transit alternatives, and open space preservation including greenway corridors.

<u>Consistency:</u> The proposed map amendments are consistent with this policy. It is the intent of the applicant to pursue the development of the property as a residential development within the permitted density ranges in the land use designation and design in compliance with the requirements stated above.

Policy 1.4.1.4 Urban development shall incorporate design techniques to promote integration with adjacent neighborhoods and enhance the quality of the living environment. Such design techniques shall include:

- (a) Quality design practices, transitional intensity (types of uses), stepped density, buffering, boundaries, landscaping, and natural open space.
- (b) Open space shall be designed to be accessible as required by Conservation and Open Space Policy 5.2.3 and Stormwater Management Element Policy 5.1.11. Open space requirements fulfilled through the use of conservation resource areas per Conservation and Open Space Element Policy 5.2.2 shall incorporate accessible open space, to the extent consistent with the character and protection of the resource.
- (c) Special attention shall be provided to the design of development and neighborhood edges, which shall be designed to be integrated into the surrounding community.

<u>Consistency</u>: The policy above provides techniques to properly design urban projects that abut existing neighborhoods, including stepping down of density, provision of open space and usable common areas along the project perimeter and linking the developments in a manner that benefits all residents in the area. The proposed land use map changes will allow for such a development design, thus implementing this Policy.

OBJECTIVE 1.5 – REQUIRED FACILITIES

All new residential development shall meet the requirements for adequate facilities as established or referenced in this section.

Policy 1.5.1 New residential development shall meet all of the requirements for adequate facilities based on the level of service standards adopted in this Plan for roads, potable water, sanitary sewer, solid waste, stormwater, public schools, recreation and open space facilities, and mass transit and the concurrency provisions of this Plan.

Policy 1.5.2 In addition to the facilities for which level of service standards are adopted as part of the concurrency management system of this Plan, other facilities that should be adequate to serve new urban residential development include:

- (a) local streets;
- (b) police, fire and emergency medical service protection;
- (c) pedestrian and bicycle network; and
- (d) primary and secondary schools.

Policy 1.5.3 New residential developments shall provide for the provision of high speed internet access as specified in the land development regulations.

Policy 7.1.11 All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, mass transit, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

<u>Consistency:</u> As demonstrated in the 'Public Facilities / Level of Service Analysis' section of this report, all required facilities for new residential development are available to the subject property; all levels of service are adequate to serve the projected development. Internet access will be part of the ultimate design for the proposed project. The amendment is consistent with the requirements of Objective 1.5 and Policies 1.5.1, 1.5.2 and 1.5.3.

Policy 7.1.8 of the FLUE indicates that buffers between adjacent uses will be provided in accordance with the Buffer Group Matrix Table. The subject property will provide the required buffers in accordance with the referenced table, and the proposed site plan that accompanies a future development application will demonstrate that these buffers will be met or exceeded on every development boundary.

Public participation has been undertaken in accordance with the requirements of FLUE Policy 7.1.26. A neighborhood information meeting was held on February 20, 2025 where input was received from interested parties. The attached summary details the issues raised by and discussed with members of the public.

Economic Element

Policy 1.1.9 Consistent with Energy Element Policy 3.1.4, Alachua County shall promote redevelopment and infill within the Urban Cluster. Recognizing that such redevelopment and infill is an efficient use of land, infrastructure, energy resources, and existing public services, redevelopment of existing sites and buildings shall be encouraged.

<u>Consistency</u>: The subject property is located within the designated Urban Cluster and as such, is consistent with what this policy was intended to promote – infill development that efficiently utilizes land, infrastructure, public services, etc.

Conservation and Open Space Element

OBJECTIVE 3.1 - CONSERVATION LAND USE CATEGORIES

A conservation land use category shall be established to recognize and protect natural resources within privately owned lands in Alachua County utilizing appropriate regulatory, acquisition, and incentive mechanisms.

Policy 3.1.1 Conservation areas shall consist of natural resources that, because of their ecological value, uniqueness and particular sensitivity to development activities, require stringent protective measures to sustain their ecological integrity. These areas shall include:

- (a) Wetlands;
- (b) Surface waters;
- (c) 100-year floodplains;
- (d) Listed species habitat;
- (e) Significant geologic features; and
- (f) Strategic ecosystems.

<u>Consistency:</u> The application proposes to place the northernmost approximately 26.5 acres of the property into the Conservation FLU designation. This portion of the property contains environmentally sensitive areas, including wetlands and strategic ecosystems. The proposed map designations will protect these sensitive areas.

Policy 3.4.1 All applications for land use change, zoning change and development approval shall be required to submit an inventory of natural resource information.

<u>Consistency</u>: The application includes an inventory of natural resource information for the site.

OBJECTIVE 5.2 - OPEN SPACE

To permanently preserve public Open Space within developments within Alachua County that protects natural resources, provides recreation, and augments the community network of bicycle and pedestrian infrastructure.

Policy 5.2.1 Open Space shall be provided on at least ten percent of every development, except as specified in Policy 5.2.5.

<u>Consistency:</u> The owner acknowledges this and any development on site shall comply with this provision by providing at least 10% open space as part of any future development.

Conclusion

The requested map amendments are consistent with and serve to implement the Goals, Objectives and Policies of the Alachua County Comprehensive Plan. The specific design parameters mandated by the Plan will be part of the ultimate development program submitted by the applicant, and the accompanying rezoning application provides data in support of that conclusion. The data and analysis in support of the proposed amendments demonstrates that the requests are both consistent and compliant.



ECS Florida, LLC

Results for Ecological Due Diligence

Hawthorne Road Additional Parcel SE Hawthorne Road, Gainesville, Florida 32641

For: Garden Street Communities Southeast, LLC

100 W Garden Street, 2nd Floor, Pensacola, Florida 32502

ECS Project Number 55:7163

February 24, 2025





Geotechnical • Construction Materials • Environmental • Facilities

February 24, 2025

Mr. Gerald Cyr

Garden Street Communities Southeast, LLC 100 W Garden Street 2nd Floor Pensacola, Florida 32502

ECS Project No. 55:7163

Reference: Results for Ecological Due Diligence, Hawthorne Road Additional Parcel, SE Hawthorne Road, Gainesville, Alachua County, Florida

Dear Mr. Cyr:

ECS Florida, LLC (ECS) is pleased to provide you with results of our Ecological Due Diligence for the Hawthorne Road Additional Parcel. ECS services were provided in general accordance with ECS Proposal No. 55:12446 authorized on December 16, 2024.

If there are questions regarding this report, or a need for further information, please contact the undersigned.

ECS Florida, LLC

Chrissy Carr Environmental Assistant Dept. Manager

CCarr@ecslimited.com

904-880-0960

Jason Adams Group Manger JAdams2@ecslimited.com 813-302-1644

INTRODUCTION

ECS completed an Ecological Due Diligence for the Hawthorne Road Additional Parcel, located at SE Hawthorne Road in Gainesville, Alachua County, Florida. An aerial view of the subject property is provided in **Appendix I**. The field portion of the survey was conducted on Multiple dates from December 17th through December 23rd and February 20, 2025.

The purpose of the field visit was to evaluate the site for the occurrence and/or potential for occurrence of jurisdictional wetlands and/or protected wildlife species (and their habitats).

The following report (and referenced exhibits) describes relevant ecological conditions observed on the site during the field investigation and the results of documented literature regarding the presence of protected wildlife species and/or habitat on the site and its relevant surroundings.

SITE LOCATION AND DESCRIPTION

The site is located in the physiographic area known as the Ocala Uplift District. The site is an approximately 81.17-acre property located at SE Hawthorne Road in Gainesville, Alachua County, Florida and is identified by the Alachua County Property Appraiser as parcel identification number 16184-000-000, 16185-000-000, 16194-000-000, 16194-001-000, 16201-004-000, and 16194-002-000 and owned by BENTLEY PROPERTIES INC and GATOR COUNTRY LLC (**Figure 1**).

The site is classified by Alachua County as undeveloped land. At the time of this survey, the site was observed to be occupied by primarily forested land (**Figure 2**).

The upland canopy vegetation is dominated by live oak (*Quercus virginiana*) and loblolly pine (*Pinus taeda*) and includes species such as hickory (*Carya glabra*) and southern magnolia (*Magnolia grandiflora*). The upland herbaceous layer includes species such as saw palmetto (*Serenoa repens*), beauty berry (*Callicarpa americana*), coral ardisia (*Ardisia crenata*), and air-potato (*Dioscorea bulbifera*).

The wetland canopy vegetation is dominated by water oak (*Quercus nigra*), laurel oak (*Quercus laurifolia*) and sweetgum (*Liquidambar styraciflua*) with a sub canopy dominated by laurel oak. The wetland herbaceous vegetation includes woodoats (*Chasmanthium spp*), cinnamon fern (*Osmundastrum cinnamomeum*), Virginia chain fern (*Woodwardia virginica*), arrowhead vine (*Syngonium podophyllum*), coral ardisia, and sphagnum (*Sphagnum spp*).

Site photographs taken at the time of this survey are included in **Appendix II**.

Soils

Eight (8) general soil types were identified by the Natural Resource Conservation Service's (NRCS) Soil Survey of Alachua County, Florida. The following soil units and descriptions were mapped by the soil survey on the site:



- **Unit 8 Millhopper sand** consists of moderately well drained soils that form from sandy and loamy marine deposits. These soils are found in knolls on marine terraces and ridges on marine terraces. Slopes range from 0 to 5 percent. Millhopper sand is classified as non-hydric. These soils cover approximately 29.8% of the site by area.
- **Unit 19 Monteocha loamy sand** consists of very poorly drained soils that form from sandy and loamy marine deposits. These soils are found in depressions on marine terraces. Slopes range from 0 to 2 percent. Monteocha sand is classified as hydric. These soils cover approximately 0.3% of the site by area.
- **Unit 20 Tavares sand** consists of moderately well drained soils that form from eolian or sandy marine deposits. These soils are found in knolls on marine terraces, ridges on marine terraces, and flats on marine terraces. Slopes range from 0 to 5 percent. Tavares sand is classified as non-hydric. These soils cover approximately 52.7% of the site by area.
- **Unit 21 Newnan sand** consists of somewhat poorly drained soils that formed from sandy and loamy marine deposits. These soils are found in flats on marine terraces. Slopes range from 0 to 2 percent. Newnan sand is classified as non-hydric. These soils cover approximately 4.3% of the site by area.
- **Unit 25 Pomona sand, depressional,** consists of very poorly drained soils that form from sandy and loamy marine deposits. These soils are found in depressions on marine terraces. Slopes range from 0 to 2 percent. Pomona sand, depressional, is classified as hydric. These soils cover approximately 8.1% of the site by area.
- **Unit 28 Chipley sand** consists of somewhat poorly drained soils that formed from sandy marine deposits. These soils are found in knolls on marine terraces, rises on marine terraces, and flats on marine terraces. Slopes range from 0 to 2 percent. Chipley sand is classified as non-hydric. These soils cover approximately 0.2% of the site by area.
- Unit 51 Plummer fine sand consists of poorly drained soils that formed from sandy and loamy marine deposits. These soils are found in flats on marine terraces. Slopes range from 0 to 2 percent. Plummer fine sand is classified as non-hydric. These soils cover approximately 0.1% of the site by area.
- **Unit 72 Lochloosa fine sand** consists of somewhat poorly drained soils that formed from sandy and loamy marine deposits. These soils are found in knolls on marine terraces, and ridges on marine terraces. Slopes range from 5 to 8 percent. Lochloosa fine sand is classified as non-hydric. These soils cover approximately 4.6% of the site by area.

Figure 3 shows the site and soils as mapped by the Soil Survey.

Vegetative Communities and Land Uses

Prior to the field visit, Geographic Information System (GIS) data from the St. Johns River Florida Water Management District (SJRWMD) was reviewed to identify documented vegetative communities and land uses on the property. Current site conditions are documented using the Florida Land Use, Cover and Forms Classification System (FLUCCS, Florida Department of Transportation, 1999) (Figure 4). FLUCCS classifications for the land covers and uses (as adapted from SJRWMD coverages) on the property are as follows: 1100: Residential, low density - less than 2 dwelling units/acre, 1400: Commercial & Services, 4230: Oak-Pine-Hickory, 4340: Upland Mixed Coniferous/ Hardwood, 5120: Drainage Ditch, 6100: Wetland Hardwood Forests, 6150: Bottomland Forested.



PRELIMINARY WETLANDS DETERMINATION METHODS

A Preliminary Wetlands Determination/Jurisdictional Flagging was performed on Multiple dates from December 17th through December 23rd and February 20, 2025 via visual transect in the field to establish potential wetlands on-site. On-site soils, hydrology indicators, and plant communities were generally observed in the field. The wetland determination and flagging were completed in accordance with the 1987 Wetland Delineation Manual and the Atlantic and Gulf Coastal Plain Regional Supplement, Version 2.0, November 2010 and Chapter 62-340, Florida Administrative Code.

Results and Discussion

Based on field observations and a review of FLUCCS classifications and the U.S. Fish and Wildlife Service's National Wetland Inventory (NWI) online mapper, ECS confirmed the presence of a jurisdictional wetland feature present on the site.

An area in the northern portion of the site is mapped by the NWI as "Freshwater Forested/Shrub Wetlands" (**Figure 5**).

ECS observed five wetlands and one Other Surface Water (OSW) feature onsite:

Wetland A is a ± 0.07 -acre forested wetland located in the southeastern portion of the site that appears to connect to an offsite wetland system. Dominant canopy species include loblolly pine and water oak.

Wetland B is a ±0.29-acre forested wetland located along the eastern boundary of the site that connects to a larger offsite wetland system via an upland-cut ditch. Dominant canopy species include sweetgum, blackgum (*Nyssa sylvatica*), and chinese tallow (*Triadica sebifera*).

Wetland C is a ± 6.47 -acre forested wetland located in the northern portion of the site. This feature connects to an offsite wetland system to the north and east. The wetland was historically channelized and the ditch conveys water from northwest to east. The wetland has been hydrologically impacted by the channelization, upstream landuse, and stormwater conveyance from NE 51st Street. Dominant canopy species include water oak, laurel oak, and sweetgum. The portion of Wetland C that extends west toward OSW A is dominated by arrowhead vine in the groundcover stratum and the species also extends up many trees.

Wetland D is a ± 0.28 -acre forested wetland located in the north-central portion of the site that connects hydrologically to wetland C via a culvert. Dominant canopy species include water oak, maple (*Acer rubrum*), and ironwood (*Carpinus caroliniana*).

Wetland E is a ± 0.58 -acre forested wetland located along the southwestern boundary of the site that extends offsite to the south and appears isolated. Wetland E receives stormwater from Hawthorne Road to the south but is otherwise hydrologically isolated. Dominant canopy species include water oak and sweetgum. The wetland offsite has a permanent water pool and species transition to a dominant canopy of loblolly bay (*Gordonia lasianthus*).



OSW A was observed as a ± 0.04 -acre upland-cut ditch that connects to the west side of Wetland C and flows easterly from a stormwater culvert located at SE 51st Street along the western property boundary. Air potato (*Dioscorea bulbifera*) is present along the ditch bank.

Please refer to **Figure 6** for the approximate delineation line flagged by ECS at the time of this survey.

ECS performed a jurisdictional flagging of the wetland feature identified on the site. With the jurisdictional flagging complete, ECS can coordinate a jurisdictional wetland determination with the SJRWMD and United States Army Corps of Engineers (USACE).

PRELIMINARY THREATENED AND ENDANGERED SPECIES METHODS

A protected wildlife species survey and habitat assessment were conducted over the property on Multiple dates from December 17th through December 23rd and February 20, 2025. Protected wildlife species are defined as those listed as Threatened, Endangered, or Species of Special Concern by the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish and Wildlife Conservation Commission (FWC). Random locations throughout the site were sampled for potential threatened and endangered species of Alachua County, Florida.

Results of Survey

Federal and state listed threatened and endangered species for Alachua County were reviewed from the USFWS North Florida Ecological Services Office website and the Florida Natural Areas Inventory (FNAI) website prior to the site visit (**Appendix III**). Biota was broken down into six categories:

Amphibians

The Project area appears to be located outside of the FWC's Range Map for the frosted flatwoods salamander (*Ambystoma cingulatum*). Additionally, no potential habitat or individuals were observed onsite.

No additional threatened or endangered amphibian species or their habitats were encountered during the time of this survey.

Birds

ECS reviewed the FWC's Historical Bald Eagle Nesting Areas online database. The nearest documented bald eagle (*Haliaeetus leucodephalus*) nest is located approximately 1,494 feet (0.28 miles) northeast of the site (**Figure 7a**). This nest is located outside of the FWC recommended buffer distance of 660 feet.

ECS reviewed the USFWS' map of wood stork (*Mycteria americana*) Nesting Colonies and Core Foraging Areas Active Within 2010-2019. The site appears to be located outside a Core Foraging Area, and no individuals were observed on the site at the time of this survey.

The site is located outside the historical range of the Florida scrub jay (*Aphelocoma coerulescens*). No individuals were directly observed, and no suitable potential habitat was noted by the FWC Terrestrial Resources GIS database on or in the immediate vicinity of the site.



The eastern black rail's (*Laterallus jamaicensis ssp, jamaicensis*) expected range overlaps the site area, but no critical habitat has been designated for this species according to FWS IPaC resource list. The eastern black rail requires marsh habitat with dense overhead cover and soils that are moist or saturated, which is often found along the fringe of gently sloping wetlands adjacent to higher wetland/upland areas with high vegetative cover. No evidence of the eastern black rail was observed on the site. The wetlands onsite are not marsh-like with dense overhead cover. Due to the lack of habitat on or adjacent to the project site, the proposed project will not result in adverse impacts to the eastern black rail.

The site location is in the expected range of the Everglades snail kite (*Rostrhamus sociabilis plumbeus*), according to FWS IPaC resource list. While the FWS IPaC resource list shows "final critical habitat" for this the snail kite, the site location does not overlap the critical habitat. No individuals were observed on the site at the time of this survey.

The sandhill crane (*Antigone canadensis pratensis*) was noted on the FNAI query results as a potential species to be affected by site development. The sandhill crane prefers habitats with little canopy cover and shallow herbaceous wetlands. Due to the passerin nature of foraging and no nesting habitat nearby, no impacts are anticipated.

The red-cockaded woodpecker (*Picoides borealis*) expected range overlaps the site area, but no critical habitat has been designated for this species according to FWS IPaC resource list (**Figure 7b**). No individuals were directly observed on the site at the time of this survey. Additionally, the site does not appear to be located within a designated FWC management unit (FWC Red-Cockaded Woodpecker Management Plan, August 2003).

No other threatened or endangered species or their habitats were encountered at the time of this survey.

Fish

No threatened or endangered species were encountered during the time of this survey. No wetlands capable of sustaining a fish community were observed on the subject property.

Mammals

According to the U.S. Fish and Wildlife Service, the tricolored bat (*Perimyotis subflavus*) is a small insectivorous bat that is distinguished by its unique tricolored fur and often appears yellowish to nearly orange. During the spring, summer, and fall, tricolored bats are found in forested habitats where they roost in trees, primarily among leaves of live or recently dead deciduous hardwood trees, but may also be found in Spanish moss, pine trees, and occasionally human structures. The site falls within the current range for this species, but no critical habitat has been established in Florida. The site contains forested habitat which may be suitable for this species and informal or formal coordination with the USFWS may be required prior to development of the site pending finalization of the USFWS's proposal to list the tricolored bat as endangered in summer 2024.

No other threatened or endangered species or their habitats were encountered during the time of this survey.



Reptiles

ECS observed eleven (11) potentially occupied gopher tortoise (*Gopherus polyphemus*) burrows and one (1) abandoned gopher tortoise burrow within the southern portion of the site at the time of this survey. Please refer to **Figure 7c** for the approximate locations of these burrows. A more detailed survey may be required by FWC during the regulatory permitting review cycle as the habitat is suitable for this species.

The Eastern indigo snake (*Drymarchon corais couperi*) is listed as Federally Threatened. It is considered to have a commensal relationship with gopher tortoises, utilizing gopher tortoise burrows as nesting spots. Due to the potentially occupied gopher tortoise burrows located on the site, potential Eastern indigo snake habitat is considered to be present on the site.

The Project area appears to be located within the FWC's Range Map for the Eastern pine snake (*Pituophis melanoleucus*). However, no potential habitat or individuals were observed onsite.

No other threatened or endangered species or their habitats were encountered during the time of this survey.

Vascular Plants

No threatened or endangered species or their habitats were encountered during the time of this survey.

ALACHUA COUNTY NATURAL RESOURCES CHECKLIST

A copy of the Alachua County Natural Resources Checklist completed for the site has been included in Appendix IV of this report. Items of note are discussed in detail below.

Surface Waters, Wetlands, and Wetland Buffers

The site contains five wetlands and one Other Surface Water (OSW) feature onsite as discussed previously. Please refer to the Results and Discussion of the Preliminary Wetland Determination Methods.

Flood Zones

The project site is located within the FEMA National Flood Hazard Layer FIRM panel 12001C0319D (6/16/2006). A review of FEMA's Flood Insurance Rate Map indicates two flood hazard areas (Zone A) are mapped within the project boundary (**Figure 10**). One of the flood hazard areas (within the southeastern area of the project site) is located in a higher elevation upland area and the other corresponds to the location of Wetland E.



Strategic Ecosystems

Section 406.33 Alachua County Land Use Development Code (LUDC) states "Strategic ecosystems are identified in the KBN/Golder Associates report, "Alachua County Ecological Inventory Project" (1996), and mapped generally by the KBN/Golder Ecological Inventory Map, which is an overlay to the Future Land Use Map." The project is located within the East Side Greenway Strategic Ecosystem boundary (**Figure 12a**).

The documented Meeting Minutes from the KBN/Golder 1996 report describes decisions made in regards to boundary determinations and that boundaries such as section lines, quarter sections, and property boundaries would make purchasing the Strategic Ecosystems (SE) easier. According to the Alachua County's Upland Resource Protection Guide, Strategic ecosystems are communities that have the potential to promote connectivity and minimize fragmentation of natural systems, and to protect wetlands, floodplains, and associated uplands in a broad systems context through resource-based planning across multiple parcels rather than on an individual parcel basis.

LUDC Section 406.33, requires ground-truthing of strategic ecosystem resources. The code states: "The specific location and extent of regulated strategic ecosystem resources shall be determined through ground-truthing using the KBN/Golder Associates report as a guide to determine the location and extent of the ecological community or communities described generically, in the KBN/Golder report or of other natural resources generally consistent with the pertinent site summary in the KBN/Golder report." The Upland Resource Protection Guide states the SE preservation (Set-Aside) area is based on several factors including the following:

- **Native** biodiversity within or across natural ecological communities, ecological integrity, rarity, and functional connectedness with other communities;
- **Plant and animal species habitat** that is documented for listed species and species with large home ranges, and habitat that is a special wildlife migration or aggregation site for activities such as breeding, roosting, colonial nesting, or over-wintering, high in vegetation quality and species diversity, and low in non-native invasive species; and
- Size, shape, and landscape features that allow the ecosystem to be restored to, or maintained in, good condition with regular management activities, such as prescribed burning, removal of exotic vegetation, or hydrological restoration.

East Side Greenway

The KBN/Golder 1987 report does not identify the East Side Greenway, but it is later described in the 1996 report. The earlier report includes Palm Point Hill and Gum Root Swamp which are later incorporated into the East Side Greenway described in the later report. According to the 1996 report, the purpose of the East Side Greenway was to maintain connectivity between Paynes Prairie State Preserve, Morningside Nature Center, Gum Root Swamp, and several streams along Newnans Lake (at Sunland Park at Palm Point, points further south by the greenways, Palm Point Hill, and several large swamps). This expansive system totals approximately 3,221 acres and the boundaries are irregular in shape.



The 1996 report describes ecological mapping (i.e. digitized boundaries) of the Strategic Ecosystems was completed using aerials from 1986, 1994, and 1995, USGS topographic quadrangle maps, and the inventory data determined by qualitative observations. Strategic Ecosystems were defined as those areas that were uncleared and undeveloped. The qualitative observations for the East Side Greenway were conducted on two dates (August 8 and 11, 1996) by one person (Bob Simons - KBN Engineering and Applied Sciences, Inc. and Audubon Society Sanctuary Chairman) and represents the evaluation/scoring for approximately 28 different FNAI vegetative communities within the East Side Greenway.

Of the 28 communities described in the 1996 report and identified at the East Side Gateway, the project site hosts Upland Mixed Forest (Mesic Hammock) and Bottomland Forest and these communities were generally described/ranked as good.

Results

ECS identified five distinct communities within the project area located within the GIS boundary for the East Side Greenway. The dominant wetland community is Bottomland Forest (Wetlands C and D - FLUCCS 6150). A portion of Wetland C, situated on a steep seepage slope, is classified as Wetland Hardwood Forest (FLUCCS 6100). The remaining upland areas are predominantly hardwood-dominated communities (FLUCCS 4230 or 4340). There is also a upland-cut ditch, OSW A, that extends into the Strategic Ecosystem which conveys stormwater from SE 51st St.

A significant area within the western portions of Wetland C, Wetland D, and the uplands between these wetlands contains a groundcover dominated by invasive species, specifically coral ardisia and arrowhead vine (**Figure 13a**). Coral ardisia is distributed across wetlands and uplands (±7.2 acres), with less aerial coverage in its southern extent, but coverage increases northward, where it accounts for approximately 90% of the groundcover stratum in the northwestern portion of the site. Arrowhead vine is primarily confined to Wetland D (±1.1 acres), where it covers approximately 90% of the groundcover stratum and extends up numerous trees. These invasive species present a substantial risk to the long-term ecological succession of the affected communities by shading out potential recruitment trees and suppressing native vegetation.

Section 406.33 of the LUDC states: "Those areas found not to contain strategic ecosystem resources shall be eligible for consideration for development as part of a development plan or special area plan, provided the ecological integrity of the strategic ecosystem as a whole will be sufficiently protected."

ECS completed ground-truthing of Significant Habitat, native and natural communities (**Figure 13b**). Confirming the areas of Significant Habitat support efforts to understand the portions of the Strategic Ecosystem which should be included in the Set-Aside. Pursuant to Alachua County's Upland Resource Protection Guidance, "A field investigation is necessary to determine the specific location and extent of strategic ecosystem resources, and to select the portion of the resources, if any, that shall be permanently preserved."

The Set-Aside preservation areas of the Strategic Ecosystem are evaluated for:

1. Native biodiversity within or across natural ecological communities, ecological integrity, rarity, and functional connectedness with other communities;



- 2. Plant and animal species habitat that is documented for listed species and species with large home ranges, and habitat that is a special wildlife migration or aggregation site for activities such as breeding, roosting, colonial nesting, or over-wintering, high in vegetation quality and species diversity, and low in non-native invasive species; and
- 3. Size, shape, and landscape features that allow the ecosystem to be restored to, or maintained in, good condition with regular management activities, such as prescribed burning, removal of exotic vegetation, or hydrological restoration

Section 406.33 of the LUDC states: "Those areas found not to contain strategic ecosystem resources shall be eligible for consideration for development as part of a development plan or special area plan, provided the ecological integrity of the strategic ecosystem as a whole will be sufficiently protected."

Significant Plant and Wildlife Habitat

Chapter 406, Article 3 of the Alachua County Land Use Development Code (LUDC) states, "Significant plant and wildlife habitat includes natural upland plant communities which have the potential to maintain healthy and diverse populations of plants or wildlife. All developments shall protect significant plant and wildlife habitat that occurs on site, and up to 25% of the upland portion of the project area may be required to be set aside. The habitat to be conserved shall be selected based on its uniqueness, quality and viability. In particular, conserved habitat shall be located and maintained in areas with intact canopy, understory and groundcover, in functional, clustered arrangement that maximizes use by wildlife and maintains the long-term viability of native upland plant communities. Linkages to habitat corridors and greenways shall be required where available. The County shall work with the landowner to select the portion of the habitat that will be included in the set aside area."

Chapter 78, Article 1 of the LUDC defines Significant Habitat as contiguous stands of <u>natural upland</u> <u>plant communities</u> which have been documented to support, and which have the potential to maintain, <u>healthy and diverse populations of plants or wildlife</u>. Identification of Significant Habitat shall be identified by assessment of the following factors:

- 1. Quality of native ecosystem.
- 2. Overall quality of biological diversity.
- 3. Wildlife habitat value.
- 4. Presence of listed or uncommon species.
- 5. Grouping, contiguity, compactness of native vegetation.
- 6. Proximity to other natural preserve areas and corridors.
- 7. Impact by prohibited and invasive non-native vegetation.

Based on field observations, there are approximately 8.3 acres of invasive exotic plant species that pose an issue to the health and diversity of upland and wetland communities located within the mapped SE boundary. These species, in their current extent and aerial coverage (**Figure 13a**), have already out-competed native vegetation and prohibited recruitment of native species in all stratum



(groundcover, subcanopy, and canopy) and will continue to contribute to diversity decline if not managed. Due to the current coverage and presence of these species in offsite areas abutting the site, management of these plant species will not succeed without a long-term management plan.

Based on the review of onsite habitats during a site survey on February 20, 2024, ECS understands the majority of upland and wetland habitats have been impacted historically. These impacts are evidenced by the presence of successional vegetative communities present, evidence of past earthwork onsite, and a review of historical aerials (**Figures 14a-14f**) which indicate these systems do not currently represent native and natural vegetative communities. The boundaries of limited Significant Habitat (upland and wetland) present onsite are depicted in **Figure 13b**.

Listed Species/Listed Species Habitat

Please refer to the Preliminary Threatened & Endangered Species Survey portion of this report.

High Aquifer Recharge Areas

High Aquifer Recharge Areas are areas where stream-to-sink surface water basins occur and areas where the Floridan aquifer system is vulnerable or highly vulnerable. According to the Alachua County Floridan Aquifer High Recharge Area Map, the site is located in an area with a rating of "Vulnerable." The Alachua County Floridan Aquifer High Recharge Area Map is included as **Figure 8**.

Soils

Please refer to the site soil descriptions included in this report.

Mineral Resource Areas

According to the University of Florida's Mineral Resources of Alachua County Map (dated 1990), the site is located in a undifferentiated mineral resource area. The University of Florida's Mineral Resources of Alachua County Map is included as **Figure 9**.

Topography/Steep Slopes

Site topography ranges from 75 ft to 105 ft NAVD with the highest elevations along the western boundary and falling to the east toward Newnan's Lake. Wetland C bisects the northern extent from the northwest boundary to the eastern boundary.

OFFSITE WETLANDS DETERMINATION

Based on communication with Alachua EPD staff, ECS understands the limits of offsite wetlands were required to determine appropriate upland buffer requirements for these features. Since ECS was not authorized to evaluate offsite wetlands in the field, a desktop determination was conducted. This determination was crucial to understanding development restrictions due to upland buffer requirements to any offsite resources such as wetlands.



Methodology

To support this effort, ECS employed ArcGIS Pro software to perform a desktop delineation using 2018 NOAA LiDAR data (**Figure 15**). This high-resolution elevation data provided detailed insights into site hydrology and topographic features critical for identifying potential wetland boundaries. Additionally, ECS analyzed five historical aerials dating back to 1937 and the SJRWMD Statewide Land Use data (FLUCCS) to assess historical land use changes, vegetation patterns, and wetland evolution (**Figure 16A-16F**).

Results

As a result of the desktop delineation of offsite wetland features, ECS identified additional buffer requirements to consider in future development. These additional buffers expand the buffer areas adjacent to Wetland A. All other buffer requirements for offsite wetlands along the eastern property boundary can be met with the upland buffers required to existing wetlands onsite. This desktop methodology and suggested buffers should only be used for planning purposes. Additional regulatory review will be required prior to permit issuance.

PRELIMINARY ON-SITE HABITAT PROTECTION AND SET-ASIDE DETERMINATION

Section 406.35, LUDC provides the framework for determining set-aside limitations for on-site habitat protection. Those areas to be protected in the set-aside include:

- No more than 50 percent of the upland portion of a parcel may be required to be preserved because it is or includes strategic ecosystem;
- The Entire Strategic Ecosystem if the strategic ecosystem in combination with Significant Geologic Features equal less than 50 percent of the upland portion of the planning parcels;
- · Significant Geologic Features;
- Portions of the SE as approved by the County based on limitations and factors in 406.97; and,
- Portions of the SE if the SE in combination with Significant Geologic Features equal more than 50 percent of the upland portion of the planning parcels based on 406.03(b)(1) and (2).

The set-aside shall be determined for areas with intact canopy, understory and groundcover, in functional, clustered arrangement that maximizes use by wildlife and maintains the long-term viability of native upland plant communities.

Set-Aside Results

Based on field surveys conducted on Multiple dates from December 17th through December 23rd and February 20, 2025, ECS determined:

- No significant geologic features were present.
- The Strategic Ecosystem does not accurately represent the boundaries for Significant Habitat, but it has been groundtruthed to identify the extent of Significant Upland Habitat and Significant Wetland Habitat (**Figure 13b**).



- Most areas identified as Non-Significant Upland Habitat (uplands outside the identified Significant Habitat boundary) within the Strategic Ecosystem are still included in the proposed preliminary Set-Aside.
- The proposed preliminary Set-Aside includes wetlands, other surface water (upland-cut ditch), 75-foot buffers to wetlands, non-Significant Upland Habitat and Significant Upland Habitat (**Figures 17a**).

Figure 17a depicts the proposed preliminary Set-Aside which includes 6.6 acres of wetlands and uplands that meet the definition of Significant Habitat which is less than 20% of the total Set-Aside. There is limited Significant Habitat onsite due to past land practices, including land clearing for pasture, earthwork for roads in wetlands, and channelization of wetlands. Approximately 34.72% (±25.5 acres) of the uplands within the total planning parcel area is proposed for upland Set-Aside while 65.28% (±47.94 acres) of the uplands are planned to be utilized for the proposed development (**Figure 17c**). Approximately 9.53% (7.74 acres) of the total planning parcel is made up of wetlands and other surface waters (an upland-cut ditch).

DESKTOP CULTURAL RESOURCES ASSESSMENT

ECS confirmed the Florida Master Site File (FMSF) (with Florida's Division of Historical Resources) has evidence of three previously recorded archaeological sites within the subject property (**Figure 18**). Further assessment and onsite surveys are recommended.

CONCLUSIONS

Wetlands

Based on field observations and a review of FLUCCS classifications and the U.S. Fish and Wildlife Service's National Wetland Inventory (NWI) online mapper, ECS confirmed the presence of a jurisdictional wetland feature present on the site.

An area in the northern portion of the site is mapped by the NWI as "Freshwater Forested/Shrub Wetlands" (**Figure 5**).

ECS observed five wetlands and one Other Surface Water (OSW) feature onsite. **Wetland A** is a ± 0.07 acre forested wetland located in the southeastern portion of the site that appears to connect to a large offsite wetland system. **Wetland B** is a ± 0.29 forested wetland located along the eastern boundary of the site that connects to a larger offsite wetland system via upland-cut ditches. **Wetland C** is a ± 6.47 acre forested wetland located in the northern portion of the site. This feature appears to connect to a large offsite wetland system to the north and east. **Wetland D** is a forested ± 0.28 acre wetland located in the north-central portion of the site that connects hydrologically to wetland C via a culvert. **Wetland E** is a ± 0.58 acre forested wetland located along the southwestern boundary of the site that appears to extend offsite to the south. **OSW A** was observed as a ± 0.04 acre ditch that connects to the west side of Wetland C and flows towards the western boundary. Please refer to **Figure 6** for the approximate delineation line flagged by ECS at the time of this survey.

ECS performed a jurisdictional flagging of the wetland feature identified on the site. With the jurisdictional flagging complete, ECS can coordinate a jurisdictional wetland determination with the SJRWMD and United States Army Corps of Engineers (USACE).



Species

FWC Gopher Tortoise Permitting Guidance

The FWC may request additional measures be taken by an applicant during regulatory permit review of this property as a result of the presence of suitable potential gopher tortoise habitat and potentially occupied gopher tortoise burrows observed on the site at the time of this due diligence investigation.

- A permit is required for any site preparation activity conducted as a precursor to development that disturbs vegetation or the ground which impacts gopher tortoises or their burrows at the time of or as a result of development. To conduct these activities without a permit is a violation of Rule 68A27.003, F.A.C.
- On sites where tortoises are present and burrows (active or inactive) are present, most site preparation activities require a permit. These activities include building construction, bulldozing, paving, clearing, or grading.
- The FWC has several requirements in order to receive a gopher tortoise relocation permit including, 1) Authorized Agent, which is someone authorized by FWC to survey, capture, transport, and release tortoises and 2) Recipient Site Reservation Letter, which authorizes the use of designated sites meeting specific criteria as recipient areas for tortoises. These requirements are utilized in obtaining the site-specific relocation permit, which authorizes capturing and relocation of tortoises either within the boundaries of the area being impacted (onsite) or from the area being impacted to a permitted recipient site (off-site).
- ECS recommends a 100% Gopher Tortoise Survey be conducted prior to construction.
- If gopher tortoises are present, ECS recommends a gopher tortoise relocation permit
 application be submitted no earlier than 90 days prior to construction as per the FWC
 and Rule 68A27.003, F.A.C. Upon your request, ECS can proceed with a proposal for
 incidental take and relocation mitigation activities.
- Relocation of gopher tortoises to a recipient site is preferred to onsite relocation or habitat protection due to the stringent requirement for recipient sites to provide long-term protection and monitoring of gopher tortoise habitat to ensure habitat requirements are sustained.

Indigo Snake General Permitting Guidance

The FWC may request additional measures be taken by an applicant during regulatory permit review of this property as a result of the presence of suitable potential indigo snake habitat observed on the site at the time of this due diligence investigation. An eastern indigo snake protection/education plan (Plan) has been developed by the U.S. Fish and Wildlife Service (USFWS) in Florida for use by applicants and their construction personnel. At least 30 days prior to any clearing/land alteration activities, the applicant shall notify the appropriate USFWS Field Office via e-mail that the Plan will be implemented. As long as the signatory of the e-mail certifies compliance with the USFWS Plan no further written confirmation or "approval" from the USFWS is needed and the applicant may move forward with the project. ECS can provide this documentation support on your behalf for future permit applications.



Preliminary Set-Aside

The proposed preliminary Set-Aside includes wetlands, other surface water (upland-cut ditch), 75-foot buffers to wetlands, non-Significant Upland Habitat and Significant Upland Habitat (**Figures 17a, 17b, and 17c**).

Additional assessment of the site may be required by the appropriate regulatory agencies.

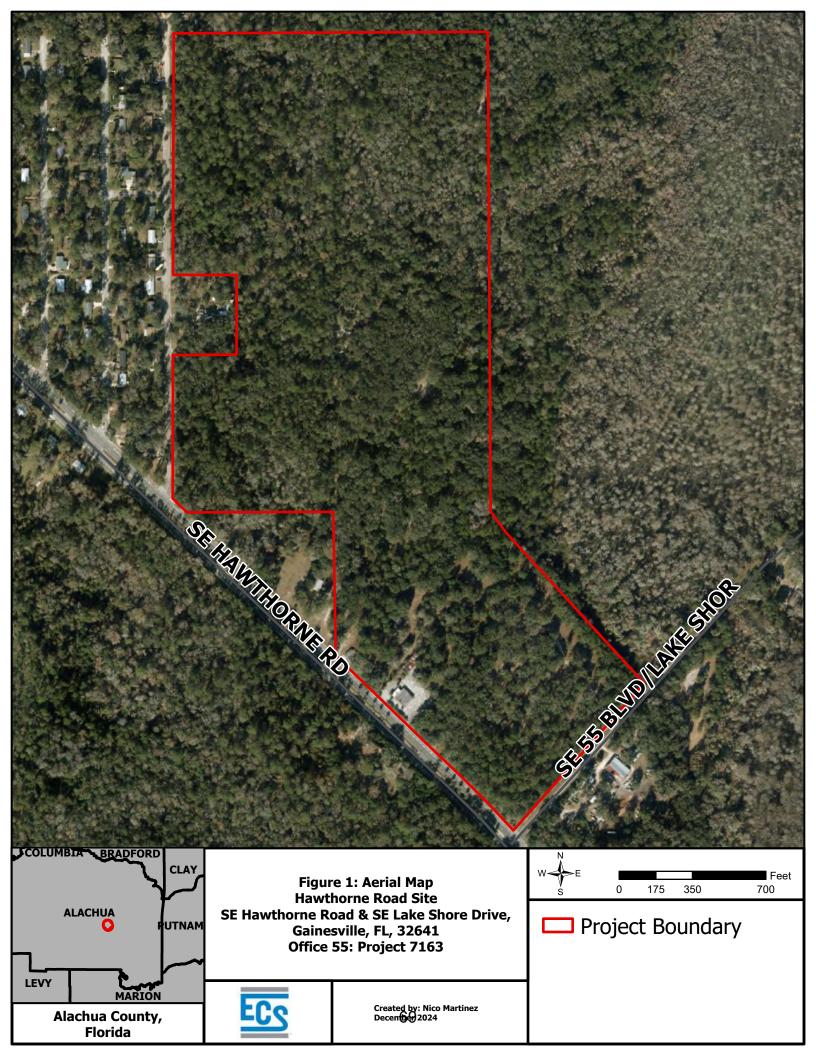
LIMITATIONS OF THIS REPORT

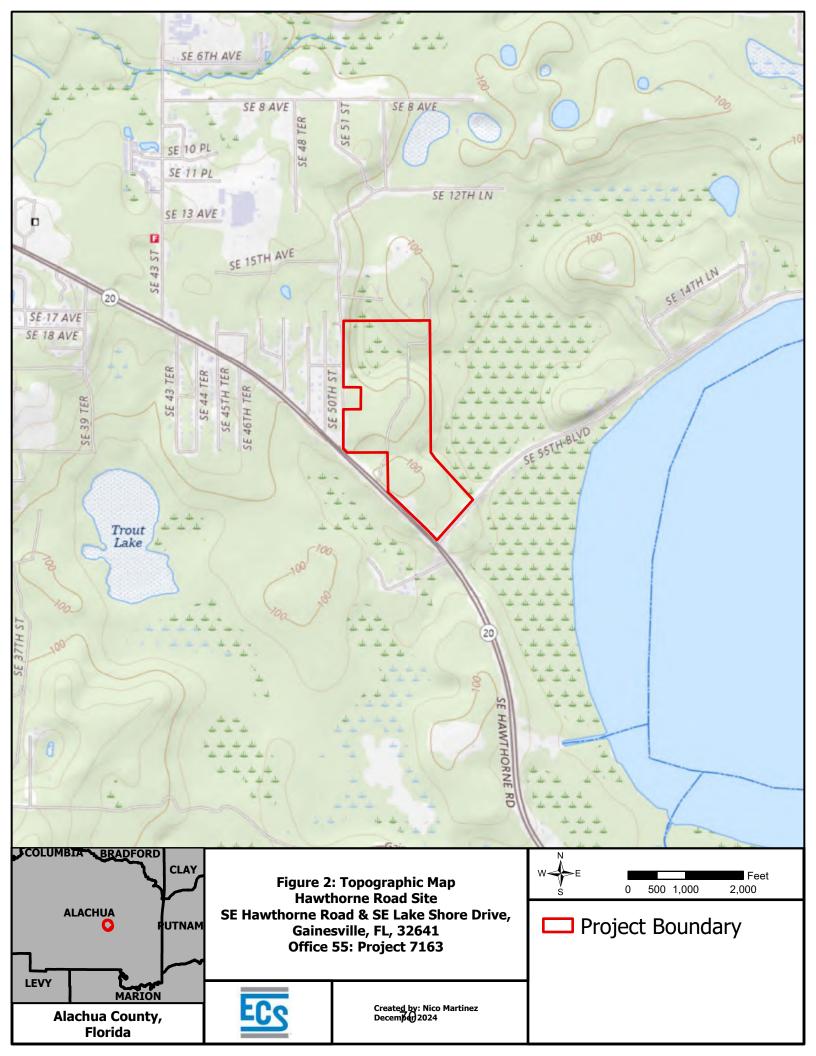
It is important to note that the conclusions of this report are necessarily based on the conditions observed on the day of the field investigation, as well as our scientific judgment of the site's potential to support wetlands or protected species (based on each species' optimal habitat requirements). Due to this "snapshot" view of the site, the results presented in this report may not accurately reflect changing site conditions and/or potential wetland or wildlife species' temporal and spatial locations.

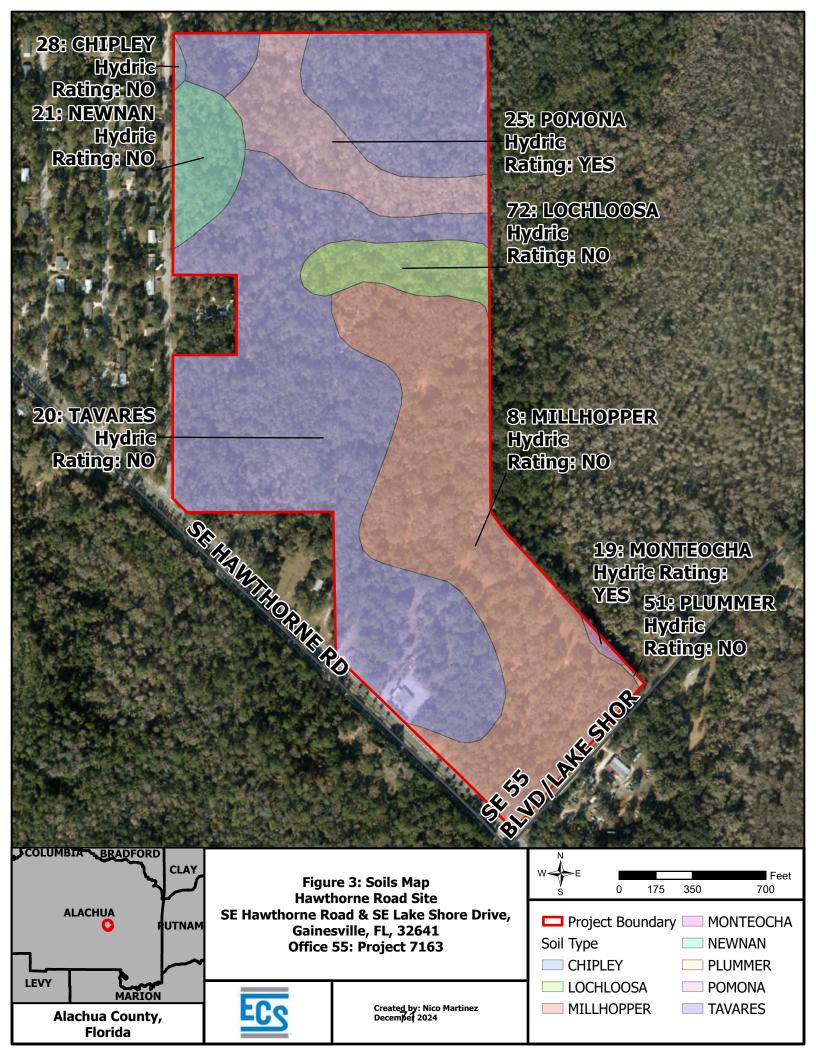
This report is provided for the exclusive use of the listed client. This report is not intended to be used or relied upon in conjunction with other projects or by other unidentified third parties. The use of this report by any undesignated party will be at such party's sole risk and ECS disclaims liability for any such third party use or reliance.

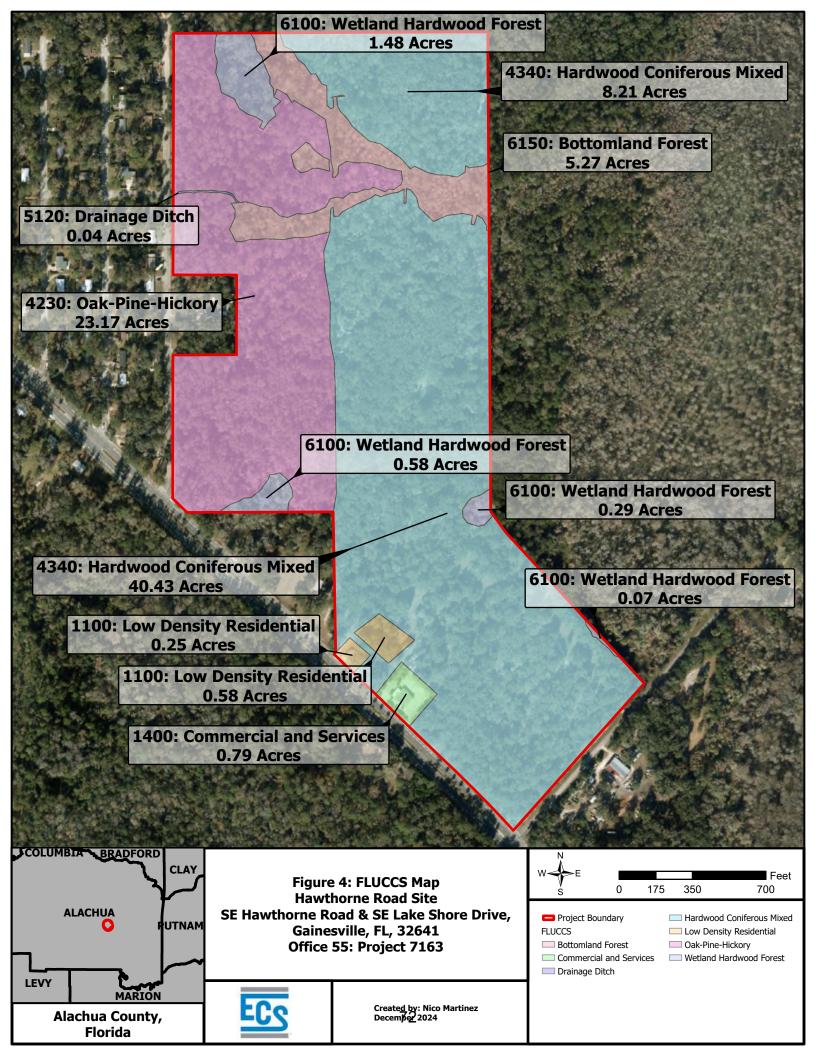


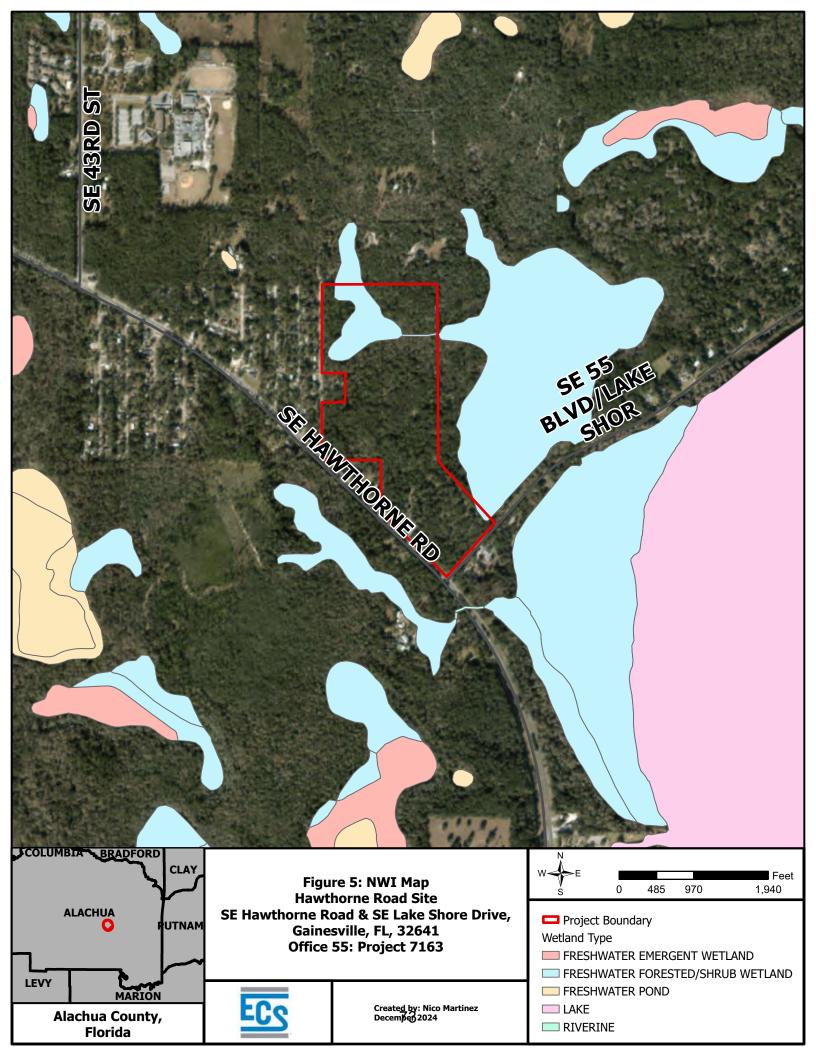
Appendix I: Figures

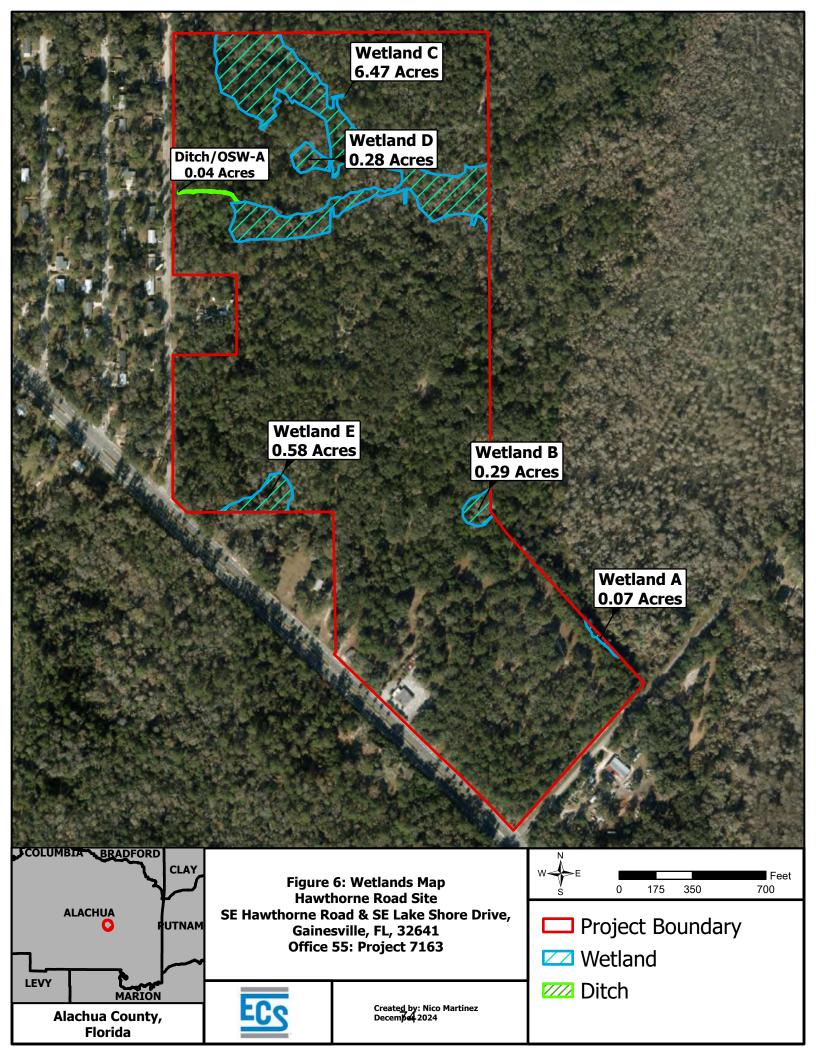


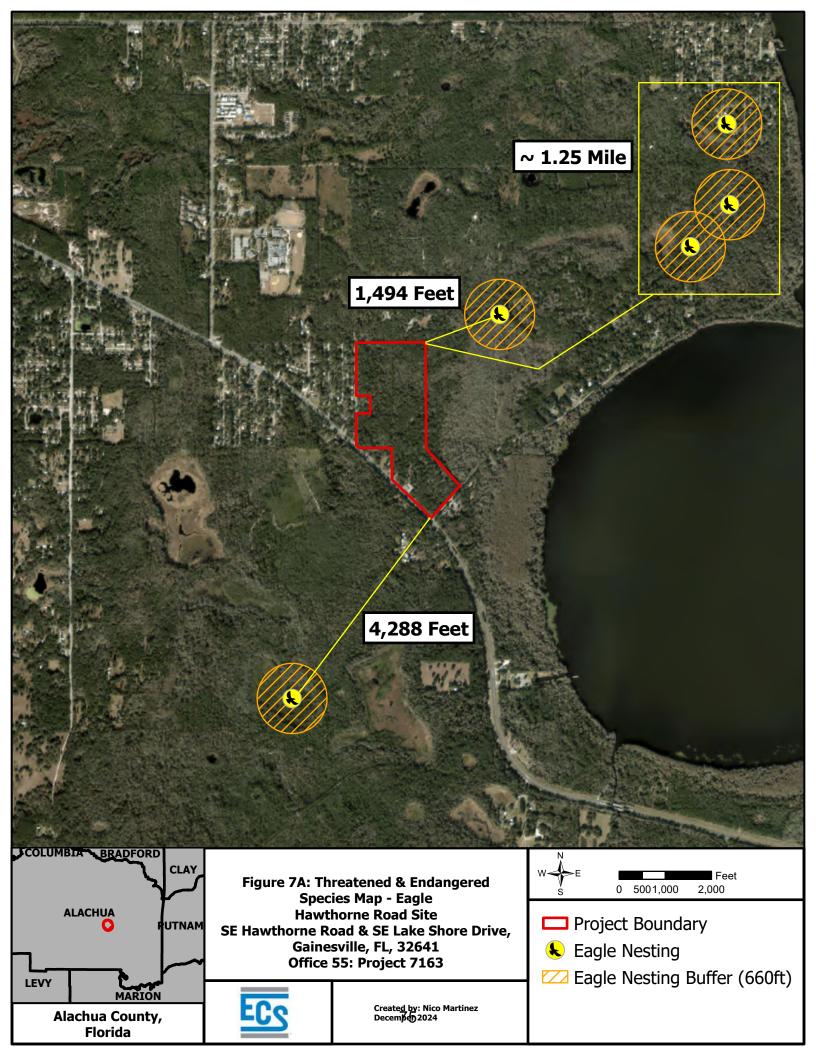


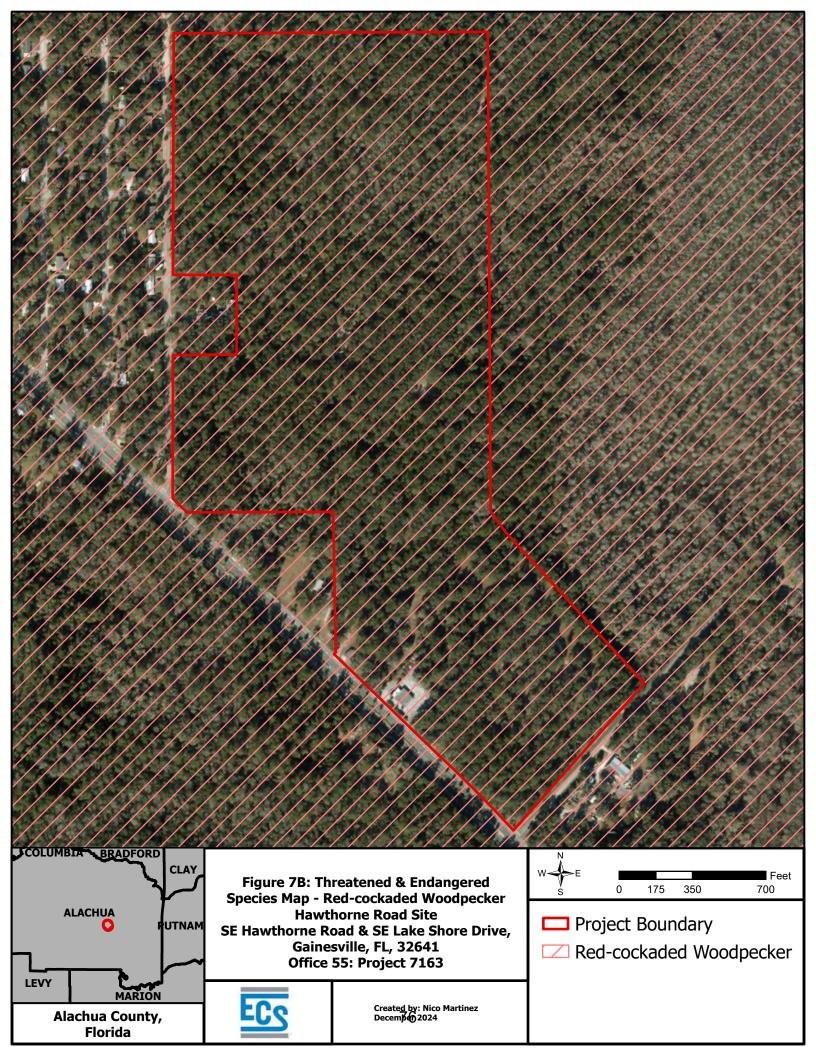


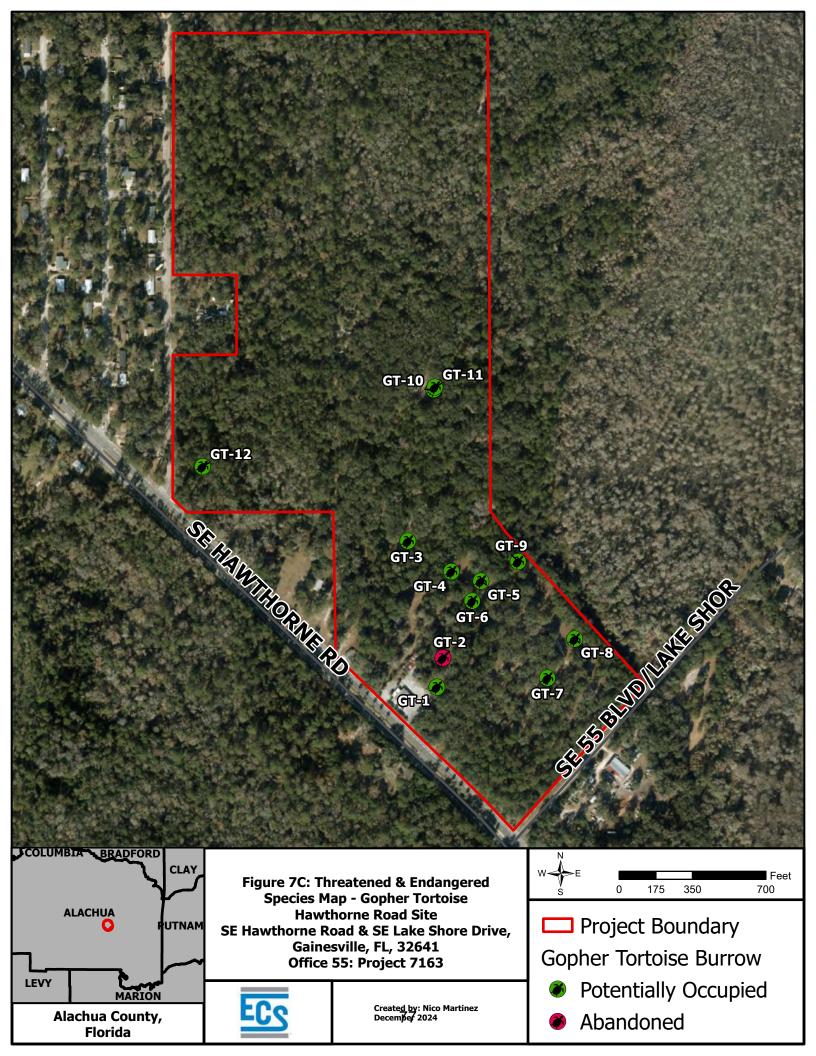


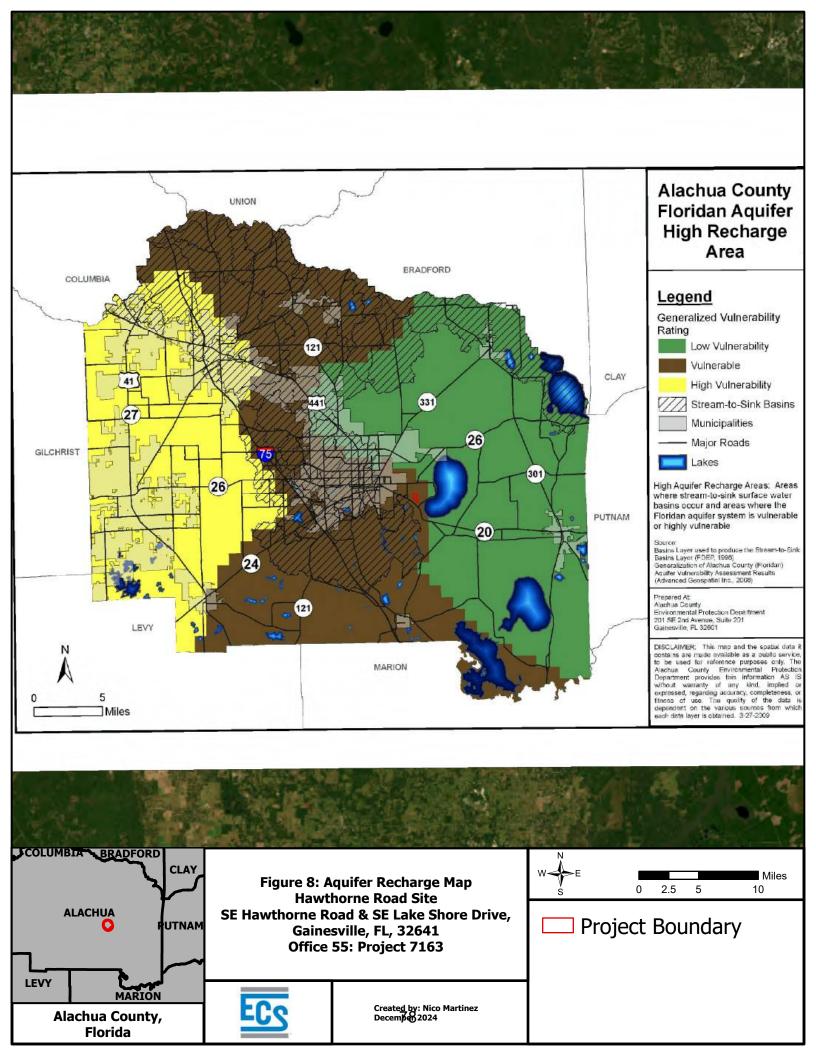


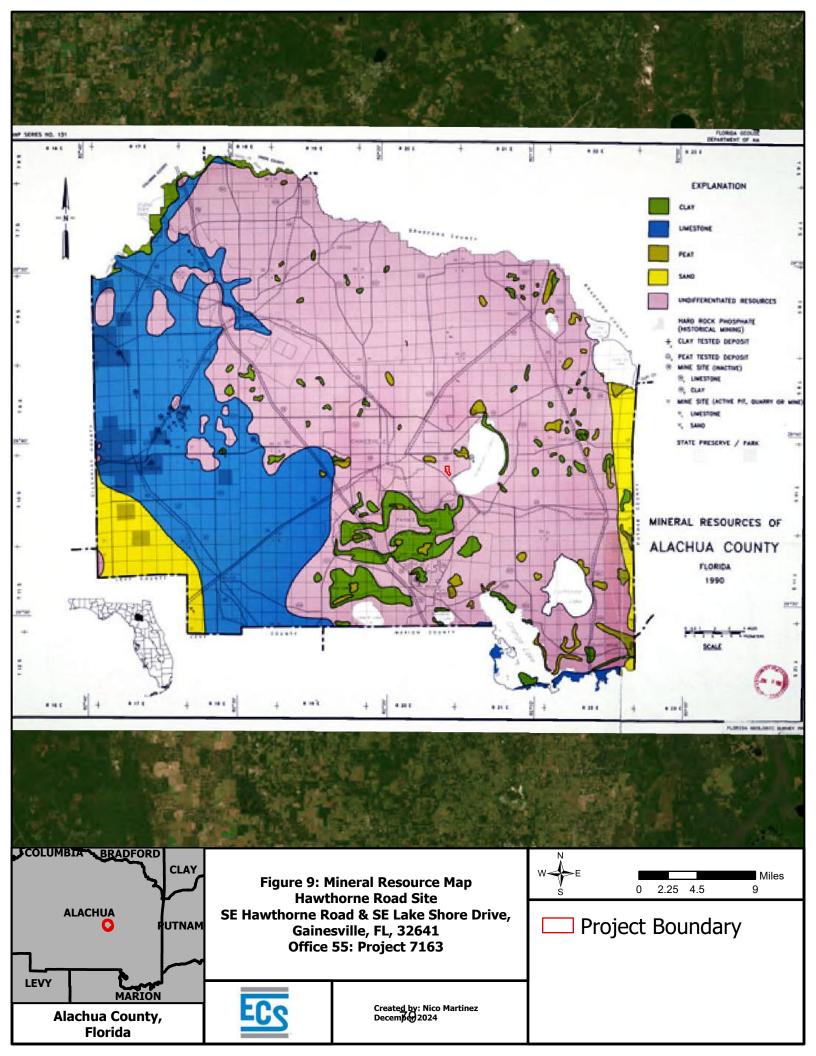


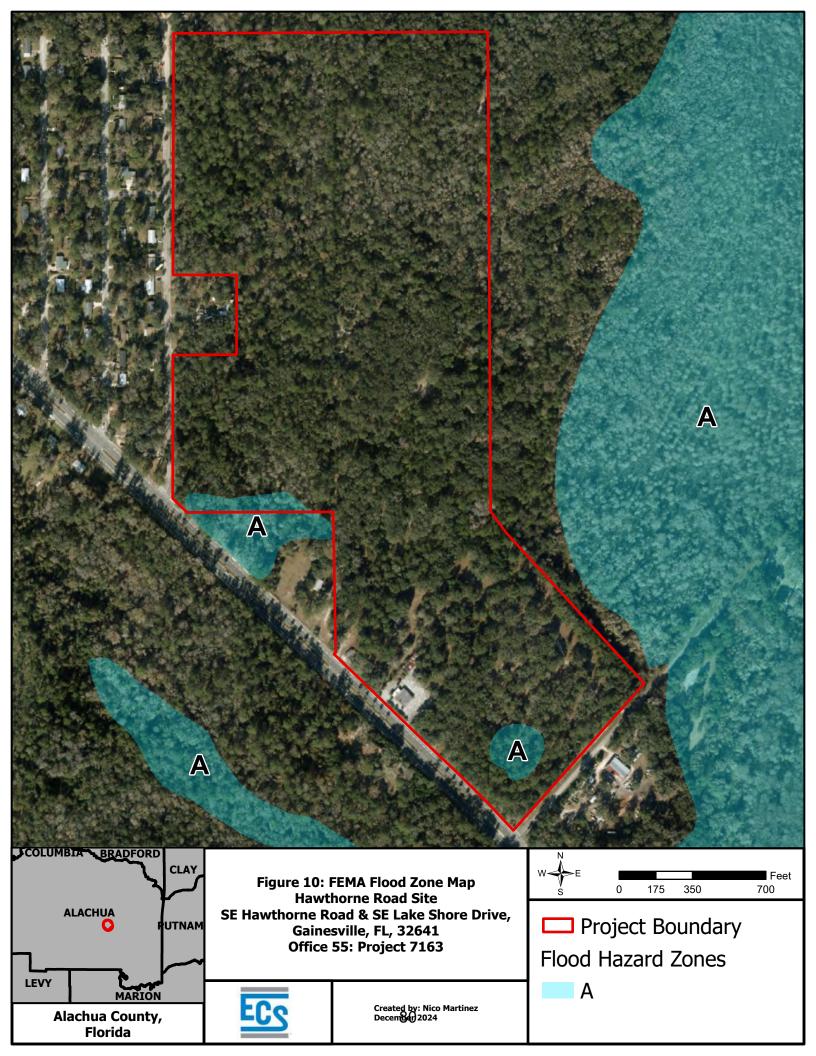


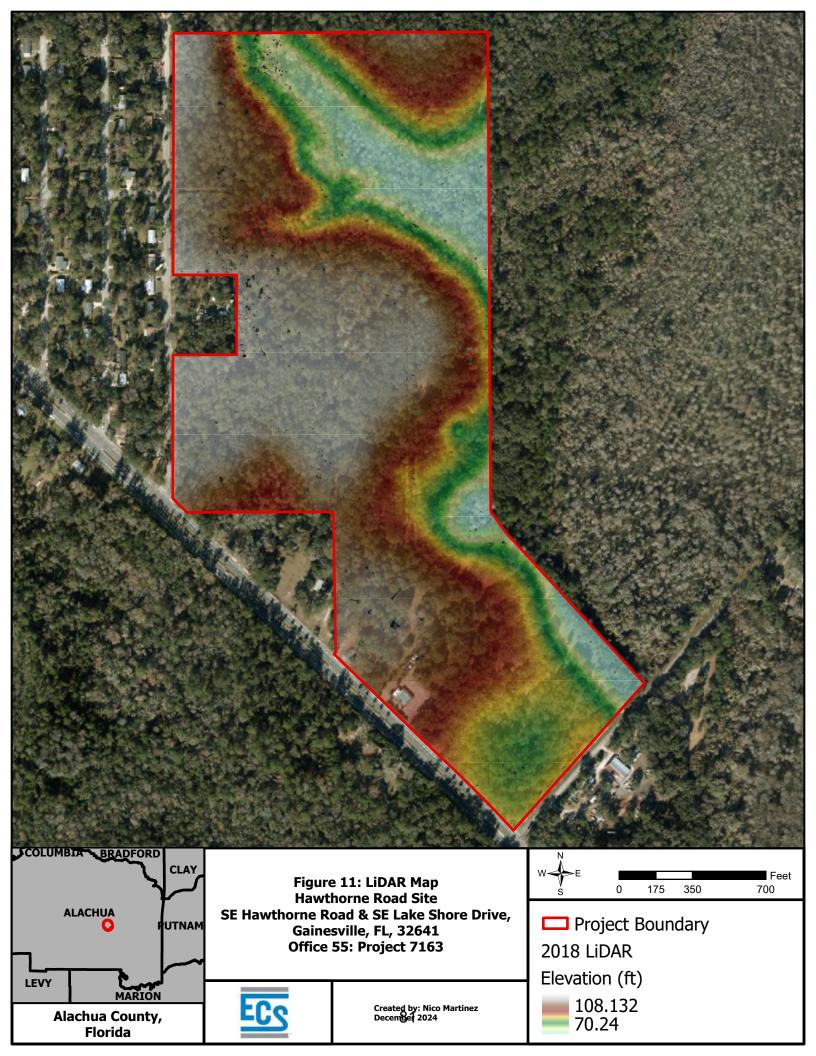


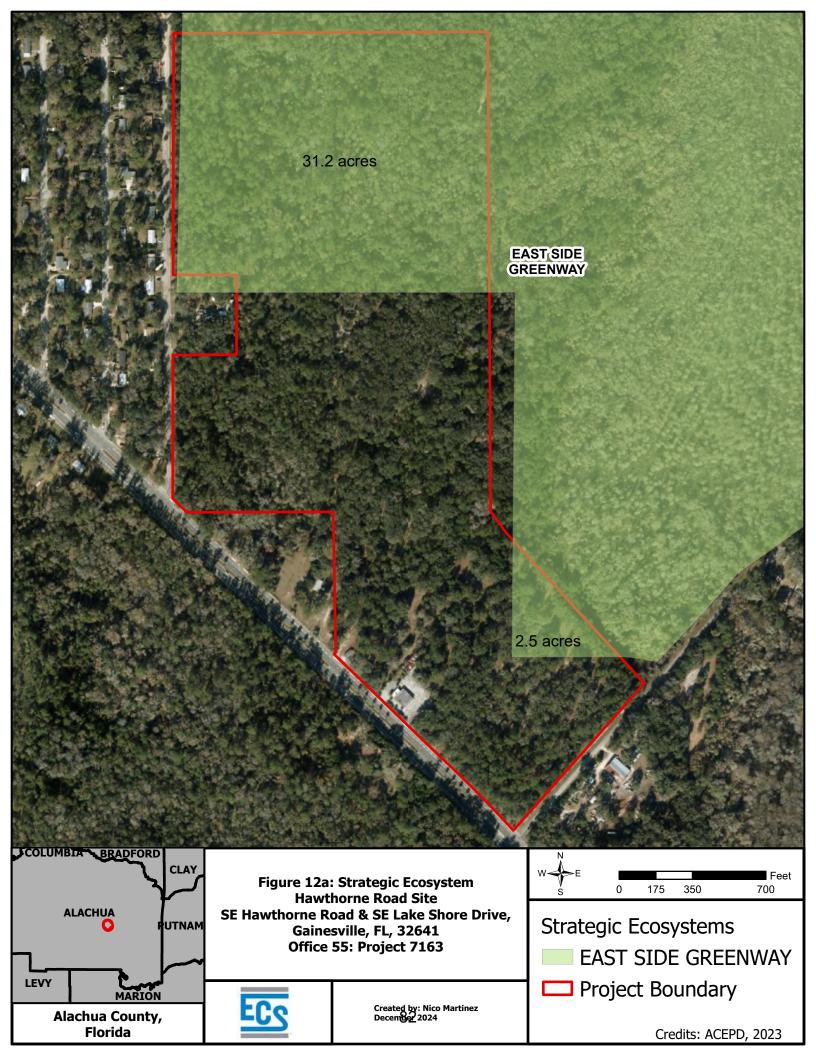


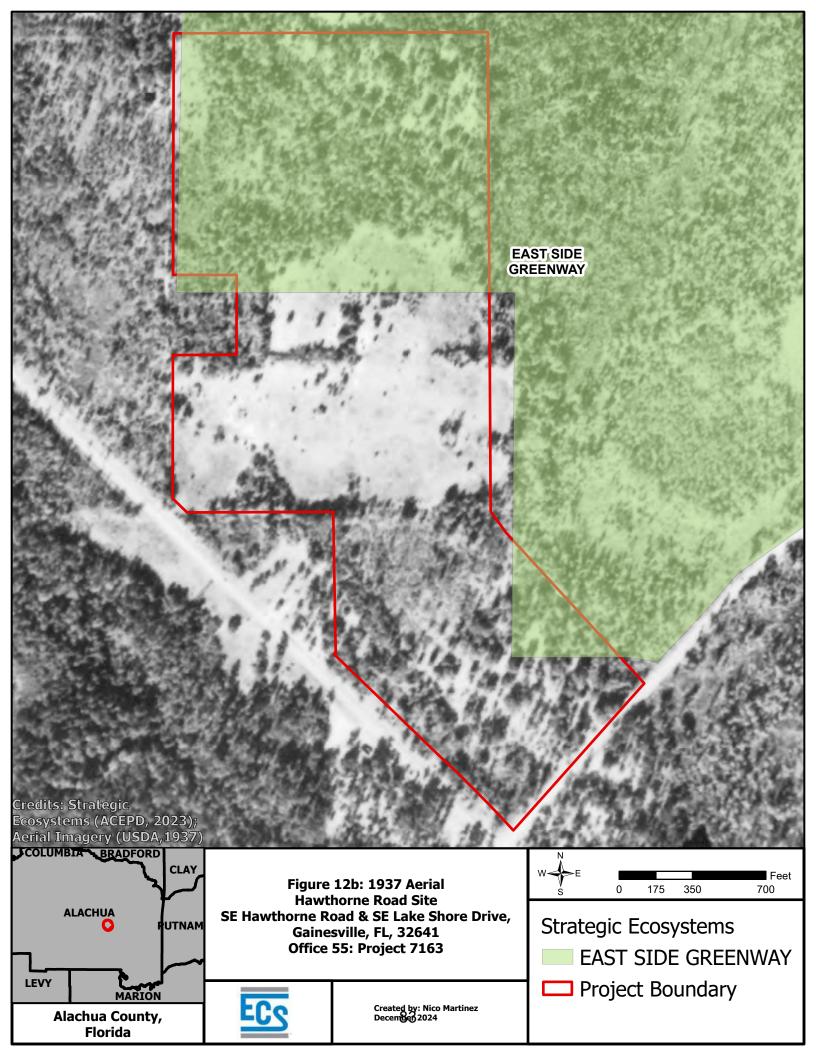


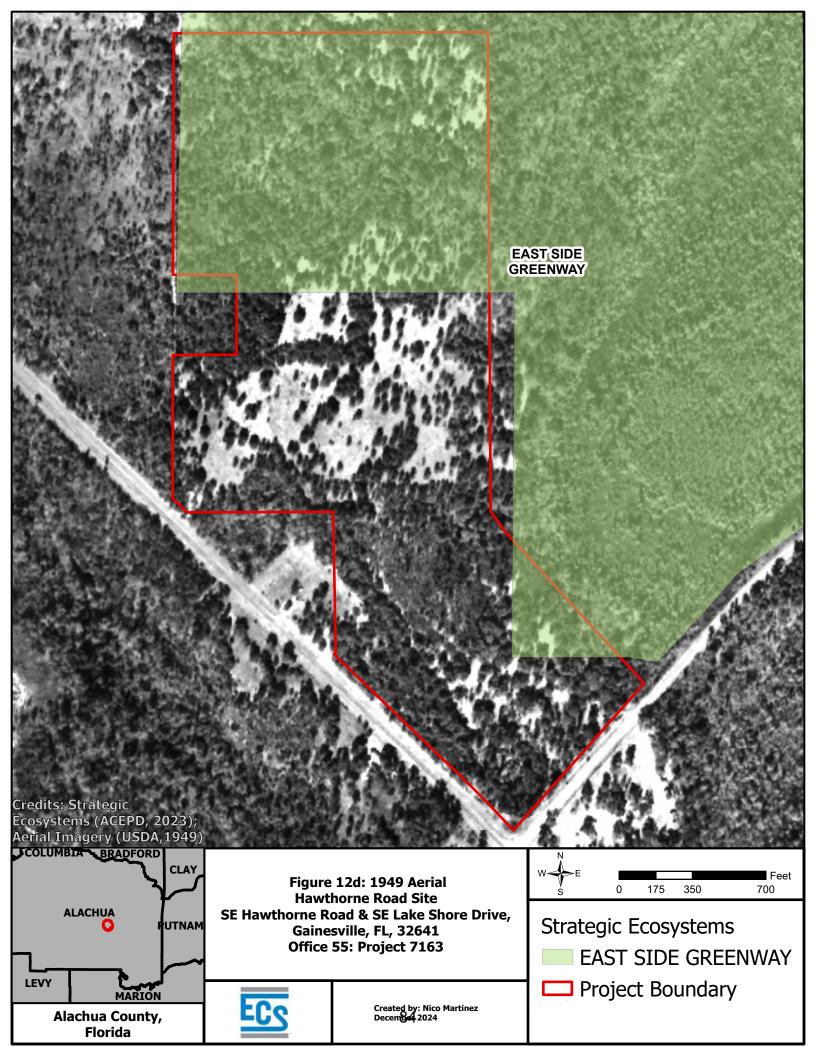


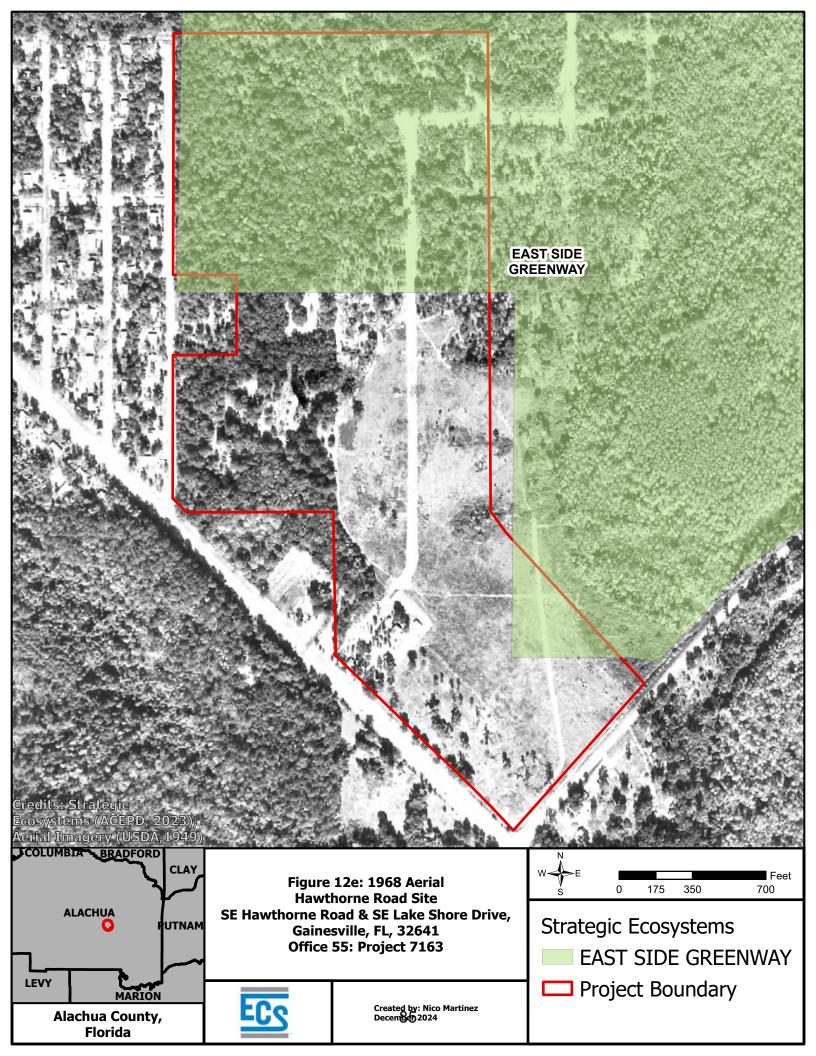


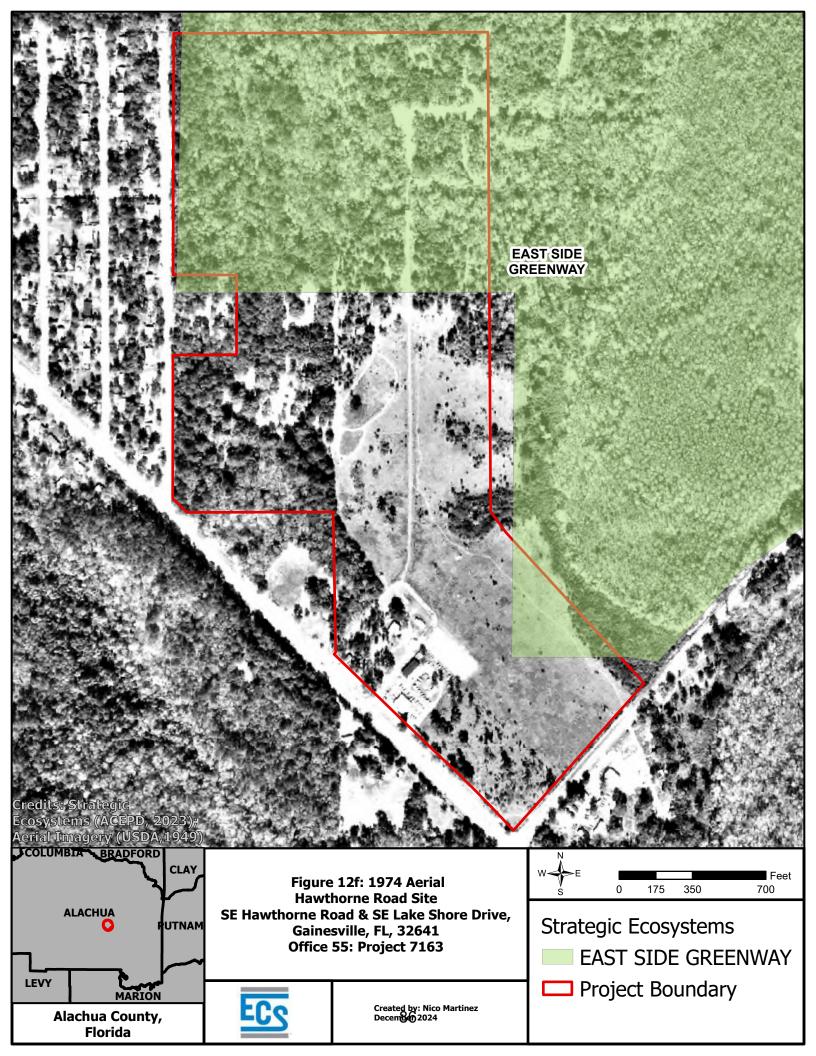


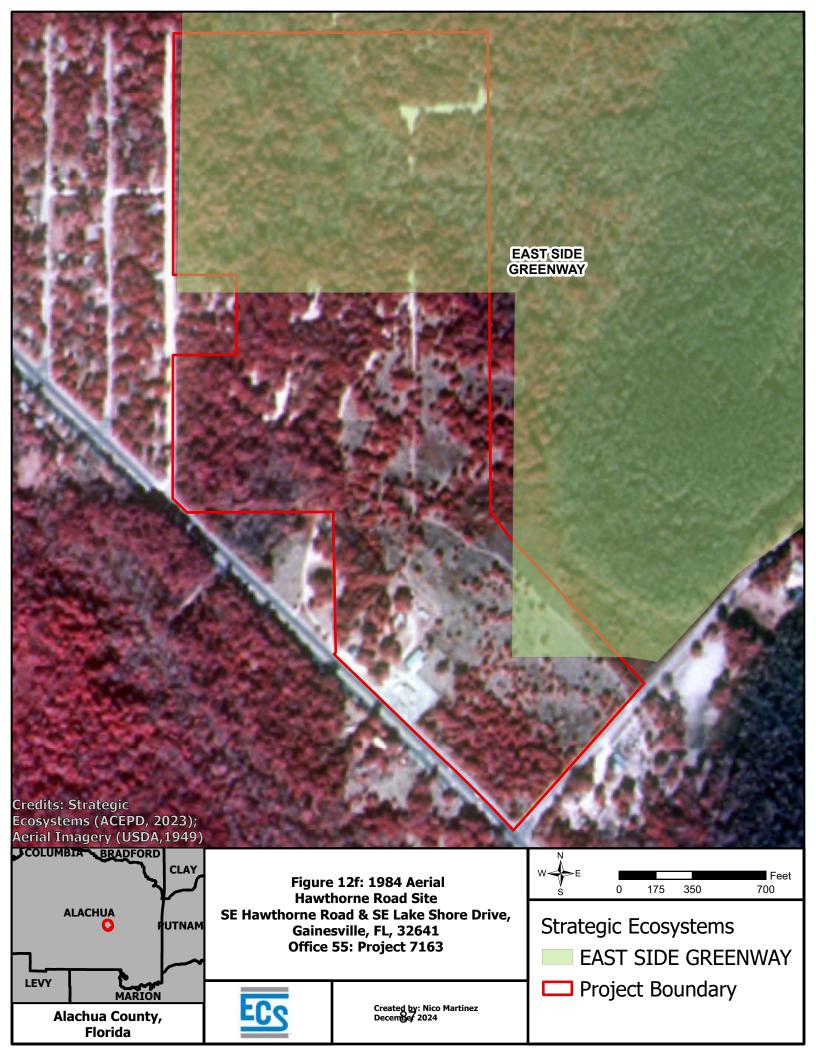


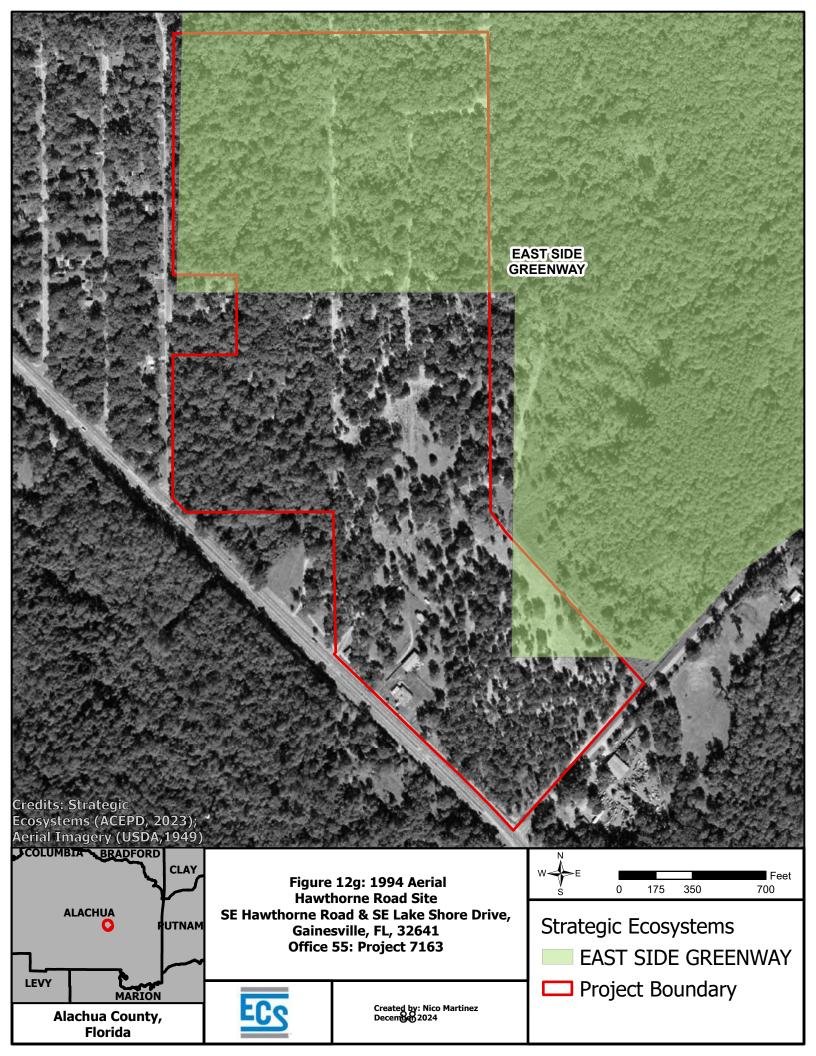


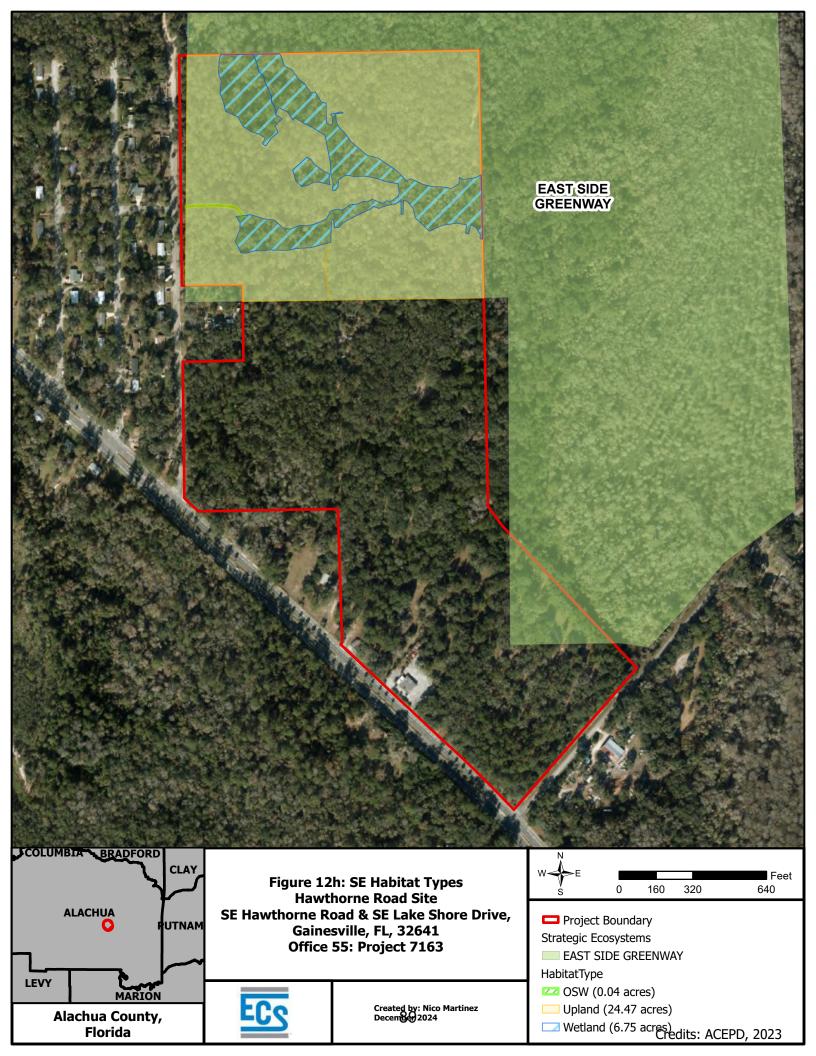


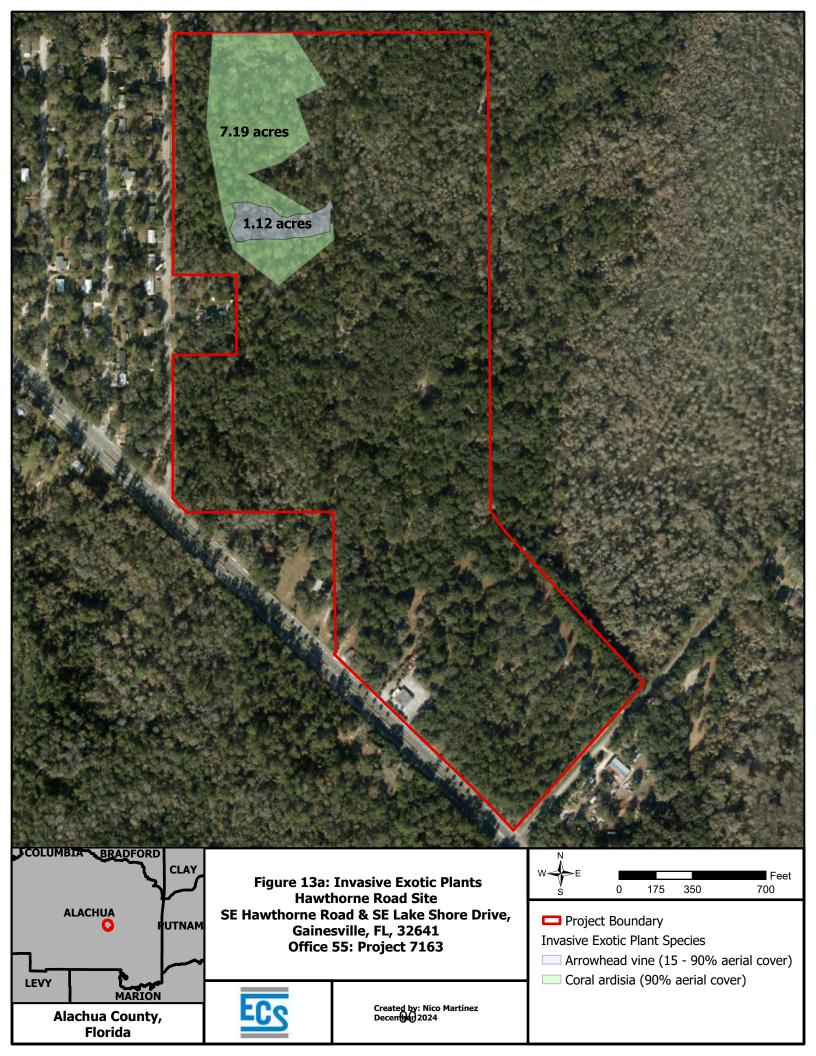


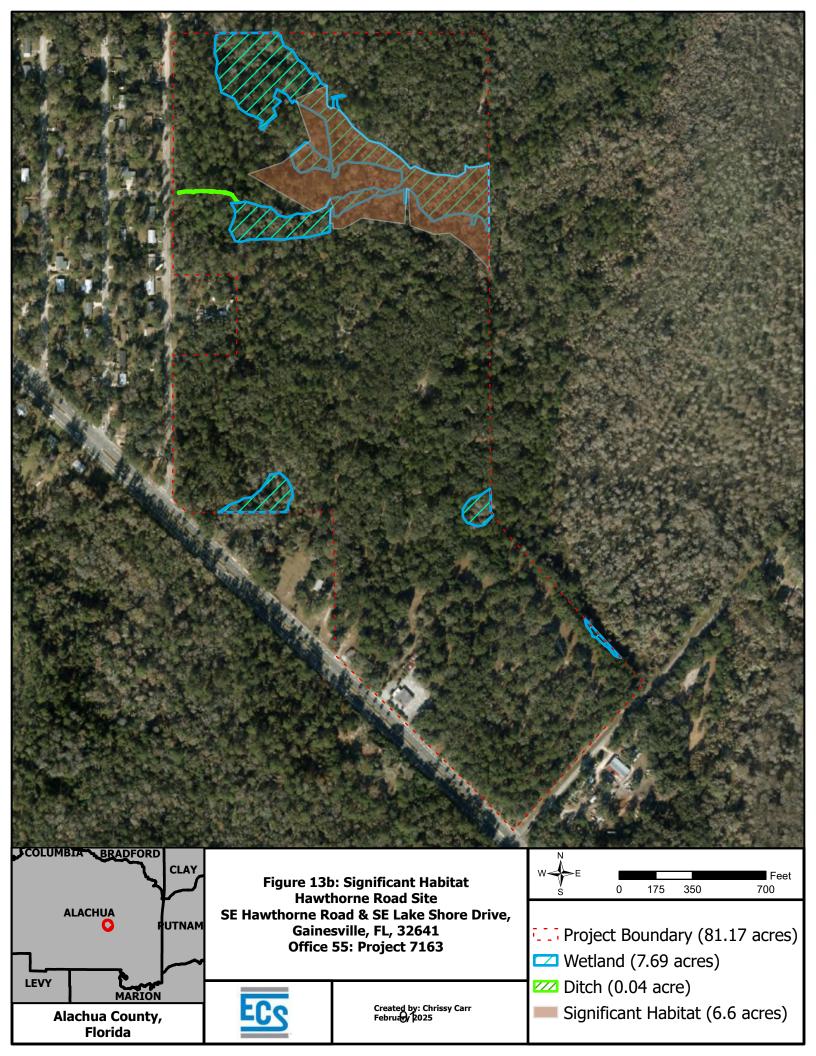


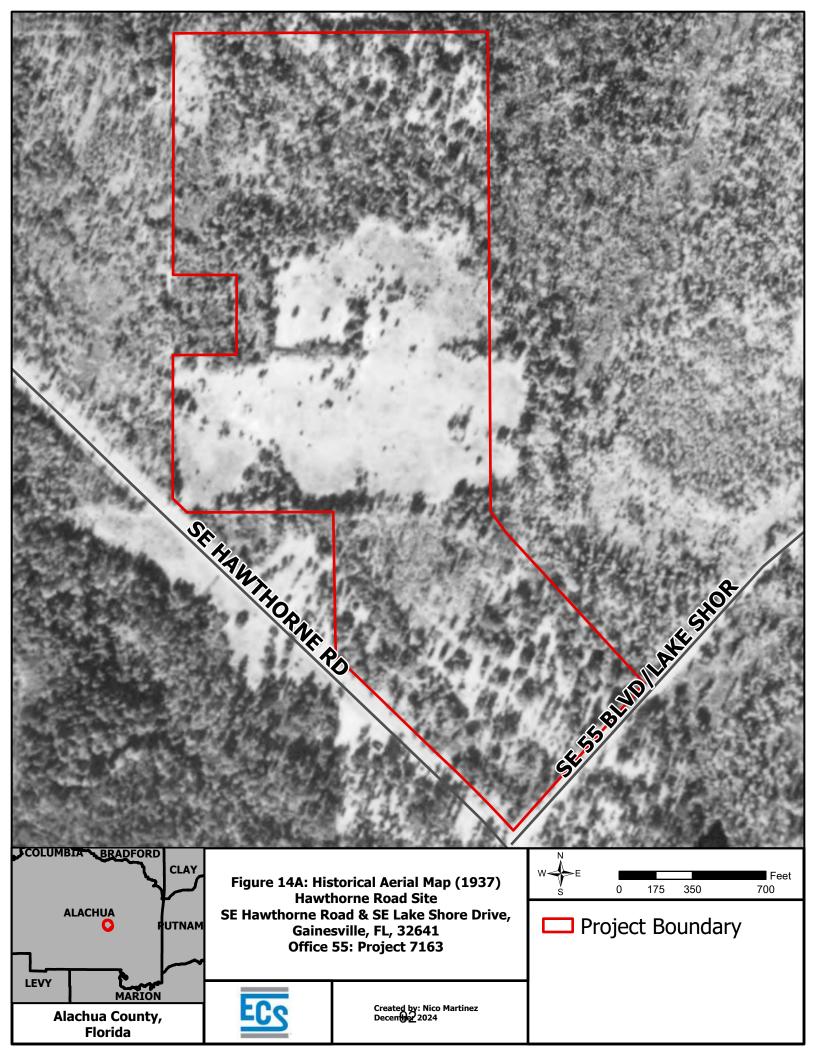


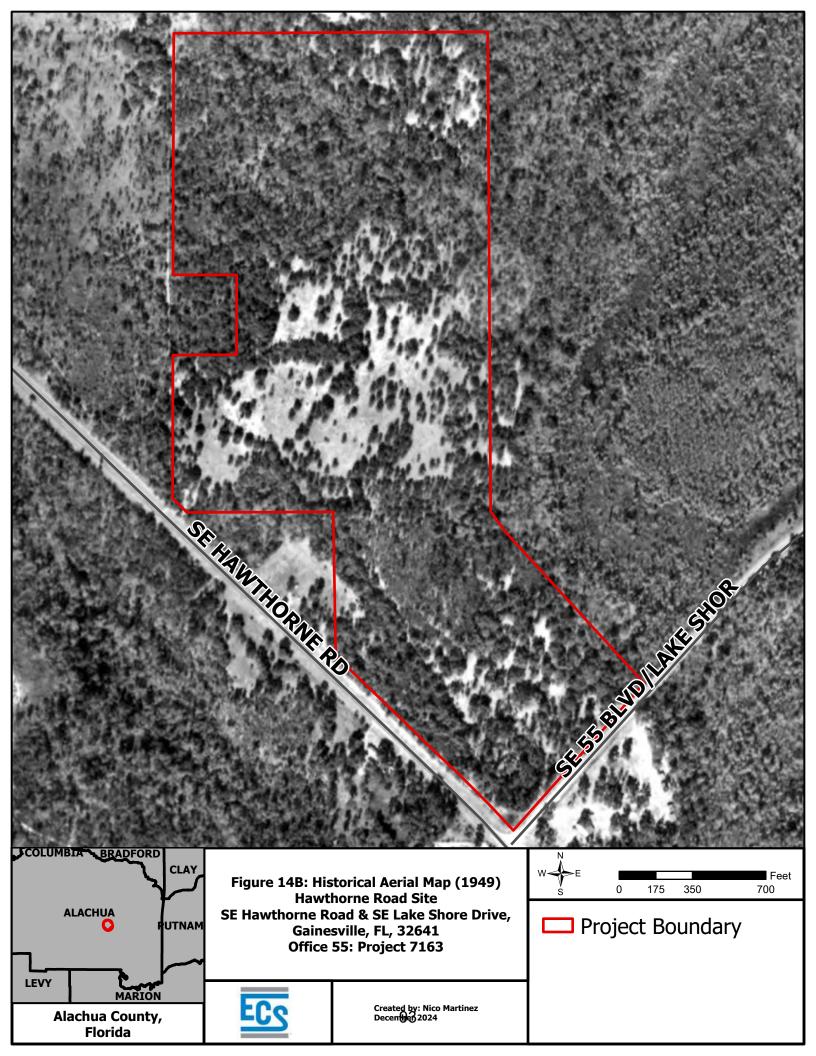


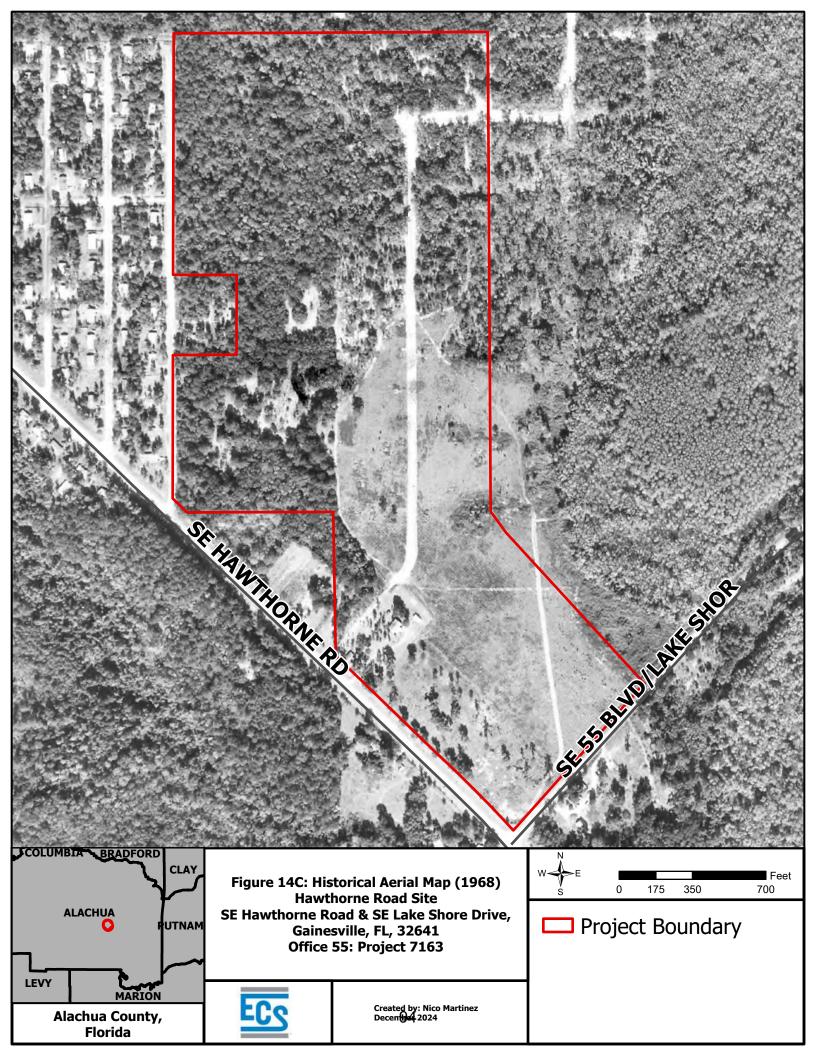


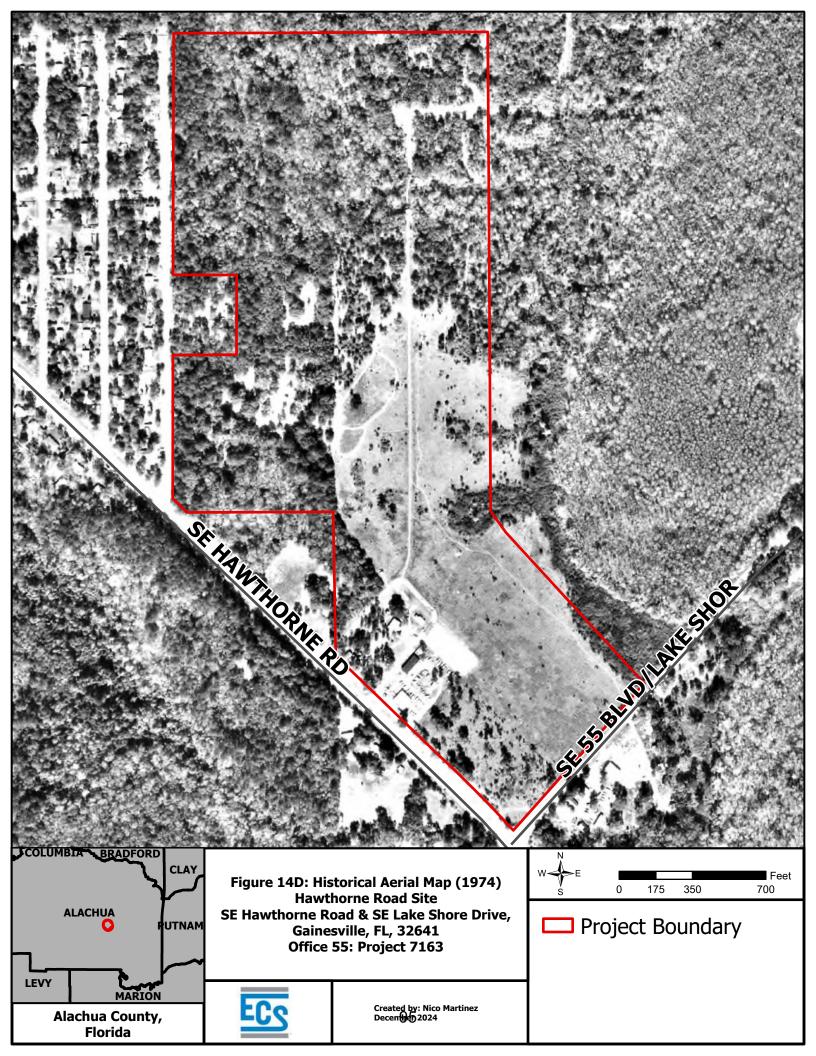


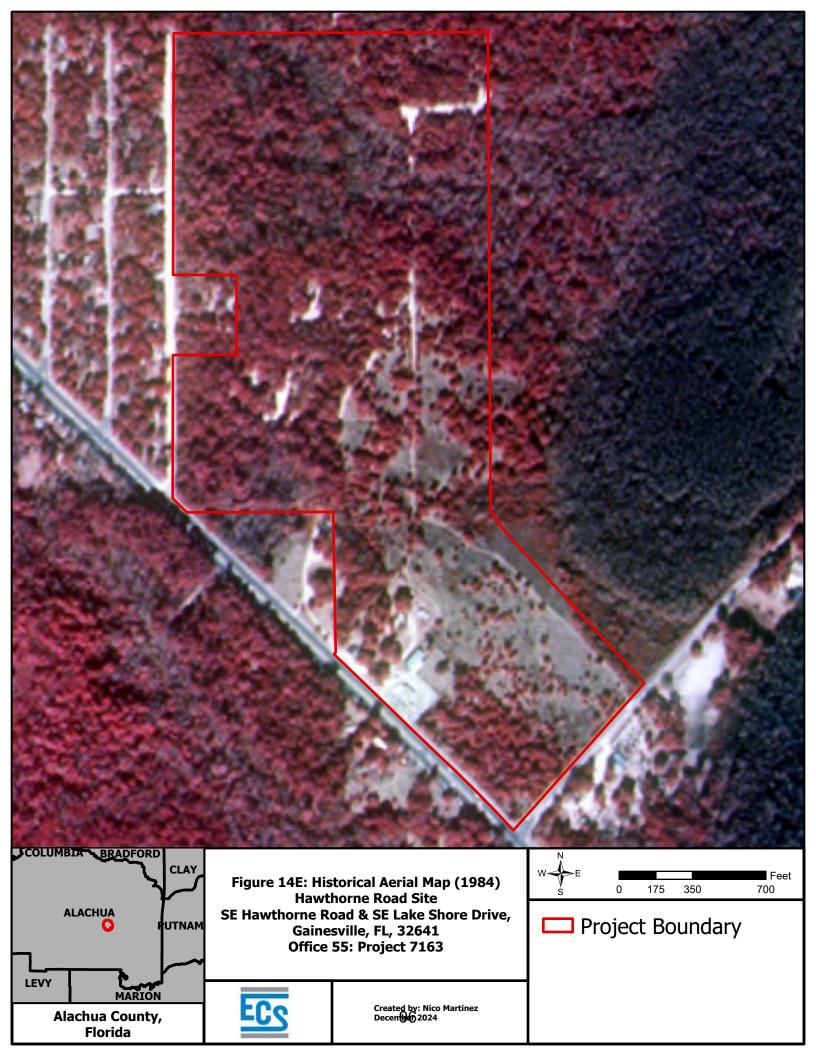


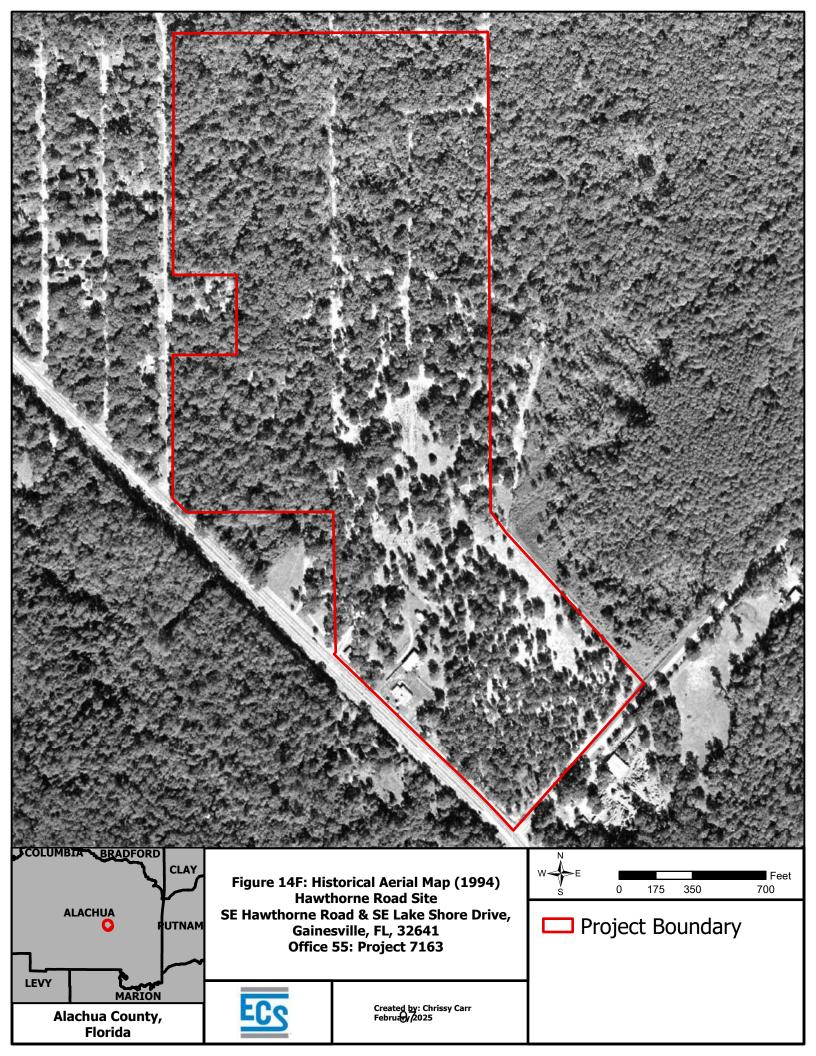


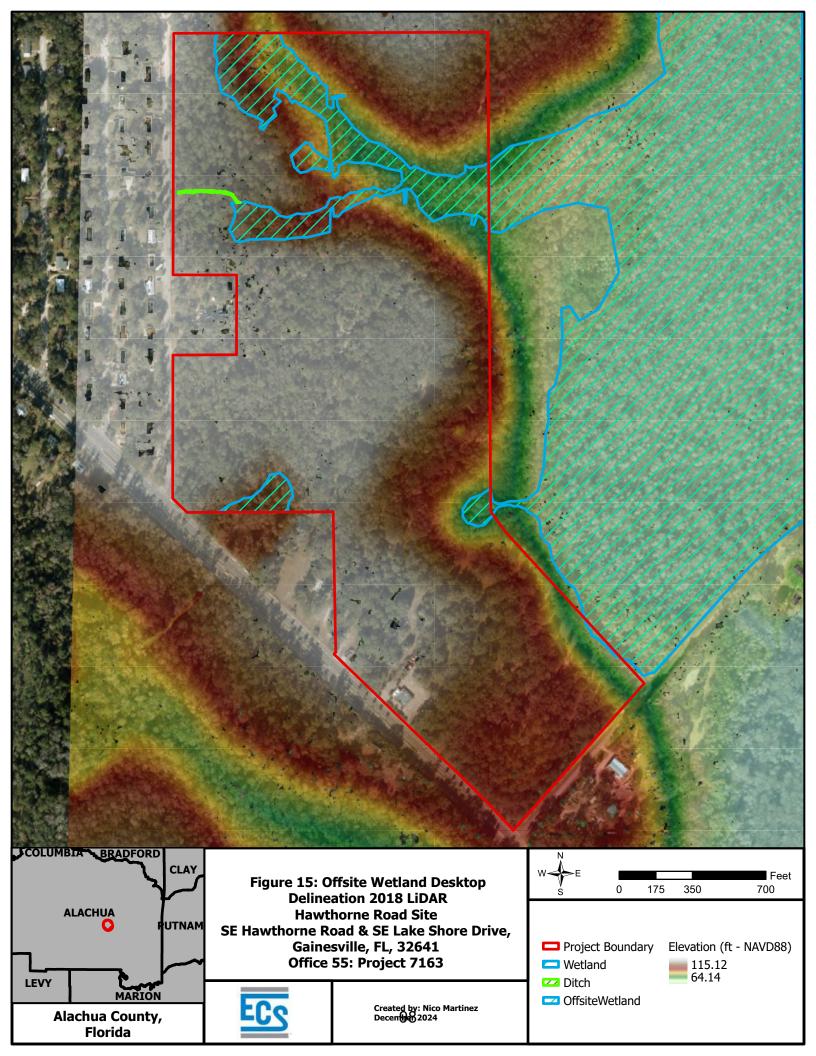


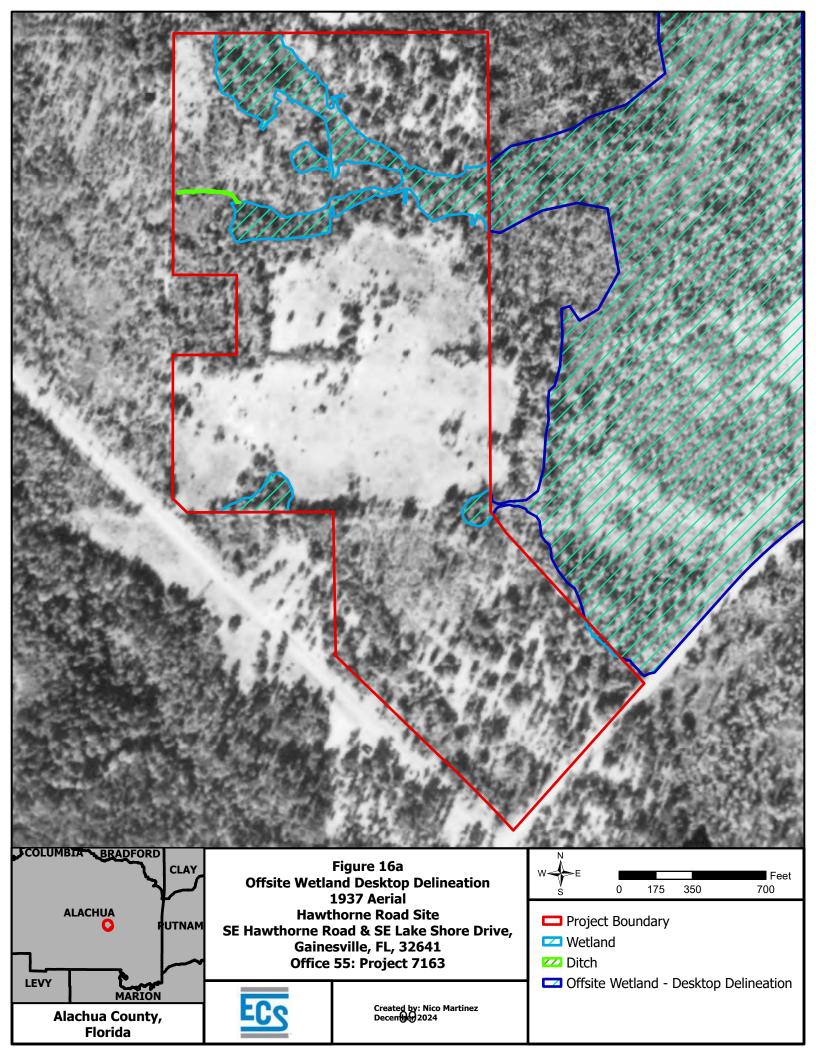


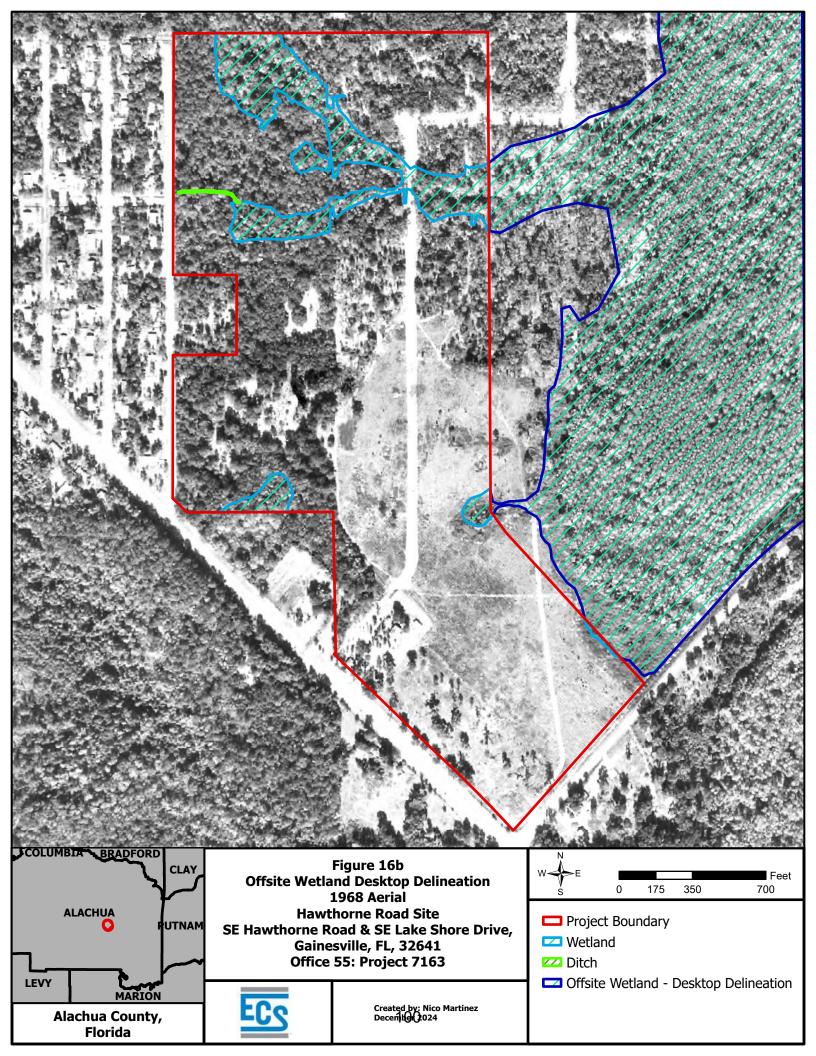


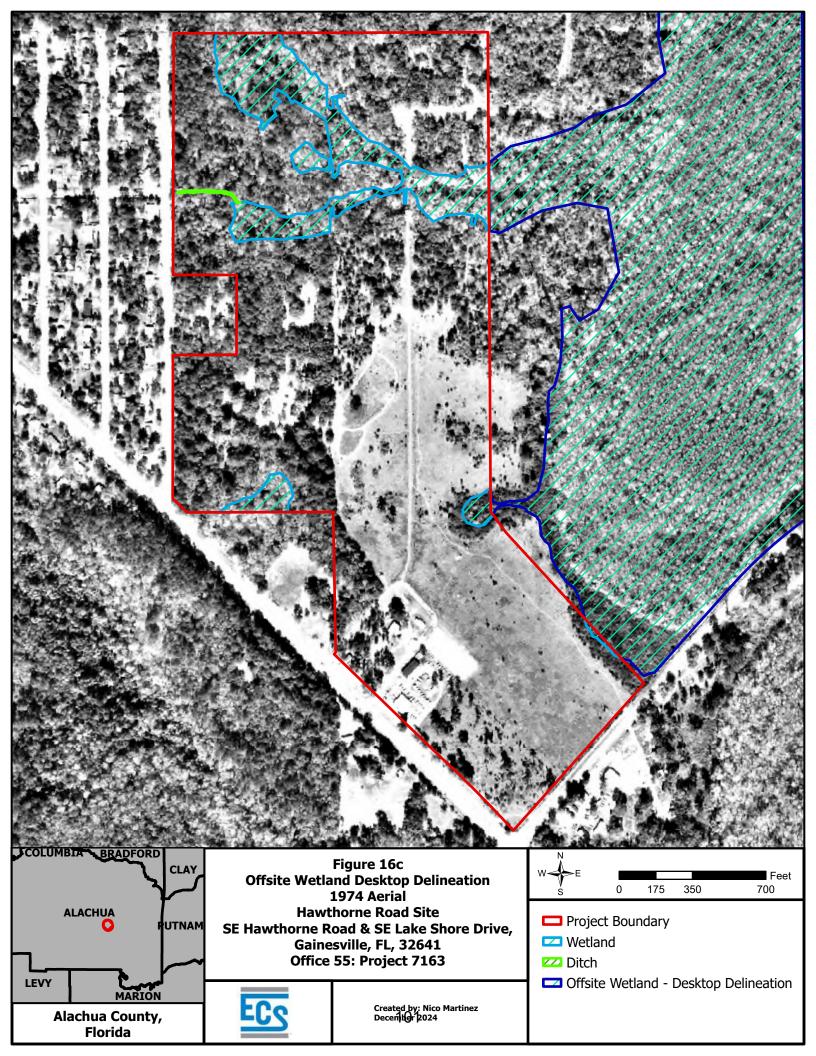


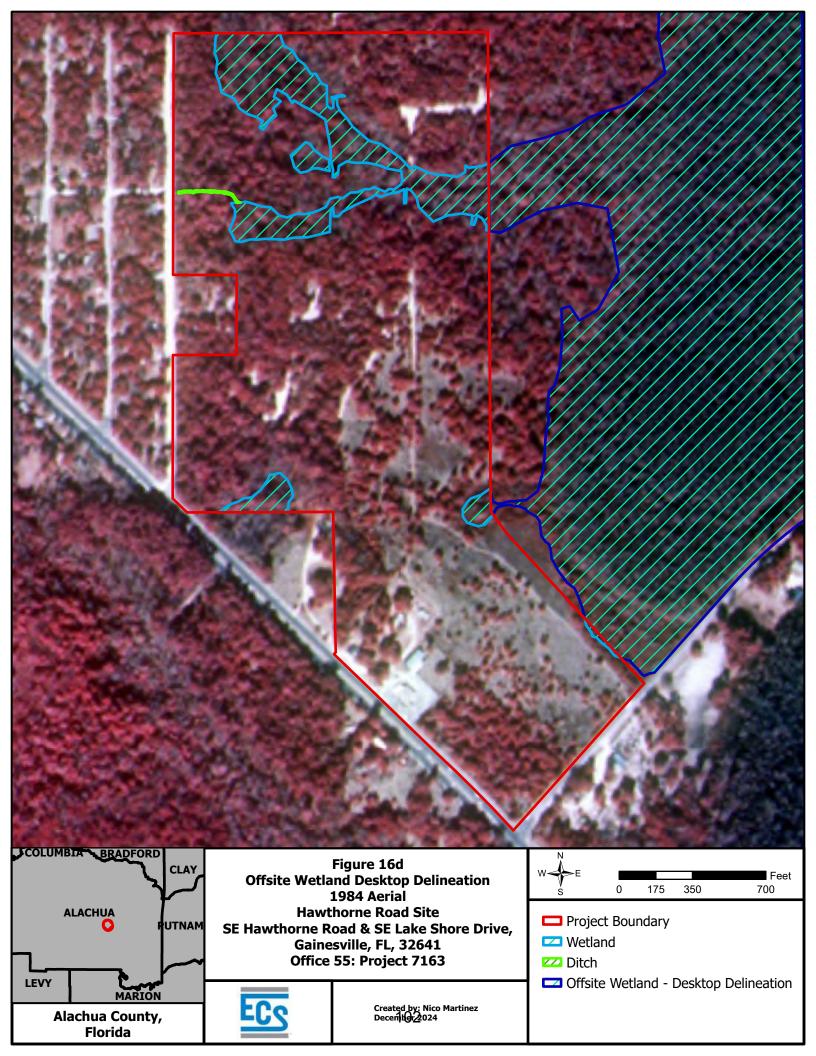


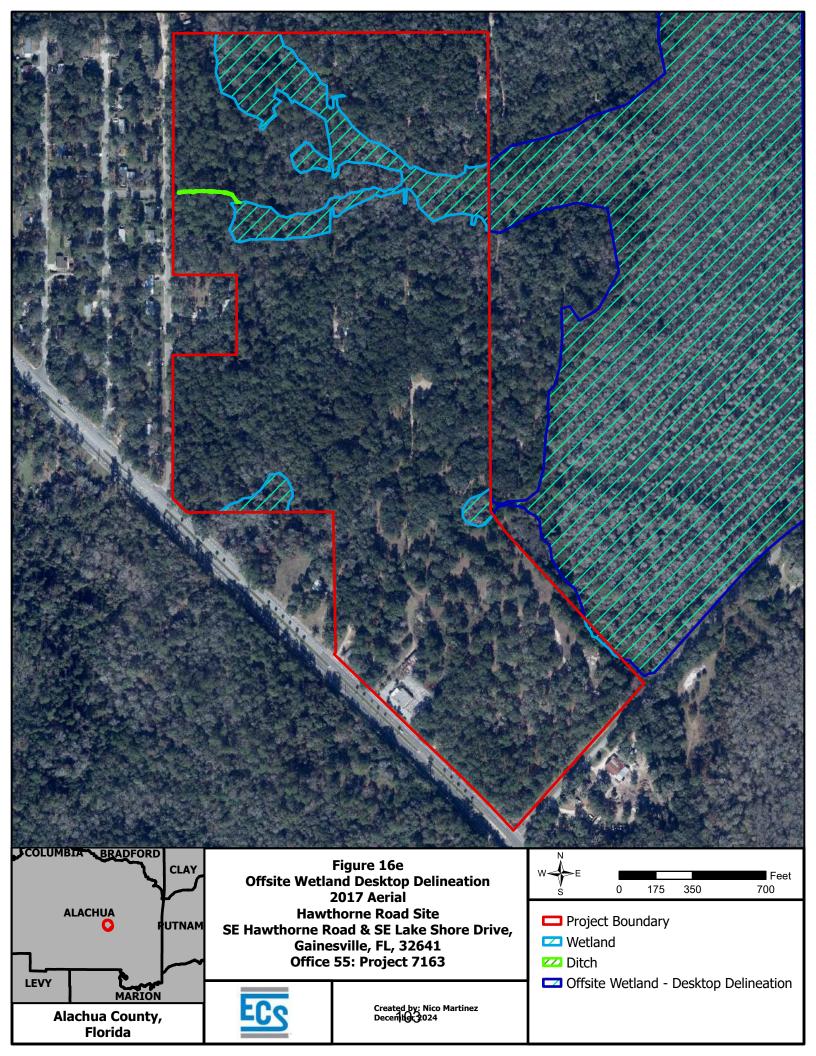


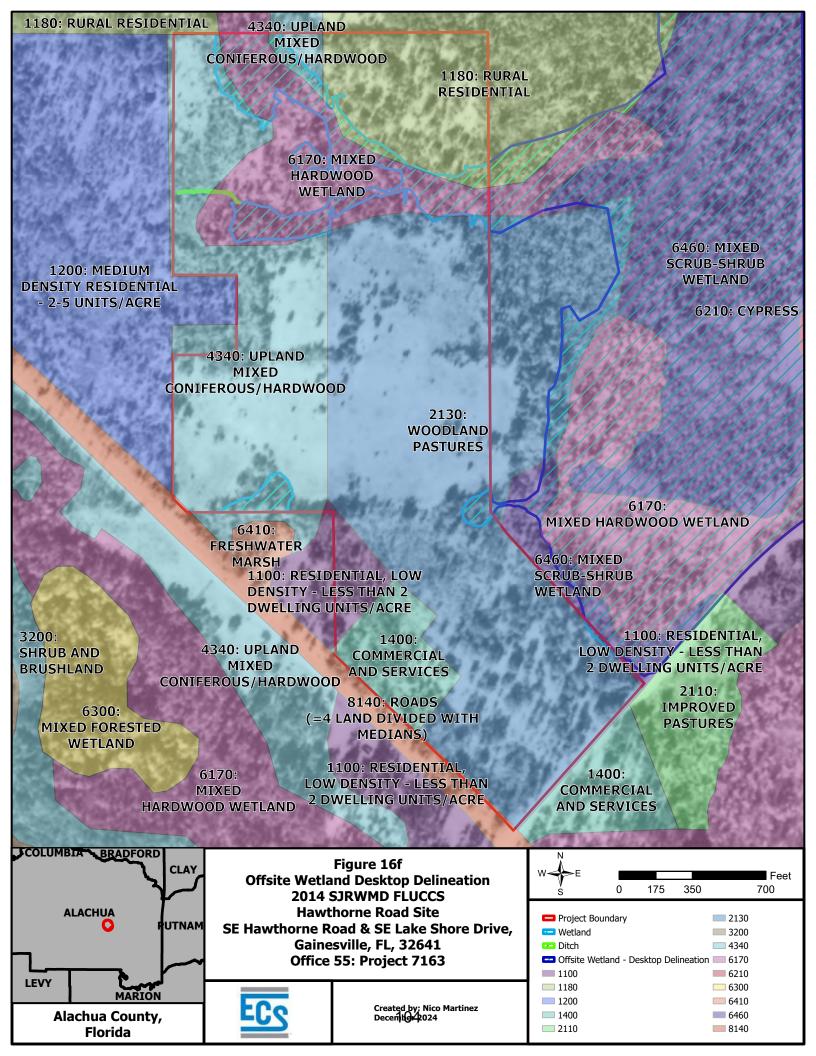


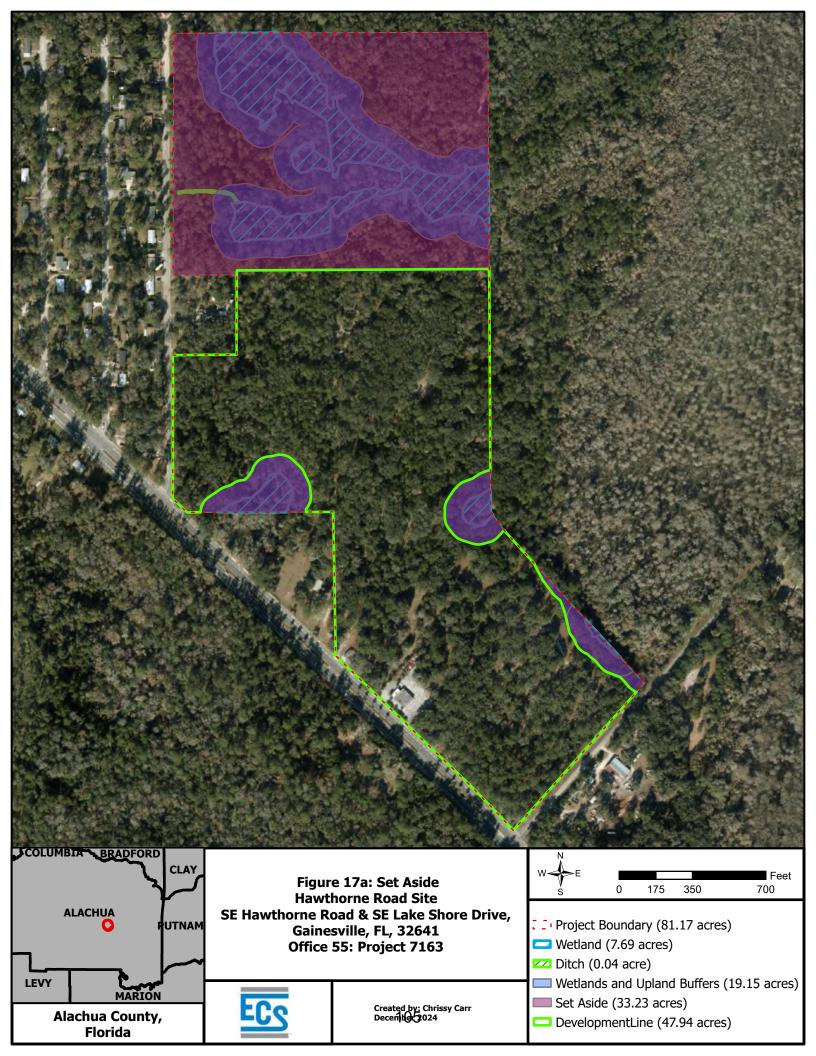


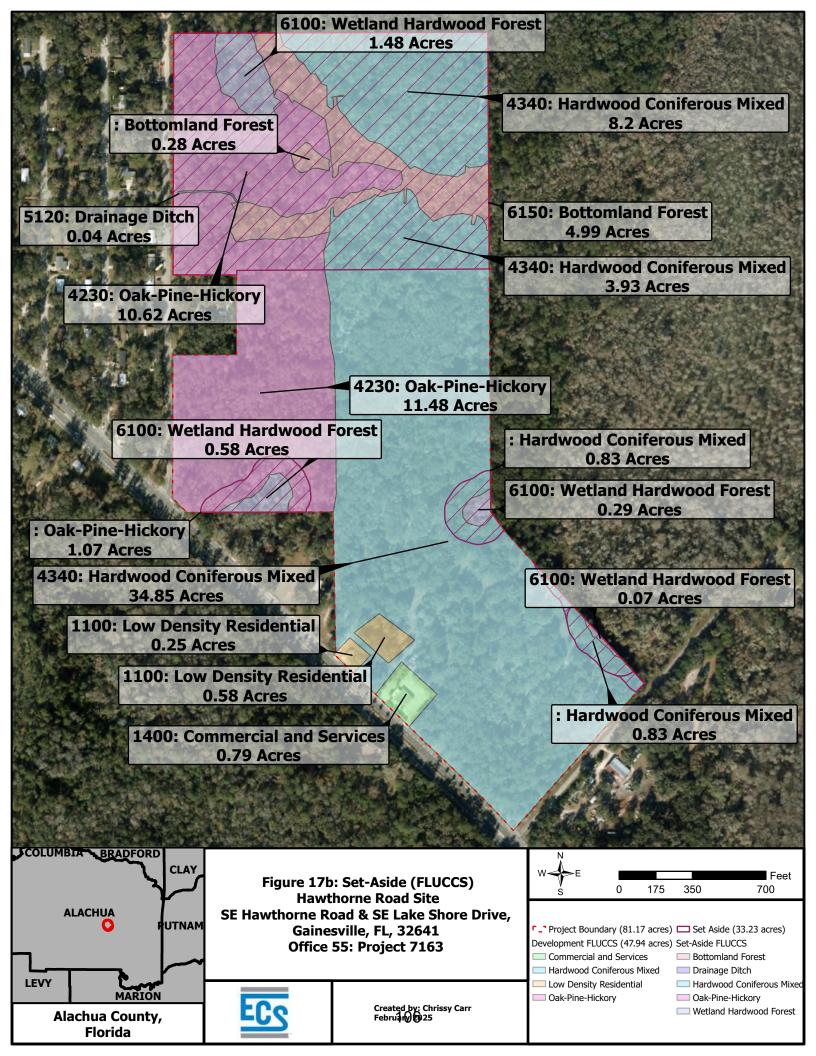


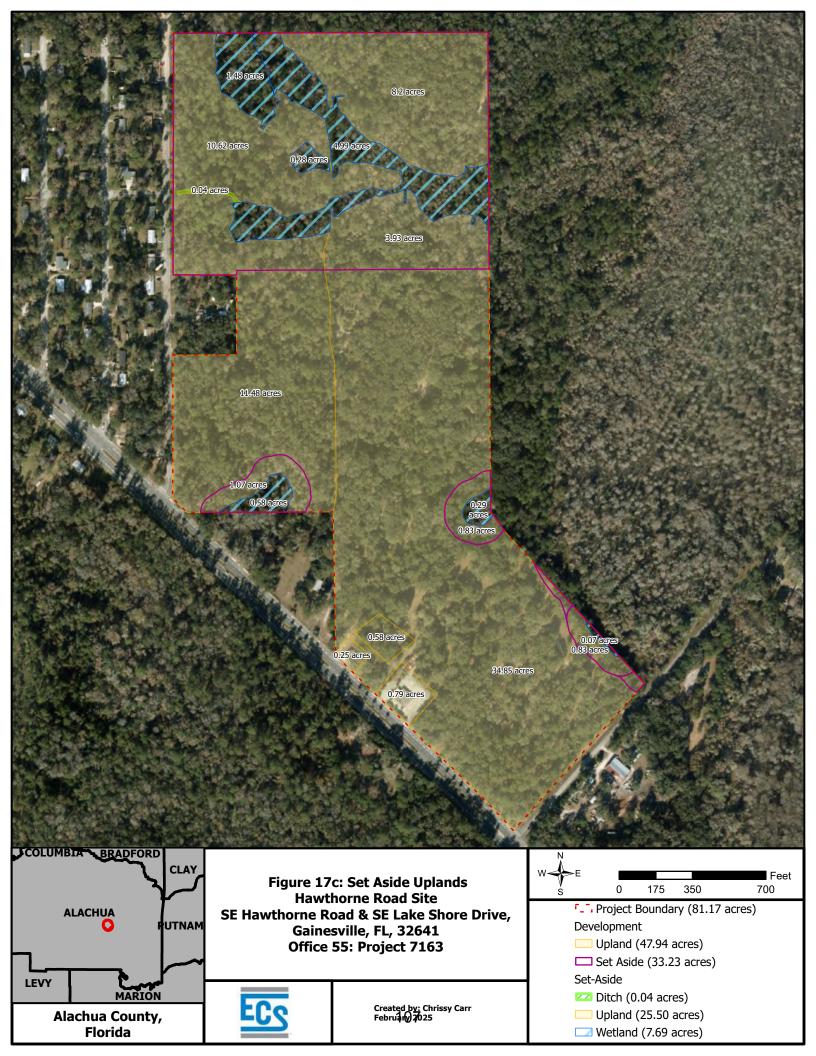


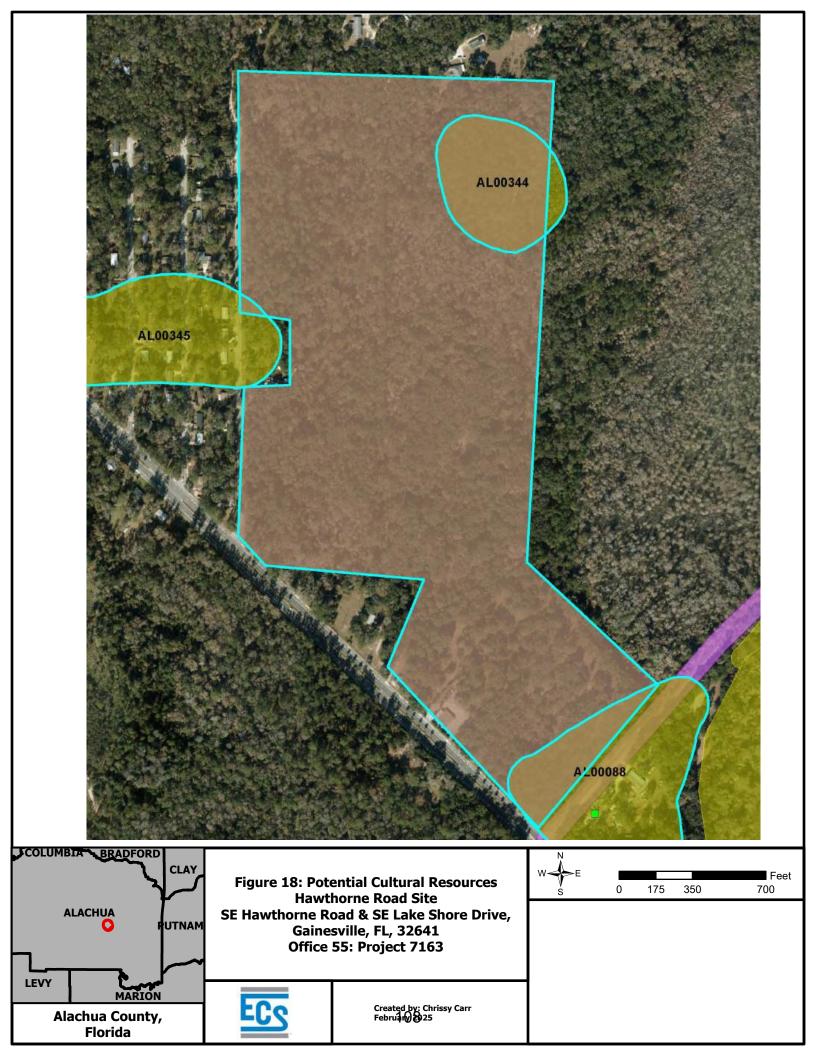












Appendix II: Site Photos



1 - Facing west to Wetland B from Ditch along eastern boundary



2 - Facing East offsite from the ditch located east of Wetland B



3 - Wetland C at crossing facing upstream



4 - Wetland C at crossing facing downstream



5 - Arrowhead vine in Wetland C



6 - Wetland D Typical Vegetation



7 - Representative photo of Wetland E facing offsite



8 - Representative upland habitat



9 - Representative upland habitat



10 - Representative gopher tortoise burrow



11 - Hog wire fence along southern property boundary



12 - Culvert along western border at 51st St OSW-A



13 - Commercial site



14 - Water trough near Wetland B



15 - Old Foundation Concrete Debris



16 - Coral Ardisia northwestern property boundary view



17 - Coral ardisia in uplands



18 - Air Potato along OSW A

Appendix III: A List of Threatened and Endangered Species



Florida Natural Areas Inventory Biodiversity Matrix Query Results UNOFFICIAL REPORT

Created 12/27/2024

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu on an official Standard Data Report)

for information

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 2 Matrix Units: 28679, 28680



Descriptions

 $\label{eq:DOCUMENTED} \textbf{-} There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.$

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

- documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; or
- 2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 28679

3 **Documented** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Alligator mississippiensis American Alligator	G5	S4	SAT	FT(S/A)
<u>Drymarchon couperi</u> Eastern Indigo Snake	G3	S2?	Т	FT
Gopherus polyphemus Gopher Tortoise	G3	S3	С	ST

1 Documented-Historic Element Found

Scientific and Common Names	Global	State	Federal	State
	Rank	Rank	Status	Listing
<u>Lampropeltis getula</u> Eastern Kingsnake	G5	S1S2	N	N

5 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mesic flatwoods	G4	S4	N	N
<u>Mycteria americana</u> Wood Stork	G4	S2	Т	FT
Plegadis falcinellus Glossy Ibis	G5	S3	N	N
Scrub	G2	S2	N	N
Upland hardwood forest	G5	S3	N	N

Matrix Unit ID: 28680 2 Documented Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<u>Matelea floridana</u> Florida spiny-pod	G2	S2	N	E
Pituophis melanoleucus Pine Snake	G4	S3	N	ST

0 **Documented-Historic** Elements Found

6 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<u>Alligator mississippiensis</u> American Alligator	G5	S4	SAT	FT(S/A)
<u>Drymarchon couperi</u> Eastern Indigo Snake	G3	S2?	Т	FT
Mesic flatwoods	G4	S4	N	N
<u>Mycteria americana</u> Wood Stork	G4	S2	Т	FT
Plegadis falcinellus Glossy Ibis	G5	S3	N	N
Upland hardwood forest	G5	S3	N	N

Matrix Unit IDs: 28679 , 28680
52 Potential Elements Common to Any of the 2 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<u>Agrimonia incisa</u> incised groove-bur	G3	S2	N	Т
<u>Ambystoma cingulatum</u> Frosted Flatwoods Salamander	G2	S1	Т	FT
<u>Ambystoma tigrinum</u> Eastern Tiger Salamander	G5	S3	N	N
Antigone canadensis pratensis Florida Sandhill Crane	G5T2	S2	N	ST
<i>Aphodius troglodytes</i> Gopher Tortoise Aphodius Beetle	G2G3	S2	N	N
<u>Arnoglossum diversifolium</u> variable-leaved Indian-plantain	G2	S2	N	Т
Asplenium x curtissii Curtiss' spleenwort	GNA	S1	N	N
Asplenium x heteroresiliens Morzenti's spleenwort	G2	S1	N	N
Asplenium x plenum ruffled spleenwort	G1Q	S1	N	N
Ataenius brevicollis An Ataenius Beetle	G3G5	S1S2	N	N
Bolbocerosoma hamatum Bicolored Burrowing Scarab Beetle	G3G4	S3	N	N
Brickellia cordifolia Flyr's brickell-bush	G3	S2	N	Е
<u>Calopogon multiflorus</u> many-flowered grass-pink	G2G3	S2S3	N	Т
Ceratocanthus aeneus Shining Ball Scarab Beetle	G2G3	S2	N	N
Copris gopheri Gopher Tortoise Copris Beetle	G2	S2	N	N
<u>Corynorhinus rafinesquii</u> Rafinesque's Big-eared Bat	G3G4	S1	N	N
<u>Ctenium floridanum</u> Florida toothache grass	G2	S2	N	Е
<i>Dasymutilla archboldi</i> Lake Wales Ridge Velvet Ant	G2G3	S2S3	N	N
<u>Dryobates borealis</u> Red-cockaded Woodpecker	G3	S2	E, PT	FE
<u>Eudocimus albus</u> White Ibis	G5	S4	N	N
<u>Falco sparverius paulus</u> Southeastern American Kestrel	G5T4	S3	N	ST
<u>Forestiera godfreyi</u> Godfrey's swampprivet	G2	S2	N	Е
**	121			

121

Gopherus polyphemus Gopher Tortoise	G3	S3	С	ST
Hartwrightia floridana hartwrightia	G2	S2	N	Т
Heterodon simus Southern Hognose Snake	G2	S2S3	N	N
Lampropeltis extenuata	G3	S3	N	ST
Short-tailed Snake <u>Lampropeltis getula</u>	G5	S1S2	N	N
Eastern Kingsnake Lithobates capito	G2G3	S3	N	N
Gopher Frog <u>Litsea aestivalis</u>	G3?	S2	N	E
pondspice <u>Matelea floridana</u>	G2	S2	N	E
Florida spiny-pod Mustela frenata olivacea	G5T4	S3?	N	N
Southeastern Weasel Myotis austroriparius				
Southeastern Myotis Nemastylis floridana	G4	S3	N	N
celestial lily Neofiber alleni	G2	S2	N	E
Round-tailed Muskrat Nolina atopocarpa	G2	S2	N	N
Florida beargrass Notophthalmus perstriatus	G3	S3	N	Т
Striped Newt	G2G3	S2	N	С
Nyctanassa violacea Yellow-crowned Night-heron	G5	S3	N	N
Nycticorax nycticorax Black-crowned Night-heron	G5	S3	N	N
Onthophagus polyphemi polyphemi Punctate Gopher Tortoise Onthophagus Beetle	G2G3T2T3	S2	N	N
Peltotrupes profundus Florida Deepdigger Scarab Beetle	G3	S3	N	N
Peucaea aestivalis Bachman's Sparrow	G3	S3	N	N
Phyllanthus liebmannianus ssp. platylepis pinewoods dainties	G4T2	S2	N	Е
Phyllophaga elongata Elongate June Beetle	G3	S3	N	N
<u>Podomys floridanus</u> Florida Mouse	G3	S3	N	N
<u>Pteroglossaspis ecristata</u> giant orchid	G2G3	S2	N	Т
<u>Pycnanthemum floridanum</u> Florida mountain-mint	G3	S3	N	Т
Sciurus niger niger Southeastern Fox Squirrel	G5T5	S3	N	N
<u>Sideroxylon alachuense</u> silver buckthorn	G1	S1	N	E
<u>Spigelia loganioides</u> pinkroot	G2Q	S2	N	E
<u>Ursus americanus floridanus</u> Florida Black Bear	G5T4	S4	N	N
Verbesina heterophylla variable-leaf crownbeard	G2	S2	N	E
Wet flatwoods	G4	S4	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

COMSUL

Location

Alachua County, Florida



Local office

Florida Ecological Services Field Office

\((352) 448-9151

(772) 562-4288

<u>fw4flesregs@fws.gov</u>

777 37th St Suite D-101

Vero Beach, FL 32960-3559

https://www.fws.gov/office/florida-ecological-services

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

- 1. Draw the project location and click CONTINUE.
- 2. Click DEFINE PROJECT.
- 3. Log in (if directed to do so).
- 4. Provide a name and description for your project.
- 5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the <u>Ecological Services Program</u> of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact <u>NOAA Fisheries</u> for <u>species under their jurisdiction</u>.

- 1. Species listed under the <u>Endangered Species Act</u> are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the <u>listing status page</u> for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
- 2. <u>NOAA Fisheries</u>, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME STATUS

Tricolored Bat Perimyotis subflavus

Proposed Endangered

Wherever found

No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10515

NAME STATUS

Eastern Black Rail Laterallus jamaicensis ssp. jamaicensis

Wherever found

No critical habitat has been designated for this species.

https://ecos.fws.gov/ecp/species/10477

Endangered

Threatened

Everglade Snail Kite Rostrhamus sociabilis plumbeus

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.

https://ecos.fws.gov/ecp/species/7713

Threatened

Florida Scrub-jay Aphelocoma coerulescens

Wherever found

No critical habitat has been designated for this species.

https://ecos.fws.gov/ecp/species/6174

Red-cockaded Woodpecker Dryobates borealis Threatened

Wherever found

No critical habitat has been designated for this species.

https://ecos.fws.gov/ecp/species/7614

Whooping Crane Grus americana <u>EXPN</u>

No critical habitat has been designated for this species.

https://ecos.fws.gov/ecp/species/758

Reptiles

NAME STATUS

Eastern Indigo Snake Drymarchon couperi

Wherever found

No critical habitat has been designated for this species.

https://ecos.fws.gov/ecp/species/646

Threatened

Insects

NAME STATUS

Monarch Butterfly Danaus plexippus

Wherever found

There is **proposed** critical habitat for this species.

https://ecos.fws.gov/ecp/species/9743

Proposed Threatened

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act¹ and the Migratory Bird Treaty Act².

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats³, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the <u>"Supplemental Information on Migratory Birds and Eagles"</u>.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to <u>Bald Eagle Nesting and Sensitivity to Human Activity</u>

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME BREEDING SEASON

Bald Eagle Haliaeetus leucocephalus

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

Breeds Sep 1 to Jul 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

- 1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
- 2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
- 3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (=)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (1)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

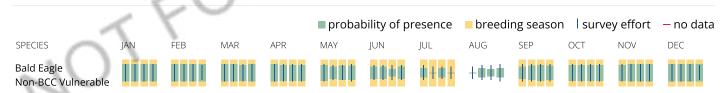
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (-)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the <u>Avian Knowledge Network (AKN)</u>. The AKN data is based on a growing collection of <u>survey</u>, <u>banding</u>, <u>and citizen science datasets</u> and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (<u>Eagle Act</u> requirements may apply). To see a list of all birds potentially present in your project area, please visit the <u>Rapid Avian Information Locator (RAIL) Tool</u>.

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS <u>Birds of Conservation Concern (BCC)</u> and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the <u>Avian Knowledge Network (AKN)</u>. The AKN data is based on a growing collection of <u>survey</u>, <u>banding</u>, <u>and citizen science datasets</u> and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (<u>Eagle Act</u> requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the RAIL) Tool.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the <u>Eagle Act</u> should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats³ should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

- 1. The Migratory Birds Treaty Act of 1918.
- 2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

The birds listed below are birds of particular concern either because they occur on the <u>USFWS Birds of Conservation Concern</u> (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ <u>below</u>. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the <u>E-bird data mapping tool</u> (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found <u>below</u>.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME BREEDING SEASON

American Kestrel Falco sparverius paulus
This is a Bird of Conservation Concern (BCC)

Breeds Apr 1 to Aug 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587

American Oystercatcher Haematopus palliatus

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

https://ecos.fws.gov/ecp/species/8935

Breeds May 1 to Sep 30

Breeds Apr 15 to Aug 31

Bachman's Sparrow Peucaea aestivalis

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

https://ecos.fws.gov/ecp/species/6177

Bald Eagle Haliaeetus leucocephalus

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

Breeds Sep 1 to Jul 31

Black Skimmer Rynchops niger

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

https://ecos.fws.gov/ecp/species/5234

Breeds May 20 to Sep 15

Chimney Swift Chaetura pelagica

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds Mar 15 to Aug 25

Great Blue Heron Ardea herodias occidentalis

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Breeds Jan 1 to Dec 31

Gull-billed Tern Gelochelidon nilotica

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

https://ecos.fws.gov/ecp/species/9501

Breeds May 1 to Jul 31

Henslow's Sparrow Centronyx henslowii

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

https://ecos.fws.gov/ecp/species/3941

Breeds elsewhere

King Rail Rallus elegans

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

https://ecos.fws.gov/ecp/species/8936

Breeds May 1 to Sep 5

Least Tern Sternula antillarum antillarum

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds Apr 25 to Sep 5

Lesser Yellowlegs Tringa flavipes

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

https://ecos.fws.gov/ecp/species/9679

Breeds elsewhere

Magnificent Frigatebird Fregata magnificens

This is a Bird of Conservation Concern (BCC) only in particular Bird

Conservation Regions (BCRs) in the continental USA

Breeds Oct 1 to Apr 30

Painted Bunting Passerina ciris

This is a Bird of Conservation Concern (BCC) only in particular Bird

Conservation Regions (BCRs) in the continental USA

Breeds Apr 25 to Aug 15

Pectoral Sandpiper Calidris melanotos

This is a Bird of Conservation Concern (BCC) throughout its range in the

continental USA and Alaska.

Breeds elsewhere

Prairie Warbler Setophaga discolor

This is a Bird of Conservation Concern (BCC) throughout its range in the

continental USA and Alaska.

Breeds May 1 to Jul 31

Red-headed Woodpecker Melanerpes erythrocephalus

This is a Bird of Conservation Concern (BCC) throughout its range in the

continental USA and Alaska.

Breeds May 10 to Sep 10

Ruddy Turnstone Arenaria interpres morinella

This is a Bird of Conservation Concern (BCC) only in particular Bird

Conservation Regions (BCRs) in the continental USA

Breeds elsewhere

Semipalmated Sandpiper Calidris pusilla

This is a Bird of Conservation Concern (BCC) only in particular Bird

Conservation Regions (BCRs) in the continental USA

Breeds elsewhere

Short-billed Dowitcher Limnodromus griseus

This is a Bird of Conservation Concern (BCC) throughout its range in the

continental USA and Alaska.

https://ecos.fws.gov/ecp/species/9480

Breeds elsewhere

Swallow-tailed Kite Elanoides forficatus

This is a Bird of Conservation Concern (BCC) throughout its range in the

continental USA and Alaska.

https://ecos.fws.gov/ecp/species/8938

Breeds Mar 10 to Jun 30

Willet Tringa semipalmata

This is a Bird of Conservation Concern (BCC) throughout its range in the

continental USA and Alaska.

Breeds Apr 20 to Aug 5

Worthington's Marsh Wren Cistothorus palustris griseus

This is a Bird of Conservation Concern (BCC) only in particular Bird

Conservation Regions (BCRs) in the continental USA

Breeds Apr 10 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles",

specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

- 1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
- 2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
- 3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (1)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

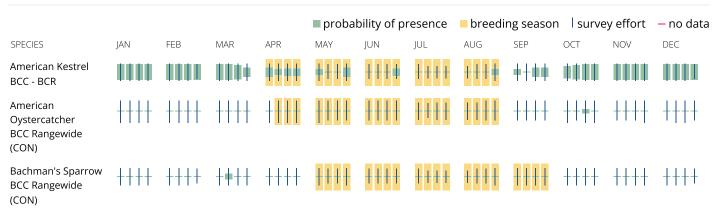
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (-)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Bald Eagle					1		4747		1 1 1 1			
Non-BCC Vulnerable		Ш			1111	1111	#+#+	+###	1111			
Black Skimmer BCC Rangewide (CON)	++++	++++	++++	++++	++##	++++	++++	+++#	++++	++++	++++	++++
Chimney Swift BCC Rangewide (CON)	++++	++++	++••	1111		1111		Ш		1111	+ +++	++++
Great Blue Heron BCC - BCR	Ш	Ш	Ш	Ш	Ш	1111	[11]	1111		Ш	Ш	Ш
Gull-billed Tern BCC Rangewide (CON)	++++	++++	++++	++++	 	++++	++++	++++	++++	++++	++++	++++
Henslow's Sparrow BCC Rangewide (CON)	++++	** ++	+ +++	++++	++++	++++	++++	++++	++++	++++	++++	++++
King Rail BCC Rangewide (CON)	****	++++	+++=	****	1111	1111	1111	1111	+++	++++	1111	1011
Least Tern BCC Rangewide (CON)	++++	++++	++++	++++	++••	++++	++++	++++	1+++	+++	++++	++++
Lesser Yellowlegs BCC Rangewide (CON)				****	 	++++	++++	1010	+###	+++1	****	1111
SPECIES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Magnificent Frigatebird BCC - BCR	++++	++++	++++	####	++++	++++	+ +++	++++	#+ ++	++++	++++	++++
Painted Bunting BCC - BCR	++#+	++++	++++	+ ++	#+++	++++	+++	++•	## +#	#+++	++++	## ++
Pectoral Sandpiper BCC Rangewide (CON)	++++	+++#	++••	#+##	++•+	++++	++++	# +	####	+#++	# +++	++++
Prairie Warbler BCC Rangewide (CON)	1111	++++	++##		 +++	++++	 	Ш		1111	###+	+++=
Red-headed Woodpecker BCC Rangewide (CON)	++#+	****	++##	##+#	++++	1+1+	1+11	I #+#	1111	****	+#++	++++
Ruddy Turnstone BCC - BCR	++++	++++	++++	++++	++++	++++	++++	++++	+ +++	++++	++++	++++
Semipalmated Sandpiper BCC - BCR	* +++	++++	++++	++••		## ++	++++	*++#	****	++++	++++	++++
Short-billed Dowitcher BCC Rangewide (CON)	++++	++++	++++	++++	++++	++++	++++	++••	++++	+##+	++++	++++
Swallow-tailed Kite BCC Rangewide (CON)	++++	++++	+	####		1111	Ш	II++	++++	++++	++++	++++



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS <u>Birds of Conservation Concern (BCC)</u> and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the <u>Avian Knowledge Network (AKN)</u>. The AKN data is based on a growing collection of <u>survey</u>, <u>banding</u>, <u>and citizen science datasets</u> and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (<u>Eagle Act</u> requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the <u>Avian Knowledge Network (AKN)</u>. This data is derived from a growing collection of <u>survey, banding, and citizen science datasets</u>.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

- 1. "BCC Rangewide" birds are <u>Birds of Conservation Concern</u> (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
- 2. "BCC BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
- 3. "Non-BCC Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the <u>Eagle Act</u> requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the <u>Northeast Ocean Data Portal</u>. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the <u>NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.</u>

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to <u>obtain a permit</u> to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the <u>National Wildlife Refuge</u> system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to <u>NWI wetlands</u> and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local <u>U.S. Army Corps of Engineers District</u>.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

FRESHWATER FORESTED/SHRUB WETLAND

PFO1A PSS3C

A full description for each wetland code can be found at the National Wetlands Inventory website

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

Appendix IV: Alachua County Checklist



Alachua County Board of County Commissioners Department of Growth Management

Submit application to: **Development Review**Tel. 352.374.5249

Email: developmentreview@alachuacounty.us

10 SW 2nd Ave., Gainesville, FL 32601 Website: https://growth-management.alachuacounty.us

ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST

Pursuant to Alachua County Comprehensive Plan 2002, as amended, Conservation Open Space Element Policy 3.4.1, applications for land use change, zoning change, and development approval shall be required to submit an inventory of natural resource information. The inventory shall include site specific identification, analysis and mapping of each resource present on or adjacent to the site. The identification and analysis shall indicate information sources consulted.

Check "Yes" for each resource or resource characteristic identified and discuss and provide supporting material.

Natural Resources Checklist:

Signed: Christina Carr

Check '	'N/A" for e	each res	ource or r	esource characteristic not present or otherwise relevant to the application.
Yes	\boxtimes	N/A		Surface Waters (ponds, lakes, streams, springs, etc.)
Yes	$\overline{\boxtimes}$	N/A		Wetlands
Yes	\boxtimes	N/A		Surface Water or Wetland Buffers
Yes	\boxtimes	N/A		Floodplains (100-year)
Yes		N/A	$\overline{\boxtimes}$	Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc.)
Yes	\boxtimes	N/A		Strategic Ecosystems (within or adjacent to mapped areas)
Yes	\boxtimes	N/A		Significant Habitat (biologically diverse natural areas)
Yes	\boxtimes	N/A		Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC)
Yes	\boxtimes	N/A		Non-native Invasive Species
Yes		N/A	\times	Recreation/Conservation/Preservation Lands
Yes		N/A	\times	Significant Geological Features (caves, springs, sinkholes, etc.)
Yes	X	N/A		High Aquifer Recharge Areas
Yes		N/A	X	Wellfield Protection Areas
Yes	\boxtimes	N/A		Wells
Yes	\boxtimes	N/A		Soils
Yes		N/A	\boxtimes	Mineral Resources Areas
Yes	\boxtimes	N/A		Topography/Steep Slopes
Yes		N/A	X	Historical and Paleontological Resources
Yes		N/A	\times	Hazardous Materials Storage Facilities
Yes		N/A	\boxtimes	Contamination (soil, surface water, ground water)

For assistance in completing this form, please visit the Alachua County Environmental Protection Department (ACEPD) website at http://alachuacounty.us/Depts/EPD/Pages/EPD.aspx or contact ACEPD at (352) 264-6800.

Project #: ECS55:7163 Date: 1/4/2025



Z25-000003: Large-scale Comprehensive Plan Amendment

SE Hawthorne Rd.

Mehdi Benkhatar, AICP Planner III

Background

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

Background

- If approved, max of 221 units; however, proposed rezoning limits to 149 units
- Conservation FLU aligned with SE, LDR to the south
- GRU water/sewer lines run along SE Hawthorne Rd.





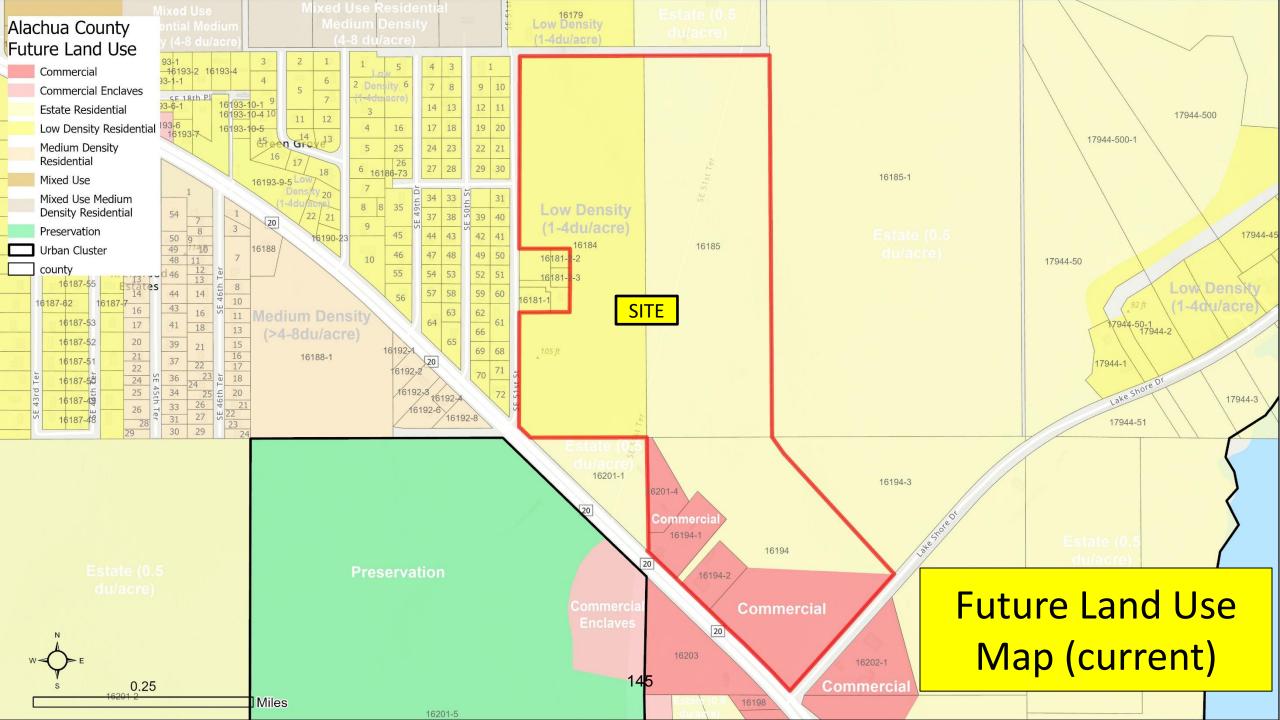


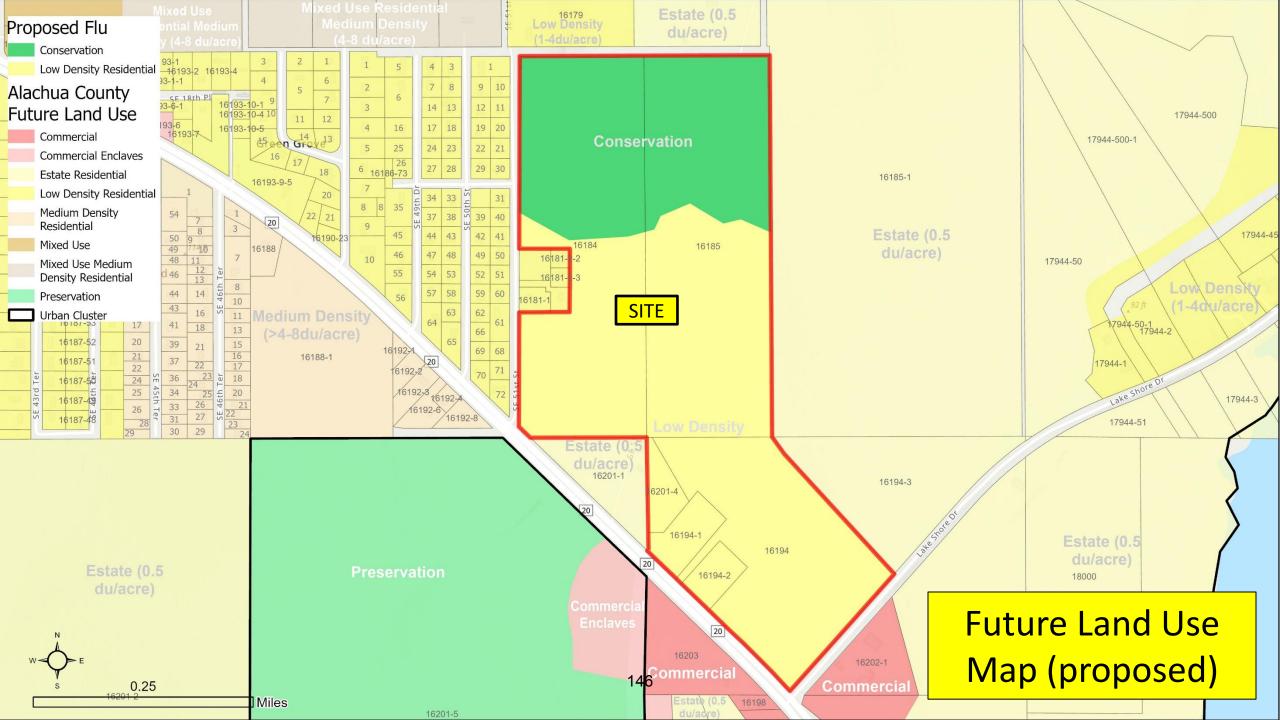
Photo from center of site

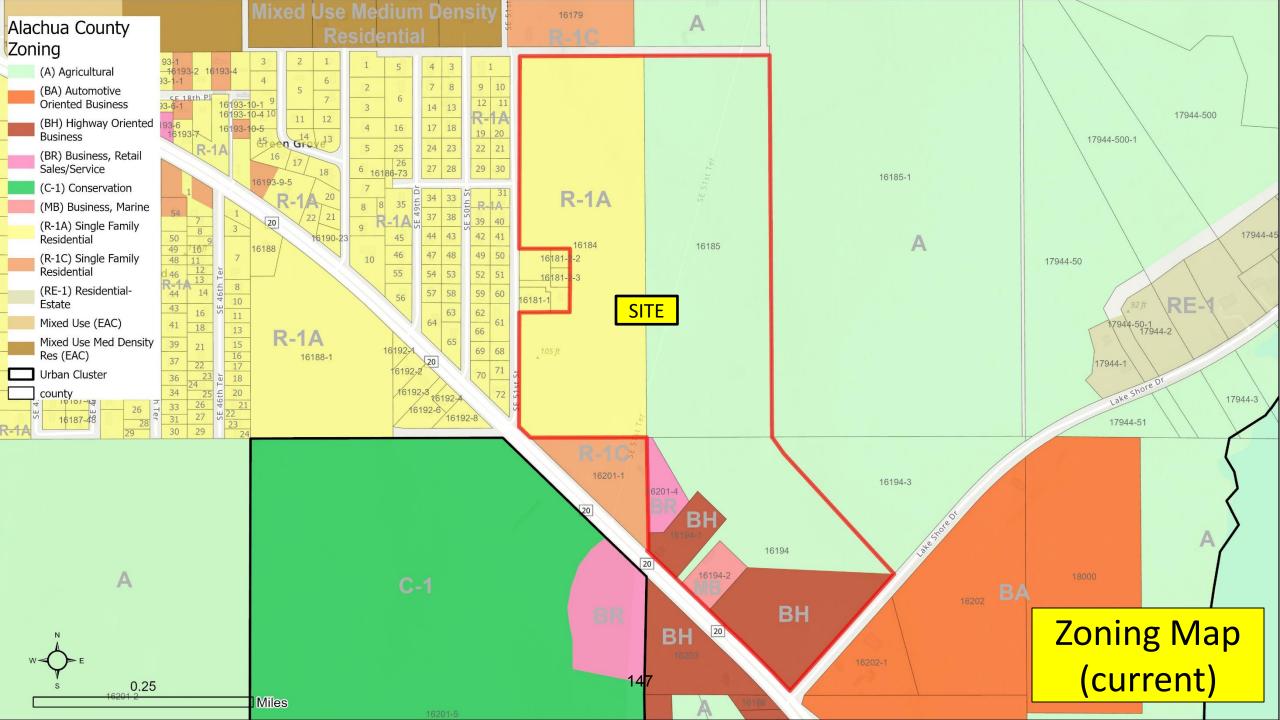
Abandoned commercial building on site and view from Lakeshore Dr. looking south

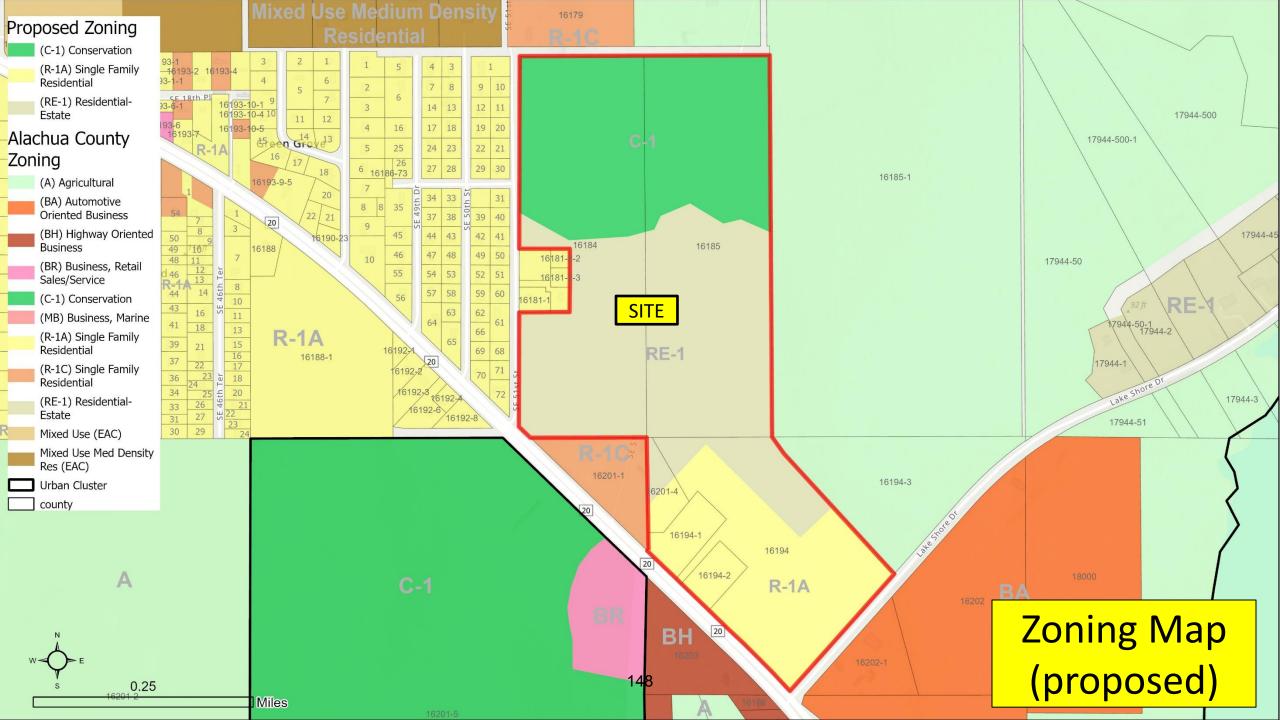


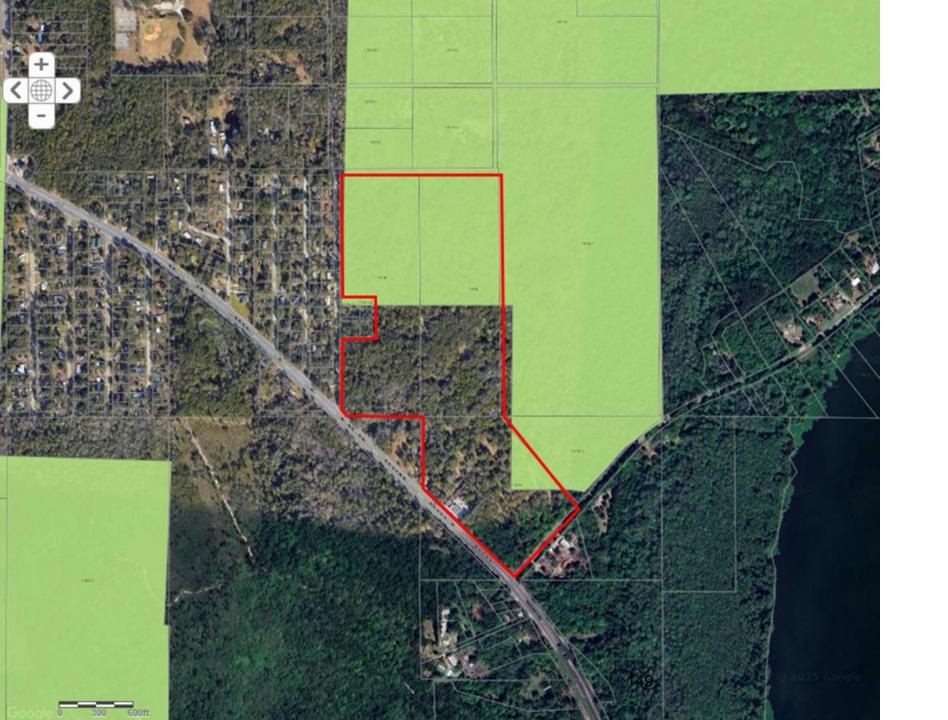










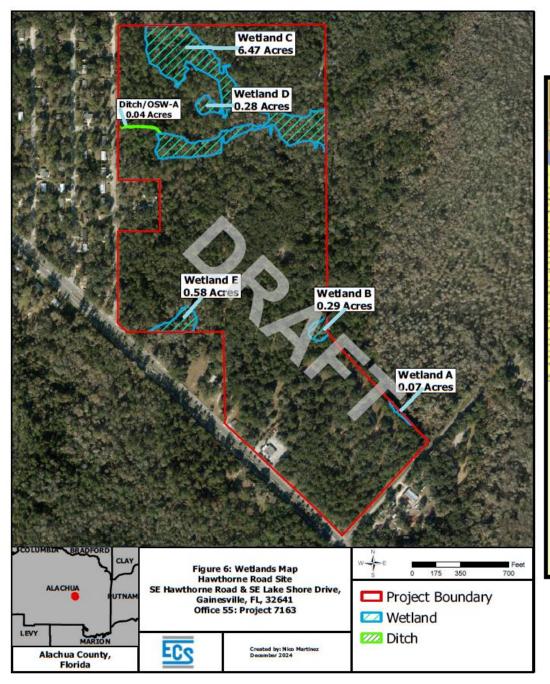


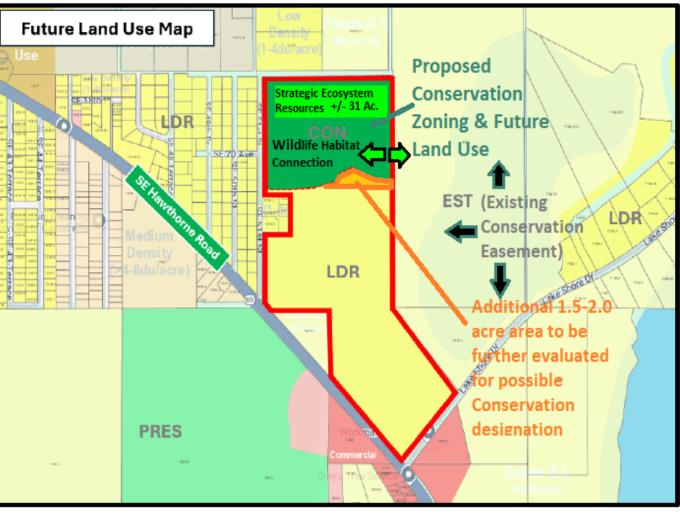
Strategic Ecosystem Map

Wetland and Flood Zone Maps









Bases for approval

- Policy 1.5.1 of FLUE
- Policy 8.5.7 of FLUE
- Policy 3.4.1 of COSE
- Objective 3.1 of Energy Element

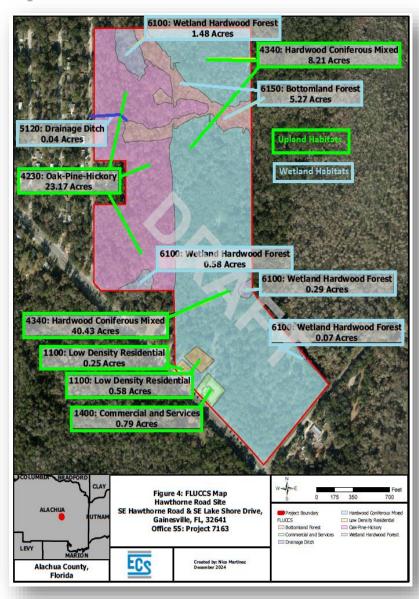
Staff recommendation

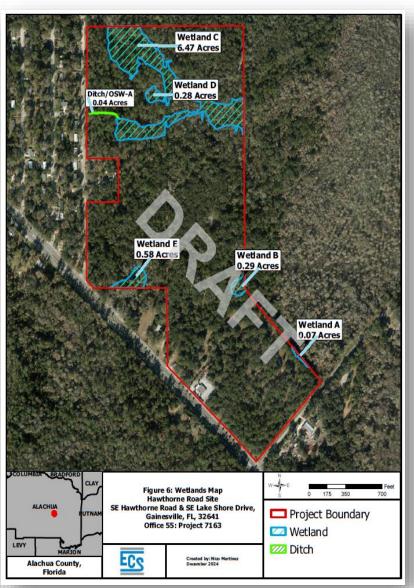
 Staff recommends that the Local Planning Agency recommend that the Board of County Commissioners transmit Z25-000003 to the Florida Department of Commerce for review and comment, with the bases as listed in the staff report.

Upland & Wetland Habitats

Wetland Delineations

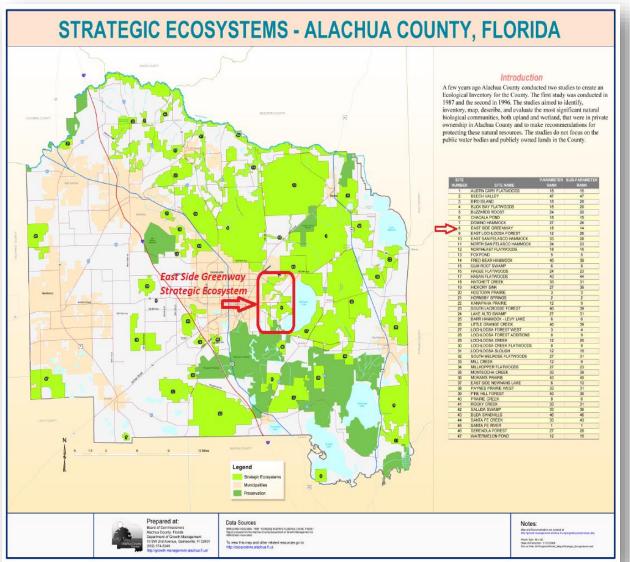
100-Year Flood Zone

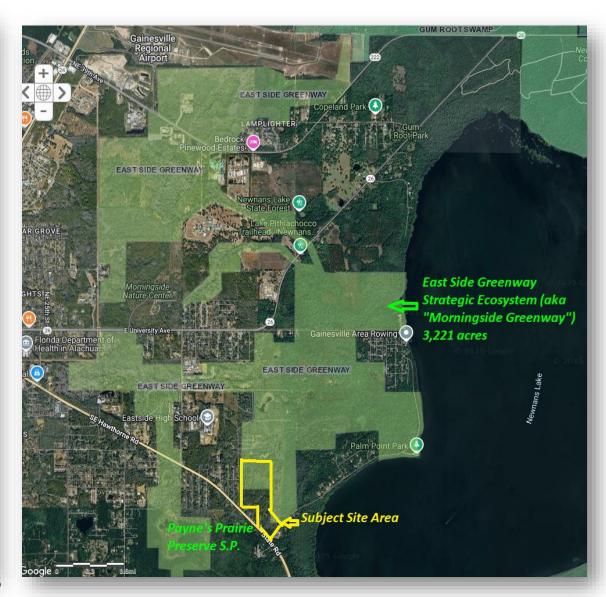




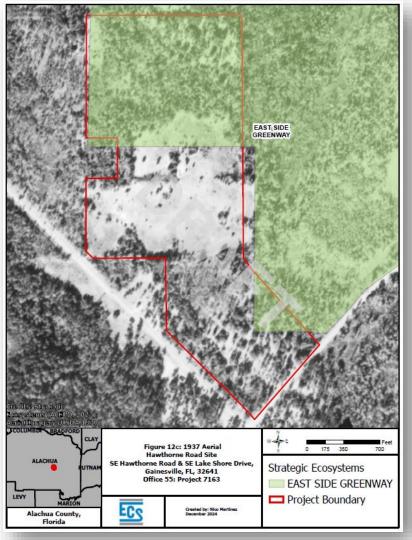


East Side Greenway Strategic Ecosystem

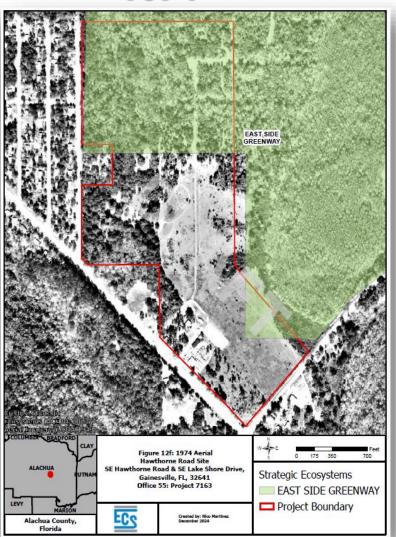


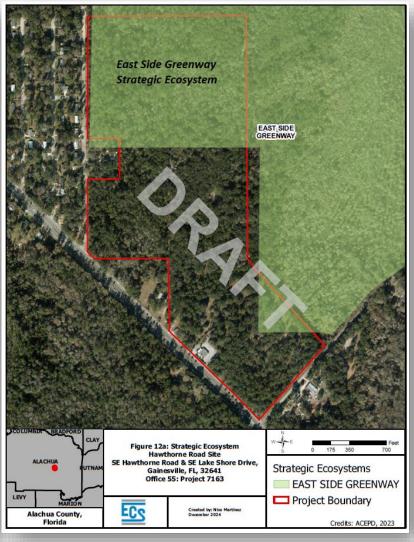


East Side Greenway Strategic Ecosystem 1974 2023

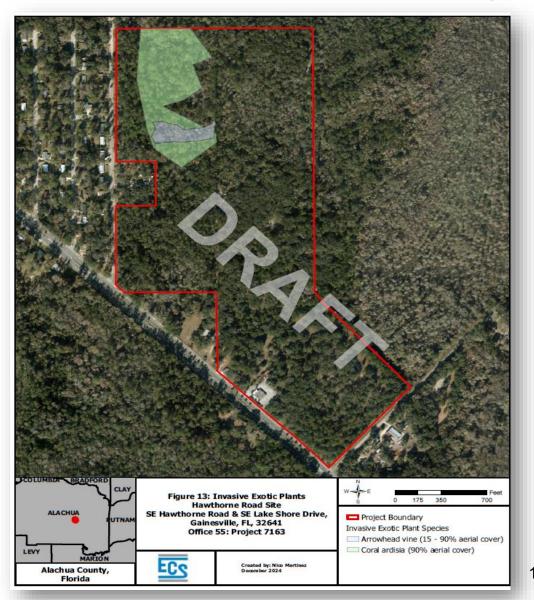


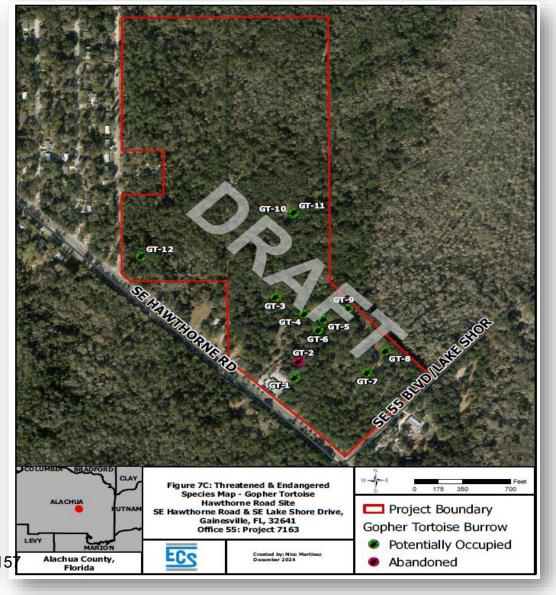
1937



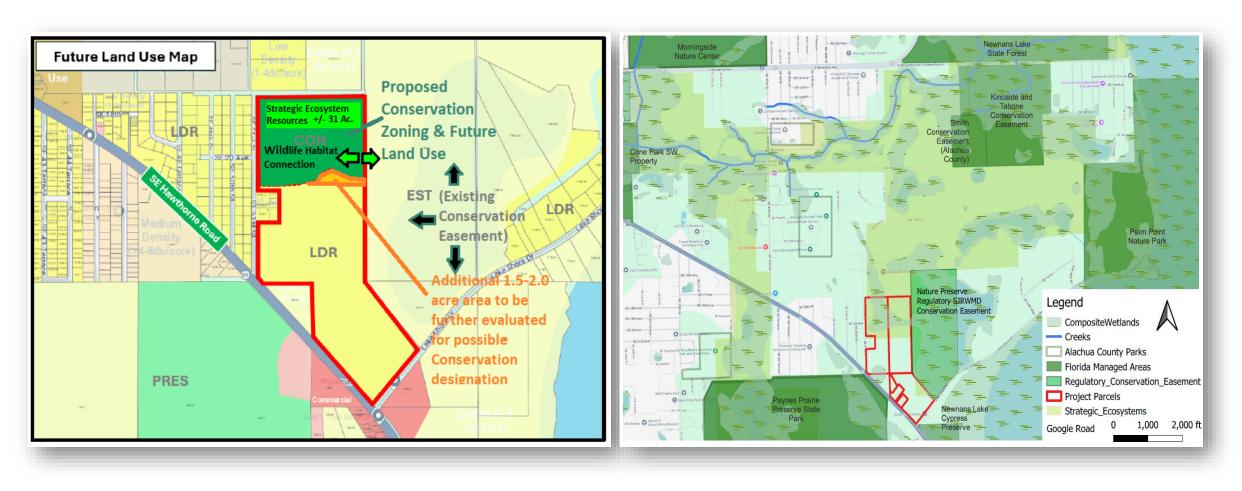


East Side Greenway Strategic Ecosystem Invasive Exotic Plants, Gopher Tortoise Burrows





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





Fw: Land Rezoning: Application numbers: Z25-000003 (CPA) and Z25-000004 (Rezoning).

From Chris Dawson <cdawson@alachuacounty.us>

Date Mon 3/17/2025 7:40 AM

To Mehdi Benkhatar < mbenkhatar@alachuacounty.us>

Chris Dawson, CPM

Principal Planner Growth Management 10 SW 2nd Avenue 3rd Floor • Gainesville • FL • 32601 352-374-5249 (office) • 352-681-7835 (mobile)















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From: Bruce Jetter <jetterbc@yahoo.com> Sent: Sunday, March 16, 2025 4:33:42 PM

To: Chris Dawson < cdawson@alachuacounty.us> **Cc:** Ken Cornell < kcornell@alachuacounty.us>

Subject: Land Rezoning: Application numbers: Z25-000003 (CPA) and Z25-000004 (Rezoning).

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

TO: cdawson@alachuacounty.us Growth Management

gary@bbi-cm.com

Land Rezoning Hawthorne Road and Lakeshore Drive (CR 329-B)

Large Scale Comprehensive Plan Amendment Land Use Change Application

& Rezoning Application Justification Report
Application numbers: Z25-000003 (CPA) and Z25-000004 (Rezoning).
Project Owner: Gator Country LLC & Bentley Properties, Inc.
COMMENTS BELOW ON ABOVE REFERENCED TWO APPLICATIONS
Page 18
#11 RESPONSE "There are also properties with <u>commercial designations</u> in close proximity to the site "
COMMENT ON ABOVE: There are no commercial properties near this acreage. The closest existing commercial businesses are westward between Waldo Road and Main Street, and a

Page 18

conditions?

#13 RESPONSE "Currently, the property does not provide any functional open space to the area. "

minor amount of strip zoned business along SR 20 within the city limits. Therefore this statement

is put in the report to mislead the readers or not to give an accurate description of actual

COMMENT ON ABOVE: The entire project area except the commercial buildings along the north side of Hawthorne Road is <u>open spaces</u> vegetated by growth of second story growth in a woodland, along with wetlands. <u>The entire non-commercial acreage is open space.</u>

+++++	++++	++++	++++	++++	++++	+++-	+++	+++	+++	+++	+++	+++	+++	++4	+++	+++	++-	+++	+++	++	+++	+++	+++	++++	+
+++++	++++	++++	++++	+++4	+++	+++-	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	++	+++	+++	++	+++	+++	+++	++++	+
++++																									

Bruce Jetter

1626 SE 64 Way

Gainesville, FI 32641-7713 Phone: 352-377-4376 jetterbc@yahoo.com

Magnolia Estates (east of this proposed project along Lakeshore Drive (CR 329-B)

4:31 PM 03-16-2025 Sunday

B. Jetter



Fw: Development near Lakeshore Dr.

From Chris Dawson <cdawson@alachuacounty.us>

Date Mon 4/7/2025 10:47 AM

To Mehdi Benkhatar <mbenkhatar@alachuacounty.us>

Cc Jeffrey L. Hays <jhays@alachuacounty.us>

Here's another one.

Chris Dawson, CPM

Principal Planner Growth Management 10 SW 2nd Avenue 3rd Floor • Gainesville • FL • 32601 352-374-5249 (office) • 352-681-7835 (mobile)













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From: Anna Prizzia <aprizzia@alachuacounty.us>

Sent: Monday, April 7, 2025 10:45 AM

To: Ivy Larsen <ivy.el.larsen@gmail.com>; Jeffrey L. Hays <jhays@alachuacounty.us>; Chris Dawson

<cdawson@alachuacounty.us>

Subject: Re: Development near Lakeshore Dr.

Ivy -

Thank you for reaching out. This item will be quasi-judicial, which means there will be a hearing where evidence will be presented that has too e the basis of our deciosn making. I would encourage you to consider requesting party status if you live near the site and feel you would be more impacted than the average resident. I have copied our staff on this email so they can assist you with that process and/or at least add you to a list to get updates about the timing for this hearing. Regardless, your email and comment will be part of the record for the hearing as well.

Sincerely, Anna

Anna Prizzia













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From: Ivy Larsen <ivy.el.larsen@gmail.com>

Sent: Friday, April 4, 2025 8:26 PM

To: Mary Alford <malford@alachuacounty.us>; Marihelen Wheeler <mwheeler@alachuacounty.us>; Anna Prizzia

<aprizzia@alachuacounty.us>; Ken Cornell <kcornell@alachuacounty.us>; Charles S. Chestnut IV

<cschestnut@alachuacounty.us>

Subject: Development near Lakeshore Dr.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mrs. Mary Alford, Mrs. Marihelen Wheeler, Mrs. Anna Prizzia, Mr. Ken Cornell and Mr. Chuck Chestnut,

My husband and I moved out to Newnans Lake in 2021. We both work in critical care. Alachua County is my hometown, I woke up to the sounds of loud birds, played in the neighborhood till dusk, picked up cicadas at Albert Ray Park. When I met my husband, he was living in the Longleaf neighborhood which must have been named after all the trees they cut down. He wanted to move out of Florida at the time. I explained to him he didn't even know Florida.

In Longleaf it seemed no one knew each other. I never met my neighbors, never woke up to the sound of birds, only lawnmowers. The developers had cleared the land of nonnative plants and put in their place the same ten Asiatic species. I don't remember seeing gray squirrels, roly-polys, wrens, nothing really could survive there, and I felt like neither could I. The greatest amount of life and activity I witnessed was from the Amazon trucks and Arrow, pesticide trucks.

Flash forward to now and my husband loves Florida. On Lakeshore we have a community where neighbors know and love each other, where you may see a bald eagle catch its lunch while looking out the window. Even though we have maintained our old Florida culture here I have seen some devastating impacts to our wildlife as a result of homeowner actions and lake visitors.

Putting up my first bluebird house ever here was so exciting. The neighborhood is short on "snags" aka dead trees which are critical habitat and nesting sites for many species, so we got a nesting pair in the box right away. The parents worked tirelessly feeding their young in the brutal heat and pouring rain. I was cleaning my car when I heard the bluebirds' panicked chirping, I ran to the sound and jumped in front of my neighbor's cat just in time, he was only 6 inches from killing my fledgling bluebird. Our fed and sheltered house cats are the leading cause of bird population declines, killing over a billion each year.

I walk my dog on Lakeshore Drive quite often, I bring a bag to pick up trash and it's always overflowing on my walk back. People frequently pass us at fast speeds, it is not hard to see why I often find animals that have been crushed to death on the road. I have recently seen a crushed baby gopher tortoise, a baby otter, an adult turkey, a robin, a cardinal, a black racer, a bat, and countless squirrels. People drive here at fast speeds to cast their lead fishing gear down by the park on Lakeshore Dr., they hang out, throw their condom wrappers, blunt tips and beer cans out of the window. They also come to dump benches, tires, paints, treated wood, you name it into our creek. Or they are coming to row, to a business operated in a zoned residential area, where they frequently wake the neighbors with megaphones or screaming teens.

But even well-meaning people have a negative impact on the health of the ecosystem here, I chose picture windows during our home renovation which have caused a great deal of bird deaths unfortunately. I have killed countless amounts of pollinators with my headlights, lawnmower and by raking my leaves. I am contributing to light pollution which impacts breeding birds, decreasing their clutch size, and reducing moth/bat populations.

Another housing development in this area would be a thousand times more damaging than zoned agricultural land. Statistically homeowners use more pesticides and fertilizers than farmers, 10 times the amount according to the National Wildlife Federation. The cars and plastic trash of at least 150 more people will also be devastating to our community and our wildlife.

Insects are the little things that run the world. I would like to impress upon you how important it is we keep pesticides away from Newnans Lake. The developer/homeowners of these supposed properties will undoubtedly use pesticides as we have heavy populations of midges here in the spring and summer, along with lubber grasshoppers that almost cover the ground, mosquitos here are a secondary annoyance compared to these other insects. Opening your mouth in the spring means free protein. But spraying with insecticide would kill our monarch and atayla butterflies, our fireflies, poison our bats, fish, frogs, birds and all mammals which eat these animals. Insects are the base of our food web like it or not.

Pesticides are also a known carcinogen. Known to be harmful to humans. I don't envy leukemia. Mosquito Joe will try to sell people by saying it's an "all-natural product," well so is arsenic. If you approve of this rezoning, you will certainly be approving the increase in ecological harm caused by pesticides here on Newnans.

I would urge you to put Florida first over the interests of developers, we are losing our native flora and fauna at record rates, ecosystems that once destroyed, will never be able to return due to the high rates of invasive plants Florida now has. When I was a child in Alachua County, we did not have large swaths of Tree of Heaven and Catsclaw, massive areas that are now ugly, ecological deadscapes. I would like to remind you that homeowners planted these as ornamentals.

It's impossible that invasive plants, which are still being sold to homeowners today, can support the food web. We are all becoming numb to the biodiversity we are losing every day. My great grandma told me there used to be so many birds in Florida, that they would darken the sky as they flew over. I think she was describing passenger pigeons, which are now extinct. I will never be able to understand what she was talking about though, neither will my children.

In 2021, people thought we were crazy to buy our place for \$ 80,000 over the appraisal value on the Eastside of Gainesville. When my husband and I would walk down to the lake and sit, we would see warblers bouncing between the Spanish moss-covered cypress trees, dragonflies hunting over the

sparkling water, cormorants fishing and I felt overwhelming peace and quiet. I found something that had been lost to me since I was a child and that was real Florida, something that is rapidly disappearing in lieu of profit, greed and well-meaning people who "love Florida" but are loving it to death by moving here. We can't destroy our natural places so that people can have their second homes here, not without destroying ourselves.

I ask you to save this wonderful place from the added pesticides, herbicides, fertilizers, plastic, light and sound pollution that comes from modern housing developments. Our water quality and wildlife depend on you. Some of the trees we have here were around to see the Native Americans having a "meeting of canoes," or gathering of tribal leaders. This property you are considering has high ecological and cultural value, housing developers can and will find property which has already been destroyed.

Thank you for your time,

Mrs. Larsen and Dr. Harden SE 74th street



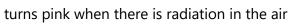
Baby bluebird saved from cat



crushed bat on Lakeshore Dr.



Spiderwort plant, is edible and the flower









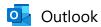
spicebush swallowtail butterfly caterpillar





Bald eagle in the road on

Lakeshore Dr.



Fw: Housing development

From Chris Dawson <cdawson@alachuacounty.us>

Date Mon 3/10/2025 8:03 AM

To Mehdi Benkhatar < mbenkhatar@alachuacounty.us>

From: cheesybananas@icloud.com <cheesybananas@icloud.com>

Sent: Sunday, March 9, 2025 6:35:56 PM

To: Ken Cornell kcornell@alachuacounty.us (Chris Dawson kcornell@alachuacounty.us

Cc: Brooks Gary <gary@bbi-cm.com>

Subject: Housing development

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Greetings Mr. Cornell and Mr. Dawson,

I appreciate your gathering the information to answer my questions.

As I drive out of town on the Hawthorn Road I can observe many wells and septic systems alongside before Lakeshore Drive, so it is confusing.

Perhaps these homesites opted out of city services when they became available? I accept that they will not be impacted.

I understand that the developer will be required to do the work to extend sewer and water.

I have further questions about the traffic on Lakeshore Drive.

Related to the planned required entrances at 3 points; Hawthorne Rd., 51st ST and Lakeshore Dr. you stated the following:

"Given the location and the likely direction of travel to and from the west, it is unlikely that, except for a relatively short distance on the south end of Lakeshore Drive, there will be much additional traffic. Further, with the requirement for a connection point on SE Hawthorne Road, it is expected that much of the traffic will utilize this access point, rather than on Lakeshore Drive."

When I go to shop at Walmart on 12th, to swim at Hunter Pool, or to connect to 39th or 53rd for other destinations, I drive out on Lakeshore Drive and proceed <u>east.</u>

I therefore imagine that the traffic from the planned development will also take that <u>east</u> route rather than Hawthorne Road. It would be too much traffic on a narrow and poorly maintained road. The section of East University AV that is traveled on that route is currently sinking due to water underneath from bordering swamps.

Lakeshore Drive is a narrow lane with degraded sides. Many times I have noticed oncoming pick-up trucks going off onto the shoulder in order to not extend into my lane.

The roadways would need improvements with increased traffic to avoid tragic accidents.

This route on Lakeshore Drive takes me past the City Park called Palm Point. Nearby there are always cars parked along the roadway with folks fishing the shoreline.

Increased traffic will also have a negative impact on persons birding on the Florida Birding Trail at Palm Point, disrupting the birds as well.

This route also passes by at 151 SE 74th ST Gainesville Area Rowing facility. High school and college kids are frequently running down 74th and Lakeshore Drive to warm up or cool down before or after rowing.

They run on the roadway because it is not possible to run along the side as the turf is very rough there

Also, their parking lot appears to not be large enough as participants cars are always parked out on 74th Street.

There are frequent running and biking races and clubs using scenic Lakeshore Drive as the course.

So, I ask that a comprehensive study of possible traffic patterns be done before concluding that the entrances as proposed would keep traffic on the Hawthorne Road and not Lakeshore Drive.

Thank you very much for your consideration of the above observations.

Sincerely,

Andreana Lisca 6340 Lakeshore Dr (225) 329-7134 <u>cheesybananas@icloud.com</u>

From: Chris Dawson < cdawson@alachuacounty.us>

Date: March 7, 2025 at 9:17:12 AM EST

To: cheesybananas@icloud.com

Cc: Candyce Reed < creed@alachuacounty.us, Latoya Gainey < lqainey@alachuacounty.us, qreqfl@att.net, "Jeffrey L. Hays"

<jhays@alachuacounty.us>, Mehdi Benkhatar < mbenkhatar@alachuacounty.us>

Subject: Re: Housing Development

Good afternoon, Ms. Lisca:

We do, indeed, have applications for a rezoning and comprehensive plan amendment for the subject properties. The application numbers are Z25-000003 (CPA) and Z25-000004 (Rezoning). I do apologize for you being provided with incorrect information previously.

These applications were submitted on Monday, February 24, 2025, and it does take us some time to update our list of applications.

While we are not yet at the development plan stage, I can answer the questions that you posed earlier. First, the development will be connected to central water service provided by GRU. This service is currently existing on the south side of SE Hawthorne Road. The subdivision will be required to extend water service into the development at its own cost.

The development will also be required to connect to centralized sewer rather than use septic systems. There is a sanitary sewer force main located on the north side of SE Hawthorne Road, and the applicant would be required to install any necessary improvements, such as a lift station, to support its connection to centralized sewer.

As a result of these requirements, we do not expect existing wells or septic systems, or any natural resources, to be impacted by the development.

You also asked about traffic on Lakeshore Drive. The County land development regulations require that the development provide an entrance on Lakeshore Drive, as well as on SE Hawthorne Road, and, likely, on SE 51st St. Given the location and the likely direction of travel to and from the west, it is unlikely that, except for a relatively short distance on the south end of Lakeshore Drive, there will be much additional traffic. Further, with the requirement for a connection point on SE Hawthorne Road, it is expected that much of the traffic will utilize this access point, rather than on Lakeshore Drive. The specifics of any of these connections would be identified based on an engineering study included with a development plan. That study will analyze any proposed connection to ensure that any necessary safety and operational improvement, such as turn lanes, are provided by the developer.

Again, I apologize for the incorrect information about this application. Please feel free to contact me directly with any questions that you may have in the future about this application.

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Chris

Chris Dawson, CPM

Principal Planner Growth Management 10 SW 2nd Avenue 3rd Floor • Gainesville • FL • 32601 352-374-5249 (office) • 352-681-7835 (mobile)

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Heather Hartman

From: workpherson@cox.net

Sent: Friday, February 21, 2025 8:20 AM

To: Permitting

Subject: Comments on Proposed East Gainesville Future Land Use Map Change

Comments:

- 1. It is inappropriate to place the higher density residential use/zoning near existing Commercial uses and replace existing Commercial zoning with residential. Put the higher density residential R-1a next to existing R-1A along the western boundary not in the SE corner next to BA zoning. As proposed, this change is a set up for future conflicts with existing neighboring commercial uses. Quarter acre lots or worse next to Business Automotive is not wise. I fail to understand how higher density lots would be "supported" by the nearby commercial uses. The only commercially zoned areas left are across a 4 lane (so people would drive there), are actually currently residential use (with residents who apparently don't even know they are zoned commercial) and I fail to see how the existing BA zoning "supports" nearby residents. Not wise now or in the future.
- 2. I don't know if it's appropriate to remove some of the only commercial zoning in east Gainesville. This side of town is economically depressed, is basically a food desert with little commercial activity. Further stifling that activity in the future by re-zoning limited commercial parcels may not be in the best interest of the community.
- 3. This comment is about future traffic increases. Any entryways/exits to the proposed neighborhood must be placed on the larger arterial road (SR20) not Lake Shore Drive. The traffic congestion on Lake Shore an entry/exit would create would be unacceptable (100+ housing units x 5? 20? Car trips per day?= 500 to 2000 car trips) and does not make sense from traffic congestion perspective. In addition the increased traffic would not be compatible with cycling, running, walking uses along Lake Shore. A non-motorized entry/exit would be better.
- 4. Conservation is the best use of the property. I'd support deleting commercial uses for Conservation.
- 5. The Garden Street/Adams developments on the web are extremely unappealing and NOT wildlife/environmentally friendly. This is NOT the community to come in and "Scrape it clean and build" as shown on the web. There will pushback from more than just neighbors. Go find a pasture.
- 6. Table this now. Go back to the campground (designed with a natural setting not paved pads with palm trees) or other use that is more compatible with the natural setting of Newnans Lake, a State Park across the street, a conservation easement to the east, sensitive water quality, areas that flood (which this development would make worse). I am very concerned about the likelihood of inadequate stormwater for this project. Lake shore was under water for weeks after Irma. If the dyke had not broken with the water moving from Newnans to Paynes Prairie, we would have been cut off from our houses (in Magnolia Estates) for MONTHS rather than weeks. As you may or may not recall 441 was under for months.
- 7. This project is a bad idea that I do not support.

Please send future notifications to me at 1716 SE 64th Way, Gainesville, FL 32641

Thank you for the opportunity to comment.

Kelly McPherson.



Fw: property development on lakeshore drive

From Chris Dawson <cdawson@alachuacounty.us>

Date Mon 4/7/2025 10:46 AM

To Mehdi Benkhatar <mbenkhatar@alachuacounty.us>

Cc Jeffrey L. Hays <jhays@alachuacounty.us>

Can you reach out, please?

Chris

Chris Dawson, CPM

Principal Planner Growth Management 10 SW 2nd Avenue 3rd Floor • Gainesville • FL • 32601 352-374-5249 (office) • 352-681-7835 (mobile)















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From: Anna Prizzia <aprizzia@alachuacounty.us>

Sent: Monday, April 7, 2025 10:43 AM

To: Susan Stewart

Slueskys@bellsouth.net>; Jeffrey L. Hays <jhays@alachuacounty.us>; Chris Dawson

<cdawson@alachuacounty.us>

Subject: Re: property development on lakeshore drive

Susan-

Thank you for reaching out. This item will be quasi-judicial, which means there will be a hearing where evidence will be presented that has too e the basis of our deciosn making. I would encourage you to consider requesting party status if you live near the site and feel you would be more impacted than the average resident. I have copied our staff on this email so they can assist you with that process and/or at least add you to a list to get updates about the timing for this hearing. Regardless, your email and comment will be part of the record for the hearing as well.

Sincerely, Anna

Anna Prizzia

County Commissioner County Commissioner's Office















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From: Susan Stewart <blueskys@bellsouth.net>

Sent: Sunday, April 6, 2025 4:41 PM

To: Anna Prizzia <aprizzia@alachuacounty.us> **Subject:** property development on lakeshore drive

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April 6, 2025

Dear Commissioner Prizzia,

Thank you in advance for reading my long letter.

I am strenuously opposed to the development of the parcel located at the corner of Lakeshore Drive and Hawthorne Road.

It is so close to the Newnan's Lake. Really close. Basically on the lake. This parcel does not have access to city water or Wastewater; the impact of 150 septic tanks and wells would be an environmental disaster. The land currently provides permeability – with 150 houses, driveways and streets the surrounding areas, including Lakeshore drive will have a higher occurance of flooding due to the lack of permeability. Lakeshore Drive now is an amazing two-lane road with heritage trees that take you back in time. The development does not consider the impact to the actual lakeshore and that road. The water no longer being absorbed by that land will flood Lakeshore Drive. It will probably affect 329B as well. Neither road will not support the kind of traffic that this development will bring.

The land is zoned Agricultural; it currently supports an unimaginable amount of wildlife. The impact on it would be catastrophic. It

supports deer, fox, raccoons, possums – also smaller mammals that are food for the Eagles, Osprey and Hawks. It supports a wealth of reptiles and birds.

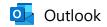
There is no way to mitigate the elimination of living space for the wildlife; there is no way to mitigate 150 septic tanks draining into the lake.

If that does not provide a convincing argument let me also say that there is every reason to hold onto our agricultural land as we try to be more food secure. Once the land is torn up, there is no going back. I hope you will agree, there is every reason to no to the development.

Best Regards, Susan Stewart

Gainesville, FL 32641

Cell - 352.316.5721 Office - 352.376.6720



Fw: 150 unit subdivision on Lakeshore Drive

From Chris Dawson <cdawson@alachuacounty.us>

Date Mon 4/7/2025 11:03 AM

To Mehdi Benkhatar <mbenkhatar@alachuacounty.us>

Cc Jeffrey L. Hays <jhays@alachuacounty.us>

And another.

Chris Dawson, CPM

Principal Planner Growth Management 10 SW 2nd Avenue 3rd Floor • Gainesville • FL • 32601 352-374-5249 (office) • 352-681-7835 (mobile)













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From: Anna Prizzia <aprizzia@alachuacounty.us>

Sent: Monday, April 7, 2025 11:01 AM

To: Thomas Stewart <beatniks@me.com>; Jeffrey L. Hays <jhays@alachuacounty.us>; Chris Dawson

<cdawson@alachuacounty.us>

Subject: Re: 150 unit subdivision on Lakeshore Drive

Thank you for reaching out. This item will be quasi-judicial, which means there will be a hearing where evidence will be presented that has too e the basis of our deciosn making. I would encourage you to consider requesting party status if you live near the site and feel you would be more impacted than the average resident. I have copied our staff on this email so they can assist you with that process and/or at least add you to a list to get updates about the timing for this hearing. Regardless, your email and comment will be part of the record for the hearing as well.

Sincerely, Anna

Anna Prizzia

County Commissioner
County Commissioner's Office
12 SE 1st Street, 2nd Floor • Gainesville • FL • 32601
352-264-6900 (office) • 352-681-2718 (mobile)













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From: Thomas Stewart <beatniks@me.com>

Sent: Saturday, April 5, 2025 6:01 PM

To: Anna Prizzia <aprizzia@alachuacounty.us> **Subject:** 150 unit subdivision on Lakeshore Drive

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It has come to my attention that a 150 unit subdivision is under consideration on Lakeshore Drive. I own 2 houses next to the Rowing Club and another in the Duck Pond. These are not rentals. I've lived in Gainesville for over 50 years and have seen what happens on these projects. An out of the area builder gets approval, they come in and mow all the trees down, stake off the lots and go back home until one is sold. Is the county going to put in sewers and city water or are we to have another 150 septic tanks and wells? I live out here on the weekends it is very quiet and dark, I would like to see it stay that way. At \$300 a square foot they are not going to be (buzz word) affordable housing.

Whoever votes for this project can be assured that my wife and I will make it a point to vote against you on the next election.

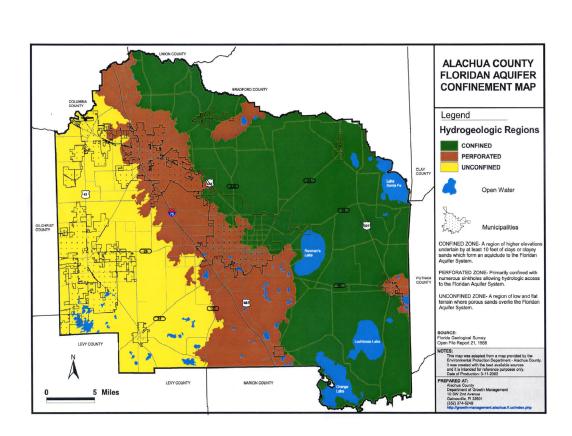
Thomas Stewart

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing via regular mail.

Sent from my iPad Tommy Stewart

Hydrogeologic Issues Discussion - Stephen R Boyes, P.G.

Figure 1. Floridan Aquifer Confinement Map, Open File Report 21, Florida Geological Survey, 1988.



The Degree of Confinement map currently adopted in the Comprehensive Plan- 2020 depicts aquifer vulnerability based on topography and thickness of the confining unit above the Floridan aquifer.

In this area, that of the proposed development, rainfall recharge waters do not rapidly migrate to the underlying Floridan aquifer.

Figure 1 is included to show that the proposed development/rezoning site is situated in an area of the county that is very different from properties located to the west and in much of the city.

Figure 2 is adapted from the USGS Topographic map and is presented to show the location of sand hill uplands in the area of the property proposed for intensive development.

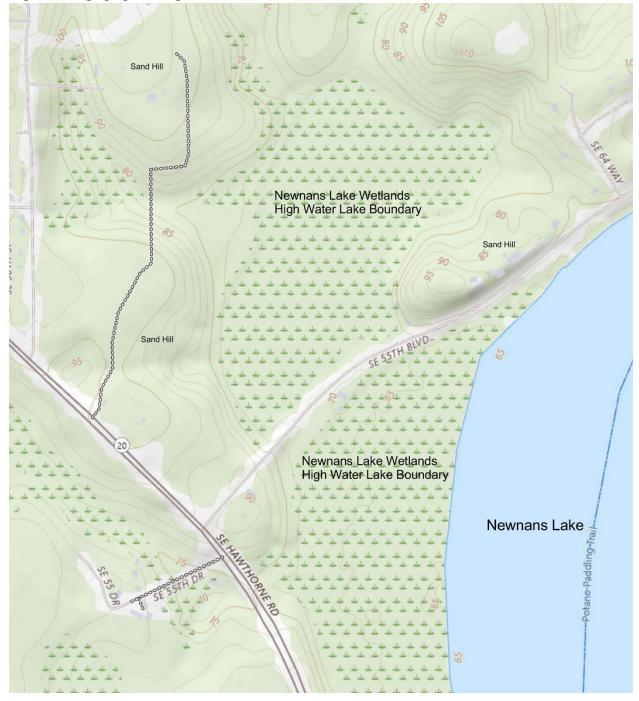
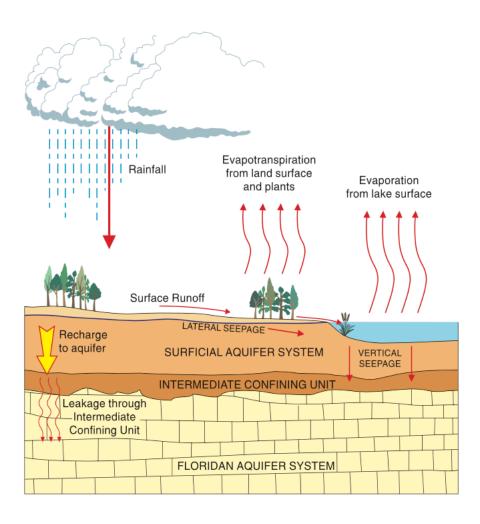


Figure 2. Topographic Map of area in which the Site is situated.

Prepared by Stephen R Boyes P.G. Florida License #184

Please note the sand hills, the wetlands, Newnans Lake and SE 55th Blvd. (Lake Shore Drive).

The proposed development area contains sand hills that are highly conductive (very permeable) and very effectively capture rainfall recharge. These sand hills generate little to no runoff from large (2-3 plus inch) and significant rainfall events. The sand hills capture the rainfall with little to no runoff and recharge the surficial aquifer. The surficial aquifer then discharges its stored water very very-slowly to the Newnans Lake wetlands located north and east of the site. The sand hills in all essence act as a surficial aquifer ground water storage system, a battery so to speak, that slowly discharges water to the wetlands and the lake.



The proposed project will cover the sand hills with a very intensive development, four units per acre, including roads, driveways and structures. The change in land use will create a substantial impermeable surface which will change the hydrology in the immediate area resulting in a diminished surficial aquifer.



To cap the sand hills with impermeable development would profoundly diminish rainfall recharge and greatly reduce the storage capacity of the surficial aquifer. The aquifer would be diminished and its slow release of ground water from storage would be slowed and lost. Such a change would increase the flood risk to Lake Shore Drive.

Experience of the 2017 hurricane Irma indicates this area will flood and strand the residents of Lake Shore Drive from Hawthorne Road.

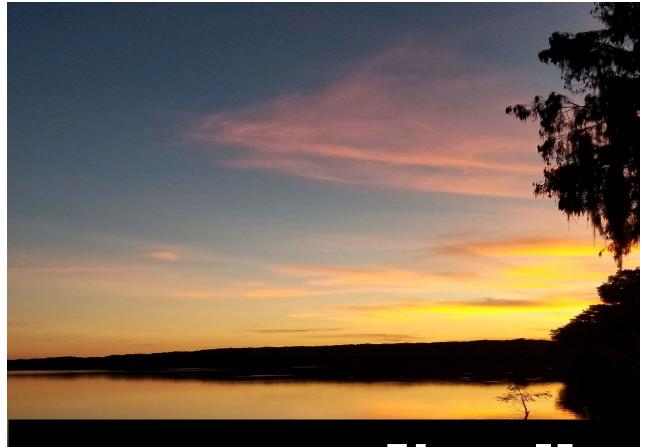
I recommend the intensity of development, for the proposed site, be less than what is being requested. In my opinion changing the land use to anything greater than one unit per acre would result in increased flood flashiness to Newnans lake and Lake Shore Drive.

I recommend denial of the proposed planning and zoning changes for these petitions.

Stephen R Boyes, P.G. Hydrogeologist Florida Professional Geologist License Number PG184

Date: 4/11/2025





About Us

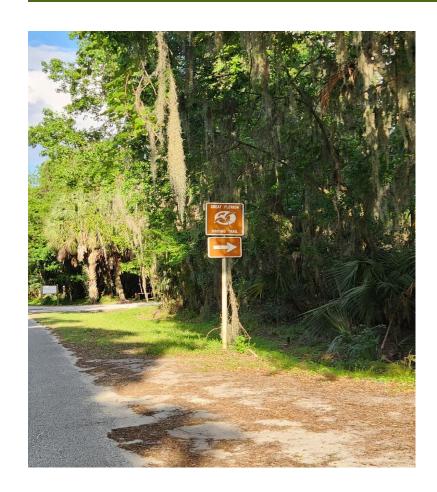
We are a large group of deeply affected homeowners from the Magnolia Estates, Newnan's Lake Homesites, Green Grove & Ranel neighborhoods which surround the proposed development on all sides.



What We Believe We Are Losing:

- The last remaining contiguous upland habit for wildlife at the southern end of the East Side Greenway corridor, lying directly across Hawthorne Rd from Paynes Prairie
- The low-light, low-noise character of the area that is so critical to the wellbeing of our human and animal neighbors alike (and bugs, too!)
- A well-maintained yet still improving cypress "swamp", already under conservation easement with the State – a critical feature against runoff into Newnan's Lake
- Any chance at ever truly improving the water quality of Newnan's Lake (aka Lake Pithlachocco)

Just Some of Lakeshore Drive's Many Existing Recreational & Conservation Features ~









The Problems











Incompatible with Existing Development

Primarily rural, longexisting neighborhoods on ¼ lots or larger, interspersed with large tracts of agricultural lands and wetlands

Incompatible with the County's Comp

Increases density in a sensitive ecosystem by leapfrogging over many parcels already available & zoned for development that are closer to the urban core

Creates Negative Impacts to Scenic Lakeshore Drive

Increased traffic will endanger passive recreationalists, runners & cyclists along a part of the Great Florida Birding and Wildlife Trail

Degrades An Already Eutrophic Newnan's Lake

Drainage trenching in the last 100 years has already made Pithlachocco "Gainesville's Retention Pond" even though it is still a beloved fishing spot for Fast Gainesvillians

Truncates the East Side Strategic Greenway

As the County pursues a Morningside-to-Paynes Prairie Corridor for wildlife, this development would take one of only two through-options off the table

Existing Neighborhoods







Size

Character

Need

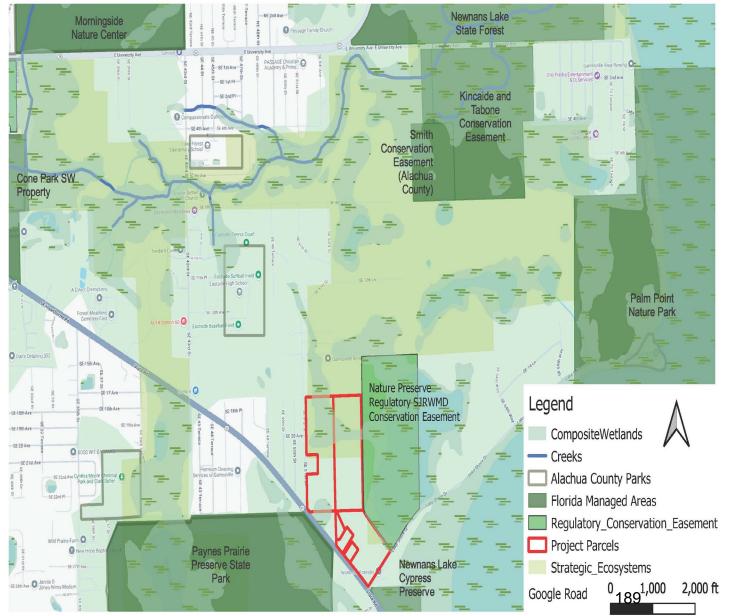
None smaller than on ¼ acre lots; the only neighborhood directly on Newnan's is composed of less than 20 homes on lots greater than 1 acre

Rural in character; mostly unpaved; minimal overhead lighting; self-maintaining

Affordable housing, food shopping options & employment opportunities are needed but continue to go unaddressed



Ecological Setting Hawthorne Road Large-Scale Comprehensive Plan Amendment (Z25-000003)



The County Comp Plan

Current Zoning



Agricultural, Residential Estate, Single Family 1-2, Conservation

Proposed Zoning



Single Family 4-8, Conservation

Winners & Losers



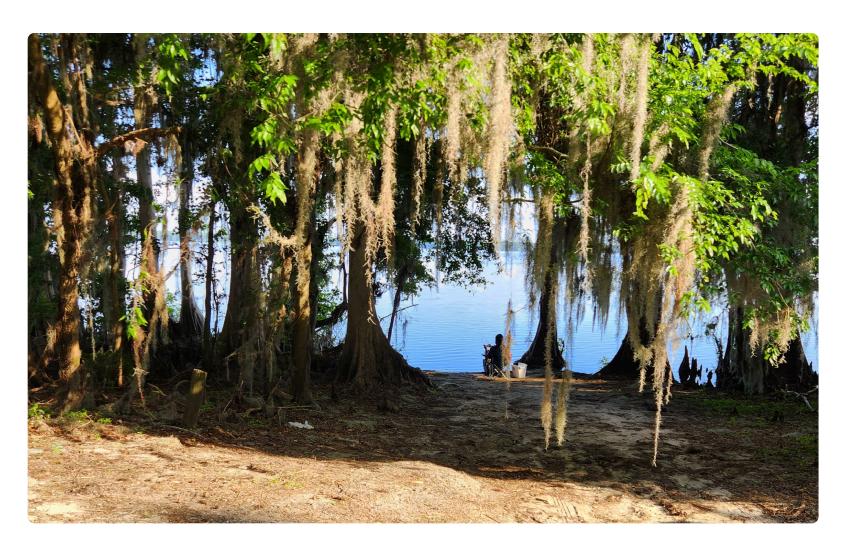
Winners: Speculative Development Interests

Losers: Neighbors, fisher-folk, birders, hikers, cyclists, wildlife, & Lake Pithlachocco itself

Impacts to Scenic Lakeshore Drive

Potential negative impacts from increased passenger & service truck traffic include:

- Safety concerns for neighbors and recreational fishermen who frequently walk along the narrow two-lane roadway
- Road degradation from increased usage; the road is already in poor condition from little to no County maintenance and from Hurricane Irma's inundation
- Increased instances of flooding due to the loss of permeable surface in the proposed development area and potential congestion of the adjacent wetland with exotic invasive plant species
- Drone Video of Lakeshore Drive Flooding after Hurricane Irma in 2017:
- https://youtube.com/clip/Ugkxp3qUIa3XCif VaYObaa3B95r4uqnEEUdS?si=wmYp0yMtV hf9p-xF





Flooding Impacts

Hurricane Irma is no longer considered a hundred year weather event...

- Magnolia Estates and Lakeshore Homesites were completed flooded in along East University Avenue AND Lakeshore Drive for almost 14 days
- Neighborhoods had no power or internet until floodwaters had subsided and line repairs could be made (thanks to mutual aid from NC's Pike Electric!)
- Elderly neighbors in particular were impacted; only a few neighbors' vehicles were able to make it in and out via off-road means to bring them much-needed supplies





Salvaging packages from a disabled UPS truck on Lakeshore Drive immediately adjacent to the proposed development area -

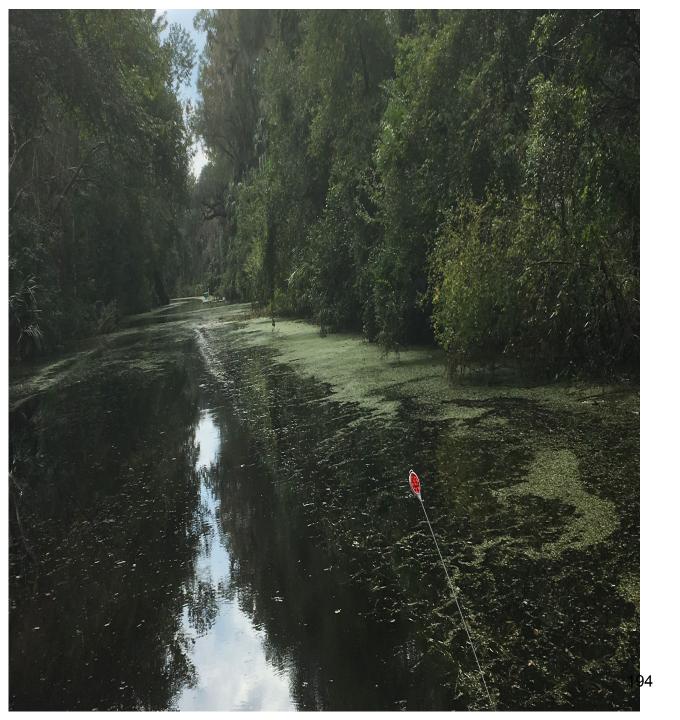


Hurricane Irma 2017- During & After the Flood

Lakeshore Drive looking north from Hawthorne Road

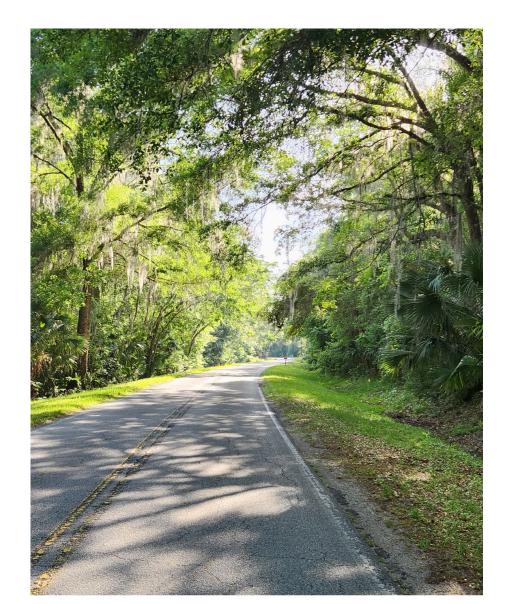
at the north end of the proposed development site





Hurricane Irma 2017 – During & After

Lakeshore Drive looking South, less than .5 miles from proposed development

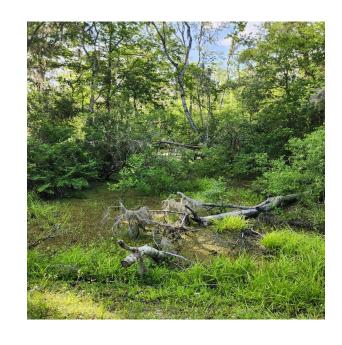


Impacts to Imperiled Newnan's Lake (Pithlachocco)

"Potentially the most eutrophic lake in the state..."







Creeks

Ephemeral/seasonal creeks and ponds permeate the proposed development parcels

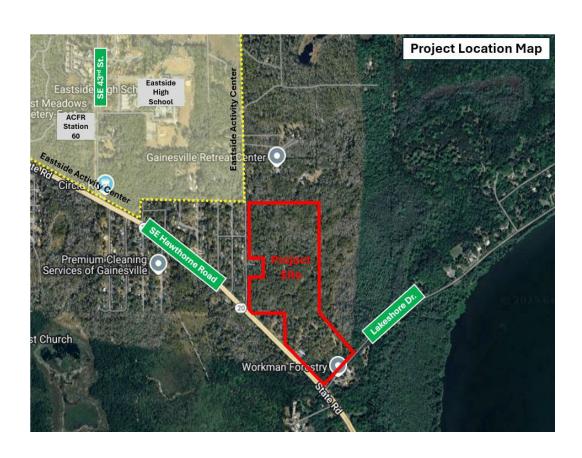
Cypress Swamp

Cypress swamp wetlands surround the proposed development parcels around 2/3 of their total area 195

Runoff

Proposed development parcels slope downward towards the swamp, insuring contamination by runoff & invasives

East Gainesville Greenway ~ Where Does It Go?





Issues of Notice from the County/Developer

Short notice, if any at all...



Alternative Development Sites:

How we CAN grow in the future:

Hawthorne RD

- 2400 SE Hawthorne RD 5 acres
- 2725 SE Hawthorne RD 15 acres
- 2901 SE Hawthorne RD 13 acres
- 3201 SE Hawthorne RD 12 acres
- 4330 SE Hawthorne RD –
 42 acres

East University AVE

3100 East University AVE
 - 61 acres



SE 43rd ST

• SE 12th & 43rd – 5 acres



The Existing Newnan's Lake Community:



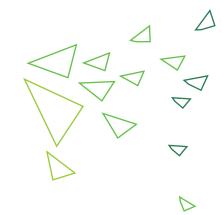
What do we need?

- Employment opportunities & economic development
 - A grocery store and/or farmer's market
 - Truly affordable housing in a variety of living styles: single family starters, duplexes, townhomes, transitional living for seniors and the disabled
 - Bus lines running down Hawthorne Road to Lakeshore Drive and down East University Avenue to Lakeshore Drive

What do we want?

- No new urban cluster-style market rate developments
 - The County Commission to stick to it's own Comp Plan, or better yet, consider increasing restrictions on future developments in the East Side Greenway
 - The protection of Newnan's Lake and the East Side Greenway's abundant wildlife, threatened plant species, archeologically significant lands & current water quality levels (or better!)

Neighborhood Contacts:





Paul Pritchard

Lakeshore DR neighbor Email: pritchardp@aol.com



Kelly McPherson

Magnolia Ests. neighbor Email:

mcperson360@gmail.com



Dan Smith

Green Grove neighbor Email: Enpowr@aol.com



Rebuttal to

Large Scale Comprehensive Plan Amendment
Land Use Change Application and the Rezoning Application
Justification Report for Hawthorne Road Rezoning (Z25000004)

Justification Report

April 10, 2025

Compatibility Analysis

The proposed change is not consistent with the Comprehensive Plan.

Policy 1.3.2.2 Estate Residential -The Estate Residential designation, with a maximum density of one dwelling unit per two acres, shall only be located in the urban cluster on properties adjacent or near Preservation areas, as identified on the Future Land Use Map, as a transitional land use to higher intensity or density urban development.

There is a reason that the Future Land Use Designation is Estate Residential on Parcels 16185-000-000 and 16194-000-000: they are immediately adjacent to a Conservation Easement (the SJRWMD regulatory conservation easement adjacent on the east of the proposed project) and within 1600 ft of Newnans Lake and even closer to the lake's buffering wetlands. In addition to Newnan's Lake, the following preserved/conserved areas are within 1 to 1.5 miles of the project: Paynes Prairie, Newnans Lake Cypress Preserve, Newnans Lake State Forest, Earl P. Powers Boat Ramp, Palm Point Park, Moringside Nature Center and 3 privately held conservation easements two held by Alachua County and a Regulatory Easement held by SJRWMD. The people who crafted our Comprehensive Plan clearly recognized the value of very low-density development adjacent to important ecological resources and recognized the concept of a buffer of land uses between incompatible or vastly different intensity uses. We have the well-known effects of neighborhoods on natural areas ranging from pollution (light, noise, hydrocarbons, increased nutrients, invasive exotic plant invasion etc.) to impacts of pets and people on wildlife, but we also have conflicts at the wildland/urban interface – flooding, wildfire, and conflicts with wild animals to name some. This idea of less dense development in this interface is very valuable.

Placing even low density residential LDR in an area currently zoned agriculture with a FLU of estate residential is inconsistent with the Comprehensive Plan. These densities, 8 times higher than that allowed by the current Future Land Use Map and 20 times higher than densities allowed by current zoning maps is unwise and damaging so close to the Green Infrastructure of East Gainesville.

We have an out of state developer who is asking you to disregard these carefully considered plans. Please honor the thought and care that went into these planning efforts and reject the Future Land Use and Zoning changes.

Public Facilities / Level of Service Analysis

Traffic -

P9. - The traffic analysis fails to use the metric specified in the Comprehensive Plan Principle 2 - MILES. Removing Commercial FLU is not Consistent with the Comprehensive Plan as in the long-term miles traveled will increase as a result of deletion of "non-residential entitlements". I was under the impression that the County encouraged village center-type development.

PRINCIPLE 2

TO REDUCE **VEHICLE MILES** OF TRAVEL AND PER CAPITA GREEN HOUSE GAS EMISSIONS THROUGH THE PROVISION OF MOBILITY WITHIN COMPACT, MIXED-USE, INTERCONNECTED DEVELOPMENTS THAT PROMOTE WALKING AND BICYCLING, ALLOW FOR THE INTERNAL CAPTURE OF VEHICULAR TRIPS AND PROVIDE THE DENSITIES AND INTENSITIES NEEDED TO SUPPORT TRANSIT.

Removal of "non-residential commercial entitlements" will do exactly to opposite of what is claimed. All of the persons living in these neighborhoods will have to drive farther to get essential goods than if it was provided locally, for instance food and fuel, generating MORE vehicle MILES on our roadways thereby INCREASING the demands on taxpayer dollars to fund repair of roadway wear and tear.

All of the calculations on page 9 fail to account for miles NOT driven by current residents if there was a "shopping plaza" on this location. Current and future residents in and outside the urban cluster and generally on the east side would not have to drive 4 to 5 miles or further to the nearest grocery store.

This imaginary exercise assuming a shopping plaza on this location is incomplete. This analysis is based on the most? intensive use of the property allowed, at some unspecified point in the future comparing it to something proposed in the near future. The number of -10,527 ADT (-84%) is misleading and imaginary. Over what time frame is this projection? What are the

underlying assumptions? This idea of "trip generation" is odd to the non-transportation expert – almost a build it and they will come mentality and it seems focused only on the immediate surroundings of the property in question rather than the overall effect on our transportation network, which seems to me the point of Principle 2.

The use of trips generated for traffic calculations seems simplistic and does not consider the range of possible future uses of the Commercially zoned areas. For instance – shop/office space for trades people, businesses geared toward the green infrastructure and recreation on the east side – tackle shops, canoe liveries. The entire property was at one point proposed as a campground.

What makes sense is an analysis of current conditions and projected growth in and outside the Urban Cluster that analyses MILES TRAVELED for the "Shopping plaza" scenario by current and future residents of the East Gainesville community over a series of time frames i.e., currently, after build out of the proposal, and after 5, 10 years. There should also be analysis of other possible uses of the site that fall within commercial uses of differing intensities.

This idea of trips generated and the idea that deleting commercial uses reducing trips ignores the effects of changes in land use on the rest of the community both inside and outside the urban cluster in the future.

Removal of "non-residential commercial entitlements" is counter-productive and inconsistent with Transportation concurrency goals in the long term. This application FAILS to prove otherwise.

Drainage-

Only considering what happens on the parcels in question is myopic at best.

Fact: Lake Shore Drive Floods cutting off residents from their homes.

Vesting the landowner with development entitlements without thorough study is irresponsible.



Image in 2017 only feet from the proposed development on the south end of Lake Shore Drive. Local resident waiting with canoe to travel home.

Current residents request that a comprehensive hydrologic model considering not only the site-specific requirements (the only thing considered in this application), but the effects on proposed changes on current residents' ability to reach their homes be undertaken PRIOR to handing out entitlements via Future Land Use and Zoning changes that could endanger residents' ability to reach their homes. This modeling effort must consider actual data points of high-water elevation experienced in the past. Changing future land use from 1 unit per 2 acres to the higher densities (up to 4 per acre – 8 times higher than the current allowable densities under the current FLU map and 20 times higher than current zoning) with paved streets, sidewalks and other impervious surfaces must not affect current residents' abilities to access their properties or increase flooding off property. We are concerned that that proposed filling of mapped floodplain (as shown on the proposed project plat map) on the subject acreage will increase flooding elsewhere. We request that land use with the various scenarios of impervious surface that would be allowed by requested changes, be undertaken with ground truthing of historical data points of high water before considering the FLU change.

Again, vesting the landowner with development entitlements without thorough study is irresponsible.

Mass Transit-

The nearest bus stop is 1 mile away. No other mass transit is available.

Urban Sprawl Analysis

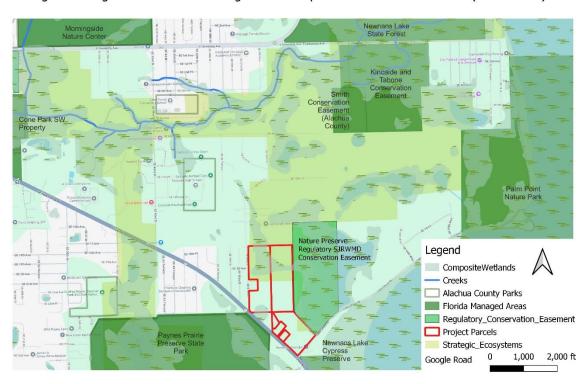
1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Rebuttal Response:

A. Development in the manner proposed causes harm to the Newnans Lake Greenway and the interconnectivity of currently preserved/conserved natural areas.

There are only 2 remaining places to form the Eastside Greenway connection from Morningside/Newnans Lake State Forest to Paynes Prairie. The parcels under consideration are one of those connections. Paynes Prairie Preserve is immediately adjacent to SR 20 to the south of the proposed changes and dense development and neighborhoods flank the parcels to the west cutting off meaningful access that way. Preservation areas to the east, which are largely wetland have value for connectivity for some suites of animals, however, a preserved upland connection is lacking. This parcel could provide the Eastside Greenway connection and it is flanked to the east by a conservation easement,





which is also largely wetland. If this parcel is developed, especially in the manner proposed, only one connection with uplands is available decreasing the chances that any permanent greenway will be established. If the parcels remain in the current Future Land Use- 1 per 2 acres this important greenway protection would be closer to fruition and could possibly functionally exist under such densities especially with clustering.

- B. The Proposed development will harm the already "impaired" water quality in Newnan's Lake. Exposure of phosphorus rich Hawthorn deposits during construction and nitrogen inputs from lawns will affect adjacent conservation easement wetlands that flow directly into Newnans Lake. This is counterproductive with regard to the County, City and State's efforts to improve water quality in Newnan's Lake. The water in the lake has been in "impaired" status for over a decade. Currently, Alachua County Newnans Lake System Comprehensive Restoration is a project to request funds to clean up the lake. Intensive development as proposed on these parcels will negatively affect the goals of cleaning up Newnan's Lake water quality and places further burden of clean-up of additional nutrient inputs on taxpayers. Preserving the lower density buffer adjacent to the Lake is critical for meeting water quality goals.
- 4. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

<u>Rebuttal Response:</u> The proposal decreases the diversity of land use and further limits future diverse development. This development is certainly an example of leap frog development. It is at the very edge of the Urban Cluster and many parcels closer to the core of urban services are available for development and for sale. There are very few businesses anywhere near the proposed development and the housing proposed is not affordable to most current residents of the east side.

I would argue that the proposed development is a low density, single dimensional development.

P. 14

1. "Promotes, allows or designates significant amounts of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Response: The proposed map amendment allows development at urban densities, as defined in the County Comprehensive Plan. In addition, the map change and reconfiguration will help facilitate the development of the land with the needed residential housing units.

Rebuttal Response: There is no incentive to change the Comprehensive plan for this development. This application requests low intensity, "low density", and single use development. They want to build one type of housing with no village center. If the land were developed as now mapped (FLU and Zoning) putting units in the currently zoned Low Density Residential they would have to cluster units in areas already zoned for such. Doing so would require a smaller footprint, more dense housing in LDR. The remaining acreage could be developed in the 1 per 5 scenario. The type of housing under the current FLU map in LDR would likely have to be smaller or multi- family housing in order to fit (due to presence of wetlands and un-buildable area) and therefore more affordable-type housing. This scenario is what is envisioned in the current Comprehensive Plan. They can already get 131 units on the properties as it is currently mapped as they state themselves.

The configuration of wetlands plus the 75-foot wetland buffer almost precludes development north of where the proposed set aside/conservation zoning is located. Current code protects much of those areas because they are wetlands even without zoning/FLU changes. The buildable area of the 8 acres of Hardwood/Coniferous mixed forest northeast of the wetlands shrinks once the 75-foot wetland buffer is applied. This area would require wetland impacts to access and develop. These additional impacts would presumably require mitigation and further preservation of area plus much additional expense. It is not low hanging fruit for development.

2. Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Response: The subject property is not located in a rural area. The property is located in the Urban Cluster, which is defined in the County Comprehensive Plan as areas that are appropriate for urban development. In addition, public facilities needed to support development, including water & sewer services and a high school (Eastside High School) are proximate to the property. Existing centralized public utilities are available to serve the site and connections to such utilities will be provided.

<u>Rebuttal Response:</u> This project is NOT located in an "urban area" despite the map designation. This project certainly leap-frogs available commercial parcels to place development as far as possible from actual urbanized areas, while still being in the Urban Cluster. There are no other parcels within the Urban cluster that are farther east and farther from actual urbanized areas

than this one. This project is far from essential services and from existing urbanized areas. The closest convenience store is 0.8 miles away. The closest bus stop is nearly 1 mile away. The closest grocery stores are 4 miles away, with the next closest 5.2 miles away.

The following parcels are for sale closer to the urban area and services:

07872-014-000, 10901-000-000, 16146-002-000, 07263-000-000, 07264-002-000, 07147-001-000, 07142-004-000

The application repeatedly asserts that the proposed housing will support non-residential uses by providing housing opportunities for the employees of local businesses and without evidence. (p. 14 item 4, P. 16 Item 11)

Please provide data showing what local businesses and jobs are available in the immediate vicinity with the estimated pay and provide evidence that proposed "market rate homes" (a term used in the neighborhood workshop and which I understood to mean \$250,000 plus homes) will be something that employees of these businesses can afford. It is not.

Consistency

Economic Element

Policy 1.1.9 Consistent with Energy Element Policy 3.1.4, Alachua County shall promote redevelopment and infill within the Urban Cluster. Recognizing that such redevelopment and infill is an efficient use of land, infrastructure, energy resources, and existing public services, redevelopment of existing sites and buildings shall be encouraged.

Consistency: The subject property is located within the designated Urban Cluster and as such, is consistent with what this policy was intended to promote – infill development that efficiently utilizes land, infrastructure, public services, etc.

<u>Rebuttal Inconsistent with the Comp Plan</u> – this development is located at the very edge of the urban cluster in an area that has rural characteristics adjacent to important natural resources. It does not aim to minimize footprint and is not an efficient use of land, it is not infill.

Policy 3.4.1 All applications for land use change, zoning change and development approval shall be required to submit an inventory of natural resource information.

Consistency: The application includes an inventory of natural resource information for the site.

Rebuttal

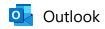
The inventory failed to locate several significant species located on the property including State Endangered Etoniah rosemary (*Conradina etonia*) and State Threatened milkvine *Gonologus suberosus*.

This application fails to show consistency with the comprehensive plan, makes assertions not backed up with relevant data and has a parcel-centric view of many policies that are meant to be viewed in the context of the project's surroundings (i.e., pollution of the lake and nearby conserved and preserved lands, i.e., Green Infrastructure, affordable housing, and traffic issues).

Reject the requested changes to the Future Land Use designations and reject the requested zoning change.

Kelly McPherson

Nearby Resident and Co-Owner of Workman Forestry (with Thomas Workman)



draft presentation submittal Paul C. Pritchard 4.11.25 to PC staff

From Paul <pritchardp@aol.com>

Date Fri 4/11/2025 11:15 AM

To Mehdi Benkhatar < mbenkhatar@alachuacounty.us>

Cc Gary Brooks <gary@bbi-cm.com>; Dan Smith <enpowr@aol.com>; Lesa Holder <lesaholder@yahoo.com>; Kelly McPherson <workpherson@cox.net>; Greg DeLong <gregfl@att.net>; DAVID C. SR WILLKOMM <willkomm_d@bellsouth.net>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mehdi

The following is a draft of my presentation as requested by your office. As this is a draft and we have raised questions with your office, I reserve the privilege to amend my comments.

Sincerely,

Paul

Draft Presentation Paul C. Pritchard II

April 11, 2025

I am Paul Pritchard and reside with my wife at 6210 Lake Shore Drive. Our community learned about the proposed development at the corner of Lake Shore Drive and Hawthorne Road largely by accident after the planning workshop had been held.

Since then, residents of our communities have had three meetings and have prepared a letter signed by over 50 residents opposing the project.

Our conclusion is that this does not comply with the comprehensive plans 16 elements. Given the time, I will only respond to a few of those elements.

First this is not "orderly and efficient". The current land use is agriculture zoning which is in keeping with the current land use pattern. I own 17 acres of which a portion is zoned agricultural, as many other residents. To place a residential complex of over 140 homes is contrary to the existing neighborhood.

Second, for this development proposal to be legally in order, because it is currently zoned agriculture, the developer would have had to apply for a Planned Unit Development. currently, only two units can be built on the site. This was clearly stated in an email dated June 22, 2017 and reaffirmed in her email of April 15, 2019 from Missy Daniels to Dan Smith, a prospective developer of the 30 acre parcel, "16185-000-000- though this 30

acre parcel is part of an old plat, the entire lot has been one lot in common ownership and the lots shown on the old plat do not meet road frontage requirements. You could, therefore, split this parcel one time creating two lots before you had to meet the subdivision regulations." (see Reference Material below)

Therefore, according to planning code requirements, in order to change from agricultural zoning, the proposed development would need to be a planned unit development.

The community supports the two lot concept outlined by Missy Daniels. Further, the community opposes the proposed development density or a planned unit development.

Third, a subdivision of this magnitude will violate the Preservation designation of the area. It will adversely affect the watershed that is part of the property and other adjacent properties. A development of this size will destroy the wildlife corridor that connects our community with Newnan's Lake and the Paynes Prairie watershed.

Further, this is one of the most significant archeological areas in the county. As you may know, this was the home area of native tribes. The grounds are covered with artifacts including the site of over 100 dugouts used next door on Newnan's Lake.

Lake Newnan is the home of national fishing events, rowing competitions and other recreational activities. Many cars and buses with competitors travel the road, fishers daily park along the road, bird watchers enjoy Palm Point Nature Park, designated as the best birding park in the county by the National Audubon Society. The added traffic and construction activity is not in keeping with the community.

Fourth, regarding public facilities, the schools, fire department, and other facilities are miles away. Run off from the proposed roads, houses and construction will further add to the problems of Newnan's Lake.

Fifth, housing of the proposed site is not low-income housing, it is not close to jobs and services. For example, the closest full-service grocery store is Walmart's on Waldo Road. The former grocery store closed and is now occupied by the county sheriff's office.

We conclude that the Planning Commission should not approve this proposal and request that the two lot concept be retained.

Reference Material

---- Forwarded Message -----

From: Missy Daniels <mdaniels@alachuacounty.us>

To: Dan < enpowr@aol.com>

Cc: Holly Banner < hbanner@alachuacounty.us>

Sent: Monday, April 15, 2019 at 08:59:23 AM EDT

Subject: RE: Parcels 16194-000-000 and 16185-000-000

Hi Dan,

Two years went by quickly. Yes, parcel 16185-000-000 may be split one time without going through the subdivision process. You would need to apply for a lot split exception on this parcel since it does not have road frontage. You would also have to demonstrate that you have legal access to both lots created. The fee for the lot split application is \$220.00. Holly is this something we can email him?

Missy

Mari K. Daniels, AICP

Interim Director

Alachua County Growth Management

10 SW 2nd Avenue, 3rd Floor

Gainesville, Florida 32601

352-374-5249, ext. 2364

www.alachuacounty.us

From: Dan < enpowr@aol.com>

Sent: Thursday, April 11, 2019 12:15 PM

To: Missy Daniels < MDaniels@AlachuaCounty.US>

Cc: slachnicht@alachuacounty.us; Holly Banner < hbanner@alachuacounty.us>

Subject: Re: Parcels 16194-000-000 and 16185-000-000

Hi Missy. Can't believe its been nearly 2 years!

213

Please confirm my understanding that #16185-000-000 can only be split one time into two parcels provided that access is provided for each.

Dan Smith

----Original Message----

From: Dan < enpowr@aol.com>

To: MDaniels < MDaniels@AlachuaCounty.US>

Cc: slachnicht <<u>slachnicht@alachuacounty.us</u>>; hbanner <<u>hbanner@alachuacounty.us</u>>

Sent: Tue, Jun 27, 2017 9:49 am

Subject: Re: Parcels 16194-000-000 and 16185-000-000

Missy,

Thank you for the information. Since this is different from my understanding based on the Green Mansions pre-application meeting, I just want to confirm that even though parcel 16185-000-000 is platted as three 10-acre lots so that no new lots would be created if it was divided into the platted lots, this is not something that could be done short of creating a subdivision subjected to subdivision regulations.

If this is the case, and as such, would apply to all future owners of this parcels, I will no longer pursue the purchase of the two parcels. Since my main concern has been the protection of this property from higher density development, I will take comfort in the fact that the county land use regulations combined with the strategic ecosystem designation offer adequate protection of this property.

Again, I want to thank you and Steve for your analysis and information.

----Original Message----

From: Missy Daniels < MDaniels@AlachuaCounty.US>

To: Dan < enpowr@aol.com>

Cc: Steve Lachnicht <slachnicht@alachuacounty.us>; Holly Banner <hbanner@alachuacounty.us>

Sent: Thu, Jun 22, 2017 5:00 pm

Subject: RE: Parcel # 16194-000-000

Dan,

We have reviewed the 30 acre parcel (parcel number 16185-000-000) and the piece you want to split out of parcel number 16194-000-000. Below are potential options based on our discussions and your emails:

16185-000-000- though this 30 acre parcel is part of an old plat, the entire lot has been one lot in common ownership and the lots shown on the old plat do not meet road frontage requirements. You could, therefore, split this parcel one time creating two lots before you had to meet the subdivision regulations. You would need to apply for a lot split exception on this parcel since it does not have road frontage. You would also have to demonstrate that you have legal access to both lots created. The fee for the lot split application is \$222.00

16194-000-000, the parcel with residential and commercial - you have two options on this parcel. You could combine the part you want to purchase with your lot to the north, parcel number 16194-003-000, and create a lot with proper road frontage. This would not be a lot split but a reconfiguration of two lots - 16194-000-000 and 16194-003-000. You would need a driveway connection permit, but not a lot split exception. The fee for this would be \$175.00 and would be required at the time someone comes in to apply for a building permit on the property. Alternatively you could split the part you want to buy out of 16194-000-000 and do a lot split exception for this lot as well since the lot you would create would not have proper road frontage. You would have to do this even if you increased the road frontage you purchase to 100 feet (minimum needed is 250 feet). This application would have to be submitted by the current owner of the property prior to dividing the lot.

So of this total 40 acres you could get three legal lots before having to meet the subdivision regulations.

If you want to cluster homes on one of the lots this would be considered a subdivision and you would need to go through development review. There are allowances for allowing these homes to access a private drive if you are only building a small number of homes. This would also require connecting to water and sewer. You should contact GRU to investigate the feasibility and cost of this.

I believe this addresses the issues you emailed or we discussed the other day. Let us know if you have any questions about this.

Missy Daniels, AICP

Principal Planner

Alachua County Growth Management

10 SW 2nd Avenue, 3rd Floor

Gainesville, Florida 32601

352-374-5249, ext. 2364

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Missy Daniels, AICP

Principal Planner

Alachua County Growth Management

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Home Alachua County

Please Don't Be Fooled by Clever "Friends"

This project is not what some people want you to think that it is. Please allow a 30-day adjournment to fully explain this statement and offer an alternative use for this property which resolves all of the following issues.

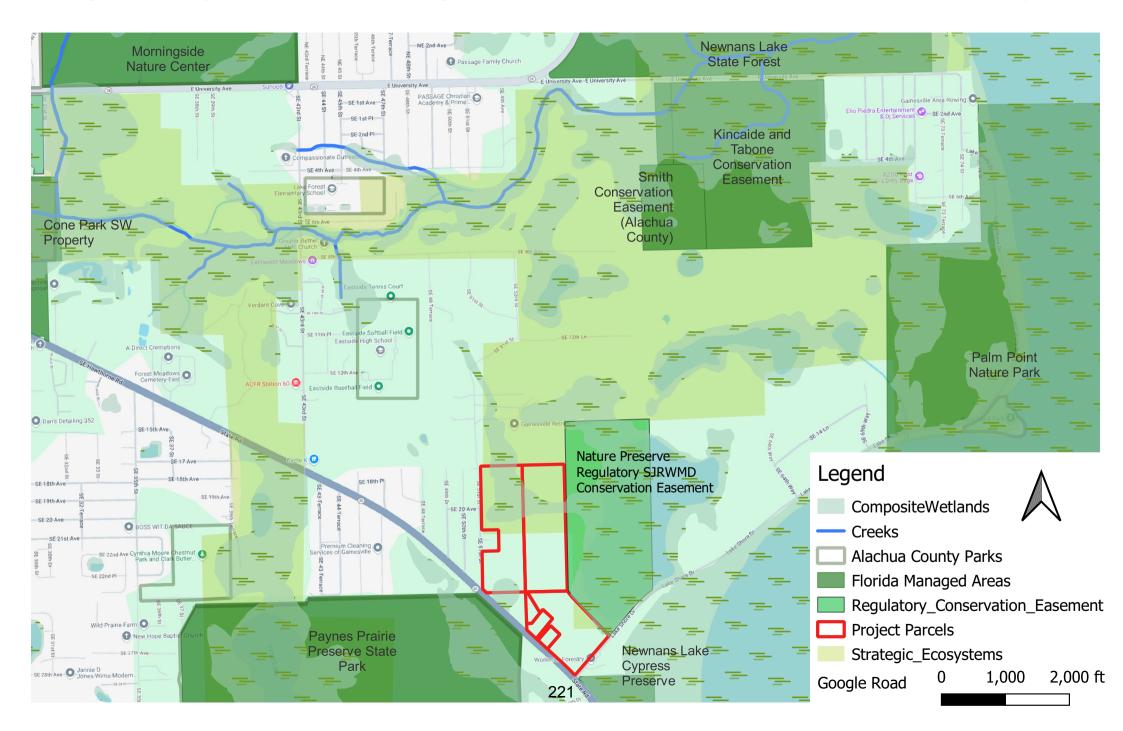
- 1. The Comp Plan amendment and rezoning is not wanted on the Eastside. It is not what Eastside wants or needs. As you will hear, Eastside residents clamor loudest for Jobs and food markets, not another housing project. The amendments do the opposite and eliminate the commercial/business opportunities.
- 2. The amendment and rezoning are not "compatible" with the future land use plan as stated by Growth Management "public servants" and EPD staff have not received any of the required final reports and surveys to assess the compliance with environmental regulations. No "ground truthing" has been done and no study has been made of known surface and ground water contamination areas on the property. (The prior boat sale and service business, dump sites and arsenic bathing operations are known to exist on the property, and some continue to be obviously visible today)
- 3. This is not a typical or normal development plan. Per EPD management it is "not normal" for the developer not to own the property at this stage. The so called "planned development" application and required documentation does not exist. There is no basis for Growth Management, EPD, and Public Works to offer any opinion on this project at this stage. Its "compatibility" with the county's requirements and objectives are yet to be determined.
- 4. A portion of this property was identified 40-years ago as Strategic Ecosystem by Alachua County (See map). It is within or adjacent the Eastside Greenway and nearly everyone now agrees that it was a mere oversight not to extend the Eastside Greenway to encapsulate all this property. The Paynes Prairie State Park is located across the street from this property and multiple efforts are currently underway to create a wildlife corridor between Morningside Nature Center and the state park using a portion of this property.

In addition, two local environmental non-profit groups have initiated talks to organize the purchase of this property to add to the neighboring 91-acre conservation area (currently in private ownership) to create a new and amazing 170-acre conservation area

- for the local community. An offer to donate the 91-acre portion has already been accepted by one of the non-profit groups.
- 5. The developers have stated that they selected this property because there is no other property available for this project closer to downtown Gainesville. This is a false statement. By information and belief, the reason that they selected this property is because it is cheap relative to all other properties currently zoned for this type of subdivision. Based on prior asking prices, the developer has optioned this property for roughly \$10,000 per acre.
 - There is a huge amount of vacant land on the eastside within 5 miles of downtown Gainesville. The market prices for all these other properties start at four times \$10,000 per acre and increase to over \$250,000 per acre. The problem the developers seek to avoid is having to pay the market price for any of these other properties. They want to buy low and minimize their upfront costs. No shame in that, however, there is a problem. 41-acres of this property is correctly zoned Agriculture.
- 6. Number 5. above brings us to the real reason the developer seeks to change our Comp Plan and rezone. Adams Homes gets to buy \$3,200,000 property for \$800,000. In fact, per EPD officials, due to the preliminary state of their development permit, the developer could get the rezoning and then turn around and sell the property at this huge profit. Not bad business if you like Ponzi schemes.
- 7. Why would any county commissioner vote for this? Why would our trusted Planning Board recommend this? These are the questions that we hope to be able to answer 30 days from now. Please allow the 30-day adjournment.
- 8. Below are some of the additional questions that were raised at the Eastside Strategic Greenways Group meeting last month upon first learning about this project.
- 1. Why was no one within the 1/4 mile adjacent area notified of the meeting held with the developer?
- 2. Why does the Background section incorrectly state public facilities and services (water, sewage, mass transit) "are available." No such services currently service this site.
- 3. Why does the Statement of Proposed Change
- a. not recognize that approximately 30 acres is already in conservation zoning Serious ecological harm may be caused by the development from:
- b. drainage and a creek that flows to Paynes Prairie State Park
- c, drainage into Newnans Lake
- d. not include an environmental survey of the former boat dealership location

- e. not include any archeological survey of the site for native American burial mounds and other materials
- 4. The Rezoning Application Justification Report reflects inconsistent numbers of residential units per acre by using the total 82 acres when existing dedicated conservation areas are deducted;
- 5. "There is sufficient capacity in the East Urban Transportation Mobility District to accommodate the projected development of the site at the maximum development scenario>". Currently Lake Shore Road is a narrow two lane road that passes through an important residential area. The road is used by birders, road runners, bicyclists. It has been closed for weeks when high waters raise the lake. The road is barely able to handle current traffic. The road speed limit is at most 30 mph. Adding hundreds of additional daily users will cause public safety problems.
- a. access on to Hawthorne Road will be difficult without stop lights and additional curb cuts.
- 6. There is no attention given to the impact of additional traffic and public use on existing properties including low to moderate income properties in the vicinity of the rowing club and on SE 51st Street.
- 7. Why get rid of the smaller business/commercial parcels up on Hawthorne. We need a food store.
- 8. The uplands are the last remaining opportunity for wildlife to feed and shelter outside of the swamp where they get eaten up by mosquitoes and ticks 24/7. Many of the big landowners clear cut the big oaks that provide food, shade and relative dryness in these uplands. This is only going to get worse in the future.

Ecological Setting Hawthorne Road Large-Scale Comprehensive Plan Amendment (Z25-000003)





Fw: Parcels 16194-000-000 and 16185-000-000

From Dan <enpowr@aol.com>
Date Thu 4/10/2025 12:23 PM

To Chris Dawson <cdawson@alachuacounty.us>; Mehdi Benkhatar <mbenkhatar@alachuacounty.us>; Mark Brown <mbrown@alachuacounty.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Medhi,

We would also like to include this email thread in our presentations at the Planning Board

Thank you,

Dan Smith

----- Forwarded Message ----- From: Dan <enpowr@aol.com>

To: Lesa Holder <lesa@alachuaconservationtrust.org>; workpherson@cox.net <workpherson@cox.net>

Cc: DAVID C. SR WILLKOMM <willkomm_d@bellsouth.net>; Paul Pritchard <pritchardp@aol.com>; A. - Gary Brooks

<gary@bbi-cm.com>; Greg DeLong <gregfl@att.net>
Sent: Tuesday, March 25, 2025 at 11:04:35 PM EDT
Subject: Fw: Parcels 16194-000-000 and 16185-000-000

Lesa and Kelly,

Paul seemed to think that the county's <u>prior</u> position on the 30-acre parcel will be important. A few years back EPD assured me in a meeting that the parcel would never be allowed to have more than two homes.

Since technically there is no PD at this stage, why would the county amend the comp plan and violate its promise?

I probably would have purchase it 5 years ago if they told me that this was a possibility.

Dan

----- Forwarded Message ----- From: Dan <enpowr@aol.com>

To: Paul Pritchard <pritchardp@aol.com>

Sent: Tuesday, March 25, 2025 at 03:38:22 PM EDT **Subject:** Fw: Parcels 16194-000-000 and 16185-000-000

Paul.

The attached emails show what the county would allow on the 30-acre parcel alone (#16185-000-000).

Namely, a maximum of 2 homes sites.

Dan

---- Forwarded Message -----

From: Missy Daniels <mdaniels@alachuacounty.us>

To: Dan <enpowr@aol.com>

Cc: Holly Banner hbanner@alachuacounty.us **Sent:** Monday, April 15, 2019 at 08:59:23 AM EDT

Subject: RE: Parcels 16194-000-000 and 16185-000-000

Hi Dan,

Two years went by quickly. Yes, parcel 16185-000-000 may be split one time without going through the subdivision process. You would need to apply for a lot split exception on this parcel since it does not have road frontage. You would also have to demonstrate that you have legal access to both lots created. The fee for the lot split application is \$220.00. Holly is this something we can email him?

Missy

Mari K. Daniels, AICP

Interim Director

Alachua County Growth Management

10 SW 2nd Avenue, 3rd Floor

Gainesville, Florida 32601

352-374-5249, ext. 2364

www.alachuacounty.us

From: Dan <enpowr@aol.com>

Sent: Thursday, April 11, 2019 12:15 PM

To: Missy Daniels < MDaniels @AlachuaCounty.US>

Cc: slachnicht@alachuacounty.us; Holly Banner holly Banner <a href="mailto-shan

Subject: Re: Parcels 16194-000-000 and 16185-000-000

Hi Missy. Can't believe its been nearly 2 years!

Please confirm my understanding that #16185-000-000 can only be split one time into two parcels provided that access is provided for each.

Dan Smith

----Original Message-----

From: Dan <enpowr@aol.com>

To: MDaniels < MDaniels@AlachuaCounty.US >

Cc: slachnicht <<u>slachnicht@alachuacounty.us</u>>; hbanner <<u>hbanner@alachuacounty.us</u>>

Sent: Tue, Jun 27, 2017 9:49 am

Subject: Re: Parcels 16194-000-000 and 16185-000-000

Missy,

Thank you for the information. Since this is different from my understanding based on the Green Mansions pre-application meeting, I just want to confirm that even though parcel 16185-000-000 is platted as three 10-acre lots so that no new lots would be created if it was divided into the platted lots, this is not something that could be done short of creating a subdivision subjected to subdivision regulations.

If this is the case, and as such, would apply to all future owners of this parcels, I will no longer pursue the purchase of the two parcels. Since my main concern has been the protection of this property from higher density development, I will take comfort in the fact that the county land use regulations combined with the strategic ecosystem designation offer adequate protection of this property.

Again, I want to thank you and Steve for your analysis and information.

----Original Message-----

From: Missy Daniels < MDaniels@AlachuaCounty.US >

To: Dan <enpowr@aol.com>

Cc: Steve Lachnicht <slachnicht@alachuacounty.us>; Holly Banner <hbanner@alachuacounty.us>

Sent: Thu, Jun 22, 2017 5:00 pm Subject: RE: Parcel # 16194-000-000

Dan,

We have reviewed the 30 acre parcel (parcel number 16185-000-000) and the piece you want to split out of parcel number 16194-000-000. Below are potential options based on our discussions and your emails:

16185-000-000- though this 30 acre parcel is part of an old plat, the entire lot has been one lot in common ownership and the lots shown on the old plat do not meet road frontage requirements. You could, therefore, split this parcel one time creating two lots before you had to meet the subdivision regulations. You would need to apply for a lot split exception on this parcel since it does not have road frontage. You

would also have to demonstrate that you have legal access to both lots created. The fee for the lot split application is \$222.00

16194-000-000, the parcel with residential and commercial - you have two options on this parcel. You could combine the part you want to purchase with your lot to the north, parcel number 16194-003-000, and create a lot with proper road frontage. This would not be a lot split but a reconfiguration of two lots — 16194-000-000 and 16194-003-000. You would need a driveway connection permit, but not a lot split exception. The fee for this would be \$175.00 and would be required at the time someone comes in to apply for a building permit on the property. Alternatively you could split the part you want to buy out of 16194-000-000 and do a lot split exception for this lot as well since the lot you would create would not have proper road frontage. You would have to do this even if you increased the road frontage you purchase to 100 feet (minimum needed is 250 feet). This application would have to be submitted by the current owner of the property prior to dividing the lot.

So of this total 40 acres you could get three legal lots before having to meet the subdivision regulations.

If you want to cluster homes on one of the lots this would be considered a subdivision and you would need to go through development review. There are allowances for allowing these homes to access a private drive if you are only building a small number of homes. This would also require connecting to water and sewer. You should contact GRU to investigate the feasibility and cost of this.

I believe this addresses the issues you emailed or we discussed the other day. Let us know if you have any questions about this.

Missy Daniels, AICP

Principal Planner

Alachua County Growth Management

10 SW 2nd Avenue, 3rd Floor

Gainesville, Florida 32601

352-374-5249, ext. 2364

www.alachuacounty.us

Missy Daniels, AICP

Principal Planner

Alachua County Growth Management

10 SW 2nd Avenue, 3rd Floor

Gainesville, Florida 32601

352-374-5249, ext. 2364

www.alachuacounty.us

From: Dan [mailto:enpowr@aol.com]
Sent: Wednesday, June 21, 2017 6:25 PM

To: Steve Lachnicht **Cc:** Missy Daniels

Subject: Parcel # 16194-000-000

Steve,

I have an idea to resolve the "frontage" issue. If seller is willing, the frontage on Lakeshore Dr. of the residential lot could be increased to 100 ft, up from the originally proposed 30 ft. The split would form roughly a rectangular commercial lot along Hawthorn Rd and a 10 acre residential lot with frontage on Lakeshore.

Do you think this would work for the purposes that we discussed?

Dan

-----Original Message-----From: Dan <<u>enpowr@aol.com</u>>

To: slachnicht <<u>slachnicht@alachuacounty.us</u>> Cc: mdaniels <mdaniels@alachuacounty.us>

Sent: Mon, Jun 19, 2017 6:15 pm Subject: Re: Meeting Request

Steve,

Thanks for meeting with me today.

To recap: I am interested in moving forward with the purchase of the 40 acres provided that there is a good chance that four buildable parcels would be created. Access from Lakeshore Dr. would be provided by splitting 16194-000-000 into a 10 acre residential lot and a 6 acre commercial lot. Parcel 16185-000-000 would have three buildable lots with one accessible from my existing property and two from the newly created 10 acre lot abutting Lakeshore.

By buildable parcels I mean that while each would be 10 acre lots, most of each would be placed in conservation.

I am especially interested in building a Cottage Neighborhood on the new 10 acre lot coupled with one small buildable lot on the far north end of the 30 acre parcel. The cottage neighborhood concept is really

exciting and I think it would fit well with both conservation opportunities and the work that the Gainesville Retreat Center is doing.
Dan
Original Message From: Steve Lachnicht < <u>slachnicht@alachuacounty.us</u> > To: Dan < <u>enpowr@aol.com</u> > Co: Missy Daniels < <u>MDaniels@AlachuaCounty.US</u> > Sent: Fri, Jun 16, 2017 7:08 pm Subject: Re: Meeting Request
Dan,
We can meet at the Growth Management office at 3:00 on Monday.
Steve
Sent from my Verizon, Samsung Galaxy smartphone
Original message
From: Dan < <u>enpowr@aol.com</u> >
Date: 6/16/17 17:13 (GMT-05:00)
To: Steve Lachnicht < slachnicht@alachuacounty.us >
Subject: Meeting Request
Hi Steve,
My contractor reports that the Gainesville Retreat Center accessory unit is in the "pre-application" permit process. I want to thank you and your team for the guidance that you have given us on that project.
A different project presented itself last week and I would like to meet with you briefly next week to discuss it. As you know we have been interested in purchasing properties bordering our "wildlife refuge" in order to best protect in from higher density type development. The purchase price has been too high for us in part because the seller believes that current zoning allows for significantly higher development and has been holding out for the big bucks, so to speak.

Last week, however, they reduced the price and we are back in negotiations. Parcel # 16194-000-000 is the key parcel in our negotiations and I would like to ask you a couple of questions on a preliminary and confidential basis about that parcel. Our interest is solely in the 10 acre or so portion of that parcel that is

zoned agriculture/residential per the Future Land Use map. This acreage borders our conservation property. The proprietary idea is to divide that parcel, whereby the seller would keep the commercial portion and we would buy the residential/ag. portion.

Could we please meet next week? I am available any afternoon except Thursday.

Dan Smith

phone: 316-6696

PLEASE NOTE: Florida has a very broad public records law (F. S. 119). All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.



SE Hawthorne Road Neighborhood Proposed Land Use & Zoning Map Change Planning Commission - April 16, 2025

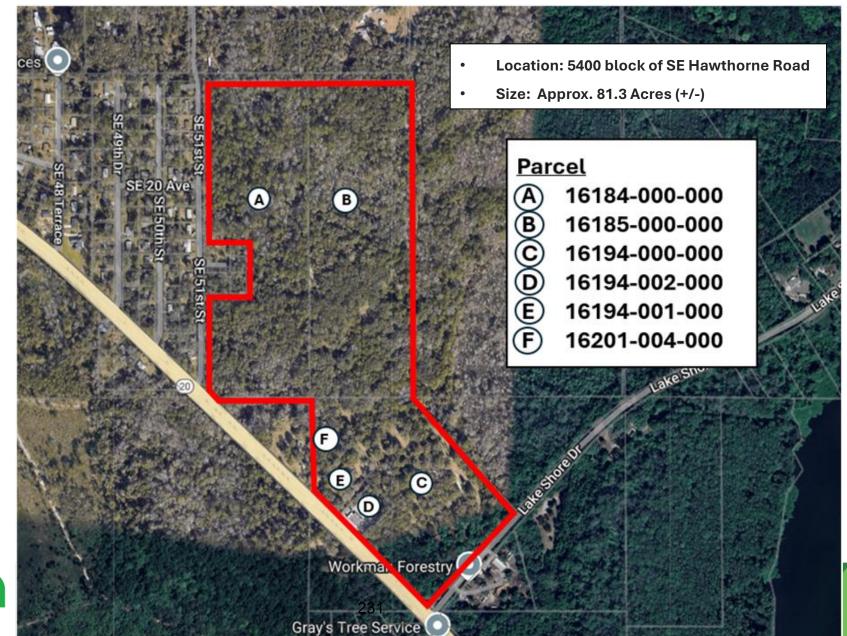


Proposal Summary

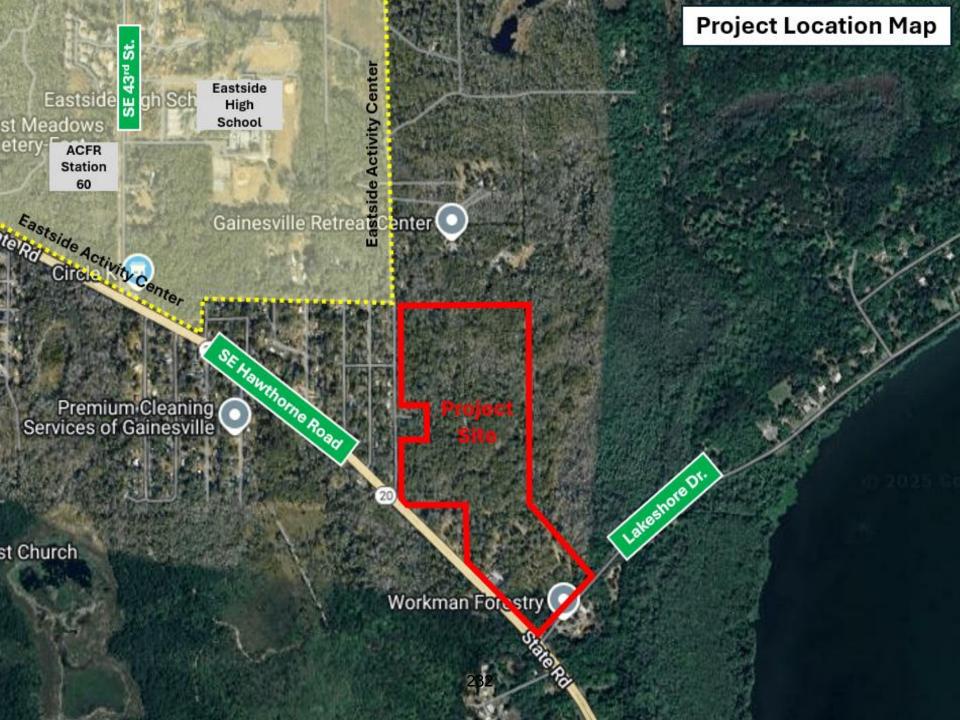
- Request: Proposed Future Land Use Map Change and Rezoning
 - Zoning Maximum Density 149 Units
 - Gross Maximum Zoning Density: 1.83 Units Per Acre
 - 32.5% Conservation area
- Location: 5400 block of SE Hawthorne Road, (6 parcels) in unincorporated Alachua County
 Within the County-designated Urban Cluster with public facilities available
- Access: Abutting 3 roadways SE Hawthorne Rd. (State Road 20) Lakeshore Drive and SE 51st St.
- Size: 81.3 (+/-) Acres
- Intent: Map changes achieve multiple goals:
 - 1) Create consistent land use and zoning map designations
 - 2) Place most environmentally sensitive areas into conservation designations
 - 3) Re-configure the residential map areas to facilitate single family development of the property
 - 4) Remove commercial map areas with vacant old commercial buildings, making the land more viable for residential redevelopment, bringing market rate private development, new home construction and workforce/attainable home ownership opportunities to the East Gainesville Urban Area all while doing so in an environmentally sensitive manner.



Location Map/Aerial









Existing Conditions





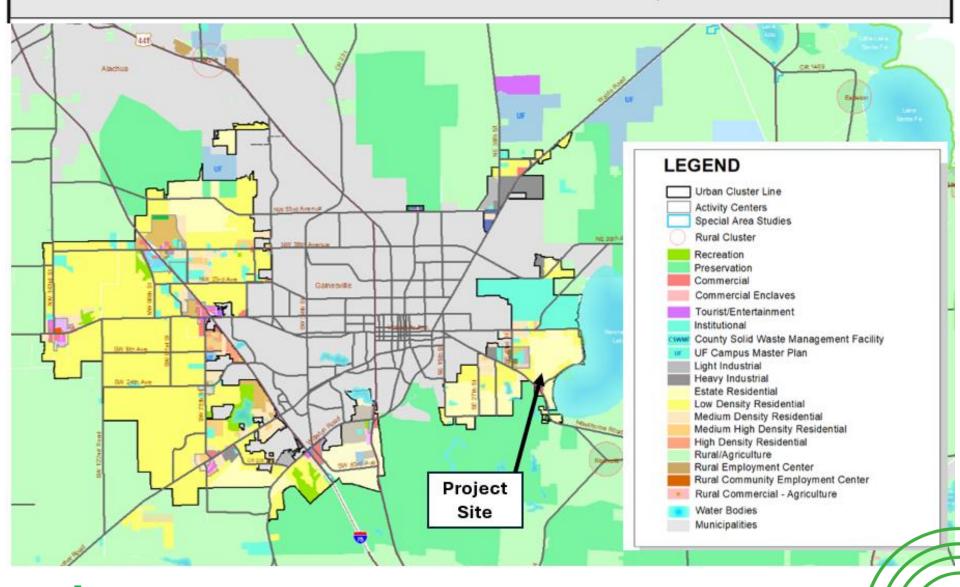




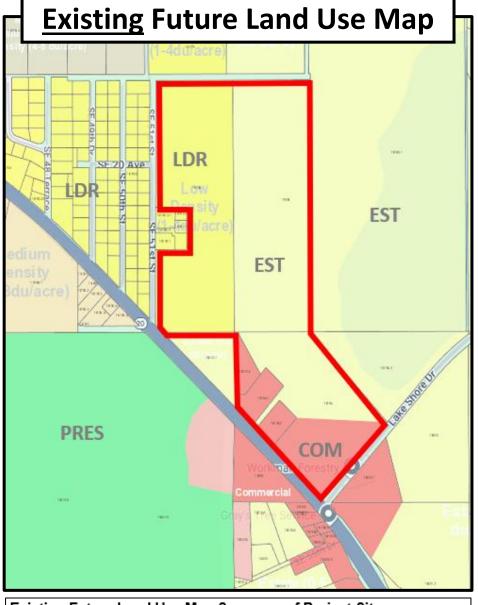




FUTURE LAND USE MAP 2040 - ALACHUA COUNTY, FLORIDA







Existing Future Land Use Map Summary of Project Site				
Category	Acreage (+/-)	Percentage (+/-)		
Low Density Residential	27.8 Ac.	34%		
Estate Residential	41.1 Ac.	51%		
Commercial	12.4 Ac.	15%		
Total	81.3 Ac.	100%		



Summary of Net Change between Existing and Proposed FLU Map **Existing FLU** Proposed FLU **Net Change** Acres Acres Designations (+/-) Designations (+/-) (+/-)27.8 Ac. +27.0 Ac. LDR LDR 54.8 Ac. EST 41.1 Ac. -41.1 Ac. COMM 12.4 Ac. -12.4 Ac. 36 CON 26.5 Ac. +26.5 Ac. Total 81.3 Ac. 81.3 Ac.



Existing Zoning Map Summary of Project Site				
Category	Acreage (+/-)	Percentage (+/-)		
R-1A	27.8 Ac.	34 %		
A (Agriculture)	41.1 Ac.	51%		
BR/BH/MB	12.4 Ac.	15%		
·	81.3 Ac.	100%		



Summary of Net Change between Existing and Proposed Zoning Map				
Existing Zoning Designations	Acres (+/-)	Proposed Zoning Designations	Acres (+/-)	Net Change
R-1A	27.8 Ac.	R-1A	18.8 Ac.	-9.0 Ac.
Α	41.1 Ac.			-41.1 Ac.
		RE-1	36.0 Ac.	+36.0 Ac.
BR/BH/MB	12.4 Ac.		-	-12.4 Ac.
		C-1	26.5 Ac.	+26.5 Ac.
Total	81.3 Ac.		81.3 Ac.	

- Future Land Use Element
- Economic Element
- Housing Element
- Conservation and Open Space Element
- Energy Element





FUTURE LAND USE ELEMENT

General Strategy 1

From County Staff Report:

Identifies ...minimizing the conversion of land from rural to urban uses by maximizing the efficient use of available urban infrastructure, while preserving environmentally sensitive areas... as a way to implement the County's principles for the goal of encouraging "orderly, harmonious and judicious use of land". The proposed amendment provides new opportunities for residential development with the eastern portion of the Urban Cluster, making use of available urban infrastructure, while designating the Eastside Greenway strategic ecosystem as Conservation.

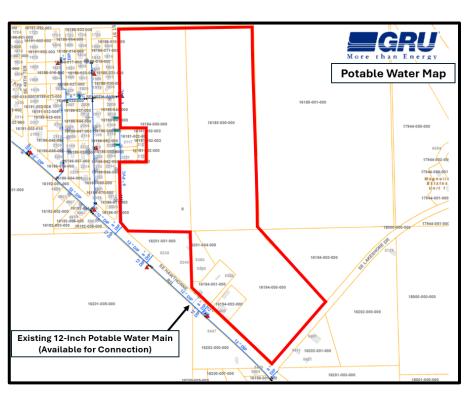
Policy 1.5.1 New residential development shall meet all of the requirements for adequate facilities based on the level of service standards adopted in this Plan for roads, potable water, sanitary sewer, solid waste, stormwater, public schools, recreation and open space facilities, and mass transit and the concurrency provisions of this Plan.

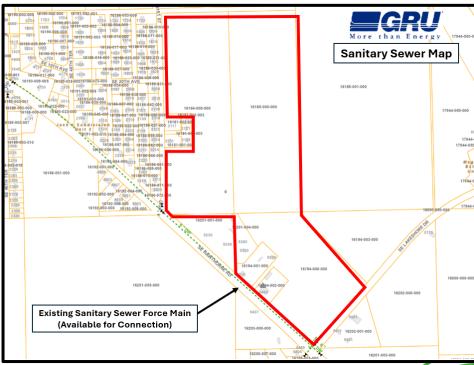
<u>Consistency</u>: The proposed amendments will meet all LOS standards adopted in this Plan.

Public Facilities Analysis

Utilities

- GRU Water & Sewer Service Available
- No septic tanks







Public Facilities Analysis

- Roads / Bike / Pedestrian
 - Abutting Roads on 3 sides (Including State Arterial Roadway)
 - Roads Operating at Acceptable Level of Service
 - Map Changes will Reduce Potential Traffic Totals

Trip Generation Development Scenario - Existing FLU Map

ITE CODE	SF / UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
821	120,400 SF	Shopping Plaza	94.49 / KSF	11,376 ADT
210	131 Units	Single Family	9.43 / UNIT	1,235 ADT
			TOTAL:	12,611 ADT

Trip Generation Development Scenario - Proposed FLU Map

ITE CODE	SF / UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	221 Units	Single Family	9.43 / UNIT	2,084 ADT
			TOTAL:	2,084 ADT

Mass Transit

 RTS Mobility on Demand Area

Net Change in Trip Generation (Existing vs. Proposed Map)

Existing Map	12,611 ADT
Proposed Map	2,084 ADT
Net Change	-10,527 ADT (-84%)





Public Facilities Analysis

- Emergency Services
 - ACFR Station #60 >1 Mile
- Public Schools
 - Elementary CSA
 - 2,503 Available Stations 70% capacity
 - Lincoln Middle
 - 364 Available Stations 65% capacity
 - Eastside High
 - 1,054 Available Stations 57% capacity





FUTURE LAND USE ELEMENT

OBJECTIVE 8.5 - East Gainesville Urban Area

Policy 8.5.4 HOUSING: Diversify housing choices in the area by creating incentives for more market rate housing The County shall develop strategies to expand the range of housing choices to attract and retain residents with varied income levels.

<u>Consistency</u>: Proposed map amendments will promote housing choice in the East Gainesville Urban Area.

Policy 8.5.7 The County shall promote and incentivize redevelopment of areas already in development or impacted by prior development.

Consistency: From county staff report:

"County shall promote and incentivize redevelopment of areas already in development or impacted by prior development for the East Gainesville Urban Area. The site is located in the East Gainesville Urban Area and is impacted by prior commercial development along the southern portion of the site. The commercial uses have been abandoned for several years. This amendment provides a means to redevelop the site for residential development."



FUTURE LAND USE ELEMENT

OBJECTIVE 1.1 – GENERAL

Encourage development of residential land in a manner which promotes social and economic diversity, provides for phased and orderly growth consistent with available public facilities, and provides for access to existing or planned public services such as schools, parks, and cultural facilities.

<u>Consistency:</u> The subject property is proposed to be developed as a single family neighborhood that will provide new housing opportunities in eastern Gainesville and has access to all required public facilities to serve the site, including paved public streets, school, GRU centralized potable water and sanitary sewer.

Policy 1.1.3 Urban Residential development shall be consistent with the Conservation policies of Alachua County.

<u>Consistency:</u> The application proposes to place approximately 26.5 acres of the subject property into conservation land use designations to protect the most environmentally sensitive areas.

OBJECTIVE 1.2 - LOCATION, MIX OF USES, AND IMPLEMENTATION CONSISTENT WITH MARKET DEMAND

Provide for adequate future urban residential development that includes a full range of housing types and densities to serve different segments of the housing market, designed to be integrated and connected with surrounding neighborhoods and the community, with opportunities for recreation and other mixed uses within walking or bicycling distance.

<u>Consistency:</u> The future development of this property with new single family housing construction would be the first of its kind (size and location) in many years in eastern Gainesville and would help contribute to the housing stock in the urbanized area.



ECONOMIC ELEMENT

Policy 1.1.9 Consistent with Energy Element Policy 3.1.4, Alachua County shall promote redevelopment and infill within the Urban Cluster. Recognizing that such redevelopment and infill is an efficient use of land, infrastructure, energy resources, and existing public services, redevelopment of existing sites and buildings shall be encouraged.

<u>Consistency</u>: The subject property is located within the designated Urban Cluster and as such, is consistent with what this policy was intended to promote – infill development that efficiently utilizes land, infrastructure, public services, etc.

ENERGY ELEMENT

Objective 3.1 Promote energy-efficient land use patterns that reduce travel costs and encourage long-term carbon sequestration.

Policy 3.1.4 Promote redevelopment and infill within the Urban Cluster, and within municipal boundaries consistent with Policy 1.1.7 of the Intergovernmental Coordination Element.

<u>Consistency:</u> The proposed amendment promotes energy efficient land use patterns that makes use of existing urban infrastructure and reduce travel costs within the eastern portion of the Urban Cluster.

CONSERVATION AND OPEN SPACE ELEMENT

Policy 3.4.1

From County Staff Report:

Policy 3.4.1 states that all applications for land use change, zoning change and development approval shall be required to submit an inventory of natural resource information. In the land use and zoning context, the County shall use this information to determine whether the requested change is consistent with protection of natural resources. Staff from the Alachua County Environmental Protection Department have reviewed the application and found that the proposed amendment is consistent with the protection of natural resources. Evaluation of specific protection strategies will be made when a development plan is proposed.

Summary

Proposed Land Use Map & Zoning Map Amendments

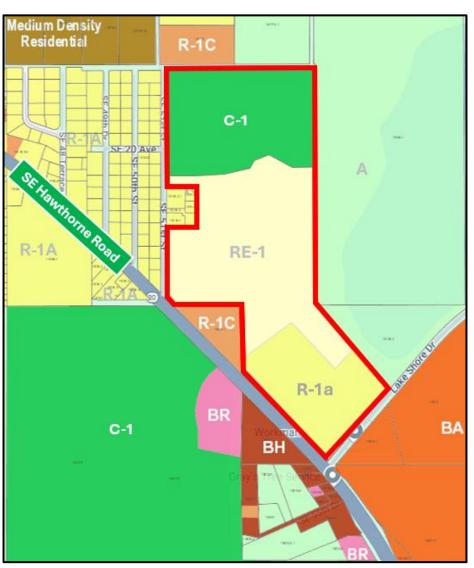
- ✓ Strikes Balance
 - Economic Development / Providing Housing / Respects Environment
- ✓ Consistent with Comprehensive Plan
- ✓ Public Facilities Available at Appropriate Level of Service
- ✓ Consistent with Surrounding Land Use Pattern within Urban Cluster
- ✓ Promotes Policy Initiatives Related to Economic Development and Housing in East Gainesville
- ✓ Conservation Areas for Most Environmentally-Sensitive Area
- County Staff Recommendation: APPROVAL based on Land Development Code & Comprehensive Plan compliance.



Proposed Future Land Use Map

Proposed Zoning Map







Alachua County – Growth Management Staff Report

Application Z25-000004

Application Details

Staff Contact

Mehdi J. Benkhatar

Staff Phone Number

352-374-5249 ext. 5261

Planning Commission Hearing Date

April 16, 2025

Board of County Commissioners Hearing Date

TBD

Requested Action

A request for a rezoning.

Property Owner

Gator Country, LLC and Bentley Properties Inc.

Property Description

Address: Located to the northwest of the SE Hawthorne Rd./Lakeshore Dr. intersection Parcel Numbers: 16184-000-000, 16185-000-000, 16201-004-000, 16194-001-000,

16194-002-000 and 16194-000-000

Section/Township/Range: 12/10/20 & 13/10/20

Land Use: Estate Residential (up to 1 dwelling unit per 2 acres), Low Density Residential

(1 to 4 dwelling units/acre) and Commercial

Zoning: R-1a, A, BR, BH and MB

Acreage: 82 +/-

Previous Requests

ZOX-02-05: Special Exception to allow a cocktail lounge/bar in an "MB" (Marine Business) Zoning District (on parcel 16194-002-000)

Zoning Violation History

None.

Applicant/Agent

Clay Sweger of eda, inc.

Project Timeline

- Submitted: February 24, 2025
- Staff Report Distributed: April 11, 2025
- Planning Commission Hearing: April 16, 2025

Staff Recommendation

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

Planning Commission Recommendation

TBD

Background

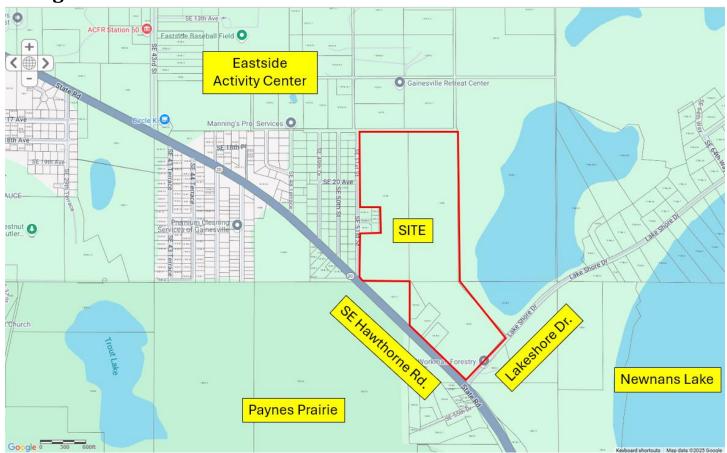


Figure 1: Location Map



Figure 2: Aerial image of site



Figure 3: Future Land Use Map (Proposed)



Figure 4: Zoning Map (Existing)



Figure 5: Zoning Map (Proposed)

This application is a request for a rezoning of parcels 16184-000-000, 16185-000-000, 16201-004-000, 16194-001-000, 16194-002-000 and 16194-000-000. A companion application, Z25-000003, is requesting a large-scale comprehensive plan map amendment on the same parcels. This application is intended to provide consistent zoning districts to implement the amended land uses if Z25-000003 is approved.

The current zoning districts of R-1a (residential, 1 to 4 dwelling units/acre), Agriculture (1 dwelling unit per 5 acres) and commercial districts of BR (retail sales and services), BH (highway-oriented business services) and MB (business marine) would be rezoned to C-1 (conservation), RE-1 (residential, 1 dwelling unit per 2 acres to 2 dwelling units/acre) and R-1a (residential, 1 to 4 dwelling units/acre). The existing and proposed zoning are shown above in Figures 4 and 5.

Site description

The site consists of six parcels totaling approximately 82 acres located to the northwest of the SE Hawthorne Rd./Lakeshore Dr. intersection, in the southeastern portion of the Urban Cluster.

The existing future land use designation of the site includes a mix of Low Density Residential (1 to 4 dwelling units/acre), Estate Residential (up to 1 dwelling unit per 2 acres) and Commercial. However, should Z25-000003 be approved, this would be amended to Low Density Residential (1 to 4 dwelling units/acre) and Conservation, as shown in Figure 3.

The existing zoning of the site includes R-1a and Agricultural in the norther portion of the site and a mix of commercial zoning districts along the portion fronting SE Hawthorne Rd. The site is mostly vacant with the exception of some abandoned commercial buildings along SE Hawthorne Rd (on parcels 16194-001-000 and 16194-002-000). The northern portion of the site (a little over 30 acres) also lies within the Eastside Greenway Strategic Ecosystem and contains wetlands.

To the north of the site are larger (5+ acre) parcels with single family residences. These parcels have Low Density Residential and Estate Residential future land use designations and a mix of zoning (R-1a, R-1c and A).

To the east of the site are two parcels with Estate Residential future land use designation and Agricultural zoning. The Eastside Strategic Ecosystem also extends along these parcels bordering to the east (with a small portion extending into the southernmost parcel of this site).

To the southeast, across Lakeshore Dr., are parcels with a split of Estate Residential and Commercial future land use designations, with Commercial being located in the vicinity of the Lakeshore Dr./SE Hawthorne Rd. intersection. A tree service business is located on parcel 16202-001-000. This area is the only area within the eastern portion of the Urban Cluster to have parcels with Commercial future land use designation. Parcels to the south of the site (south of SE Hawthorne Rd.) have Commercial future land use and commercial zoning (BH) but no commercial uses. Further to the southwest lies the boundary of Paynes Prairie, owned by the State of Florida.

To the west of the site is the Green Grove subdivision with Low Density Residential future land use and R-1a zoning. Further the northwest lies the boundary of the Eastside Activity Center.



Figure 6: Wetland Map

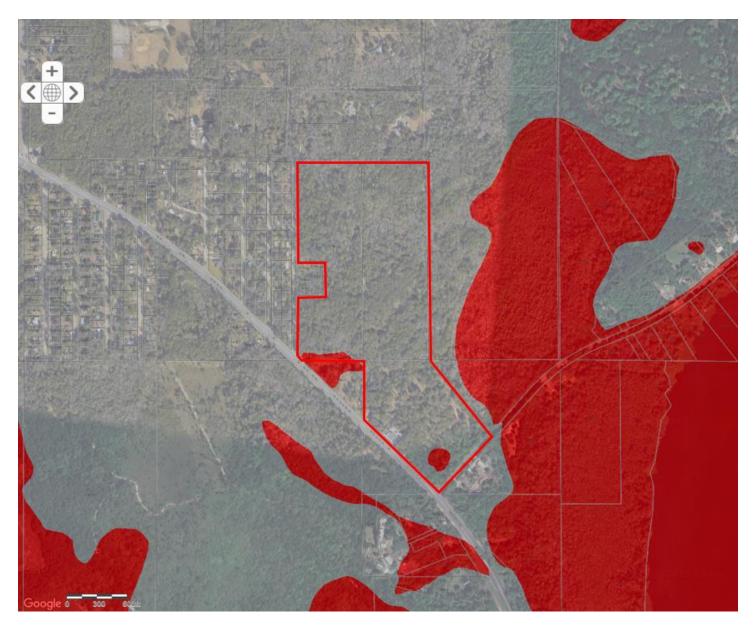


Figure 7: Flood Zone Map

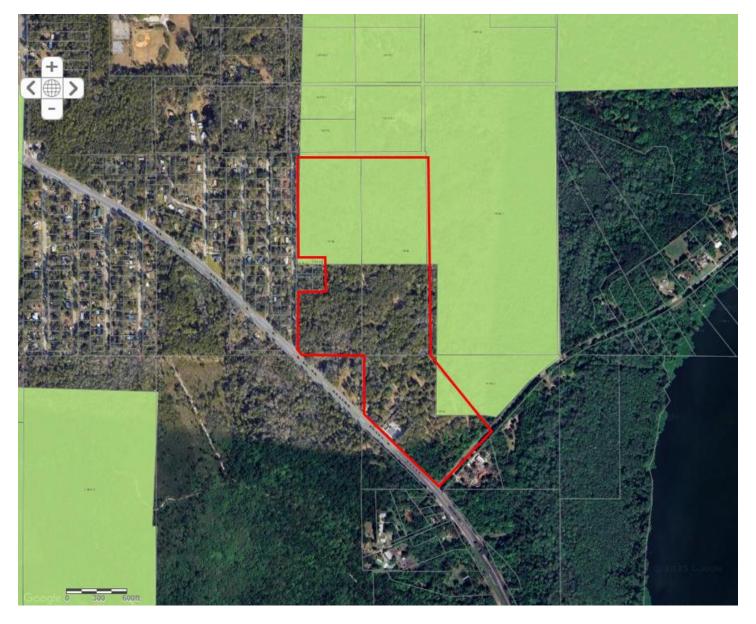


Figure 8: Strategic Ecosystem Map

Consistency with Comprehensive Plan

Levels of Service

The Alachua County Comprehensive Plan Capital Improvement Element requires that the public facilities and services needed to support development be available concurrent with the impacts of development and that issuance of a Certificate of Level of Service Compliance (CLSC) be a condition of all final development orders. 'Concurrent' shall mean that all adopted levels of service (LOS) standards shall be maintained or

achieved within a specified timeframe. Per **Policy 1.2.4 and Policy 1.2.5 of the Capital Improvements Element** of the Alachua County Comprehensive Plan, LOS standards have been adopted for various types of public facilities.

Traffic

The proposed rezoning would result in the elimination of 12.4 acres of existing commercially zoned area on the site. Using an assumption of 10,000 sq. ft. of commercial uses per acre (i.e. 124,000 sq. ft.) a shopping plaza (ITE code 821) could result in 11,717 daily trips. Single-family residential uses produce far fewer trips. As proposed, the rezoning would result in over 10,000 fewer daily trips compared with the shopping plaza scenario development. Development on the subject property will mitigate its impacts through the mobility fee program. Per Any necessary operational improvements will be analyzed during development plan review.

Water and Sewer

Policy 1.2.4 (d) of the Capital Improvements Element describes the minimum Level of Service standards for potable water and sewer. These are summarized in the following table:

	Peak Residential & Non Residential	Pressure	Storage Capacity
Potable Water	200 gallons/day/du	40 p.s.i.	½ peak day volume
Sanitary Sewer	106 gallons/day/du	N/A	N/A

The site is located within the Urban Cluster and will be served by centralized water and sewer lines.

Drainage

Policy 1.2.4 (c) of the Capital Improvements Element states that the minimum drainage LOS standard for residential development requires a floor elevation of one (1) foot above the 100-year/critical duration storm. Development on this site would be required to meet this standard.

Emergency Services

Policy 1.2.5 (a) of the Capital Improvements Element states that the LOS standard for fire services in the Urban Cluster is as follows:

- Initial unit response within 6 minutes for 80% of all responses within 12 months
- Development shall provide 100% of water supply from hydrants.

All development would be required to meet these standards at the time of development plan approval.

Solid Waste

Policy 1.2.4 (b) of the Capital Improvements Element states that the minimum level of service standard for solid waste disposal used for determining the availability of disposal capacity to accommodate demand generated by existing and new development, at a minimum, shall be 0.8 tons per person per year. LOS standards for solid waste will not be exceeded by this request.

Schools

Objective 2.2 of the Public School Facilities Element states that Alachua County in coordination with SBAC shall ensure that the capacity of public schools is sufficient to support final development plans for residential developments.

The maximum potential of dwelling units from the proposed large-scale Comprehensive Plan amendment (Z25-000003) associated with this rezoning application would be 221. This would result in a net increase of 90 dwelling units. However, the requested zoning in this application (Z25-000004) would limit that potential to only 149 units (a net increase of 18 units).

The site is located in the Eastside High School Concurrency Service Area (CSA), the Lincoln Middle School CSA and the Gainesville East Alachua Elementary CSA. Based on the Alachua County School Board's (ACSB) student multipliers this would yield the following number of student stations:

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	149	units X 0.12 Elementary School Multiplier	18	Student Stations
MIDDLE	149	units X 0.06 Middle School Multiplier	9	Student Stations
HIGH	149	units X 0.09 High School Multiplier	14	Student Stations

The ACSB states in its 2023 School Concurrency Report that student capacity within the Concurrency Service Areas for this site during the 2025-26 school year are as follows:

Elementary: 2,503 available stations (70% capacity)

Middle: 364 available stations (65% capacity)

High: 1,054 available stations (57% capacity)

Therefore, adequate capacity exists to meet the Level of Service (LOS) Standards for public schools (i.e. 100% of Program Capacity).

Recreation

The proposed rezoning will maintain the County's adopted level of service (LOS) for recreation. **Policy 1.2.4(a) of the Capital Improvements Element** states:

The County shall adopt and maintain, at a minimum, the following level of service standards for recreation of: (1) 0.5 acres of improved activity-based recreation sites per 1000 persons in the unincorporated area of Alachua County; (2) 5.0 acres of improved based recreation sites per 1000 persons in the unincorporated area of Alachua County.

The proposed rezoning authorizes up to 149 dwelling units. The Alachua County Parks and Open Space Master Plan (2023) identifies the following recreational capacity:

Year	Unincorporated Alachua Co. Pop. Est.	Existing Activity- Based Acres		Surplus/ Deficiency Acres
2022	112,471	95	56	39
2027	116,036	95	58	37
2035	127,020	95	64	31

Year	Unincorporated Alachua Co. Pop. Est.	Existing Resource- Based Acres	Acres Needed	Surplus/ Deficiency Acres
2022	112,471	611	562	49
2027	116,036	611	580	31
2035	127,020	611	635	-24

Figure 9: Recreation surplus/deficiency for unincorporated county

The additional number of units (18 additional from existing) that would be authorized if this rezoning were to be approved would not cause a deficiency in the Recreation LOS.

Policy 7.1.2 of the Future Land Use Element

Policy 7.1.2 of the Future Land Use Element states that:

Proposed changes in the zoning map shall consider:

a. consistency with the goals, objectives, policies and adopted maps of the Comprehensive Plan

The proposed rezoning is in relation to Comprehensive Plan amendment application Z25-000003. If that application is approved, this rezoning will serve to implement the new future land use designations. Therefore, the changes to the zoning map will be consistent with the goals, objectives, policies and adopted maps of the Comprehensive Plan.

b. the availability and capacity of public facilities required to serve the development. When considering a rezoning, this includes availability and capacity of existing public facilities and timing of future facilities based on capital plans. Specific determinations for any exceptions to the requirement to connect to a centralized potable water and sanitary sewer system will be made at the stage of development plan review, as detailed in Policy 2.1 of the Potable Water and Sanitary Sewer Element.

The site of the rezoning lies within the southeastern portion of the Urban Cluster, along SE Hawthorne Rd. (State Rd. 20), a major arterial. Potable water and sanitary sewer lines from Gainesville Regional Utilities (GRU) run along SE Hawthorne Rd. and will serve future development at this site. As mentioned in the levels of service section above, public facilities and services needed to support future development at this site are available.

c. the relationship of the proposed development to existing development in the vicinity and considerations relating to environmental justice and redevelopment opportunities.

Existing development in the vicinity of the site consists of the single-family residential on large lots to the north, the Green Grove subdivision and other single-

family residential parcels to the west and south, and the Workman tree service business to the southeast. The proposed rezoning would allow single-family residential uses, up to 149 units, on the southern portion of the site (approximately 50 acres). Staff have not found any issues related to environmental justice or redevelopment opportunities that would result from the approval of this rezoning application.

d. those factors identified by law, including that as a general matter an applicant is not entitled to a particular density or intensity within the range of densities and intensities permitted by the Comprehensive Plan, given due consideration of legitimate public purposes relating to health, safety, and welfare.

The proposed rezoning has been sought to implement the future land use designations as proposed in the companion land use amendment application Z25-000003. If approved, this rezoning would be consistent with the density range of the Low Density Residential land use category (1 to 4 dwelling units/acre). Specifically, the proposed zoning would yield a maximum of 147 units within the residentially zoned portion of the site (2 additional units within the portion zoned Conservation, for a total of 149) which would equate to a density of 2.7 units/acre. The portion of the site that has been requested to be rezoned to RE-1 serves to limit the maximum number of units.

Unified Land Development Code (ULDC) Consistency

Sec. 402.77. - Review criteria and standards for rezoning applications.

When considering any application for rezoning, the standards and criteria listed below shall apply.

(a) Consistency. The proposed rezoning is consistent with the Comprehensive Plan and this ULDC.

The proposed rezoning is consistent with the Comprehensive Plan and ULDC. The zoning districts proposed serve to implement the land use designations of the companion land use amendment application, Z25-000003.

(b) Compatibility. The proposed rezoning is compatible with the present zoning pattern and conforming uses of nearby property and the character of the surrounding area.

The present zoning pattern is marked by lower density residential to the north and west, toward the higher densities found Eastside Activity Center, Agricultural zoning to the east, an area with undeveloped wetlands, commercial districts to the south (mostly without any commercial activity) and conservation to the southwest (indicative of Paynes Prairie). The proposed zoning seeks to concentrate future residential development nearer to SE Hawthorne Rd., leaving the northern portion located in the Strategic Ecosystem free from development.

(c) Development patterns. The proposed rezoning shall result in logical and orderly development patterns.

The proposed rezoning shall result in a logical and orderly development pattern. This application serves to implement the companion large-scale land use amendment, Z25-00003. The proposed zoning map locates the residential zoning districts R-1a and RE-1 in the area that has been proposed to be Low Density Residential (1 to 4 dwelling units/acre) and the conservation district C-1 in the area that has been proposed as Conservation future land use. The higher density R-1a zoning has been proposed at the southern end of the site by the intersection of SE Hawthorne Rd. and Lakeshore Dr. while the lower density RE-1 is proposed to be in the central portion of the site, buffering from the C-1 conservation area.

(d)*Suitability.* The affected property is suitable for the uses that are permitted by the proposed zoning districts.

The affected property is located within the Urban Cluster and is served by public utilities and roads that are suitable for future residential development.

(e) Adequate public services. The proposed rezoning is consistent with the adequate public facilities requirements of Article XII, Chapter 407 of this ULDC.

The proposed rezoning is consistent with the adequate public facilities requirements. As demonstrated in the Level of Service section of this staff report, the proposed rezoning will maintain the level of service standards as required by Article XII, Chapter 407 of the ULDC (Concurrency and Level of Service

Management) for transportation facilities, potable water, sanitary sewer, parks, solid waste, stormwater management, and public school facilities.

(f)*Access.* Available ingress and egress is adequate for potential uses in the proposed zoning district.

The site has public road access on three sides (east, west, south). Ingress/egress points shall be required from each of these sides as part of any future development.

(g)*Public health, safety, and welfare.* The uses allowed within the proposed zoning district shall not adversely affect health, safety, and welfare.

The uses allowed within the proposed zoning districts will not adversely affect health, safety, or welfare of the public. The proposed zoning map has been drawn to locate single-family residential uses away from the Eastside Greenway Strategic Ecosystem and wetlands. Conservation zoning has been proposed to protect natural resources on site.

Staff Recommendation

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

Bases

- 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 and Agency Comments

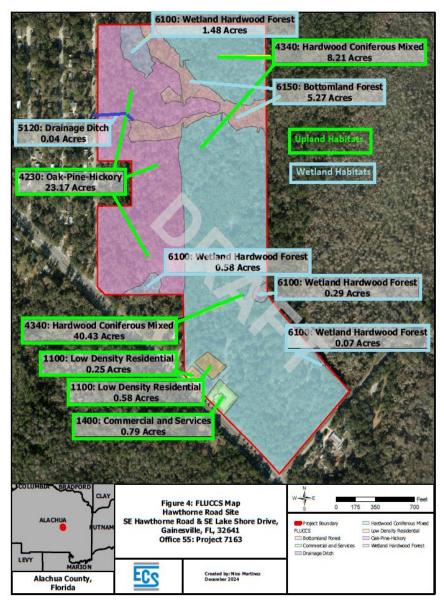
Department of Environmental Protection

The natural resources of the 82-acre "subject site" were evaluated by an environmental

consulting firm (ECS Florida, LLC) during dates between December 17th - 23rd, 2024. As stated in the submitted environmental report, the "purpose of the site visits were to evaluate for the occurrence and/or potential for occurrence and associated locations of jurisdictional wetlands and/or protected wildlife species (and their habitats)."

Upland & Wetland Habitats

The subject site's upland habitats (figure below, green highlight) have canopy vegetation dominated by live oak (*Quercus virginiana*) and loblolly pine (*Pinus taeda*); as well as hickory (*Carya glabra*) and southern magnolia (*Magnolia grandiflora*). The upland herbaceous ground

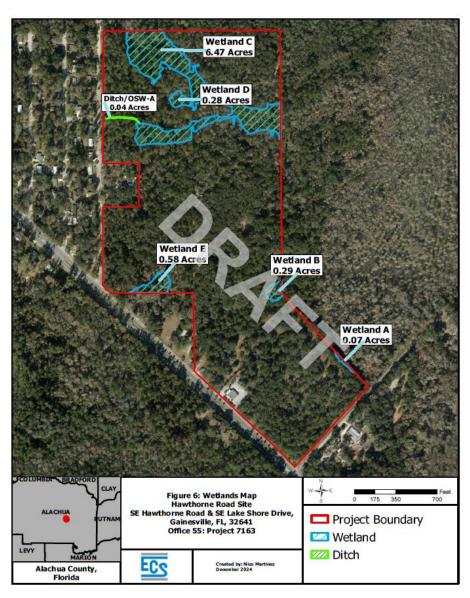


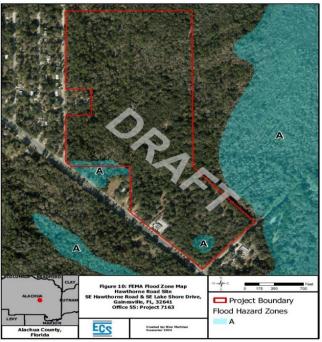
cover vegetation includes species such as saw palmetto (Serenoa repens), beauty berry (Callicarpa americana), coral ardisia (Ardisia crenata), and air-potato (Dioscorea bulbifera).

The site's wetland habitat vegetation is dominated by water oak (Quercus nigra), laurel oak (Quercus laurifolia) and sweetgum (*Liquidambar styraciflua*) with a sub-canopy dominated by laurel oak. The wetland herbaceous vegetation includes woodoats (Chasmanthium spp), cinnamon fern (Osmundastrum *cinnamomeum*), Virginia chain fern (Woodwardia virginica), arrowhead vine (Syngonium podophyllum), coral ardisia, and sphagnum (Sphagnum spp).

Wetlands, Surface Waters, 100-Year Flood Zone (ULDC - Sec. 406.42)

Alachua County's ULDC wetland evaluation and delineation requirements follow the same uniform statewide methodology adopted by the FDEP and the WMD's to delineate wetlands (FAC Rule 62-340.300) and surface waters (FAC Rule 62-340.600). ECS staff applied these methods for the subject site, resulting in the delineation of five wetlands and one surface water (ditch, OSW-A) within the subject site.



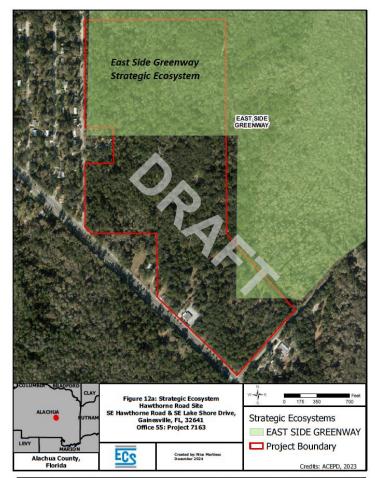


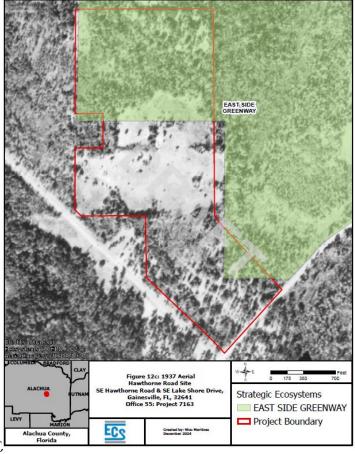
EPD & ECS staff conducted a joint field review of the site and EPD staff concurred with the boundary delineations (right figure). The dominant wetland area (Wetland C – 6.5 acres) is associated with Lake Forest Creek and adjacent bottomland habitat that connects to other wetlands east to Newnans Lake. Preliminary discussions with the applicant and their engineering consultant (EDA, Inc.) indicate an objective of preparing a proposed development plan that will achieve the average 75 ft., min. 50 ft. wetland buffer requirements (ULDC, Section 406.43).

As depicted on the right figure, the 100-Year Flood Zone "A" represents a small percentage of the subject site and doesn't include the wetland associated with Lake Forest Creek.

Strategic Ecosystem (SE) (ULDC - Sec. 406.33)

ECS staff utilized a combination of desktop analysis and field-based verification to evaluate the area designated within the *East Side Greenway Strategic Ecosystem* (SE) map overlay (right figure, 2024 aerial). The overlay map for this designated SE was generated based information compiled for the 1996 edition of the *Alachua County Ecological Inventory Project* (KBN/Golder). By reviewing various historical aerials dating back to the first overflight in 1937 (below), the periodic rotational pattern of primarily non-forested open fields followed

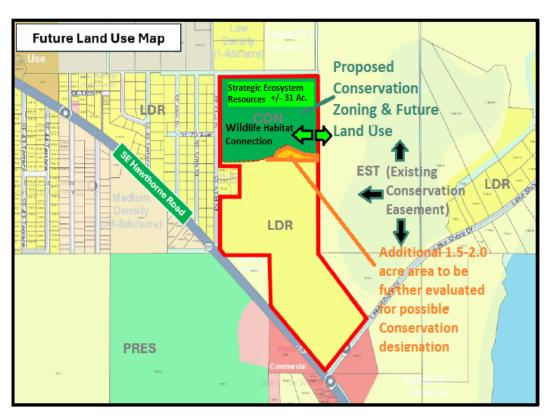




by allowing natural regeneration of predominantly upland hardwood canopy within the southern half of the subject site were factors in excluding the southern extent of the SE map overlay across the subject site. Ground truth verification is required within delineated SE map overlays to verify the potential presence and extent of various natural habitats and ecosystem features that would appropriately qualify as strategic ecosystem resources. When cross-referencing with the previous page, Forest Creek and associated forested wetland comprise 6.8-acres of the +/- 31 acres delineated in the SE map overlay. The remaining upland areas of the SE are comprised of "*Hardwood Conifer Mix*" in the northeast and "*Oak-Pine-Hickory*" in the northwest area of the subject site.

As referenced in the ULDC, the purpose of the designation and protection areas that has *Strategic Ecosystem* resources is "to protect, conserve, enhance, and manage the ecological

integrity of natural systems in Alachua County that have aesthetic, ecological, economic, educational. historical. recreational, or scientific value due to the interrelationship of one or more landscape, natural *community, or species* scale characteristics. *It is also the purpose* of this Article to promote connectivity



and minimize fragmentation of natural systems, and to protect wetlands, floodplains, and associated uplands in a broad systems context through resource-based planning, including inter-jurisdictional and inter-agency coordination, across multiple parcels rather than individual parcel planning." In addition to the various regulated natural resources referenced in Chapter 406 of the ULDC, there are other various features and factors that are evaluated in determining the presence and extent of SE resources including but not limited to:

- Vegetation value and species diversity, including exotic species presence.
- Habitat potential for endangered species and other wildlife.
- Hydrological characteristics, including connectivity to the Floridan Aquifer.
- Surface water and flood protection functions.
- Community diversity, rarity, and ecological quality.
- Landscape connectivity and overall management potential.

The above figure represents the location and preliminary southern boundary of the delineated SE resources within the SE overlay. As referenced on the figure, there is 1.5-2.0-acre area that has been historically cleared of tree canopy then regenerated tree canopy to be further evaluated for possible SE and Conservation classification. However, for current applications for Zoning and Future Land Use classifications of the subject site, the green-highlighted Conservation (CON) designation will not decrease in dimensions from the proposed Conservation future land use plan above. However, depending on the evaluation, dimensions may increase an additional 1.5-2.0- acres during Preliminary Design Phase evaluation (PDP).

Significant Habitat (SH) (ULDC - Sec. 406.17, 406.20)

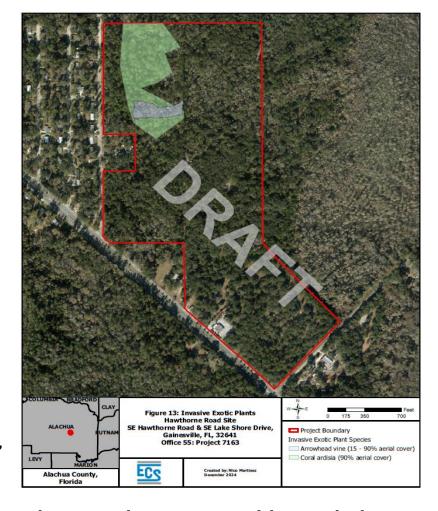
As referenced in the ULDC, the purpose of the "Significant Habitat" classification is "to protect the **natural upland plant communities** which have the potential to maintain healthy and diverse populations of plants or wildlife, to preserve the ecological values and functions of significant plant and wildlife habitats, to provide for habitat corridors and minimize habitat fragmentation, in order to maintain and enhance the diversity and distribution of plant and animal species which are of aesthetic, ecological, economic, educational, historical, recreational, or scientific value to the County and its citizens." Significant Habitat areas are designated based on consideration and assessment of factors referenced in the ULDC:

- * Quality of native ecosystem.
- * Overall quality of biological diversity.
- * Wildlife habitat value.
- * Presence of listed or uncommon species.
- * Grouping, contiguity, compactness of native vegetation.
- * Proximity to other natural preserve areas and corridors.
- * Impact by prohibited and invasive non-native vegetation.

Based on EPD staff review of the site, the upland habitat within the designated SE overlay map qualify for classification as *Significant Habitat*. Even though there are upland areas further south of the SE overlay map boundary have some quality tree canopy specimens, there is limited diversity of desired tree species, insufficient native herb coverage, and

reduced inter-relationship with wetland habitats to classify the southern half of the subject site as *Significant Habitat*. As referenced on the above figure, there are primarily two invasive exotic plants located within the northwestern portion of the SE; Arrowhead vine (*Syngonium podophyllum*) and Coral ardisia (*Ardisia crenata*). The coverage of these exotic species decreases the function and benefits of the associated habitat to reduce the overall classification as *Significant Habitat*.

However, there are other referenced factors that would still qualify to classify these areas as SH. In addition, if the proposed project progresses, a "Conservation Management Area



(CMA) Management Plan" will require eradication and management of these and other exotic and nuisance vegetative species.

Listed Species Habitat (LSH) (ULDC - Sec. 406.24)

As referenced in the ECS report and depicted on the right aerial, there are gopher tortoise burrows (Gopherus polyphemus, FL Status -Threatened) reported in the southern half of the subject site. The designation of "Listed Species Habitat" shall be delineated based on consideration and assessment similar to those factors utilize to designate "Significant Habitat." However, evaluation extends further to include if/where the habitat is typically associated with the documented listed species and if/where the anticipated listed species population on the subject site represents a high quantity with minimal risk for being retained on-site. In general, individual gopher tortoises (GT's) are anticipated to construct and



regularly utilize two or more burrows. One burrow is the primary living quarters and the second is typically close to the primary burrow and utilized as an escape from potential predators and resting when foraging a further distance from the primary burrow. Recognizing the burrow survey doesn't represent total coverage of the subject site, in general the dozen located burrows can anticipate to have 50% occupancy which would result in approximately six individuals GT's. The habitat associated with the GT burrows ("Hardwood Conifer Mix") are comprised opportunistic hardwoods (e.g. laurel oak) and pines with minor grass/sedge ground coverage that regenerated between periods of rotational tree management. Even though this habitat supports the presence of some individual GT's, it is not typically associated with this species. On-site protection measures of the GT's will be evaluated by ECS, FWC, and EPD staff to evaluate and determine the appropriate measures to ensure survivorship. This may result in requiring the applicant to obtain FWC permit approval to relocate the GT's to approved Conservation Banks. All GT and any other listed species shall comply with applicable State and County regulations, performance standards, and management guidelines.

Conservation Management Area (CMA) (ULDC - Sec. 406.95)

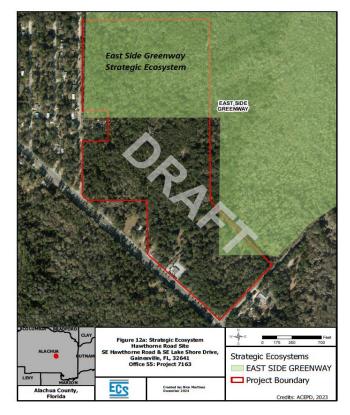
During PDP phase, the locations and boundaries of designated CMA's are evaluated for the presence of appropriate intact vegetation, including canopy, understory, and groundcover where applicable, in functional, clustered arrangement, with logical contiguous boundaries to eliminate or minimize fragmentation to the greatest extent practicable. Where alternative sites exist, the site or sites selected for onsite protection shall be the best suited to preserve ecological integrity, maximize use by wildlife and maintain the long-term viability of natural plant or animal communities. The determination are primarily based upon the following conditions:

- * Function and value of natural resources;
- * Quality and condition of natural resources;
- * Protectability and manageability;
- * Size and shape (emphasis should be on avoiding enclaves of development or areas;

fragmented by development; and, on providing, where appropriate, adequate buffers from the secondary impacts of development and adequate wildlife corridors);

- *Contiguity with adjacent existing habitat, functional wetland system, floodplain, or habitat corridor;
- * Existing species population sizes and life history requirements;
- * Proximity and accessibility to other populations of the same species;
- * Compatibility of conservation with adjacent land uses; and
- * Recommendations from the Florida Fish and Wildlife Conservation Commission and other appropriate agencies.

As previously depicted, if this proposed project proceeds into the PDP phase, with possibly the exception of the 1.5-2.0 acres along the southeastern SE boundary, the anticipated CMA designation would be the associated +/- 31 acres depicted within the SE



overlay (above figure). If that occurs, the protection and enhancement of the associated habitats will be addressed within a *CMA Management Plan* and associated *Conservation Easement*.

Department of Public Works

PW has no issues to allowing the CPA/rezoning.

The following comments will need to be addressed at Development Review Committee review level.

The parcel has FEMA designated 100-year flood plain on the property and will be evaluated per Chapter 406 Article VII Flood Hazard areas of the Land development Code.

The property will be evaluated for stormwater basin requirements for stormwater quantity per Chapter 407 Article IX Stormwater Management of the Land development Code .

The driveway connections to SE 51st Street and Lakeshore Drive will be evaluated per Chapter 407 Article XIII Access Management and Street network standards of the Land development Code.

Transportation

No comment.

Fire/Rescue

No comment.

Submit Application to: Development Services Division



Alachua County
Department of Growth Management
10 SW 2nd Ave., Gainesville, Fl 32601
Tel. 352,374,5249, Fax 352,338,3224
http://growth-management.alachuacounty.us

ZONING APPLICATION

For Rezonings (except Planned Developments) and Special Use Permits and Special Exceptions (including Minor SUP's and SE's),

GENERA	AL INFORMATION (BY APPLICANT/ AGENT)
Applicant/Agent; eda consultants, inc.	Contact Person: Clay Sweger, AICP, LEED AP
Address: 720 SW 2nd Ave, South Tower,	
Email address: csweger@edafl.com	BENTLEY PROPERTIES INC 16860 SILVER OAK CIRCLE DELRAY BEACH, FL 33445
	SUBJECT PROPERTY DESCRIPTION Property Address: 1835 North Highway A1A #702
	Florida Zip: 32903 Phone: (352) 373 _ 3541
	tion: Township: 10 Range: 20 Grant: N/A
Total Acreage: \$1.3 % Zoning:	R-1a, A, BR, BH & MB Land Use: CON, & LDR
	01-004-000, 16194-001-000, 16194-002-000 & 16194-000-000
,	TYPE OF REQUEST
✓ Rezoning From	R-1a, A, BR, BH & MB T _{0;} C-1, RE-1 & R-1a
· ·	
Minor Special Exception For:	
	CERTIFICATION
	GENTIFICATION
	information contained in this application is true and correct to the best of my te County personnel permission to enter the subject property during reasonable request.
Signature of Applicant/Agent:	Date: 2/24/25
Applications shall be submitte	d no later than 4:00 PM on the submittal deadline date
	4
	1



Alachua County
Department of Growth Management
10 SW 2nd Ave., Gainesville, Fl 32601
Tel. 352.374.5249, Fax. 352.338.3224
http://growth-management.alachuacounty.us

REQUIRED ATTACHMENTS

The following items must accompany your application at the time of submittal. No applications will be accepted without these attachments. Please submit the application fee, check made payable to Alachua County Board of County Commissioners, one paper copy and one digital copy of the following:

\Box	Proof of neighborhood workshop, where applicable.
\square	Legal description.
\square	Property Owner's Affidavit, notarized.
\Box	Proof of payment of taxes on all parcels.
\checkmark	Detailed directions to the site.
4	Detailed description of request and an explanation of why the request is consistent with the County's Comprehensive Plan and Unified Land Development Code.
\square	An analysis of the impact of the proposed development on public facilities and services.
	Survey or scaled drawing of property showing boundaries of property and adjacent properties, roads, easements, and all structures on site.
	Proposed site plans, no larger than 11" by 17", for all Special Use Permits, Special Exceptions, and Rezonings to RM or RM-1. Site plans should display the following:
N	 □ Property boundaries and dimensions. □ Existing and proposed buildings, additions, or structures, with distances from the property boundaries shown. □ Streets, sidewalks, drives, parking and loading areas, and similar features. □ Proposed landscape plan, if applicable.
4	Environmental Resources Checklist, conducted by a qualified professional (certain requests may require a more extensive natural resources assessment).
 	Additional requirements (listed separately) for Special Use Permits for Mining Operations, Excavation and Fill Operations, and for Personal Wireless Services Facilities.
□ nV	Other Planning staff reserves the right to require additional information for all applications where such submission is necessary to insure compliance with applicable criteria in the individual case.
√	A digital copy of each of the above, in either Microsoft Word or Adobe PDF format.



Rezoning Application Justification Report



Project Request: A proposed rezoning of approximately 81.3 (+/-) acres.

Project Location: Tax Parcel Numbers 16184-0-0, 16185-0-0, 16194-1-0, 16194-2-0,

16201-4-0 & 16194-0-0

Project Owner: Gator Country LLC & Bentley Properties, Inc.

Submittal Date: February 24, 2025 (Revised March 13, 2025)

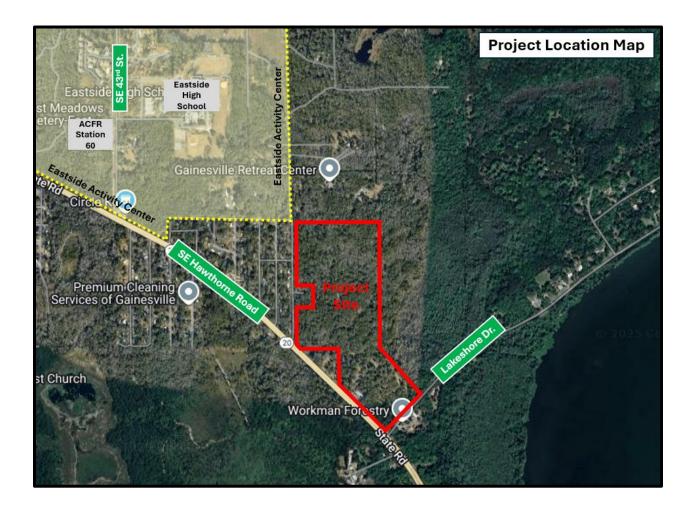
<u>Prepared By:</u> Clay Sweger, AICP, LEED AP

eda consultants, inc.

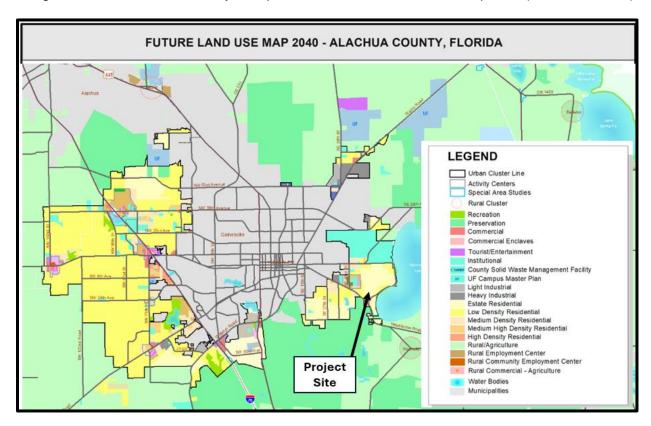
Background

The subject property is located at the 5400 block of SE Hawthorne Road, (parcel numbers 16184-0-0, 16185-0-0, 16194-1-0, 16194-2-0, 16201-4-0 & 16194-0-0) in unincorporated Alachua County. The subject property abuts three public roadways - SE Hawthorne Road (State Road 20) to the south, Lakeshore Drive to the east and SE 51st Street to the west. The subject property, comprising approximately 81.3 (+/-) acres, is mostly undeveloped, with the exception of a few small, abandoned commercial structures located along SE Hawthorne Road. The property is located within the County-designated Urban Cluster and public facilities are available to serve the site, including GRU centralized potable water and sanitary sewer services.

An aerial photo showing the existing conditions of the subject property and surrounding properties is provided below:



As previously stated, the subject property is located within the Urban Cluster, which is the area designated in the Alachua County Comprehensive Plan for urban development (identified below):



Statement of Proposed Change

The applicant requests to amend and reconfigure the zoning map on the subject property from R-1a, A, BR, BH, & MB to R-1a, RE-1 & C-1. The following table summarizes the proposed land use map and zoning map changes, with associated acreages:

Summary of Net Change between Existing and Proposed Zoning Map

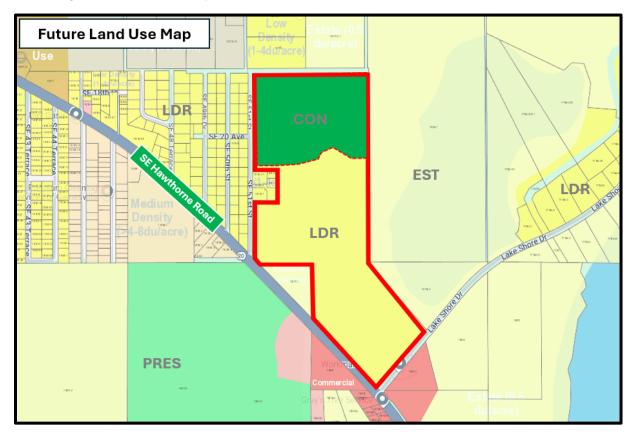
Existing Zoning Designations	Acres (+/-)	Proposed Zoning Designations	Acres (+/-)	Net Change
R-1A	27.8 Ac.	R-1A	18.8 Ac.	-9.0 Ac.
Α	41.1 Ac.			-41.1 Ac.
		RE-1	36.0 Ac.	+36.0 Ac.
BR/BH/MB	12.4 Ac.			-12.4 Ac.
		C-1	26.5 Ac.	+26.5 Ac.
Total	81.3 Ac.		81.3 Ac.	

It is the intent of the property owners to propose these zoning map changes to achieve multiple goals, including; 1) create zoning map designations that are consistent with the underlying future land use designation, 2) place most environmentally sensitive areas into conservation

designations, 3) re-configure the residential map areas to allow for single family development of the property, and 3) remove commercial map areas that have demonstrated that no non-residential market demand has been or will be available. These map changes will result in making the land more viable for residential development, which will bring new home construction and home ownership opportunities on the east side of the unincorporated Gainesville area – all while doing so in an environmentally sensitive manner.

Future Land Use Map

The companion proposed Future Land Use map amendment includes two separate future land use designations (Low Density Residential and Conservation), summarized below:



Conservation

The conservation land use category is established to recognize and protect natural resources within privately owned lands in Alachua County and shall consist of natural resources that, because of their ecological value, uniqueness and particular sensitivity to development activities, require stringent protective measures to sustain their ecological integrity, including wetlands, 100-year floodplains and strategic ecosystems.

Low Density Residential

The Future Land Use Element states that the Low Density Residential Future Land Use designation shall provide for a gross residential density of one to four dwelling units per acre. The Low Density residential land use category allows various housing types, such as conventional

site-built single family homes, accessory living units, attached structures including townhouses, multi-family developments in planned developments, dwellings with zero lot line orientation, factory-built modular units, manufactured homes, or mobile homes. Regarding maximum density, note that the proposed implementing zoning districts propose a mix of zoning designations that will reduce the overall permitted density to a maximum of 149 units (approximately 1.8 units per acre). More specifically, in the residentially zoned areas (non-conservation), the maximum density (147 units at 2.7 units per acre) is well below the maximum density in the Low Density Residential land use designation.

As described in this report, the proposed amendments to the zoning map are consistent with the Future Land Use map summarized above and as such, implement the underlying Future Land Use Map designations as adopted in the County Comprehensive Plan.

Existing Zoning Map Designations

The subject property has a combination of five separate zoning map designations (R-1A, A, BR, BH & MB) summarized below:

Existing Zoning Map Summary of Project Site

Category	Acreage (+/-)	Percentage (+/-)
R-1A	27.8 Ac.	34 %
A (Agriculture)	41.1 Ac.	51%
BR/BH/MB	12.4 Ac.	15%
	81.3 Ac.	100%



R-1A Single Family Residential

ULDC Sec. 403.05 states that the single-family residential districts implement the estate residential, urban residential, and rural cluster policies of the Comprehensive Plan and the associated designations on the Future Land Use Map. ULDC Article III also indicates that the designated single family residential zoning districts are RE, RE-1, R-1aa, R-1a and R-1c. Sec. 403.07 provides the density for single-family resident districts, summarized below:

Table 403.07.1 DENSITY OF SINGLE-FAMILY RESIDENTIAL DISTRICTS							
DENSITY		Z	ONING DISTRICT	S			
RANGE	RE RE-1 R-1aa R-1a or R-1i R-1c						
Dwelling units	1 per 2 acres or less	1 per 2 acres to 2 per acre	1—4 per acre	1—4 per acre	4—8 per acre		

BR, BH & MB Commercial

Sec. 403.11 provides the following commercial zoning district descriptions:

- (c) Retail sales and services (BR) district. The retail sales and service (BR) district implements the commercial policies in the Comprehensive Plan and the associated designations on the Future Land Use Map, as well as the neighborhood convenience commercial policies of the Comprehensive Plan. This district may also be appropriate in rural clusters and rural employment centers.
- (e) Highway oriented business services (BH) district. The highway oriented business services (BH) district implements the commercial and tourist/entertainment policies of the Comprehensive Plan and the associated designations on the Future Land Use Map.
- (g) Business marine (MB) district. The business marine (MB) district implements certain elements of the tourist/entertainment policies of the Comprehensive Plan and associated designations in areas adjacent to lakes, rivers, or other natural bodies of water.

Proposed Zoning Map Designations

The proposed map change includes three separate zoning map designations (R-1A, RE-1 and C-1), summarized below:

Proposed Zoning Map Summary of Project Site

Category	Acreage (+/-)	Percentage (+/-)
R-1A	18.8 Ac.	23.1%
RE-1	36.0 Ac.	44.3%
C-1 (Conservation)	26.5 Ac.	32.6%
	81.3 Ac.	100%

R-1A & RE-1 Single Family Residential

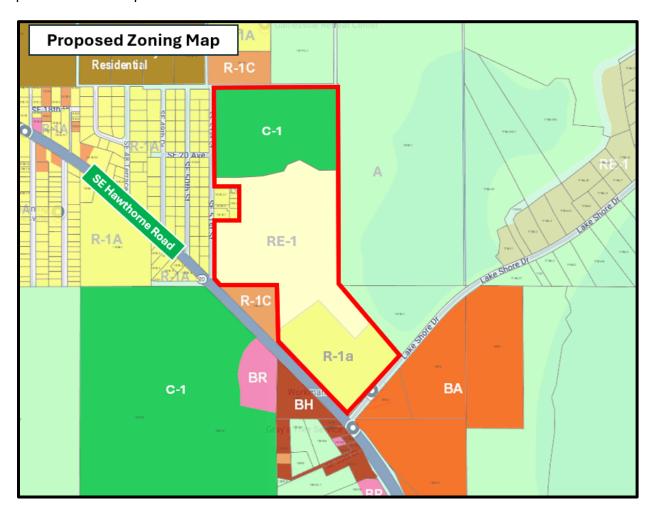
ULDC Sec. 403.05 states that the single-family residential districts implement the estate residential, urban residential, and rural cluster policies of the Comprehensive Plan and the

associated designations on the Future Land Use Map. ULDC Article III also indicates that the designated single family residential zoning districts are RE, RE-1, R-1aa, R-1a and R-1c. Sec. 403.07 provides the density for single-family resident districts, summarized below:

Table 403.07.1 DENSITY OF SINGLE-FAMILY RESIDENTIAL DISTRICTS							
DENSITY		Z	ONING DISTRICT	S			
RANGE	RE RE-1 R-1aa R-1a or R-1b R-1c R-1b						
Dwelling units	1 per 2 acres or less	1 per 2 acres to 2 per acre	1—4 per acre	1—4 per acre	4—8 per acre		

Conservation (C-1) district.

Sec. 403.20 states that the conservation (C-1) zoning district implements the conservation designation on the Future Land Use Map and this zoning district shall be used for other properties which have natural limitations to development because of their sensitive environmental character. Development in the C-1 conservation district shall be permitted only as provided in this Section consistent with the land use designation and in accordance with natural and historic resources protections in Chapter 406.



Existing vs. Proposed Zoning Map Designations

It is the intent of the property owners to propose these land use and zoning map changes to achieve multiple goals, including; 1) create land use and zoning map designations that are consistent with each other, 2) place most environmentally sensitive areas into conservation designations, 3) re-configure the residential map areas to allow for single family development of the property, and 3) remove commercial map areas that have demonstrated that no non-residential market demand has been or will be available. These map changes will result in making the land more viable for residential development, which will bring new home construction and home ownership opportunities on the east side of the unincorporated Gainesville area – all while doing so in an environmentally sensitive manner.

The following tables provide an estimate of the net change in development potential based on the proposed Zoning map changes, related to the existing and proposed map designations:

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
А	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 ⁽¹⁾	120,400 SF
Total	81.3 Ac.		119 Units		120,400 SF

⁽¹⁾ 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
Total	81.3 Ac.		149 Units		0 SF

Summary of Net Change between Existing and Proposed Zoning Map

	Residential Units	Non-Residential SF
Existing Zoning Map	119 Units	120,400 SF
Proposed Zoning Map	149 Units	0 SF
Net Change	+30 Units	- 120,400 SF

It should be noted that the proposed map amendments will result in a reduction in maximum non-residential development potential on the subject property and as such, the transportation impacts

to public facilities are reduced, based on the reduction in net permitted non-residential development.

Public Facilities / Level of Service Analysis

The County Comprehensive Plan Capital Improvements Element requires that the public facilities and services needed to support development be available concurrent with the impacts of development and shall mean that all adopted levels of service (LOS) standards shall be maintained or achieved within a specified timeframe. Per Policy 1.2.4 of the Capital Improvements Element, LOS standards have been adopted for various types of public facilities.

The proposed zoning map change is consistent with the following Comprehensive Plan policy (and related policies) regarding level of service:

Policy 1.5.1 New residential development shall meet all of the requirements for adequate facilities based on the level of service standards adopted in this Plan for roads, potable water, sanitary sewer, solid waste, stormwater, recreation and open space facilities, and mass transit and the concurrency provisions of this plan.

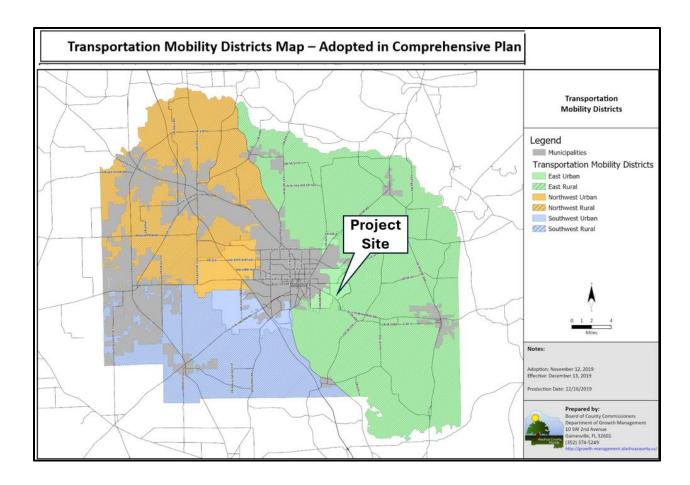
<u>Consistency:</u> The proposed zoning amendments will result in an elimination of non-residential development entitlements on the subject property and subsequently, there will be a reduction in public facilities impacts based on non-residential development potential. Public facilities are in place to adequately serve the property. The proposed amendments are limited to a maximum of 149 single family residential units and no commercial activity.

The level of service analysis below is based on this proposed maximum development scenario related to the proposed map amendments.

The following information provides consistency with the required County standards for level of service, based upon the potential maximum development scenario (149 lots) as indicated in this report:

Traffic: There is sufficient capacity in the East Urban Transportation Mobility District to accommodate the projected development of the site at the maximum development scenario allowed by the proposed zoning map amendments.

The subject property is located within the East Urban Transportation Mobility District, as indicated on the map exhibit (adopted in the Comprehensive Plan Transportation Mobility Element) indicated on the following page.



According to data (below) provided by Alachua County Growth Management, the areawide level of service for automobile travel is being met inside the Transportation Mobility Districts.

URBAN CLUSTER TRANSPORTATION MOBILITY AREAS					
	Northwest Southwest		East		
2020					
Existing AADT	432,241	186,663	239,612		
Existing MSV @ LOS D	748,620	362,250	557,475		
Existing V/C Ratio	0.58	0.52	0.43		
Miles of Road	39.5	30.6	33.0		
Number of Segments	27	17	17		

As required by Alachua County, any future development on the property is required to meet the concurrency guidelines in the Comprehensive Plan. This may be accomplished through a variety of measures including improvements to the adjacent transportation network and payment of the Multi-Modal Transportation Mitigation (MMTM) fee, which will fund the transportation facilities within the County's Capital Improvements Program. In addition, any future development on the subject property shall be required to provide a traffic engineering analysis related to operational and safety improvements at proposed vehicular connection points to adjacent public roadways to ensure that safe and properly designed connections are made. Review of these improvements will include Alachua County Public Works and the Florida Department of Transportation (FDOT).

The proposed zoning map changes will result in a net decrease in non-residential development entitlements on the subject property and a subsequent overall reduction in demand. The following tables indicate this net change in potential trip generation:

Trip Generation Development Scenario – Existing Zoning Map

ITE CODE	SF / UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
821	120,400 SF	Shopping Plaza	94.49 / KSF	11,376 ADT
210	119 Units	Single Family	9.43 / UNIT	1,122 ADT
			TOTAL:	12,498 ADT

Trip Generation Development Scenario – Proposed Zoning Map

ITE CODE	SF / UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	149 Units	Single Family	9.43 / UNIT	1,405 ADT
			TOTAL:	1,405 ADT

Net Change in Trip Generation (Existing vs. Proposed Map)

Existing Map	12,498 ADT
Proposed Map	1,405 ADT
Net Change	-11,093 ADT (-88%)

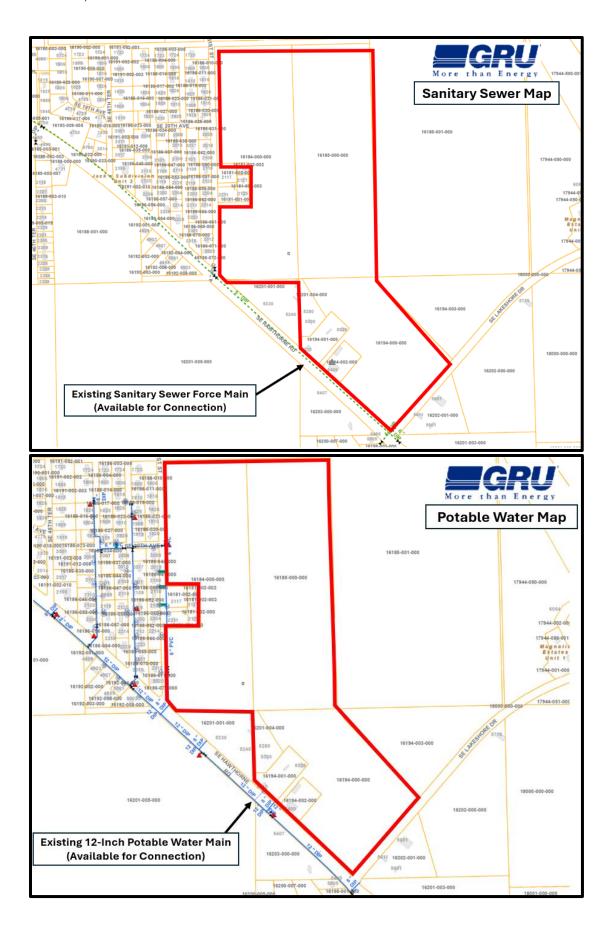
Noted above is a summary of the significant net reduction in maximum potential trip generation on adjacent street traffic trips as a result of the proposed map amendments.

Potable Water & Sanitary Sewer: Policy 1.2.4(d) of the Capital Improvements Element provides the minimum LOS standards for potable water and sewer as summarized in the following table:

	Peak Res. & Non-Res.	Pressure	Storage Capacity
Potable Water	200 gallons / day / du	40 p.s.i.	½ peak day volume
Sanitary Sewer	106 gallons / day / du	N/A	N/A

There will be no negative impacts to the adopted level of service related to water and sewer service resulting from this request. The site will be served by municipal (GRU) water and sewer services. According to GRU, potable water and sanitary sewer infrastructure is available to serve the site and adequate capacity exists in the system to accommodate this proposed development. Any development to occur on this site shall be required to connect to these centralized systems.

The GRU maps related to water and sewer service in the immediate area are included on the following page.



Drainage: Policy 1.2.4 (c) of the Capital Improvements Element states that the minimum drainage LOS standard for residential development requires a floor elevation of one (1) foot above the 100-year/critical duration storm elevation. Any future development on this site would be required to meet this standard and would be evaluated at that time as part of any future proposed development plan application.

Fire and Emergency Services: Policy 1.2.5(a) of the Capital Improvements Element provides the LOS standard for fire services in the Urban Cluster, as follows:

- Initial unit response within 6 minutes for 80% of all responses within 12 months
- Development shall provide 100% of water supply from hydrants

This site is served by the Alachua County Fire Rescue Station 60 located along SE 43rd Street, located less than 1 mile away. Any future development activity shall be required to meet these standards and would be evaluated at that time as part of a proposed development plan application.

Solid Waste: Policy 1.2.4(c) of the Capital Improvements Element states that the minimum level of service standard for solid waste disposal used for determining the availability of disposal capacity to accommodate demand generated by existing and new development, at a minimum, shall be 0.8 tons per person per year. LOS standards for solid waste will not be exceeded by these proposed map amendments when calculated using the maximum development scenario.

Mass Transit: RTS bus service is available in the immediate area, with Route 711 (Rosa Parks Transfer Station to Eastwood Meadows) located along SE 43rd Street. In addition, SE 51st Street (abutting the subject property) is adjacent to the RTS Mobility on Demand Service Area. This service allows the public to schedule a ride up to 7 days in advance.

Public Schools: Impacts on public school facilities adopted Level of Service are summarized below:

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	149	units X 0.14 Elementary School Multiplier	21	Student Stations
MIDDLE	149	units X 0.06 Middle School Multiplier	9	Student Stations
HIGH	149	units X 0.08 High School Multiplier	12	Student Stations

Approval of the application will result in a projected school enrollment impact of 21 elementary, 9 middle and 12 high school student stations. According to the 2023 Annual Report on School Concurrency for Alachua County Public Schools, the available FISH capacity at Eastside High School SCA in 2025-2026 is 1,054 stations (57% capacity), 364 stations available (65% capacity) at Lincoln Middle CSA and 2,503 stations available (70%) at Gainesville East Alachua Elementary CSA. Adequate capacity is available to serve the subject property and the proposed map changes will not negatively affect school capacity for the assigned CSA's.

Recreation: The proposed zoning map would allow a maximum development scenario of approximately 149 residential units. This scenario would not exceed Recreation LOS as found in the Policy 1.2.4(a) of the Capital Improvements Element and 1.1.2 in the Recreation Element of the Comprehensive Plan. The level of service standards for recreation include: (1) 0.5 acres of

improved activity-based recreation sites per 1,000 persons in the unincorporated area of Alachua County; (2) 5.0 acres of improved resource-based recreation sites per 1,000 persons in the unincorporated area of Alachua County.

The 'Supporting Data & Analysis for Evaluation & Appraisal Based Update of Alachua County Comprehensive Plan' (dated November 12, 2019) document related to the Recreation Element states:

Currently, the level of service for both activity-based and resource-based parks is determined by the countywide unincorporated area population and all of the County-owned and County-maintained parks. The current standards are based on a number of improved or developed acres per thousand of unincorporated area population. The level of service standard for activity-based parks is 0.5 acres/1,000 unincorporated population and the standard for resource-based parks in 5.0 acres/1,000 unincorporated population. Both standards are being not only met, but exceeded.

The Data and Analysis for Evaluation & Appraisal Based Update of Alachua County Comprehensive Plan - Future Land Use Element also states that the published population for unincorporated Alachua County is 104,904, which equates to a LOS requirement of approx. 524 acres of resource-based recreation and approximately 52 acres of activity-based recreation (in the unincorporated area).

Estimated information provided by County staff indicate that there is approximately 916 acres of resource-based parks and approximately 180 acres of activity-based parks, which well exceeds the adopted LOS standard. The proposed map amendment will not negatively affect the level of service for recreation.

Compatibility Analysis

Compatibility with adjacent land uses is a consideration when considering a proposed change in the zoning map.

The existing land uses and future land use designations of the adjacent properties are as follows:

North: Single Family Residences

Low Density Residential and Estate Residential future land use designations

East: Undeveloped / Conservation Easement

Estate Residential future land use designation

West: SE 51st Street / Single Family Subdivision

Low Density Residential future land use designation

South: SE Hawthorne Road / Undeveloped Land / Single Family

Commercial & Preservation future land use designations

The proposed residential and conservation future land use designations are compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the Urban Cluster, as designated in the Comprehensive Plan. In addition, the property is bounded on three sides by paved public roadways, including SE Hawthorne Road, a state arterial highway. There are also properties with commercial designations in close proximity to the site to provide a supporting

mix of uses to future residents. Eastside High School is within approximately 1 mile of the site. Public services (centralized water & sewer utilities, police/fire protection, public schools, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development. Connections to public utilities will be made as part of any site development.

Comprehensive Plan Consistency

The following analysis is intended to demonstrate that this request is consistent with the applicable Goals, Objectives and Policies of the Comprehensive Plan:

OBJECTIVE 1.1 – GENERAL

Encourage development of residential land in a manner which promotes social and economic diversity, provides for phased and orderly growth consistent with available public facilities, and provides for access to existing or planned public services such as schools, parks, and cultural facilities.

<u>Consistency:</u> The subject property is proposed to be developed as a single family neighborhood that will provide new housing opportunities in eastern Gainesville and has access to all required public facilities to serve the site, including paved public streets, school, GRU centralized potable water and sanitary sewer.

Policy 1.1.1 Adequate locations shall be available in the urban cluster for all types of housing including the placement of manufactured homes, and manufactured home parks and subdivisions.

<u>Consistency:</u> It is the intent of the applicant to develop the property (which is located within the urban cluster) with single family detached homes.

Policy 1.1.3 Urban Residential development shall be consistent with the Conservation policies of Alachua County.

<u>Consistency:</u> The application proposes to place approximately 26.5 acres of the subject property into conservation zoning designations in order to protect the most environmentally sensitive areas, thus demonstrating consistency with this policy.

Policy 1.1.5 Master planning of all contiguous land under common ownership or control is strongly encouraged.

<u>Consistency:</u> It is the intent of the applicant to prepare a master-planned residential subdivision development for this property, if proposed map amendments are approved.

OBJECTIVE 1.2 - LOCATION, MIX OF USES, AND IMPLEMENTATION CONSISTENT WITH MARKET DEMAND

Provide for adequate future urban residential development that includes a full range of housing types and densities to serve different segments of the housing market, designed to be integrated and connected with surrounding neighborhoods and the community, with opportunities for recreation and other mixed uses within walking or bicycling distance.

<u>Consistency:</u> The future development of this property with new single family housing construction would be the first of its kind (size and location) in many years in eastern Gainesville and would help contribute to the housing stock in the urbanized area.

- Policy 1.2.4 All new residential development in the urban cluster shall:
 - (a) be economically and efficiently served by supporting community facilities, and services such as streets, utilities, public educational facilities, and public protection.
 - (b) connect to centralized potable water supply and sanitary sewer systems in accordance with Policy 2.1.1 of the Potable Water and Sanitary Sewer Element.

<u>Consistency:</u> The subject property has access to all required public facilities to serve the site, including paved public streets, school, GRU centralized potable water and sanitary sewer.

Policy 1.3.7 Low Density Residential land use category shall provide for a gross density of one to four dwelling units per acre except as provided for in Cottage Neighborhoods, Transit Oriented Development (TOD) and Traditional Neighborhood Development (TND) meeting the requirements of this Element.

Policy 1.3.7.1 Low Density residential land use category shall provide for single residential detached and attached dwellings. In addition, traditional neighborhood developments (TND), transit oriented developments (TOD) and planned developments may include mixed housing types and mixed uses.

Policy 1.3.7.2 Low Density residential land use category shall provide for various housing types, such as conventional site-built single family homes, accessory living units, attached structures including townhouses, multi-family developments in planned developments, dwellings with zero lot line orientation, factory-built modular units, manufactured homes, or mobile homes.

Policy 1.3.7.3 The County's Land Development Regulations shall allow Low or Medium density residential land use to include flexible and mixed minimum lot sizes, relying on design standards and gross density. Such provisions shall address the need for affordable housing, compatibility with transit alternatives, and open space preservation including greenway corridors.

<u>Consistency:</u> The proposed map amendments are consistent with this policy. It is the intent of the applicant to pursue the development of the property as a residential development within the permitted density ranges in the land use designation and design in compliance with the requirements stated above. However, note that the proposed implementing zoning districts propose a mix of zoning designations that will reduce the overall permitted density to a maximum of 149 units (approximately 1.8 units per acre). More specifically, in the residentially zoned areas (non-conservation), the maximum density (147 units at 2.7 units per acre) is well below the maximum density in the Low Density Residential land use designation.

Policy 1.4.1.4 Urban development shall incorporate design techniques to promote integration with adjacent neighborhoods and enhance the quality of the living environment. Such design techniques shall include:

(a) Quality design practices, transitional intensity (types of uses), stepped density, buffering, boundaries, landscaping, and natural open space.

- (b) Open space shall be designed to be accessible as required by Conservation and Open Space Policy 5.2.3 and Stormwater Management Element Policy 5.1.11. Open space requirements fulfilled through the use of conservation resource areas per Conservation and Open Space Element Policy 5.2.2 shall incorporate accessible open space, to the extent consistent with the character and protection of the resource.
- (c) Special attention shall be provided to the design of development and neighborhood edges, which shall be designed to be integrated into the surrounding community.

<u>Consistency</u>: The policy above provides techniques to properly design urban projects that abut existing neighborhoods, including stepping down of density, provision of open space and usable common areas along the project perimeter and linking the developments in a manner that benefits all residents in the area. The proposed land use map changes will allow for such a development design, thus implementing this Policy.

OBJECTIVE 1.5 – REQUIRED FACILITIES

All new residential development shall meet the requirements for adequate facilities as established or referenced in this section.

Policy 1.5.1 New residential development shall meet all of the requirements for adequate facilities based on the level of service standards adopted in this Plan for roads, potable water, sanitary sewer, solid waste, stormwater, public schools, recreation and open space facilities, and mass transit and the concurrency provisions of this Plan.

Policy 1.5.2 In addition to the facilities for which level of service standards are adopted as part of the concurrency management system of this Plan, other facilities that should be adequate to serve new urban residential development include:

- (a) local streets;
- (b) police, fire and emergency medical service protection;
- (c) pedestrian and bicycle network; and
- (d) primary and secondary schools.

Policy 1.5.3 New residential developments shall provide for the provision of high speed internet access as specified in the land development regulations.

Policy 7.1.11 All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, mass transit, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

<u>Consistency:</u> As demonstrated in the 'Public Facilities / Level of Service Analysis' section of this report, all required facilities for new residential development are available to the subject property; all levels of service are adequate to serve the projected development. Internet access will be part of the ultimate design for the proposed project. The zoning map amendment is consistent with the requirements of Objective 1.5 and Policies 1.5.1, 1.5.2 and 1.5.3.

Policy 7.1.8 of the FLUE indicates that buffers between adjacent uses will be provided in accordance with the Buffer Group Matrix Table. The subject property will provide the required buffers in accordance with the referenced table, and the proposed site plan that accompanies a

future development application will demonstrate that these buffers will be met or exceeded on every development boundary.

Public participation has been undertaken in accordance with the requirements of FLUE Policy 7.1.26. A neighborhood information meeting was held on February 20, 2025 where input was received from interested parties. The attached summary details the issues raised by and discussed with members of the public.

Economic Element

Policy 1.1.9 Consistent with Energy Element Policy 3.1.4, Alachua County shall promote redevelopment and infill within the Urban Cluster. Recognizing that such redevelopment and infill is an efficient use of land, infrastructure, energy resources, and existing public services, redevelopment of existing sites and buildings shall be encouraged.

<u>Consistency</u>: The subject property is located within the designated Urban Cluster and as such, is consistent with what this policy was intended to promote – infill development that efficiently utilizes land, infrastructure, public services, etc.

Conservation and Open Space Element

OBJECTIVE 3.1 - CONSERVATION LAND USE CATEGORIES

A conservation land use category shall be established to recognize and protect natural resources within privately owned lands in Alachua County utilizing appropriate regulatory, acquisition, and incentive mechanisms.

Policy 3.1.1 Conservation areas shall consist of natural resources that, because of their ecological value, uniqueness and particular sensitivity to development activities, require stringent protective measures to sustain their ecological integrity. These areas shall include:

- (a) Wetlands;
- (b) Surface waters;
- (c) 100-year floodplains:
- (d) Listed species habitat;
- (e) Significant geologic features; and
- (f) Strategic ecosystems.

<u>Consistency:</u> The application proposes to place the northernmost approximately 26.5 acres of the property into the C-1 Conservation zoning designation. This portion of the property contains environmentally sensitive areas, including wetlands and strategic ecosystems. The proposed map designations will protect these sensitive areas.

Policy 3.4.1 All applications for land use change, zoning change and development approval shall be required to submit an inventory of natural resource information.

<u>Consistency</u>: The application includes an inventory of natural resource information for the site.

OBJECTIVE 5.2 - OPEN SPACE

To permanently preserve public Open Space within developments within Alachua County that protects natural resources, provides recreation, and augments the community network of bicycle and pedestrian infrastructure.

Policy 5.2.1 Open Space shall be provided on at least ten percent of every development, except as specified in Policy 5.2.5.

<u>Consistency:</u> The owner acknowledges this and any development on site shall comply with this provision by providing at least 10% open space as part of any future development.

Conclusion

The requested map amendments are consistent with and serve to implement the Goals, Objectives and Policies of the Alachua County Comprehensive Plan. The specific design parameters mandated by the Plan will be part of the ultimate development program submitted by the applicant, and the accompanying rezoning application provides data in support of that conclusion. The data and analysis in support of the proposed amendments demonstrates that the requests are both consistent and compliant.



Z25-000004: Rezoning

SE Hawthorne Rd.

Mehdi Benkhatar, AICP Planner III

Background

- 82-acre site in SE Urban Cluster
- Future single-family residential development
- A/R-1a/BR/BH/MB \rightarrow R-1a/RE-1/C-1.
- Eastside Greenway SE
- Z25-000003 Large-scale CPA



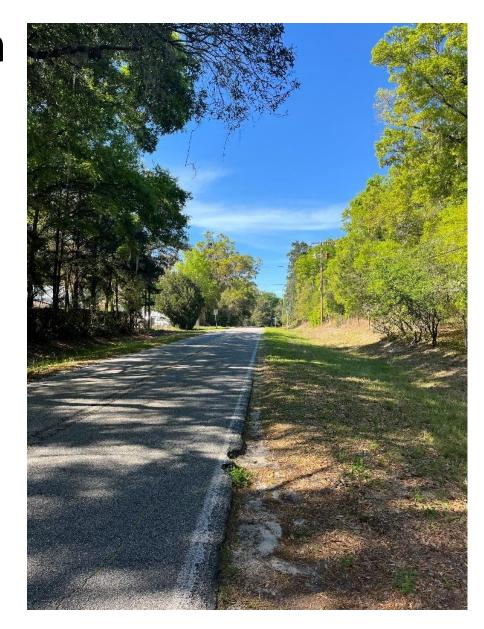


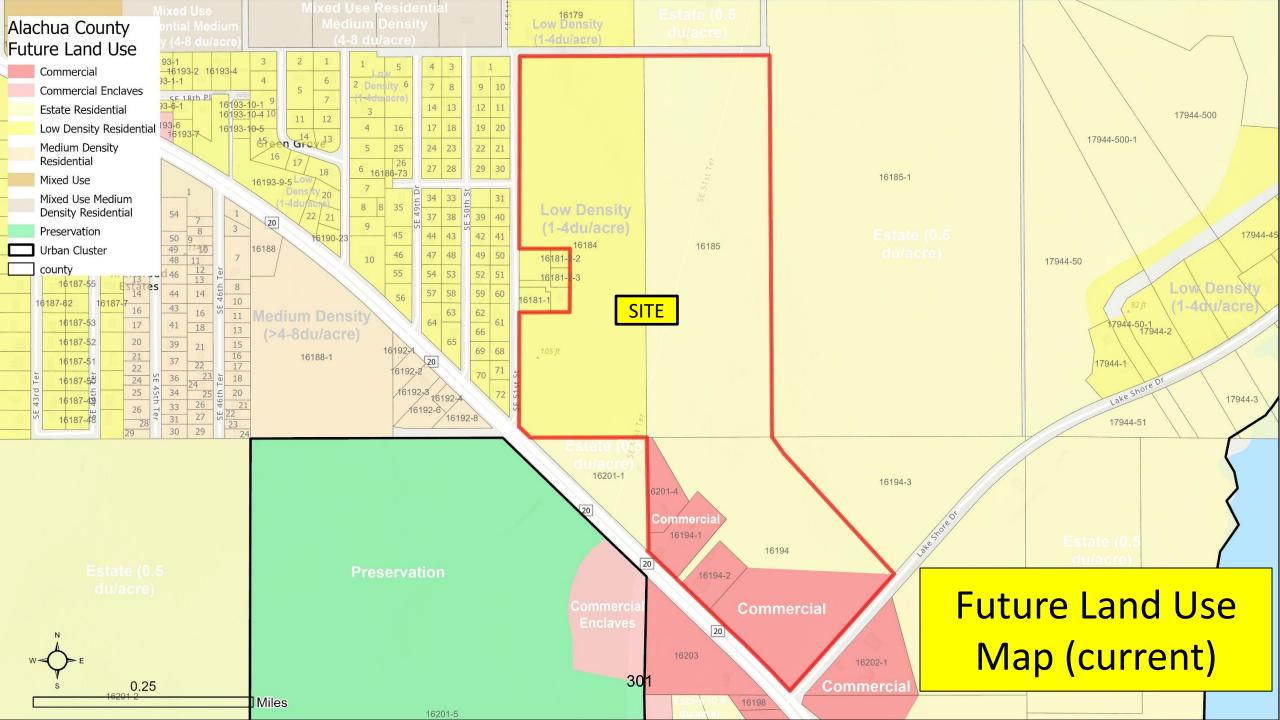


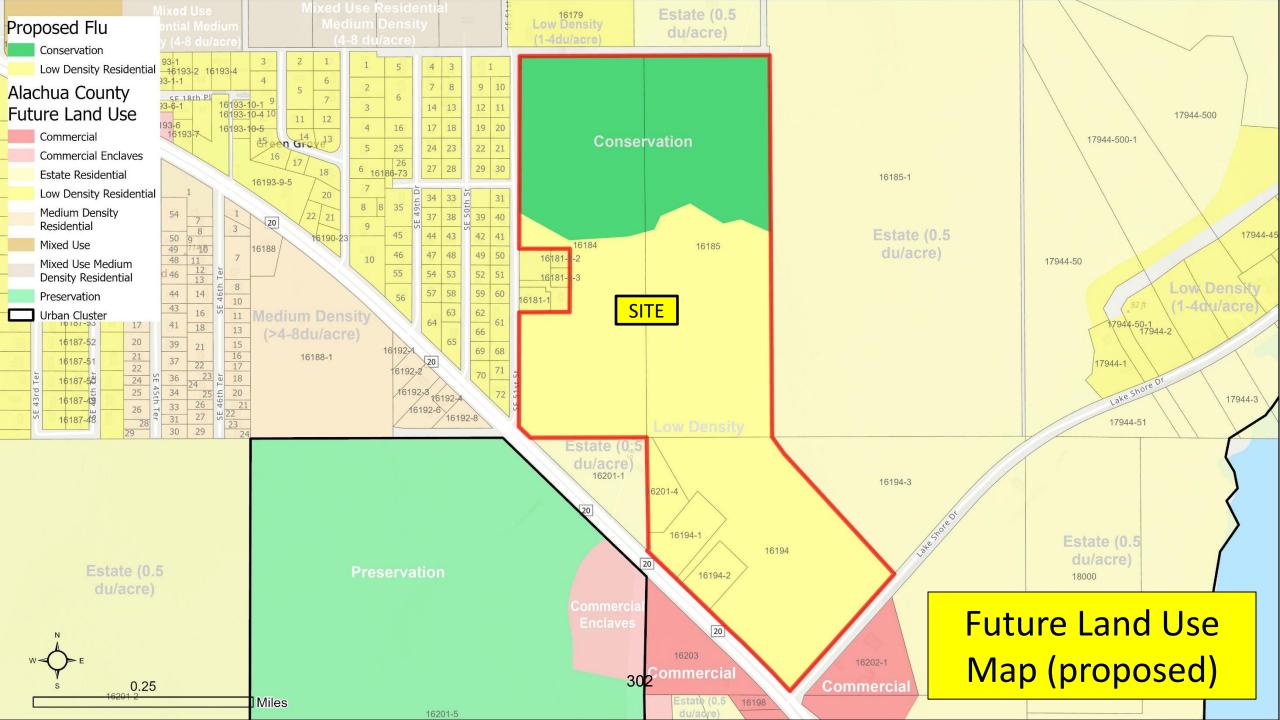
Photo from center of site

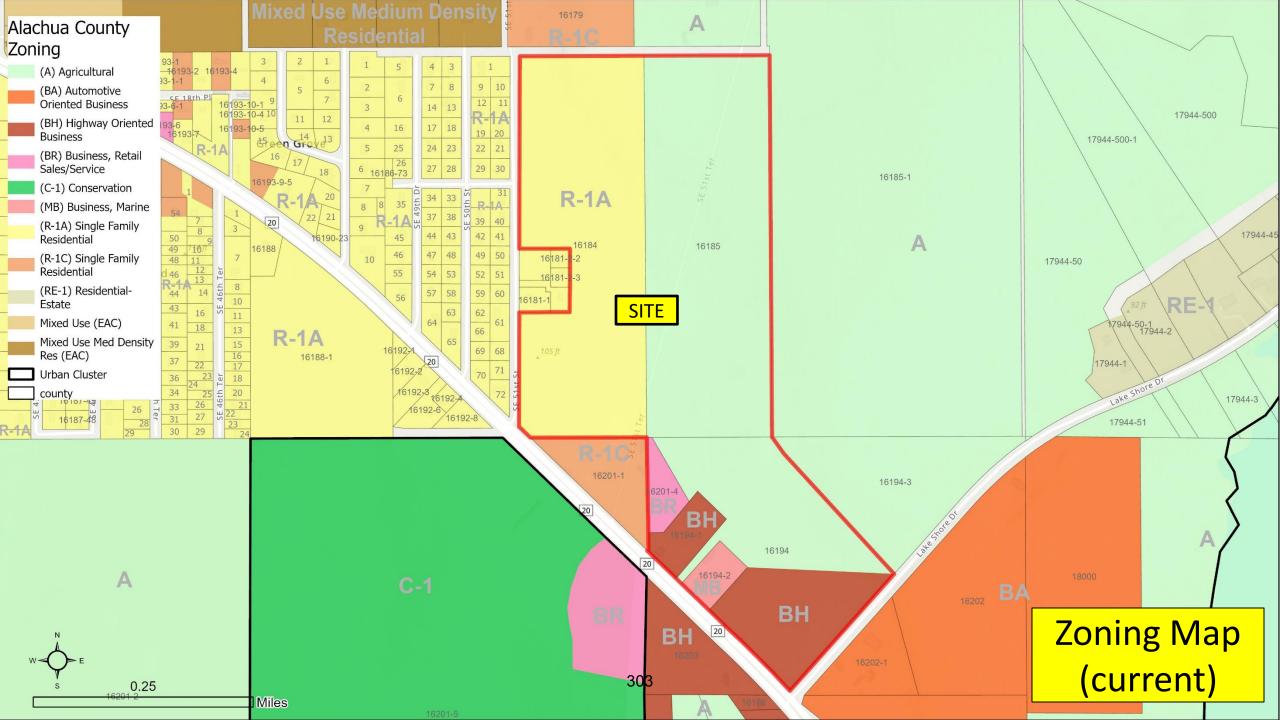
Abandoned commercial building on site and view from Lakeshore Dr. looking south

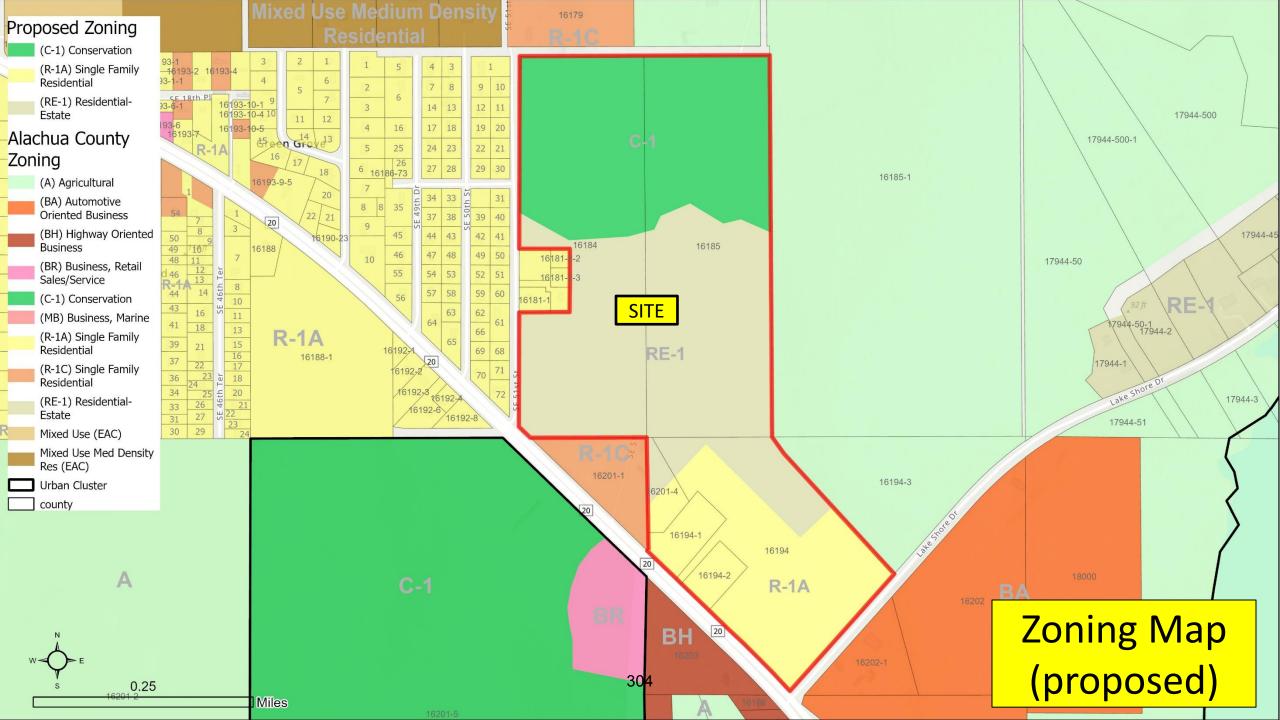












Bases for approval

- 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.
- The proposed rezoning is consistent with Policy 7.1.2 of the Future Land Use Element of the Comprehensive Plan.
- 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.

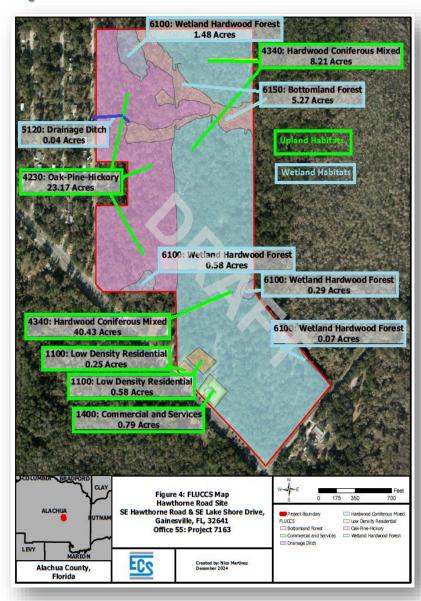
Staff recommendation

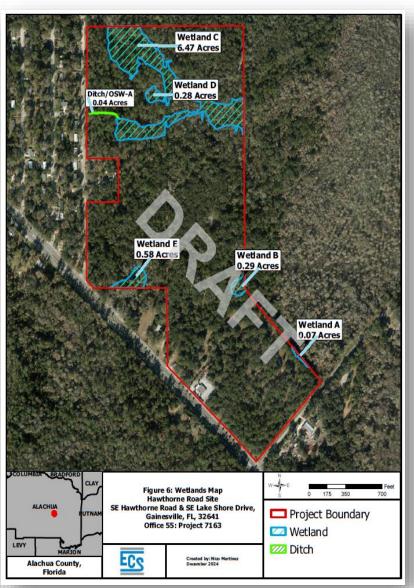
• Staff recommends that the Planning Commission recommend that the Board of County Commissioners **approve** Z25-000004, with the bases as listed in the staff report.

Upland & Wetland Habitats

Wetland Delineations

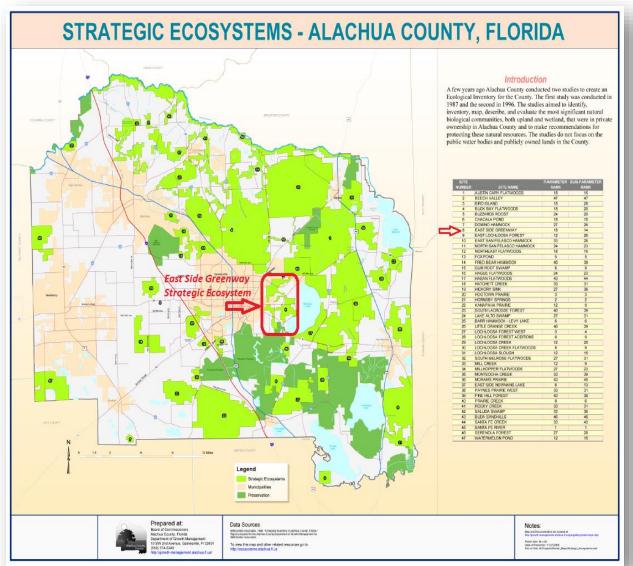
100-Year Flood Zone

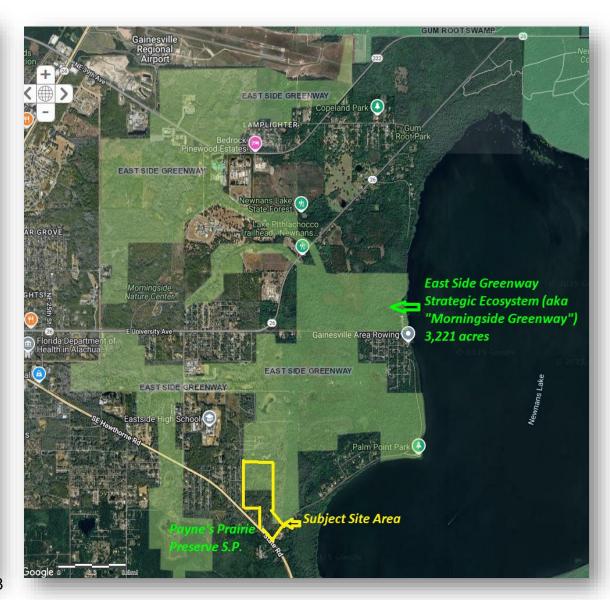




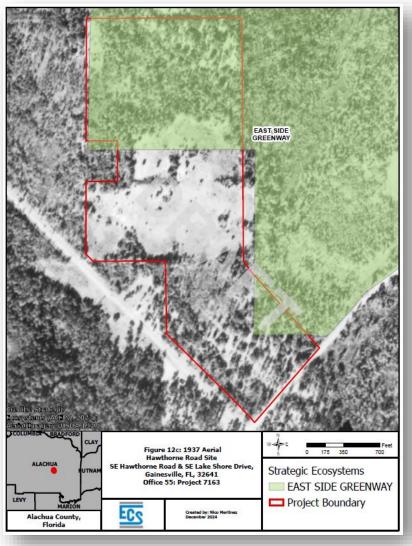


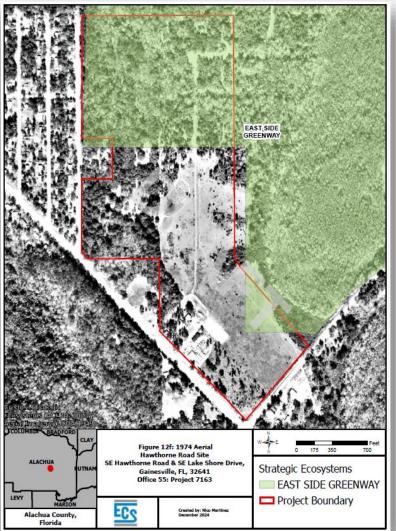
East Side Greenway Strategic Ecosystem

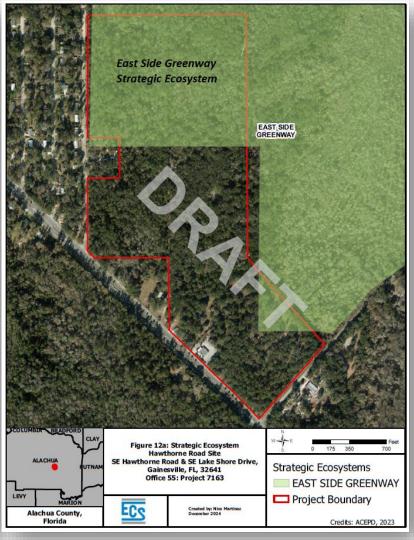




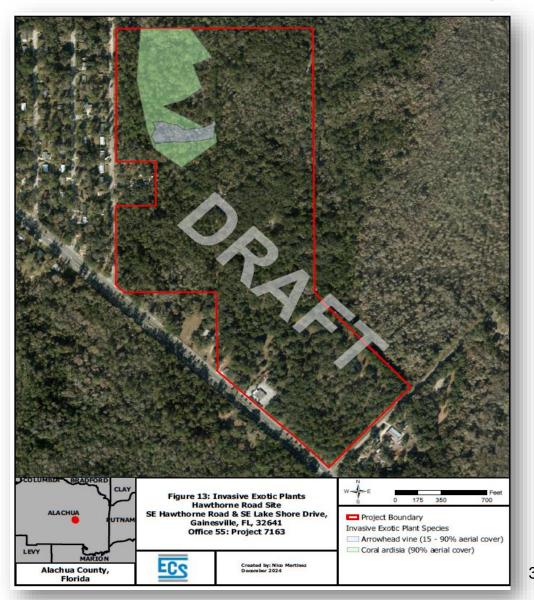
East Side Greenway Strategic Ecosystem 1974 2023

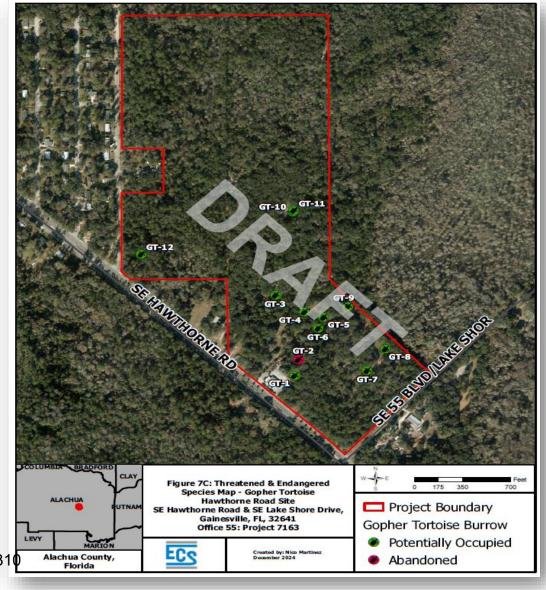




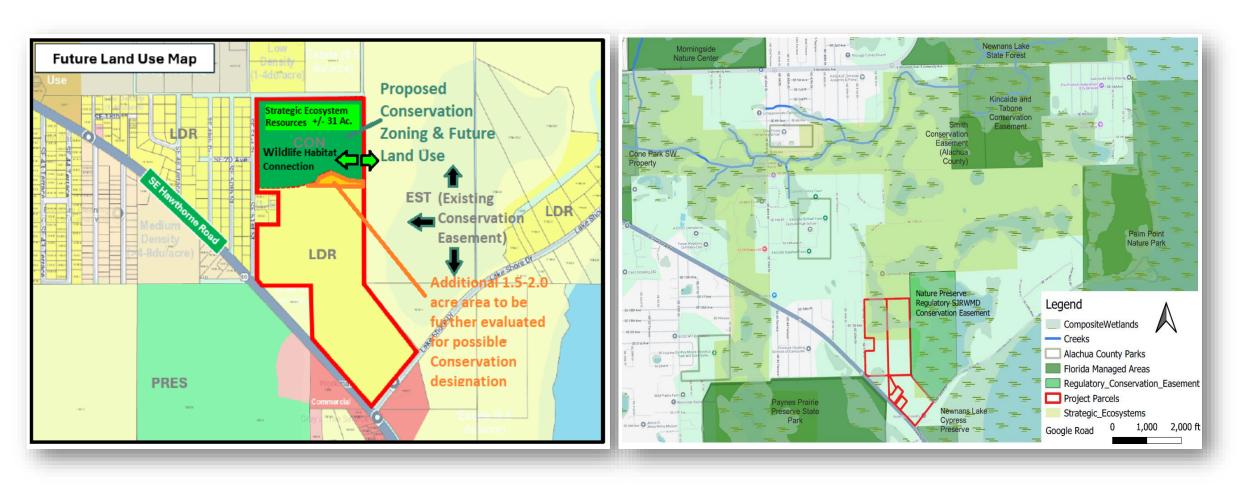


East Side Greenway Strategic Ecosystem Invasive Exotic Plants, Gopher Tortoise Burrows



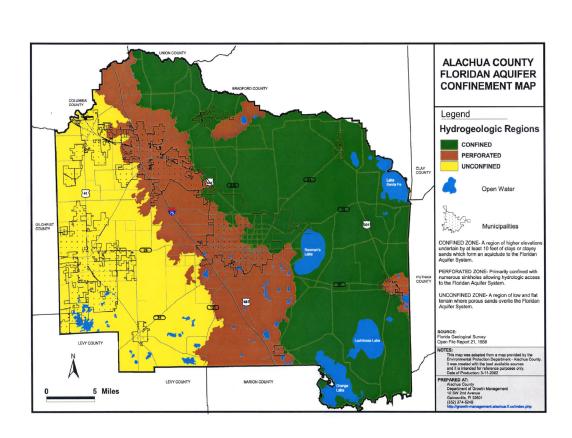


East Side Greenway Strategic Ecosystem Proposed Future Land Use / Native Connectivity



Hydrogeologic Issues Discussion - Stephen R Boyes, P.G.

Figure 1. Floridan Aquifer Confinement Map, Open File Report 21, Florida Geological Survey, 1988.



The Degree of Confinement map currently adopted in the Comprehensive Plan- 2020 depicts aquifer vulnerability based on topography and thickness of the confining unit above the Floridan aquifer.

In this area, that of the proposed development, rainfall recharge waters do not rapidly migrate to the underlying Floridan aquifer.

Figure 1 is included to show that the proposed development/rezoning site is situated in an area of the county that is very different from properties located to the west and in much of the city.

Figure 2 is adapted from the USGS Topographic map and is presented to show the location of sand hill uplands in the area of the property proposed for intensive development.

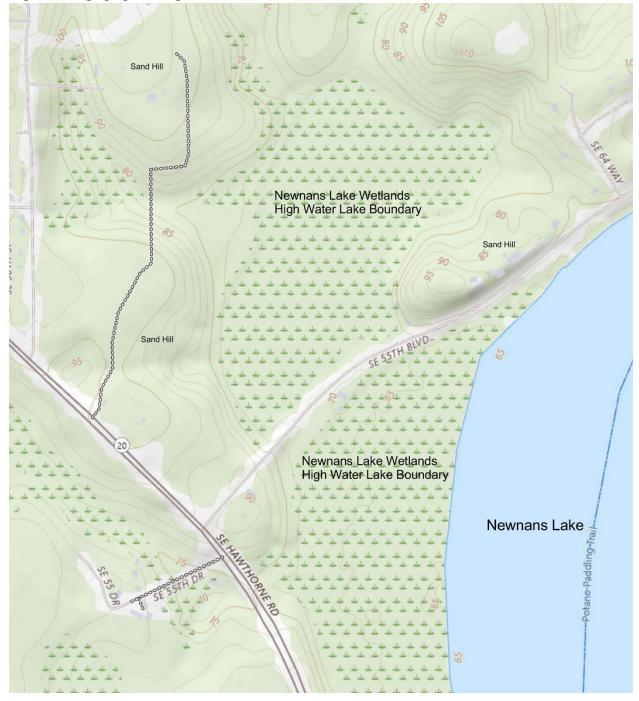
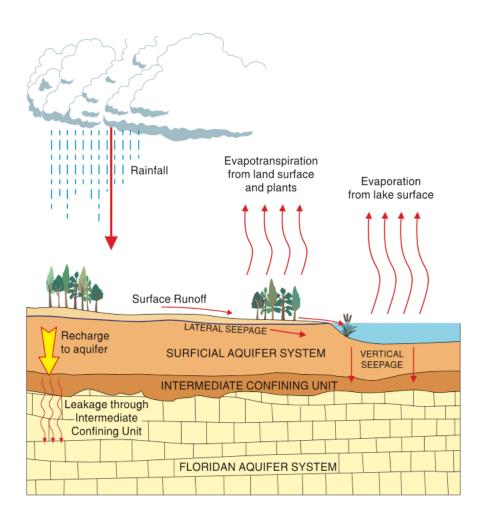


Figure 2. Topographic Map of area in which the Site is situated.

Prepared by Stephen R Boyes P.G. Florida License #184

Please note the sand hills, the wetlands, Newnans Lake and SE 55th Blvd. (Lake Shore Drive).

The proposed development area contains sand hills that are highly conductive (very permeable) and very effectively capture rainfall recharge. These sand hills generate little to no runoff from large (2-3 plus inch) and significant rainfall events. The sand hills capture the rainfall with little to no runoff and recharge the surficial aquifer. The surficial aquifer then discharges its stored water very very-slowly to the Newnans Lake wetlands located north and east of the site. The sand hills in all essence act as a surficial aquifer ground water storage system, a battery so to speak, that slowly discharges water to the wetlands and the lake.



The proposed project will cover the sand hills with a very intensive development, four units per acre, including roads, driveways and structures. The change in land use will create a substantial impermeable surface which will change the hydrology in the immediate area resulting in a diminished surficial aquifer.



To cap the sand hills with impermeable development would profoundly diminish rainfall recharge and greatly reduce the storage capacity of the surficial aquifer. The aquifer would be diminished and its slow release of ground water from storage would be slowed and lost. Such a change would increase the flood risk to Lake Shore Drive.

Experience of the 2017 hurricane Irma indicates this area will flood and strand the residents of Lake Shore Drive from Hawthorne Road.

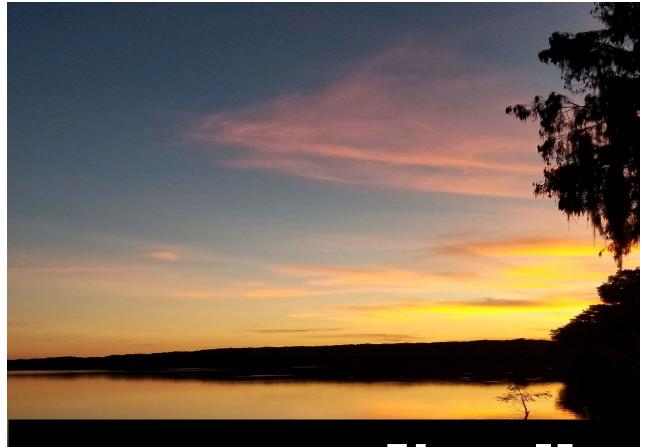
I recommend the intensity of development, for the proposed site, be less than what is being requested. In my opinion changing the land use to anything greater than one unit per acre would result in increased flood flashiness to Newnans lake and Lake Shore Drive.

I recommend denial of the proposed planning and zoning changes for these petitions.

Stephen R Boyes, P.G. Hydrogeologist Florida Professional Geologist License Number PG184

Date: 4/11/2025





About Us

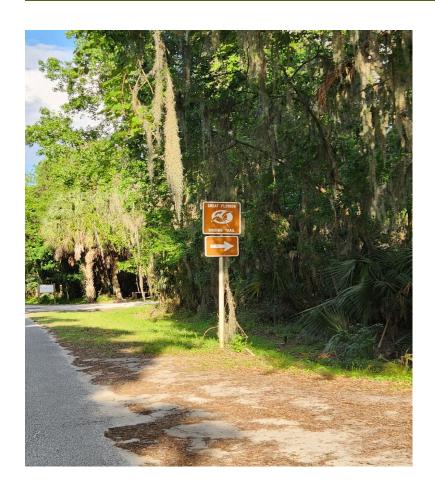
We are a large group of deeply affected homeowners from the Magnolia Estates, Newnan's Lake Homesites, Green Grove & Ranel neighborhoods which surround the proposed development on all sides.



What We Believe We Are Losing:

- The last remaining contiguous upland habit for wildlife at the southern end of the East Side Greenway corridor, lying directly across Hawthorne Rd from Paynes Prairie
- The low-light, low-noise character of the area that is so critical to the wellbeing of our human and animal neighbors alike (and bugs, too!)
- A well-maintained yet still improving cypress "swamp", already under conservation easement with the State – a critical feature against runoff into Newnan's Lake
- Any chance at ever truly improving the water quality of Newnan's Lake (aka Lake Pithlachocco)

Just Some of Lakeshore Drive's Many Existing Recreational & Conservation Features ~









The Problems











Incompatible with Existing Development

Primarily rural, longexisting neighborhoods on ¼ lots or larger, interspersed with large tracts of agricultural lands and wetlands

Incompatible with the County's Comp

Increases density in a sensitive ecosystem by leapfrogging over many parcels already available & zoned for development that are closer to the urban core

Creates Negative Impacts to Scenic Lakeshore Drive

Increased traffic will
endanger passive
recreationalists, runners &
cyclists along a part of the
Great Florida Birding and
Wildlife Trail

Degrades An Already Eutrophic Newnan's Lake

Drainage trenching in the last 100 years has already made Pithlachocco "Gainesville's Retention Pond" even though it is still a beloved fishing spot for Fast Gainesvillians

Truncates the East Side Strategic Greenway

As the County pursues a Morningside-to-Paynes Prairie Corridor for wildlife, this development would take one of only two through-options off the table

Existing Neighborhoods







Size

Character

Need

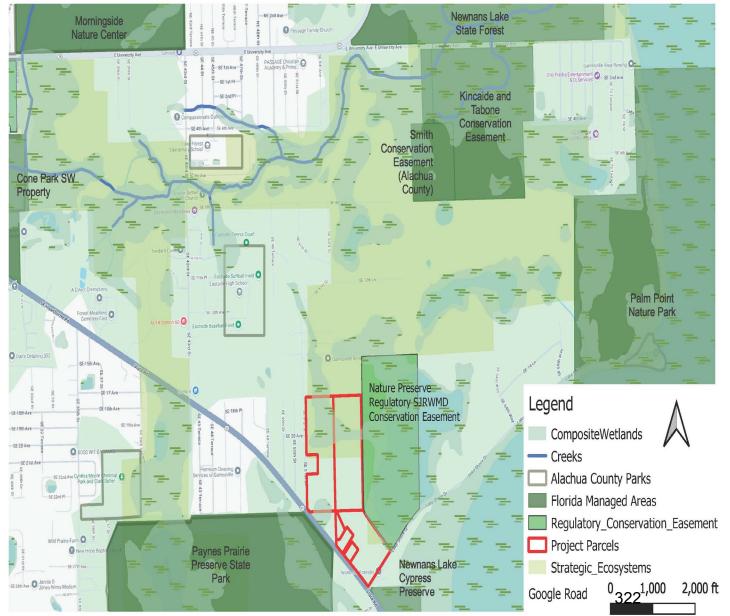
None smaller than on ¼ acre lots; the only neighborhood directly on Newnan's is composed of less than 20 homes on lots greater than 1 acre

Rural in character; mostly unpaved; minimal overhead lighting; self-maintaining

Affordable housing, food shopping options & employment opportunities are needed but continue to go unaddressed



Ecological Setting Hawthorne Road Large-Scale Comprehensive Plan Amendment (Z25-000003)



The County Comp Plan

Current Zoning



Agricultural, Residential Estate, Single Family 1-2, Conservation

Proposed Zoning



Single Family 4-8, Conservation

Winners & Losers



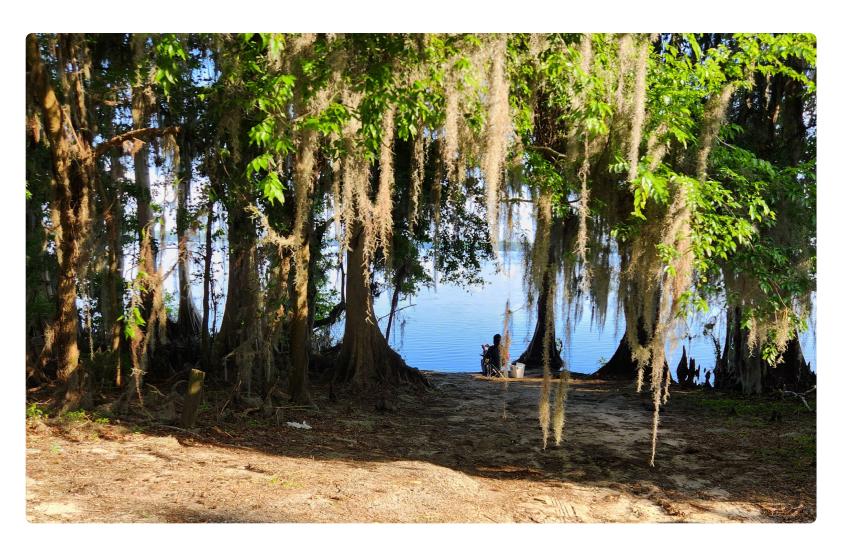
Winners: Speculative Development Interests

Losers: Neighbors, fisher-folk, birders, hikers, cyclists, wildlife, & Lake Pithlachocco itself

Impacts to Scenic Lakeshore Drive

Potential negative impacts from increased passenger & service truck traffic include:

- Safety concerns for neighbors and recreational fishermen who frequently walk along the narrow two-lane roadway
- Road degradation from increased usage; the road is already in poor condition from little to no County maintenance and from Hurricane Irma's inundation
- Increased instances of flooding due to the loss of permeable surface in the proposed development area and potential congestion of the adjacent wetland with exotic invasive plant species
- Drone Video of Lakeshore Drive Flooding after Hurricane Irma in 2017:
- https://youtube.com/clip/Ugkxp3qUIa3XCif VaYObaa3B95r4uqnEEUdS?si=wmYp0yMtV hf9p-xF





Flooding Impacts

Hurricane Irma is no longer considered a hundred year weather event...

- Magnolia Estates and Lakeshore Homesites were completed flooded in along East University Avenue AND Lakeshore Drive for almost 14 days
- Neighborhoods had no power or internet until floodwaters had subsided and line repairs could be made (thanks to mutual aid from NC's Pike Electric!)
- Elderly neighbors in particular were impacted; only a few neighbors' vehicles were able to make it in and out via off-road means to bring them much-needed supplies





Salvaging packages from a disabled UPS truck on Lakeshore Drive immediately adjacent to the proposed development area -

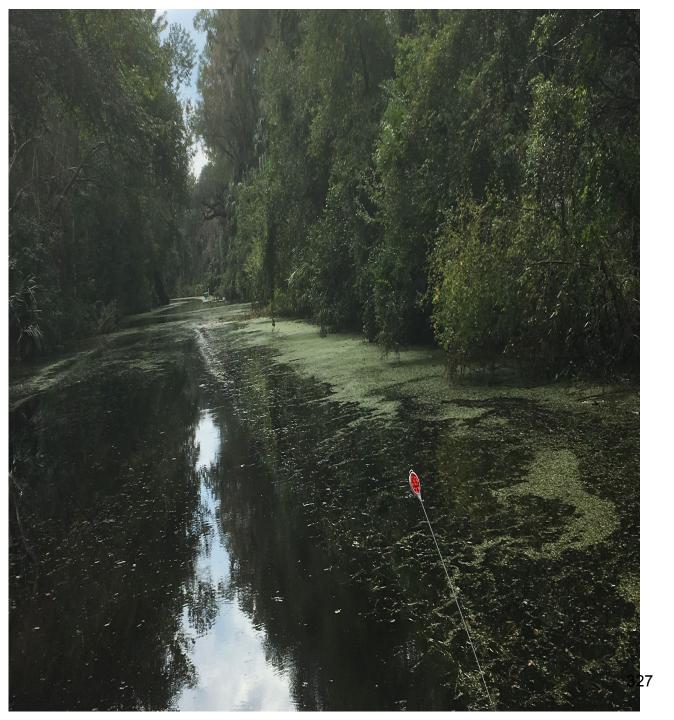


Hurricane Irma 2017- During & After the Flood

Lakeshore Drive looking north from Hawthorne Road

at the north end of the proposed development site





Hurricane Irma 2017 – During & After

Lakeshore Drive looking South, less than .5 miles from proposed development

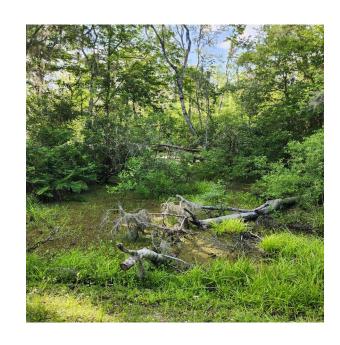


Impacts to Imperiled Newnan's Lake (Pithlachocco)

"Potentially the most eutrophic lake in the state..."







Creeks

Ephemeral/seasonal creeks and ponds permeate the proposed development parcels

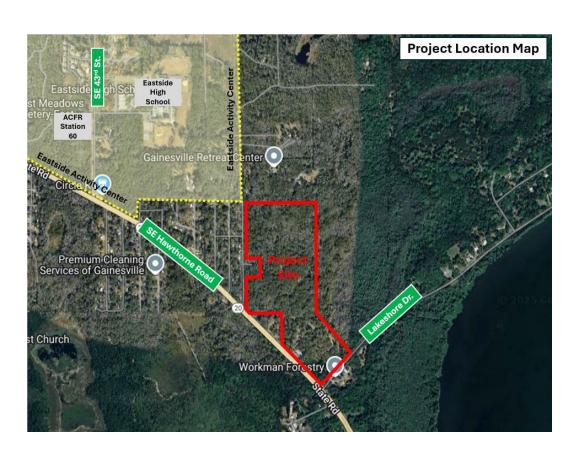
Cypress Swamp

Cypress swamp wetlands surround the proposed development parcels around 2/3 of their total area 328

Runoff

Proposed development parcels slope downward towards the swamp, insuring contamination by runoff & invasives

East Gainesville Greenway ~ Where Does It Go?





Issues of Notice from the County/Developer

Short notice, if any at all...



Alternative Development Sites:

How we CAN grow in the future:

Hawthorne RD

- 2400 SE Hawthorne RD 5 acres
- 2725 SE Hawthorne RD 15 acres
- 2901 SE Hawthorne RD 13 acres
- 3201 SE Hawthorne RD 12 acres
- 4330 SE Hawthorne RD –
 42 acres

East University AVE

3100 East University AVE
 - 61 acres



SE 43rd ST

• SE 12th & 43rd – 5 acres



The Existing Newnan's Lake Community:



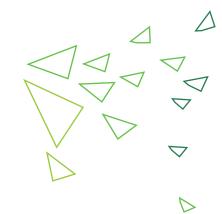
What do we need?

- Employment opportunities & economic development
 - A grocery store and/or farmer's market
 - Truly affordable housing in a variety of living styles: single family starters, duplexes, townhomes, transitional living for seniors and the disabled
 - Bus lines running down Hawthorne Road to Lakeshore Drive and down East University Avenue to Lakeshore Drive

What do we want?

- No new urban cluster-style market rate developments
 - The County Commission to stick to it's own Comp Plan, or better yet, consider increasing restrictions on future developments in the East Side Greenway
 - The protection of Newnan's Lake and the East Side Greenway's abundant wildlife, threatened plant species, archeologically significant lands & current water quality levels (or better!)

Neighborhood Contacts:





Paul Pritchard

Lakeshore DR neighbor Email: pritchardp@aol.com



Kelly McPherson

Magnolia Ests. neighbor Email:

mcperson360@gmail.com



Dan Smith

Green Grove neighbor Email: Enpowr@aol.com



Rebuttal to

Large Scale Comprehensive Plan Amendment
Land Use Change Application and the Rezoning Application
Justification Report for Hawthorne Road Rezoning (Z25000004)

Justification Report

April 10, 2025

Compatibility Analysis

The proposed change is not consistent with the Comprehensive Plan.

Policy 1.3.2.2 Estate Residential -The Estate Residential designation, with a maximum density of one dwelling unit per two acres, shall only be located in the urban cluster on properties adjacent or near Preservation areas, as identified on the Future Land Use Map, as a transitional land use to higher intensity or density urban development.

There is a reason that the Future Land Use Designation is Estate Residential on Parcels 16185-000-000 and 16194-000-000: they are immediately adjacent to a Conservation Easement (the SJRWMD regulatory conservation easement adjacent on the east of the proposed project) and within 1600 ft of Newnans Lake and even closer to the lake's buffering wetlands. In addition to Newnan's Lake, the following preserved/conserved areas are within 1 to 1.5 miles of the project: Paynes Prairie, Newnans Lake Cypress Preserve, Newnans Lake State Forest, Earl P. Powers Boat Ramp, Palm Point Park, Moringside Nature Center and 3 privately held conservation easements two held by Alachua County and a Regulatory Easement held by SJRWMD. The people who crafted our Comprehensive Plan clearly recognized the value of very low-density development adjacent to important ecological resources and recognized the concept of a buffer of land uses between incompatible or vastly different intensity uses. We have the well-known effects of neighborhoods on natural areas ranging from pollution (light, noise, hydrocarbons, increased nutrients, invasive exotic plant invasion etc.) to impacts of pets and people on wildlife, but we also have conflicts at the wildland/urban interface – flooding, wildfire, and conflicts with wild animals to name some. This idea of less dense development in this interface is very valuable.

Placing even low density residential LDR in an area currently zoned agriculture with a FLU of estate residential is inconsistent with the Comprehensive Plan. These densities, 8 times higher than that allowed by the current Future Land Use Map and 20 times higher than densities allowed by current zoning maps is unwise and damaging so close to the Green Infrastructure of East Gainesville.

We have an out of state developer who is asking you to disregard these carefully considered plans. Please honor the thought and care that went into these planning efforts and reject the Future Land Use and Zoning changes.

Public Facilities / Level of Service Analysis

Traffic -

P9. - The traffic analysis fails to use the metric specified in the Comprehensive Plan Principle 2 - MILES. Removing Commercial FLU is not Consistent with the Comprehensive Plan as in the long-term miles traveled will increase as a result of deletion of "non-residential entitlements". I was under the impression that the County encouraged village center-type development.

PRINCIPLE 2

TO REDUCE **VEHICLE MILES** OF TRAVEL AND PER CAPITA GREEN HOUSE GAS EMISSIONS THROUGH THE PROVISION OF MOBILITY WITHIN COMPACT, MIXED-USE, INTERCONNECTED DEVELOPMENTS THAT PROMOTE WALKING AND BICYCLING, ALLOW FOR THE INTERNAL CAPTURE OF VEHICULAR TRIPS AND PROVIDE THE DENSITIES AND INTENSITIES NEEDED TO SUPPORT TRANSIT.

Removal of "non-residential commercial entitlements" will do exactly to opposite of what is claimed. All of the persons living in these neighborhoods will have to drive farther to get essential goods than if it was provided locally, for instance food and fuel, generating MORE vehicle MILES on our roadways thereby INCREASING the demands on taxpayer dollars to fund repair of roadway wear and tear.

All of the calculations on page 9 fail to account for miles NOT driven by current residents if there was a "shopping plaza" on this location. Current and future residents in and outside the urban cluster and generally on the east side would not have to drive 4 to 5 miles or further to the nearest grocery store.

This imaginary exercise assuming a shopping plaza on this location is incomplete. This analysis is based on the most? intensive use of the property allowed, at some unspecified point in the future comparing it to something proposed in the near future. The number of -10,527 ADT (-84%) is misleading and imaginary. Over what time frame is this projection? What are the

underlying assumptions? This idea of "trip generation" is odd to the non-transportation expert – almost a build it and they will come mentality and it seems focused only on the immediate surroundings of the property in question rather than the overall effect on our transportation network, which seems to me the point of Principle 2.

The use of trips generated for traffic calculations seems simplistic and does not consider the range of possible future uses of the Commercially zoned areas. For instance – shop/office space for trades people, businesses geared toward the green infrastructure and recreation on the east side – tackle shops, canoe liveries. The entire property was at one point proposed as a campground.

What makes sense is an analysis of current conditions and projected growth in and outside the Urban Cluster that analyses MILES TRAVELED for the "Shopping plaza" scenario by current and future residents of the East Gainesville community over a series of time frames i.e., currently, after build out of the proposal, and after 5, 10 years. There should also be analysis of other possible uses of the site that fall within commercial uses of differing intensities.

This idea of trips generated and the idea that deleting commercial uses reducing trips ignores the effects of changes in land use on the rest of the community both inside and outside the urban cluster in the future.

Removal of "non-residential commercial entitlements" is counter-productive and inconsistent with Transportation concurrency goals in the long term. This application FAILS to prove otherwise.

Drainage-

Only considering what happens on the parcels in question is myopic at best.

Fact: Lake Shore Drive Floods cutting off residents from their homes.

Vesting the landowner with development entitlements without thorough study is irresponsible.



Image in 2017 only feet from the proposed development on the south end of Lake Shore Drive. Local resident waiting with canoe to travel home.

Current residents request that a comprehensive hydrologic model considering not only the site-specific requirements (the only thing considered in this application), but the effects on proposed changes on current residents' ability to reach their homes be undertaken PRIOR to handing out entitlements via Future Land Use and Zoning changes that could endanger residents' ability to reach their homes. This modeling effort must consider actual data points of high-water elevation experienced in the past. Changing future land use from 1 unit per 2 acres to the higher densities (up to 4 per acre – 8 times higher than the current allowable densities under the current FLU map and 20 times higher than current zoning) with paved streets, sidewalks and other impervious surfaces must not affect current residents' abilities to access their properties or increase flooding off property. We are concerned that that proposed filling of mapped floodplain (as shown on the proposed project plat map) on the subject acreage will increase flooding elsewhere. We request that land use with the various scenarios of impervious surface that would be allowed by requested changes, be undertaken with ground truthing of historical data points of high water before considering the FLU change.

Again, vesting the landowner with development entitlements without thorough study is irresponsible.

Mass Transit-

The nearest bus stop is 1 mile away. No other mass transit is available.

Urban Sprawl Analysis

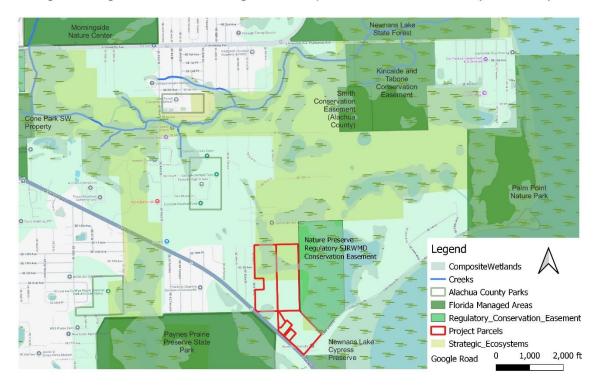
1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Rebuttal Response:

A. Development in the manner proposed causes harm to the Newnans Lake Greenway and the interconnectivity of currently preserved/conserved natural areas.

There are only 2 remaining places to form the Eastside Greenway connection from Morningside/Newnans Lake State Forest to Paynes Prairie. The parcels under consideration are one of those connections. Paynes Prairie Preserve is immediately adjacent to SR 20 to the south of the proposed changes and dense development and neighborhoods flank the parcels to the west cutting off meaningful access that way. Preservation areas to the east, which are largely wetland have value for connectivity for some suites of animals, however, a preserved upland connection is lacking. This parcel could provide the Eastside Greenway connection and it is flanked to the east by a conservation easement,





which is also largely wetland. If this parcel is developed, especially in the manner proposed, only one connection with uplands is available decreasing the chances that any permanent greenway will be established. If the parcels remain in the current Future Land Use- 1 per 2 acres this important greenway protection would be closer to fruition and could possibly functionally exist under such densities especially with clustering.

- B. The Proposed development will harm the already "impaired" water quality in Newnan's Lake. Exposure of phosphorus rich Hawthorn deposits during construction and nitrogen inputs from lawns will affect adjacent conservation easement wetlands that flow directly into Newnans Lake. This is counterproductive with regard to the County, City and State's efforts to improve water quality in Newnan's Lake. The water in the lake has been in "impaired" status for over a decade. Currently, Alachua County Newnans Lake System Comprehensive Restoration is a project to request funds to clean up the lake. Intensive development as proposed on these parcels will negatively affect the goals of cleaning up Newnan's Lake water quality and places further burden of clean-up of additional nutrient inputs on taxpayers. Preserving the lower density buffer adjacent to the Lake is critical for meeting water quality goals.
- 4. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

<u>Rebuttal Response:</u> The proposal decreases the diversity of land use and further limits future diverse development. This development is certainly an example of leap frog development. It is at the very edge of the Urban Cluster and many parcels closer to the core of urban services are available for development and for sale. There are very few businesses anywhere near the proposed development and the housing proposed is not affordable to most current residents of the east side.

I would argue that the proposed development is a low density, single dimensional development.

P. 14

1. "Promotes, allows or designates significant amounts of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Response: The proposed map amendment allows development at urban densities, as defined in the County Comprehensive Plan. In addition, the map change and reconfiguration will help facilitate the development of the land with the needed residential housing units.

Rebuttal Response: There is no incentive to change the Comprehensive plan for this development. This application requests low intensity, "low density", and single use development. They want to build one type of housing with no village center. If the land were developed as now mapped (FLU and Zoning) putting units in the currently zoned Low Density Residential they would have to cluster units in areas already zoned for such. Doing so would require a smaller footprint, more dense housing in LDR. The remaining acreage could be developed in the 1 per 5 scenario. The type of housing under the current FLU map in LDR would likely have to be smaller or multi- family housing in order to fit (due to presence of wetlands and un-buildable area) and therefore more affordable-type housing. This scenario is what is envisioned in the current Comprehensive Plan. They can already get 131 units on the properties as it is currently mapped as they state themselves.

The configuration of wetlands plus the 75-foot wetland buffer almost precludes development north of where the proposed set aside/conservation zoning is located. Current code protects much of those areas because they are wetlands even without zoning/FLU changes. The buildable area of the 8 acres of Hardwood/Coniferous mixed forest northeast of the wetlands shrinks once the 75-foot wetland buffer is applied. This area would require wetland impacts to access and develop. These additional impacts would presumably require mitigation and further preservation of area plus much additional expense. It is not low hanging fruit for development.

2. Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Response: The subject property is not located in a rural area. The property is located in the Urban Cluster, which is defined in the County Comprehensive Plan as areas that are appropriate for urban development. In addition, public facilities needed to support development, including water & sewer services and a high school (Eastside High School) are proximate to the property. Existing centralized public utilities are available to serve the site and connections to such utilities will be provided.

<u>Rebuttal Response:</u> This project is NOT located in an "urban area" despite the map designation. This project certainly leap-frogs available commercial parcels to place development as far as possible from actual urbanized areas, while still being in the Urban Cluster. There are no other parcels within the Urban cluster that are farther east and farther from actual urbanized areas

than this one. This project is far from essential services and from existing urbanized areas. The closest convenience store is 0.8 miles away. The closest bus stop is nearly 1 mile away. The closest grocery stores are 4 miles away, with the next closest 5.2 miles away.

The following parcels are for sale closer to the urban area and services:

07872-014-000, 10901-000-000, 16146-002-000, 07263-000-000, 07264-002-000, 07147-001-000, 07142-004-000

The application repeatedly asserts that the proposed housing will support non-residential uses by providing housing opportunities for the employees of local businesses and without evidence. (p. 14 item 4, P. 16 Item 11)

Please provide data showing what local businesses and jobs are available in the immediate vicinity with the estimated pay and provide evidence that proposed "market rate homes" (a term used in the neighborhood workshop and which I understood to mean \$250,000 plus homes) will be something that employees of these businesses can afford. It is not.

Consistency

Economic Element

Policy 1.1.9 Consistent with Energy Element Policy 3.1.4, Alachua County shall promote redevelopment and infill within the Urban Cluster. Recognizing that such redevelopment and infill is an efficient use of land, infrastructure, energy resources, and existing public services, redevelopment of existing sites and buildings shall be encouraged.

Consistency: The subject property is located within the designated Urban Cluster and as such, is consistent with what this policy was intended to promote – infill development that efficiently utilizes land, infrastructure, public services, etc.

<u>Rebuttal Inconsistent with the Comp Plan</u> – this development is located at the very edge of the urban cluster in an area that has rural characteristics adjacent to important natural resources. It does not aim to minimize footprint and is not an efficient use of land, it is not infill.

Policy 3.4.1 All applications for land use change, zoning change and development approval shall be required to submit an inventory of natural resource information.

Consistency: The application includes an inventory of natural resource information for the site.

Rebuttal

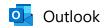
The inventory failed to locate several significant species located on the property including State Endangered Etoniah rosemary (*Conradina etonia*) and State Threatened milkvine *Gonologus suberosus*.

This application fails to show consistency with the comprehensive plan, makes assertions not backed up with relevant data and has a parcel-centric view of many policies that are meant to be viewed in the context of the project's surroundings (i.e., pollution of the lake and nearby conserved and preserved lands, i.e., Green Infrastructure, affordable housing, and traffic issues).

Reject the requested changes to the Future Land Use designations and reject the requested zoning change.

Kelly McPherson

Nearby Resident and Co-Owner of Workman Forestry (with Thomas Workman)



draft presentation submittal Paul C. Pritchard 4.11.25 to PC staff

From Paul <pritchardp@aol.com>

Date Fri 4/11/2025 11:15 AM

To Mehdi Benkhatar < mbenkhatar@alachuacounty.us>

Cc Gary Brooks <gary@bbi-cm.com>; Dan Smith <enpowr@aol.com>; Lesa Holder <lesaholder@yahoo.com>; Kelly McPherson <workpherson@cox.net>; Greg DeLong <gregfl@att.net>; DAVID C. SR WILLKOMM <willkomm d@bellsouth.net>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mehdi

The following is a draft of my presentation as requested by your office. As this is a draft and we have raised questions with your office, I reserve the privilege to amend my comments.

Sincerely,

Paul

Draft Presentation Paul C. Pritchard II

April 11, 2025

I am Paul Pritchard and reside with my wife at 6210 Lake Shore Drive. Our community learned about the proposed development at the corner of Lake Shore Drive and Hawthorne Road largely by accident after the planning workshop had been held.

Since then, residents of our communities have had three meetings and have prepared a letter signed by over 50 residents opposing the project.

Our conclusion is that this does not comply with the comprehensive plans 16 elements. Given the time, I will only respond to a few of those elements.

First this is not "orderly and efficient". The current land use is agriculture zoning which is in keeping with the current land use pattern. I own 17 acres of which a portion is zoned agricultural, as many other residents. To place a residential complex of over 140 homes is contrary to the existing neighborhood.

Second, for this development proposal to be legally in order, because it is currently zoned agriculture, the developer would have had to apply for a Planned Unit Development. currently, only two units can be built on the site. This was clearly stated in an email dated June 22, 2017 and reaffirmed in her email of April 15, 2019 from Missy Daniels to Dan Smith, a prospective developer of the 30 acre parcel, "16185-000-000- though this 30

acre parcel is part of an old plat, the entire lot has been one lot in common ownership and the lots shown on the old plat do not meet road frontage requirements. You could, therefore, split this parcel one time creating two lots before you had to meet the subdivision regulations." (see Reference Material below)

Therefore, according to planning code requirements, in order to change from agricultural zoning, the proposed development would need to be a planned unit development.

The community supports the two lot concept outlined by Missy Daniels. Further, the community opposes the proposed development density or a planned unit development.

Third, a subdivision of this magnitude will violate the Preservation designation of the area. It will adversely affect the watershed that is part of the property and other adjacent properties. A development of this size will destroy the wildlife corridor that connects our community with Newman's Lake and the Paynes Prairie watershed.

Further, this is one of the most significant archeological areas in the county. As you may know, this was the home area of native tribes. The grounds are covered with artifacts including the site of over 100 dugouts used next door on Newnan's Lake.

Lake Newnan is the home of national fishing events, rowing competitions and other recreational activities. Many cars and buses with competitors travel the road, fishers daily park along the road, bird watchers enjoy Palm Point Nature Park, designated as the best birding park in the county by the National Audubon Society. The added traffic and construction activity is not in keeping with the community.

Fourth, regarding public facilities, the schools, fire department, and other facilities are miles away. Run off from the proposed roads, houses and construction will further add to the problems of Newman's Lake.

Fifth, housing of the proposed site is not low-income housing, it is not close to jobs and services. For example, the closest full-service grocery store is Walmart's on Waldo Road. The former grocery store closed and is now occupied by the county sheriff's office.

We conclude that the Planning Commission should not approve this proposal and request that the two lot concept be retained.

Reference Material

---- Forwarded Message -----

From: Missy Daniels <mdaniels@alachuacounty.us>

To: Dan < enpowr@aol.com >

Cc: Holly Banner < hbanner@alachuacounty.us>

Sent: Monday, April 15, 2019 at 08:59:23 AM EDT

Subject: RE: Parcels 16194-000-000 and 16185-000-000

Hi Dan,

Two years went by quickly. Yes, parcel 16185-000-000 may be split one time without going through the subdivision process. You would need to apply for a lot split exception on this parcel since it does not have road frontage. You would also have to demonstrate that you have legal access to both lots created. The fee for the lot split application is \$220.00. Holly is this something we can email him?

Missy

Mari K. Daniels, AICP

Interim Director

Alachua County Growth Management

10 SW 2nd Avenue, 3rd Floor

Gainesville, Florida 32601

352-374-5249, ext. 2364

www.alachuacounty.us

From: Dan < enpowr@aol.com>

Sent: Thursday, April 11, 2019 12:15 PM

To: Missy Daniels < MDaniels@AlachuaCounty.US>

Cc: slachnicht@alachuacounty.us; Holly Banner < hbanner@alachuacounty.us>

Subject: Re: Parcels 16194-000-000 and 16185-000-000

Hi Missy. Can't believe its been nearly 2 years!

346

Please confirm my understanding that #16185-000-000 can only be split one time into two parcels provided that access is provided for each.

Dan Smith

----Original Message----

From: Dan < enpowr@aol.com>

To: MDaniels < MDaniels@AlachuaCounty.US>

Cc: slachnicht <<u>slachnicht@alachuacounty.us</u>>; hbanner <<u>hbanner@alachuacounty.us</u>>

Sent: Tue, Jun 27, 2017 9:49 am

Subject: Re: Parcels 16194-000-000 and 16185-000-000

Missy,

Thank you for the information. Since this is different from my understanding based on the Green Mansions pre-application meeting, I just want to confirm that even though parcel 16185-000-000 is platted as three 10-acre lots so that no new lots would be created if it was divided into the platted lots, this is not something that could be done short of creating a subdivision subjected to subdivision regulations.

If this is the case, and as such, would apply to all future owners of this parcels, I will no longer pursue the purchase of the two parcels. Since my main concern has been the protection of this property from higher density development, I will take comfort in the fact that the county land use regulations combined with the strategic ecosystem designation offer adequate protection of this property.

Again, I want to thank you and Steve for your analysis and information.

----Original Message----

From: Missy Daniels < MDaniels@AlachuaCounty.US>

To: Dan <enpowr@aol.com>

Cc: Steve Lachnicht <slachnicht@alachuacounty.us>; Holly Banner <hbanner@alachuacounty.us>

Sent: Thu, Jun 22, 2017 5:00 pm

Subject: RE: Parcel # 16194-000-000

Dan,

We have reviewed the 30 acre parcel (parcel number 16185-000-000) and the piece you want to split out of parcel number 16194-000-000. Below are potential options based on our discussions and your emails:

16185-000-000- though this 30 acre parcel is part of an old plat, the entire lot has been one lot in common ownership and the lots shown on the old plat do not meet road frontage requirements. You could, therefore, split this parcel one time creating two lots before you had to meet the subdivision regulations. You would need to apply for a lot split exception on this parcel since it does not have road frontage. You would also have to demonstrate that you have legal access to both lots created. The fee for the lot split application is \$222.00

16194-000-000, the parcel with residential and commercial - you have two options on this parcel. You could combine the part you want to purchase with your lot to the north, parcel number 16194-003-000, and create a lot with proper road frontage. This would not be a lot split but a reconfiguration of two lots - 16194-000-000 and 16194-003-000. You would need a driveway connection permit, but not a lot split exception. The fee for this would be \$175.00 and would be required at the time someone comes in to apply for a building permit on the property. Alternatively you could split the part you want to buy out of 16194-000-000 and do a lot split exception for this lot as well since the lot you would create would not have proper road frontage. You would have to do this even if you increased the road frontage you purchase to 100 feet (minimum needed is 250 feet). This application would have to be submitted by the current owner of the property prior to dividing the lot.

So of this total 40 acres you could get three legal lots before having to meet the subdivision regulations.

If you want to cluster homes on one of the lots this would be considered a subdivision and you would need to go through development review. There are allowances for allowing these homes to access a private drive if you are only building a small number of homes. This would also require connecting to water and sewer. You should contact GRU to investigate the feasibility and cost of this.

I believe this addresses the issues you emailed or we discussed the other day. Let us know if you have any questions about this.

Missy Daniels, AICP

Principal Planner

Alachua County Growth Management

10 SW 2nd Avenue, 3rd Floor

Gainesville, Florida 32601

352-374-5249, ext. 2364

www.alachuacounty.us

Missy Daniels, AICP

Principal Planner

Alachua County Growth Management

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352-374-5249, ext. 2364

www.a	lacl	huaco	unt	V.US

Home Alachua County

Please Don't Be Fooled by Clever "Friends"

This project is not what some people want you to think that it is. Please allow a 30-day adjournment to fully explain this statement and offer an alternative use for this property which resolves all of the following issues.

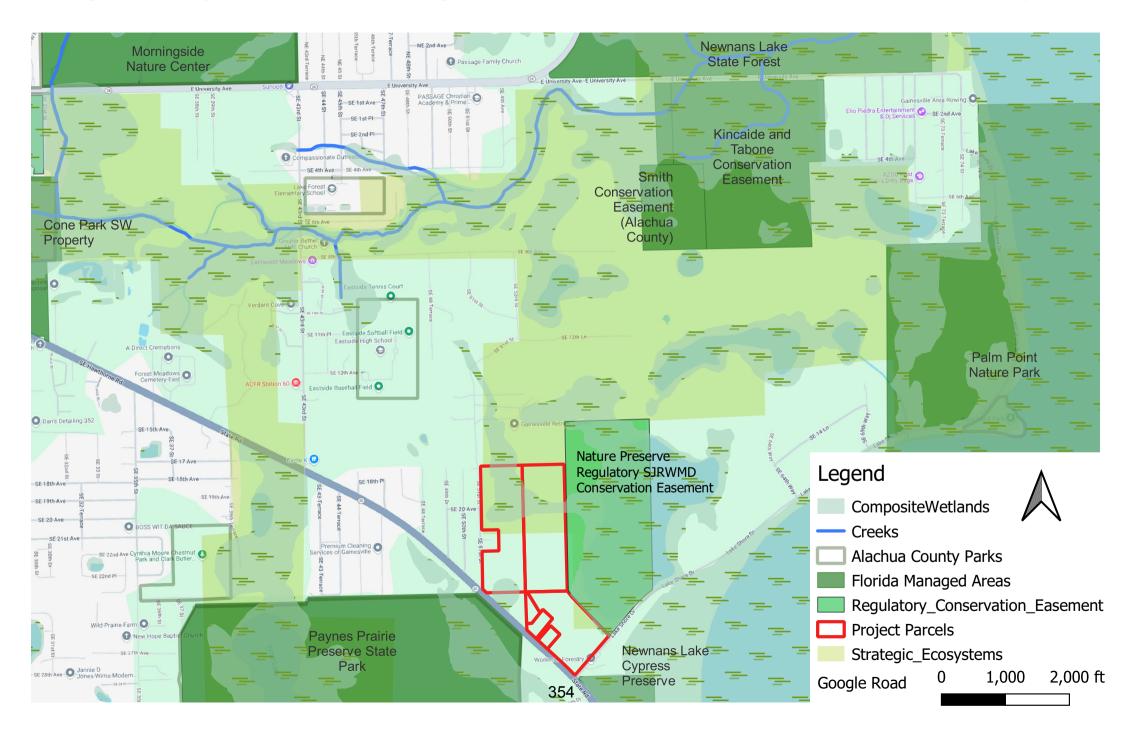
- 1. The Comp Plan amendment and rezoning is not wanted on the Eastside. It is not what Eastside wants or needs. As you will hear, Eastside residents clamor loudest for Jobs and food markets, not another housing project. The amendments do the opposite and eliminate the commercial/business opportunities.
- 2. The amendment and rezoning are not "compatible" with the future land use plan as stated by Growth Management "public servants" and EPD staff have not received any of the required final reports and surveys to assess the compliance with environmental regulations. No "ground truthing" has been done and no study has been made of known surface and ground water contamination areas on the property. (The prior boat sale and service business, dump sites and arsenic bathing operations are known to exist on the property, and some continue to be obviously visible today)
- 3. This is not a typical or normal development plan. Per EPD management it is "not normal" for the developer not to own the property at this stage. The so called "planned development" application and required documentation does not exist. There is no basis for Growth Management, EPD, and Public Works to offer any opinion on this project at this stage. Its "compatibility" with the county's requirements and objectives are yet to be determined.
- 4. A portion of this property was identified 40-years ago as Strategic Ecosystem by Alachua County (See map). It is within or adjacent the Eastside Greenway and nearly everyone now agrees that it was a mere oversight not to extend the Eastside Greenway to encapsulate all this property. The Paynes Prairie State Park is located across the street from this property and multiple efforts are currently underway to create a wildlife corridor between Morningside Nature Center and the state park using a portion of this property.

In addition, two local environmental non-profit groups have initiated talks to organize the purchase of this property to add to the neighboring 91-acre conservation area (currently in private ownership) to create a new and amazing 170-acre conservation area

- for the local community. An offer to donate the 91-acre portion has already been accepted by one of the non-profit groups.
- 5. The developers have stated that they selected this property because there is no other property available for this project closer to downtown Gainesville. This is a false statement. By information and belief, the reason that they selected this property is because it is cheap relative to all other properties currently zoned for this type of subdivision. Based on prior asking prices, the developer has optioned this property for roughly \$10,000 per acre.
 - There is a huge amount of vacant land on the eastside within 5 miles of downtown Gainesville. The market prices for all these other properties start at four times \$10,000 per acre and increase to over \$250,000 per acre. The problem the developers seek to avoid is having to pay the market price for any of these other properties. They want to buy low and minimize their upfront costs. No shame in that, however, there is a problem. 41-acres of this property is correctly zoned Agriculture.
- 6. Number 5. above brings us to the real reason the developer seeks to change our Comp Plan and rezone. Adams Homes gets to buy \$3,200,000 property for \$800,000. In fact, per EPD officials, due to the preliminary state of their development permit, the developer could get the rezoning and then turn around and sell the property at this huge profit. Not bad business if you like Ponzi schemes.
- 7. Why would any county commissioner vote for this? Why would our trusted Planning Board recommend this? These are the questions that we hope to be able to answer 30 days from now. Please allow the 30-day adjournment.
- 8. Below are some of the additional questions that were raised at the Eastside Strategic Greenways Group meeting last month upon first learning about this project.
- 1. Why was no one within the 1/4 mile adjacent area notified of the meeting held with the developer?
- 2. Why does the Background section incorrectly state public facilities and services (water, sewage, mass transit) "are available." No such services currently service this site.
- 3. Why does the Statement of Proposed Change
- a. not recognize that approximately 30 acres is already in conservation zoning Serious ecological harm may be caused by the development from:
- b. drainage and a creek that flows to Paynes Prairie State Park
- c, drainage into Newnans Lake
- d. not include an environmental survey of the former boat dealership location

- e. not include any archeological survey of the site for native American burial mounds and other materials
- 4. The Rezoning Application Justification Report reflects inconsistent numbers of residential units per acre by using the total 82 acres when existing dedicated conservation areas are deducted;
- 5. "There is sufficient capacity in the East Urban Transportation Mobility District to accommodate the projected development of the site at the maximum development scenario>". Currently Lake Shore Road is a narrow two lane road that passes through an important residential area. The road is used by birders, road runners, bicyclists. It has been closed for weeks when high waters raise the lake. The road is barely able to handle current traffic. The road speed limit is at most 30 mph. Adding hundreds of additional daily users will cause public safety problems.
- a. access on to Hawthorne Road will be difficult without stop lights and additional curb cuts.
- 6. There is no attention given to the impact of additional traffic and public use on existing properties including low to moderate income properties in the vicinity of the rowing club and on SE 51st Street.
- 7. Why get rid of the smaller business/commercial parcels up on Hawthorne. We need a food store.
- 8. The uplands are the last remaining opportunity for wildlife to feed and shelter outside of the swamp where they get eaten up by mosquitoes and ticks 24/7. Many of the big landowners clear cut the big oaks that provide food, shade and relative dryness in these uplands. This is only going to get worse in the future.

Ecological Setting Hawthorne Road Large-Scale Comprehensive Plan Amendment (Z25-000003)





Fw: Parcels 16194-000-000 and 16185-000-000

From Dan <enpowr@aol.com>
Date Thu 4/10/2025 12:23 PM

To Chris Dawson <cdawson@alachuacounty.us>; Mehdi Benkhatar <mbenkhatar@alachuacounty.us>; Mark Brown <mbrown@alachuacounty.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Medhi,

We would also like to include this email thread in our presentations at the Planning Board

Thank you,

Dan Smith

----- Forwarded Message ----- From: Dan <enpowr@aol.com>

To: Lesa Holder <lesa@alachuaconservationtrust.org>; workpherson@cox.net <workpherson@cox.net>

Cc: DAVID C. SR WILLKOMM <willkomm_d@bellsouth.net>; Paul Pritchard <pritchardp@aol.com>; A. - Gary Brooks

<gary@bbi-cm.com>; Greg DeLong <gregfl@att.net>
Sent: Tuesday, March 25, 2025 at 11:04:35 PM EDT
Subject: Fw: Parcels 16194-000-000 and 16185-000-000

Lesa and Kelly,

Paul seemed to think that the county's <u>prior</u> position on the 30-acre parcel will be important. A few years back EPD assured me in a meeting that the parcel would never be allowed to have more than two homes.

Since technically there is no PD at this stage, why would the county amend the comp plan and violate its promise?

I probably would have purchase it 5 years ago if they told me that this was a possibility.

Dan

----- Forwarded Message ----- From: Dan <enpowr@aol.com>

To: Paul Pritchard <pritchardp@aol.com>

Sent: Tuesday, March 25, 2025 at 03:38:22 PM EDT **Subject:** Fw: Parcels 16194-000-000 and 16185-000-000

Paul.

The attached emails show what the county would allow on the 30-acre parcel alone (#16185-000-000).

Namely, a maximum of 2 homes sites.

Dan

---- Forwarded Message -----

From: Missy Daniels <mdaniels@alachuacounty.us>

To: Dan <enpowr@aol.com>

Cc: Holly Banner hbanner@alachuacounty.us Sent: Monday, April 15, 2019 at 08:59:23 AM EDT

Subject: RE: Parcels 16194-000-000 and 16185-000-000

Hi Dan,

Two years went by quickly. Yes, parcel 16185-000-000 may be split one time without going through the subdivision process. You would need to apply for a lot split exception on this parcel since it does not have road frontage. You would also have to demonstrate that you have legal access to both lots created. The fee for the lot split application is \$220.00. Holly is this something we can email him?

Missy

Mari K. Daniels, AICP

Interim Director

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Gainesville, Florida 32601

352-374-5249, ext. 2364

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From: Dan <enpowr@aol.com>

Sent: Thursday, April 11, 2019 12:15 PM

To: Missy Daniels < MDaniels @AlachuaCounty.US>

Cc: slachnicht@alachuacounty.us; Holly Banner hbanner@alachuacounty.us

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To: MDaniels < MDaniels@AlachuaCounty.US >

Cc: slachnicht < slachnicht@alachuacounty.us >; hbanner < hbanner@alachuacounty.us >

Sent: Tue, Jun 27, 2017 9:49 am

Subject: Re: Parcels 16194-000-000 and 16185-000-000

Missy,

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Again, I want to thank you and Steve for your analysis and information.

----Original Message-----

From: Missy Daniels < MDaniels@AlachuaCounty.US >

To: Dan <enpowr@aol.com>

Cc: Steve Lachnicht <slachnicht@alachuacounty.us>; Holly Banner <hbanner@alachuacounty.us>

Sent: Thu, Jun 22, 2017 5:00 pm Subject: RE: Parcel # 16194-000-000

Dan,

We have reviewed the 30 acre parcel (parcel number 16185-000-000) and the piece you want to split out of parcel number 16194-000-000. Below are potential options based on our discussions and your emails:

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I believe this addresses the issues you emailed or we discussed the other day. Let us know if you have any questions about this.

Missy Daniels, AICP

Principal Planner

Alachua County Growth Management

10 SW 2nd Avenue, 3rd Floor

Gainesville, Florida 32601

352-374-5249, ext. 2364

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Missy Daniels, AICP

Principal Planner

Alachua County Growth Management

10 SW 2nd Avenue, 3rd Floor

Gainesville, Florida 32601

352-374-5249, ext. 2364

www.alachuacounty.us

From: Dan [mailto:enpowr@aol.com]
Sent: Wednesday, June 21, 2017 6:25 PM

To: Steve Lachnicht **Cc:** Missy Daniels

Subject: Parcel # 16194-000-000

Steve,

I have an idea to resolve the "frontage" issue. If seller is willing, the frontage on Lakeshore Dr. of the residential lot could be increased to 100 ft, up from the originally proposed 30 ft. The split would form roughly a rectangular commercial lot along Hawthorn Rd and a 10 acre residential lot with frontage on Lakeshore.

Do you think this would work for the purposes that we discussed?

Dan

-----Original Message-----From: Dan <<u>enpowr@aol.com</u>>

To: slachnicht <<u>slachnicht@alachuacounty.us</u>> Cc: mdaniels <mdaniels@alachuacounty.us>

Sent: Mon, Jun 19, 2017 6:15 pm Subject: Re: Meeting Request

Steve,

Thanks for meeting with me today.

To recap: I am interested in moving forward with the purchase of the 40 acres provided that there is a good chance that four buildable parcels would be created. Access from Lakeshore Dr. would be provided by splitting 16194-000-000 into a 10 acre residential lot and a 6 acre commercial lot. Parcel 16185-000-000 would have three buildable lots with one accessible from my existing property and two from the newly created 10 acre lot abutting Lakeshore.

By buildable parcels I mean that while each would be 10 acre lots, most of each would be placed in conservation.

I am especially interested in building a Cottage Neighborhood on the new 10 acre lot coupled with one small buildable lot on the far north end of the 30 acre parcel. The cottage neighborhood concept is really

exciting and I think it would fit well with both conservation opportunities and the work that the Gainesville Retreat Center is doing.
Dan
Original Message From: Steve Lachnicht <slachnicht@alachuacounty.us> To: Dan <enpowr@aol.com> Co: Missy Daniels <mdaniels@alachuacounty.us> Sent: Fri, Jun 16, 2017 7:08 pm Subject: Re: Meeting Request Dan, We can meet at the Growth Management office at 3:00 on Monday.</mdaniels@alachuacounty.us></enpowr@aol.com></slachnicht@alachuacounty.us>
Steve
Sent from my Verizon, Samsung Galaxy smartphone
Original message
From: Dan < <u>enpowr@aol.com</u> >
Date: 6/16/17 17:13 (GMT-05:00)
To: Steve Lachnicht < <u>slachnicht@alachuacounty.us</u> >
Subject: Meeting Request
Hi Steve,
My contractor reports that the Gainesville Retreat Center accessory unit is in the "pre-application" permit process. I want to thank you and your team for the guidance that you have given us on that project.
A different project presented itself last week and I would like to meet with you briefly next week to discuss it. As you know we have been interested in purchasing properties bordering our "wildlife refuge" in order to best protect in from higher density type development. The purchase price has been too high for us in part because the seller believes that current zoning allows for significantly higher development and has been holding out for the big bucks, so to speak.

Last week, however, they reduced the price and we are back in negotiations. Parcel # 16194-000-000 is the key parcel in our negotiations and I would like to ask you a couple of questions on a preliminary and confidential basis about that parcel. Our interest is solely in the 10 acre or so portion of that parcel that is

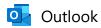
zoned agriculture/residential per the Future Land Use map. This acreage borders our conservation property. The proprietary idea is to divide that parcel, whereby the seller would keep the commercial portion and we would buy the residential/ag. portion.

Could we please meet next week? I am available any afternoon except Thursday.

Dan Smith

phone: 316-6696

PLEASE NOTE: Florida has a very broad public records law (F. S. 119). All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.



Fw: Land Rezoning: Application numbers: Z25-000003 (CPA) and Z25-000004 (Rezoning).

From Chris Dawson <cdawson@alachuacounty.us>

Date Mon 3/17/2025 7:40 AM

To Mehdi Benkhatar < mbenkhatar@alachuacounty.us>

Chris Dawson, CPM

Principal Planner Growth Management 10 SW 2nd Avenue 3rd Floor • Gainesville • FL • 32601 352-374-5249 (office) • 352-681-7835 (mobile)















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From: Bruce Jetter <jetterbc@yahoo.com> Sent: Sunday, March 16, 2025 4:33:42 PM

To: Chris Dawson < cdawson@alachuacounty.us> **Cc:** Ken Cornell < kcornell@alachuacounty.us>

Subject: Land Rezoning: Application numbers: Z25-000003 (CPA) and Z25-000004 (Rezoning).

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

TO: cdawson@alachuacounty.us Growth Management

gary@bbi-cm.com

Land Rezoning Hawthorne Road and Lakeshore Drive (CR 329-B)

Large Scale Comprehensive Plan Amendment Land Use Change Application

& Rezoning Application Justification Report	
Application numbers: Z25-000003 (CPA) and Z25-000004 (Rezoning).	
Project Owner: Gator Country LLC & Bentley Properties, Inc.	
COMMENTS BELOW ON ABOVE REFERENCED TWO APPLICATIONS	
Page 18	
#11 RESPONSE "There are also properties with <u>commercial designations</u> in close proximity to the site "	
COMMENT ON ABOVE: There are no commercial properties near this acreage. The closest	

Page 18

conditions?

#13 RESPONSE "Currently, the property does not provide any functional open space to the area. "

existing commercial businesses are westward between Waldo Road and Main Street, and a

is put in the report to mislead the readers or not to give an accurate description of actual

minor amount of strip zoned business along SR 20 within the city limits. Therefore this statement

COMMENT ON ABOVE: The entire project area except the commercial buildings along the north side of Hawthorne Road is <u>open spaces</u> vegetated by growth of second story growth in a woodland, along with wetlands. <u>The entire non-commercial acreage is open space.</u>

++++	+++	+++	+++	++-	++4	+++	++	++	++	++	++	-+-	++	++	++-	++	++	++	++	++	++	++	+-	++	++	++	++	++	++	++	-+-	++	++	++	++	++	++	++	-+
++++	+++	+++	+++	+++	++4	+++	++	++	++	++	++	-+-	++	++	++-	++	++	++	++	++	++	++	+-	++	++	++	+-	++	++	++	-+-	++	++	++	++	++	++	++	-+
+++++																																							

Bruce Jetter

1626 SE 64 Way

Gainesville, FI 32641-7713 Phone: 352-377-4376 jetterbc@yahoo.com

Magnolia Estates (east of this proposed project along Lakeshore Drive (CR 329-B)

B. Jetter

4:31 PM 03-16-2025 Sunday



Fw: Development near Lakeshore Dr.

From Chris Dawson <cdawson@alachuacounty.us>

Date Mon 4/7/2025 10:47 AM

To Mehdi Benkhatar <mbenkhatar@alachuacounty.us>

Cc Jeffrey L. Hays <jhays@alachuacounty.us>

Here's another one.

Chris Dawson, CPM

Principal Planner Growth Management 10 SW 2nd Avenue 3rd Floor • Gainesville • FL • 32601 352-374-5249 (office) • 352-681-7835 (mobile)













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From: Anna Prizzia <aprizzia@alachuacounty.us>

Sent: Monday, April 7, 2025 10:45 AM

To: Ivy Larsen <ivy.el.larsen@gmail.com>; Jeffrey L. Hays <jhays@alachuacounty.us>; Chris Dawson

<cdawson@alachuacounty.us>

Subject: Re: Development near Lakeshore Dr.

Ivy -

Thank you for reaching out. This item will be quasi-judicial, which means there will be a hearing where evidence will be presented that has too e the basis of our deciosn making. I would encourage you to consider requesting party status if you live near the site and feel you would be more impacted than the average resident. I have copied our staff on this email so they can assist you with that process and/or at least add you to a list to get updates about the timing for this hearing. Regardless, your email and comment will be part of the record for the hearing as well.

Sincerely, Anna

Anna Prizzia













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From: Ivy Larsen <ivy.el.larsen@gmail.com>

Sent: Friday, April 4, 2025 8:26 PM

To: Mary Alford <malford@alachuacounty.us>; Marihelen Wheeler <mwheeler@alachuacounty.us>; Anna Prizzia

<aprizzia@alachuacounty.us>; Ken Cornell <kcornell@alachuacounty.us>; Charles S. Chestnut IV

<cschestnut@alachuacounty.us>

Subject: Development near Lakeshore Dr.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mrs. Mary Alford, Mrs. Marihelen Wheeler, Mrs. Anna Prizzia, Mr. Ken Cornell and Mr. Chuck Chestnut,

My husband and I moved out to Newnans Lake in 2021. We both work in critical care. Alachua County is my hometown, I woke up to the sounds of loud birds, played in the neighborhood till dusk, picked up cicadas at Albert Ray Park. When I met my husband, he was living in the Longleaf neighborhood which must have been named after all the trees they cut down. He wanted to move out of Florida at the time. I explained to him he didn't even know Florida.

In Longleaf it seemed no one knew each other. I never met my neighbors, never woke up to the sound of birds, only lawnmowers. The developers had cleared the land of nonnative plants and put in their place the same ten Asiatic species. I don't remember seeing gray squirrels, roly-polys, wrens, nothing really could survive there, and I felt like neither could I. The greatest amount of life and activity I witnessed was from the Amazon trucks and Arrow, pesticide trucks.

Flash forward to now and my husband loves Florida. On Lakeshore we have a community where neighbors know and love each other, where you may see a bald eagle catch its lunch while looking out the window. Even though we have maintained our old Florida culture here I have seen some devastating impacts to our wildlife as a result of homeowner actions and lake visitors.

Putting up my first bluebird house ever here was so exciting. The neighborhood is short on "snags" aka dead trees which are critical habitat and nesting sites for many species, so we got a nesting pair in the box right away. The parents worked tirelessly feeding their young in the brutal heat and pouring rain. I was cleaning my car when I heard the bluebirds' panicked chirping, I ran to the sound and jumped in front of my neighbor's cat just in time, he was only 6 inches from killing my fledgling bluebird. Our fed and sheltered house cats are the leading cause of bird population declines, killing over a billion each year.

I walk my dog on Lakeshore Drive quite often, I bring a bag to pick up trash and it's always overflowing on my walk back. People frequently pass us at fast speeds, it is not hard to see why I often find animals that have been crushed to death on the road. I have recently seen a crushed baby gopher tortoise, a baby otter, an adult turkey, a robin, a cardinal, a black racer, a bat, and countless squirrels. People drive here at fast speeds to cast their lead fishing gear down by the park on Lakeshore Dr., they hang out, throw their condom wrappers, blunt tips and beer cans out of the window. They also come to dump benches, tires, paints, treated wood, you name it into our creek. Or they are coming to row, to a business operated in a zoned residential area, where they frequently wake the neighbors with megaphones or screaming teens.

But even well-meaning people have a negative impact on the health of the ecosystem here, I chose picture windows during our home renovation which have caused a great deal of bird deaths unfortunately. I have killed countless amounts of pollinators with my headlights, lawnmower and by raking my leaves. I am contributing to light pollution which impacts breeding birds, decreasing their clutch size, and reducing moth/bat populations.

Another housing development in this area would be a thousand times more damaging than zoned agricultural land. Statistically homeowners use more pesticides and fertilizers than farmers, 10 times the amount according to the National Wildlife Federation. The cars and plastic trash of at least 150 more people will also be devastating to our community and our wildlife.

Insects are the little things that run the world. I would like to impress upon you how important it is we keep pesticides away from Newnans Lake. The developer/homeowners of these supposed properties will undoubtedly use pesticides as we have heavy populations of midges here in the spring and summer, along with lubber grasshoppers that almost cover the ground, mosquitos here are a secondary annoyance compared to these other insects. Opening your mouth in the spring means free protein. But spraying with insecticide would kill our monarch and atayla butterflies, our fireflies, poison our bats, fish, frogs, birds and all mammals which eat these animals. Insects are the base of our food web like it or not.

Pesticides are also a known carcinogen. Known to be harmful to humans. I don't envy leukemia. Mosquito Joe will try to sell people by saying it's an "all-natural product," well so is arsenic. If you approve of this rezoning, you will certainly be approving the increase in ecological harm caused by pesticides here on Newnans.

I would urge you to put Florida first over the interests of developers, we are losing our native flora and fauna at record rates, ecosystems that once destroyed, will never be able to return due to the high rates of invasive plants Florida now has. When I was a child in Alachua County, we did not have large swaths of Tree of Heaven and Catsclaw, massive areas that are now ugly, ecological deadscapes. I would like to remind you that homeowners planted these as ornamentals.

It's impossible that invasive plants, which are still being sold to homeowners today, can support the food web. We are all becoming numb to the biodiversity we are losing every day. My great grandma told me there used to be so many birds in Florida, that they would darken the sky as they flew over. I think she was describing passenger pigeons, which are now extinct. I will never be able to understand what she was talking about though, neither will my children.

In 2021, people thought we were crazy to buy our place for \$ 80,000 over the appraisal value on the Eastside of Gainesville. When my husband and I would walk down to the lake and sit, we would see warblers bouncing between the Spanish moss-covered cypress trees, dragonflies hunting over the

sparkling water, cormorants fishing and I felt overwhelming peace and quiet. I found something that had been lost to me since I was a child and that was real Florida, something that is rapidly disappearing in lieu of profit, greed and well-meaning people who "love Florida" but are loving it to death by moving here. We can't destroy our natural places so that people can have their second homes here, not without destroying ourselves.

I ask you to save this wonderful place from the added pesticides, herbicides, fertilizers, plastic, light and sound pollution that comes from modern housing developments. Our water quality and wildlife depend on you. Some of the trees we have here were around to see the Native Americans having a "meeting of canoes," or gathering of tribal leaders. This property you are considering has high ecological and cultural value, housing developers can and will find property which has already been destroyed.

Thank you for your time,

Mrs. Larsen and Dr. Harden SE 74th street



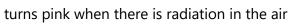
Baby bluebird saved from cat



crushed bat on Lakeshore Dr.



Spiderwort plant, is edible and the flower









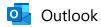
spicebush swallowtail butterfly caterpillar





Bald eagle in the road on

Lakeshore Dr.



Fw: Housing development

From Chris Dawson <cdawson@alachuacounty.us>

Date Mon 3/10/2025 8:03 AM

To Mehdi Benkhatar < mbenkhatar@alachuacounty.us>

From: cheesybananas@icloud.com <cheesybananas@icloud.com>

Sent: Sunday, March 9, 2025 6:35:56 PM

To: Ken Cornell < kcornell@alachuacounty.us>; Chris Dawson < cdawson@alachuacounty.us>

Cc: Brooks Gary <gary@bbi-cm.com>

Subject: Housing development

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Greetings Mr. Cornell and Mr. Dawson,

I appreciate your gathering the information to answer my questions.

As I drive out of town on the Hawthorn Road I can observe many wells and septic systems alongside before Lakeshore Drive, so it is confusing.

Perhaps these homesites opted out of city services when they became available? I accept that they will not be impacted.

I understand that the developer will be required to do the work to extend sewer and water.

I have further questions about the traffic on Lakeshore Drive.

Related to the planned required entrances at 3 points; Hawthorne Rd., 51st ST and Lakeshore Dr. you stated the following:

"Given the location and the likely direction of travel to and from the west, it is unlikely that, except for a relatively short distance on the south end of Lakeshore Drive, there will be much additional traffic. Further, with the requirement for a connection point on SE Hawthorne Road, it is expected that much of the traffic will utilize this access point, rather than on Lakeshore Drive."

When I go to shop at Walmart on 12th, to swim at Hunter Pool, or to connect to 39th or 53rd for other destinations, I drive out on Lakeshore Drive and proceed <u>east.</u>

I therefore imagine that the traffic from the planned development will also take that <u>east</u> route rather than Hawthorne Road. It would be too much traffic on a narrow and poorly maintained road. The section of East University AV that is traveled on that route is currently sinking due to water underneath from bordering swamps.

Lakeshore Drive is a narrow lane with degraded sides. Many times I have noticed oncoming pick-up trucks going off onto the shoulder in order to not extend into my lane.

The roadways would need improvements with increased traffic to avoid tragic accidents.

This route on Lakeshore Drive takes me past the City Park called Palm Point. Nearby there are always cars parked along the roadway with folks fishing the shoreline.

Increased traffic will also have a negative impact on persons birding on the Florida Birding Trail at Palm Point, disrupting the birds as well.

This route also passes by at 151 SE 74th ST Gainesville Area Rowing facility. High school and college kids are frequently running down 74th and Lakeshore Drive to warm up or cool down before or after rowing.

They run on the roadway because it is not possible to run along the side as the turf is very rough there

Also, their parking lot appears to not be large enough as participants cars are always parked out on 74th Street.

There are frequent running and biking races and clubs using scenic Lakeshore Drive as the course.

So, I ask that a comprehensive study of possible traffic patterns be done before concluding that the entrances as proposed would keep traffic on the Hawthorne Road and not Lakeshore Drive.

Thank you very much for your consideration of the above observations.

Sincerely,

Andreana Lisca 6340 Lakeshore Dr (225) 329-7134 <u>cheesybananas@icloud.com</u>

From: Chris Dawson < cdawson@alachuacounty.us>

Date: March 7, 2025 at 9:17:12 AM EST

To: cheesybananas@icloud.com

Cc: Candyce Reed < creed@alachuacounty.us, Latoya Gainey < lgainey@alachuacounty.us, greegf]@att.net, "Jeffrey L. Hays"

<<u>ihays@alachuacounty.us</u>>, Mehdi Benkhatar <<u>mbenkhatar@alachuacounty.us</u>>

Subject: Re: Housing Development

Good afternoon, Ms. Lisca:

We do, indeed, have applications for a rezoning and comprehensive plan amendment for the subject properties. The application numbers are Z25-000003 (CPA) and Z25-000004 (Rezoning). I do apologize for you being provided with incorrect information previously.

These applications were submitted on Monday, February 24, 2025, and it does take us some time to update our list of applications.

While we are not yet at the development plan stage, I can answer the questions that you posed earlier. First, the development will be connected to central water service provided by GRU. This service is currently existing on the south side of SE Hawthorne Road. The subdivision will be required to extend water service into the development at its own cost.

The development will also be required to connect to centralized sewer rather than use septic systems. There is a sanitary sewer force main located on the north side of SE Hawthorne Road, and the applicant would be required to install any necessary improvements, such as a lift station, to support its connection to centralized sewer.

As a result of these requirements, we do not expect existing wells or septic systems, or any natural resources, to be impacted by the development.

You also asked about traffic on Lakeshore Drive. The County land development regulations require that the development provide an entrance on Lakeshore Drive, as well as on SE Hawthorne Road, and, likely, on SE 51st St. Given the location and the likely direction of travel to and from the west, it is unlikely that, except for a relatively short distance on the south end of Lakeshore Drive, there will be much additional traffic. Further, with the requirement for a connection point on SE Hawthorne Road, it is expected that much of the traffic will utilize this access point, rather than on Lakeshore Drive. The specifics of any of these connections would be identified based on an engineering study included with a development plan. That study will analyze any proposed connection to ensure that any necessary safety and operational improvement, such as turn lanes, are provided by the developer.

Again, I apologize for the incorrect information about this application. Please feel free to contact me directly with any questions that you may have in the future about this application.

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Chris

Chris Dawson, CPM

Principal Planner Growth Management 10 SW 2nd Avenue 3rd Floor • Gainesville • FL • 32601 352-374-5249 (office) • 352-681-7835 (mobile)

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Heather Hartman

From: workpherson@cox.net

Sent: Friday, February 21, 2025 8:20 AM

To: Permitting

Subject: Comments on Proposed East Gainesville Future Land Use Map Change

Comments:

- 1. It is inappropriate to place the higher density residential use/zoning near existing Commercial uses and replace existing Commercial zoning with residential. Put the higher density residential R-1a next to existing R-1A along the western boundary not in the SE corner next to BA zoning. As proposed, this change is a set up for future conflicts with existing neighboring commercial uses. Quarter acre lots or worse next to Business Automotive is not wise. I fail to understand how higher density lots would be "supported" by the nearby commercial uses. The only commercially zoned areas left are across a 4 lane (so people would drive there), are actually currently residential use (with residents who apparently don't even know they are zoned commercial) and I fail to see how the existing BA zoning "supports" nearby residents. Not wise now or in the future.
- 2. I don't know if it's appropriate to remove some of the only commercial zoning in east Gainesville. This side of town is economically depressed, is basically a food desert with little commercial activity. Further stifling that activity in the future by re-zoning limited commercial parcels may not be in the best interest of the community.
- 3. This comment is about future traffic increases. Any entryways/exits to the proposed neighborhood must be placed on the larger arterial road (SR20) not Lake Shore Drive. The traffic congestion on Lake Shore an entry/exit would create would be unacceptable (100+ housing units x 5? 20? Car trips per day?= 500 to 2000 car trips) and does not make sense from traffic congestion perspective. In addition the increased traffic would not be compatible with cycling, running, walking uses along Lake Shore. A non-motorized entry/exit would be better.
- 4. Conservation is the best use of the property. I'd support deleting commercial uses for Conservation.
- 5. The Garden Street/Adams developments on the web are extremely unappealing and NOT wildlife/environmentally friendly. This is NOT the community to come in and "Scrape it clean and build" as shown on the web. There will pushback from more than just neighbors. Go find a pasture.
- 6. Table this now. Go back to the campground (designed with a natural setting not paved pads with palm trees) or other use that is more compatible with the natural setting of Newnans Lake, a State Park across the street, a conservation easement to the east, sensitive water quality, areas that flood (which this development would make worse). I am very concerned about the likelihood of inadequate stormwater for this project. Lake shore was under water for weeks after Irma. If the dyke had not broken with the water moving from Newnans to Paynes Prairie, we would have been cut off from our houses (in Magnolia Estates) for MONTHS rather than weeks. As you may or may not recall 441 was under for months.
- 7. This project is a bad idea that I do not support.

Please send future notifications to me at 1716 SE 64th Way, Gainesville, FL 32641

Thank you for the opportunity to comment.

Kelly McPherson.



Fw: property development on lakeshore drive

From Chris Dawson <cdawson@alachuacounty.us>

Date Mon 4/7/2025 10:46 AM

To Mehdi Benkhatar <mbenkhatar@alachuacounty.us>

Cc Jeffrey L. Hays <jhays@alachuacounty.us>

Can you reach out, please?

Chris

Chris Dawson, CPM

Principal Planner Growth Management 10 SW 2nd Avenue 3rd Floor • Gainesville • FL • 32601 352-374-5249 (office) • 352-681-7835 (mobile)















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From: Anna Prizzia <aprizzia@alachuacounty.us>

Sent: Monday, April 7, 2025 10:43 AM

To: Susan Stewart

Slueskys@bellsouth.net>; Jeffrey L. Hays <jhays@alachuacounty.us>; Chris Dawson

<cdawson@alachuacounty.us>

Subject: Re: property development on lakeshore drive

Susan-

Thank you for reaching out. This item will be quasi-judicial, which means there will be a hearing where evidence will be presented that has too e the basis of our deciosn making. I would encourage you to consider requesting party status if you live near the site and feel you would be more impacted than the average resident. I have copied our staff on this email so they can assist you with that process and/or at least add you to a list to get updates about the timing for this hearing. Regardless, your email and comment will be part of the record for the hearing as well.

Sincerely, Anna

Anna Prizzia

County Commissioner County Commissioner's Office













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From: Susan Stewart <blueskys@bellsouth.net>

Sent: Sunday, April 6, 2025 4:41 PM

To: Anna Prizzia <aprizzia@alachuacounty.us> **Subject:** property development on lakeshore drive

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April 6, 2025

Dear Commissioner Prizzia,

Thank you in advance for reading my long letter.

I am strenuously opposed to the development of the parcel located at the corner of Lakeshore Drive and Hawthorne Road.

It is so close to the Newnan's Lake. Really close. Basically on the lake. This parcel does not have access to city water or Wastewater; the impact of 150 septic tanks and wells would be an environmental disaster. The land currently provides permeability – with 150 houses, driveways and streets the surrounding areas, including Lakeshore drive will have a higher occurance of flooding due to the lack of permeability. Lakeshore Drive now is an amazing two-lane road with heritage trees that take you back in time. The development does not consider the impact to the actual lakeshore and that road. The water no longer being absorbed by that land will flood Lakeshore Drive. It will probably affect 329B as well. Neither road will not support the kind of traffic that this development will bring.

The land is zoned Agricultural; it currently supports an unimaginable amount of wildlife. The impact on it would be catastrophic. It

supports deer, fox, raccoons, possums – also smaller mammals that are food for the Eagles, Osprey and Hawks. It supports a wealth of reptiles and birds.

There is no way to mitigate the elimination of living space for the wildlife; there is no way to mitigate 150 septic tanks draining into the lake.

If that does not provide a convincing argument let me also say that there is every reason to hold onto our agricultural land as we try to be more food secure. Once the land is torn up, there is no going back. I hope you will agree, there is every reason to no to the development.

Best Regards, Susan Stewart

Gainesville, FL 32641

Cell - 352.316.5721 Office - 352.376.6720



Fw: 150 unit subdivision on Lakeshore Drive

From Chris Dawson <cdawson@alachuacounty.us>

Date Mon 4/7/2025 11:03 AM

To Mehdi Benkhatar <mbenkhatar@alachuacounty.us>

Cc Jeffrey L. Hays <jhays@alachuacounty.us>

And another.

Chris Dawson, CPM

Principal Planner Growth Management 10 SW 2nd Avenue 3rd Floor • Gainesville • FL • 32601 352-374-5249 (office) • 352-681-7835 (mobile)













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From: Anna Prizzia <aprizzia@alachuacounty.us>

Sent: Monday, April 7, 2025 11:01 AM

To: Thomas Stewart <beatniks@me.com>; Jeffrey L. Hays <jhays@alachuacounty.us>; Chris Dawson

<cdawson@alachuacounty.us>

Subject: Re: 150 unit subdivision on Lakeshore Drive

Thank you for reaching out. This item will be quasi-judicial, which means there will be a hearing where evidence will be presented that has too e the basis of our deciosn making. I would encourage you to consider requesting party status if you live near the site and feel you would be more impacted than the average resident. I have copied our staff on this email so they can assist you with that process and/or at least add you to a list to get updates about the timing for this hearing. Regardless, your email and comment will be part of the record for the hearing as well.

Sincerely, Anna

Anna Prizzia

County Commissioner
County Commissioner's Office
12 SE 1st Street, 2nd Floor • Gainesville • FL • 32601
352-264-6900 (office) • 352-681-2718 (mobile)















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From: Thomas Stewart <beatniks@me.com>

Sent: Saturday, April 5, 2025 6:01 PM

To: Anna Prizzia <aprizzia@alachuacounty.us> **Subject:** 150 unit subdivision on Lakeshore Drive

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It has come to my attention that a 150 unit subdivision is under consideration on Lakeshore Drive. I own 2 houses next to the Rowing Club and another in the Duck Pond. These are not rentals. I've lived in Gainesville for over 50 years and have seen what happens on these projects. An out of the area builder gets approval, they come in and mow all the trees down, stake off the lots and go back home until one is sold. Is the county going to put in sewers and city water or are we to have another 150 septic tanks and wells? I live out here on the weekends it is very quiet and dark, I would like to see it stay that way. At \$300 a square foot they are not going to be (buzz word) affordable housing.

Whoever votes for this project can be assured that my wife and I will make it a point to vote against you on the next election.

Thomas Stewart

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing via regular mail.

Sent from my iPad Tommy Stewart



SE Hawthorne Road Neighborhood Proposed Land Use & Zoning Map Change Planning Commission - April 16, 2025

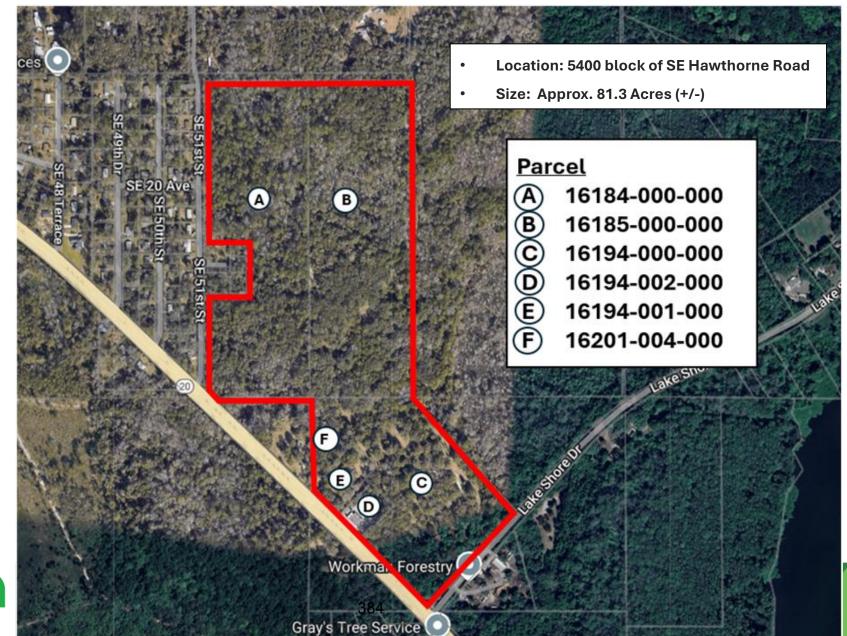


Proposal Summary

- Request: Proposed Future Land Use Map Change and Rezoning
 - Zoning Maximum Density 149 Units
 - Gross Maximum Zoning Density: 1.83 Units Per Acre
 - 32.5% Conservation area
- Location: 5400 block of SE Hawthorne Road, (6 parcels) in unincorporated Alachua County
 Within the County-designated Urban Cluster with public facilities available
- Access: Abutting 3 roadways SE Hawthorne Rd. (State Road 20) Lakeshore Drive and SE 51st St.
- Size: 81.3 (+/-) Acres
- Intent: Map changes achieve multiple goals:
 - 1) Create consistent land use and zoning map designations
 - 2) Place most environmentally sensitive areas into conservation designations
 - 3) Re-configure the residential map areas to facilitate single family development of the property
 - 4) Remove commercial map areas with vacant old commercial buildings, making the land more viable for residential redevelopment, bringing market rate private development, new home construction and workforce/attainable home ownership opportunities to the East Gainesville Urban Area all while doing so in an environmentally sensitive manner.



Location Map/Aerial









Existing Conditions





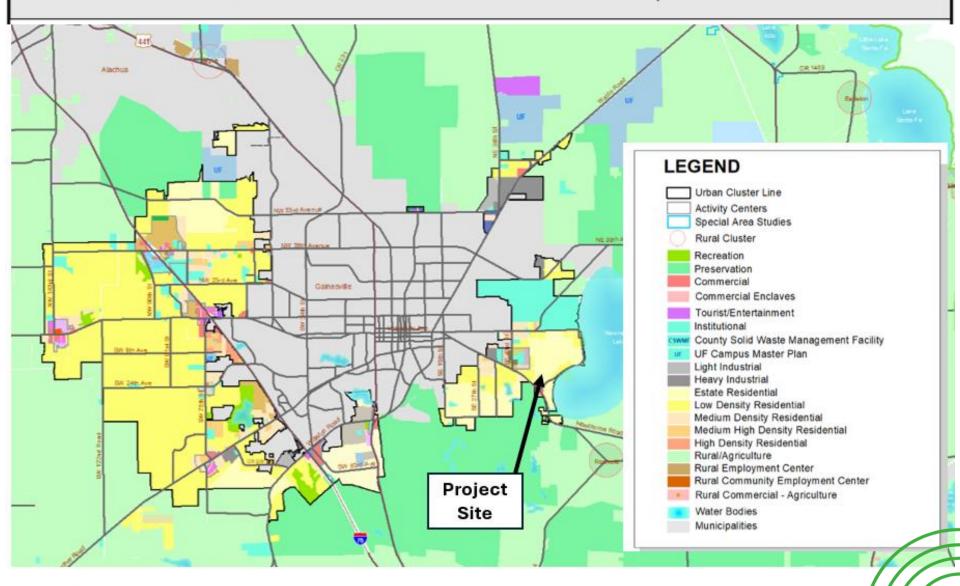




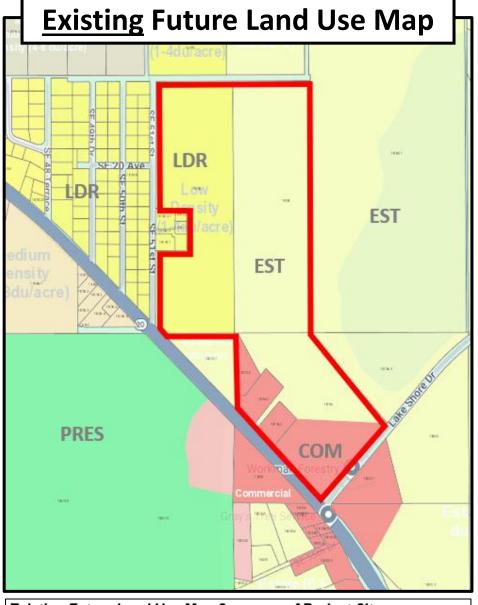




FUTURE LAND USE MAP 2040 - ALACHUA COUNTY, FLORIDA







Existing Future Land Use Map Summary of Project Site										
Category	Acreage (+/-)	Percentage (+/-)								
Low Density Residential	27.8 Ac.	34%								
Estate Residential	41.1 Ac.	51%								
Commercial	12.4 Ac.	15%								
Total	81.3 Ac.	100%								



Designations (+/-) Designations (+/-) (+/-)+27.0 Ac. LDR 27.8 Ac. LDR 54.8 Ac. EST 41.1 Ac. -41.1 Ac. COMM 12.4 Ac. -12.4 Ac. CON 26.5 Ac. +26.5 Ac. Total 81.3 Ac. 81.3 Ac.



Existing Zoning Map Summary of Project Site									
Category	Acreage (+/-)	Percentage (+/-)							
R-1A	27.8 Ac.	34 %							
A (Agriculture)	41.1 Ac.	51%							
BR/BH/MB	12.4 Ac.	15%							
	81.3 Ac.	100%							



Summary of Net Change between Existing and Proposed Zoning Map												
Existing Zoning Designations	Acres (+/-)	Proposed Zoning Designations	Acres (+/-)	Net Change								
R-1A	27.8 Ac.	R-1A	18.8 Ac.	-9.0 Ac.								
Α	41.1 Ac.			-41.1 Ac.								
		RE-1	36.0 Ac.	+36.0 Ac.								
BR/BH/MB	12.4 Ac.		-	-12.4 Ac.								
		C-1	26.5 Ac.	+26.5 Ac.								
Total	81.3 Ac.		81.3 Ac.									

Comprehensive Plan Consistency

- Future Land Use Element
- Economic Element
- Housing Element
- Conservation and Open Space Element
- Energy Element





Comprehensive Plan Consistency



FUTURE LAND USE ELEMENT

General Strategy 1

From County Staff Report:

Identifies ...minimizing the conversion of land from rural to urban uses by maximizing the efficient use of available urban infrastructure, while preserving environmentally sensitive areas... as a way to implement the County's principles for the goal of encouraging "orderly, harmonious and judicious use of land". The proposed amendment provides new opportunities for residential development with the eastern portion of the Urban Cluster, making use of available urban infrastructure, while designating the Eastside Greenway strategic ecosystem as Conservation.

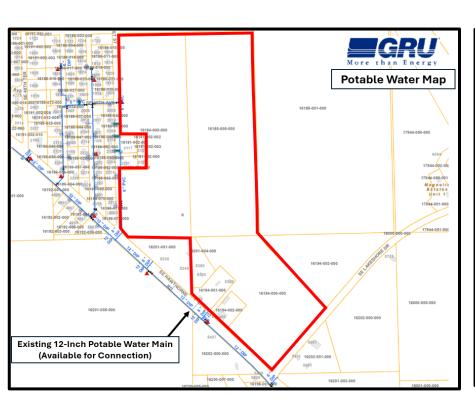
Policy 1.5.1 New residential development shall meet all of the requirements for adequate facilities based on the level of service standards adopted in this Plan for roads, potable water, sanitary sewer, solid waste, stormwater, public schools, recreation and open space facilities, and mass transit and the concurrency provisions of this Plan.

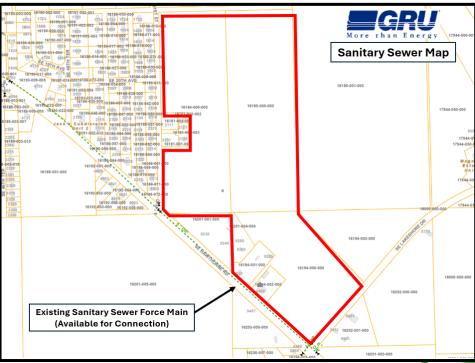
<u>Consistency</u>: The proposed amendments will meet all LOS standards adopted in this Plan.

Public Facilities Analysis

Utilities

- GRU Water & Sewer Service Available
- No septic tanks







Public Facilities Analysis

- Roads / Bike / Pedestrian
 - Abutting Roads on 3 sides (Including State Arterial Roadway)
 - Roads Operating at Acceptable Level of Service
 - Map Changes will Reduce Potential Traffic Totals

Trip Generation Development Scenario - Existing FLU Map

ITE CODE	SF / UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
821	120,400 SF	Shopping Plaza	94.49 / KSF	11,376 ADT
210	131 Units	Single Family	9.43 / UNIT	1,235 ADT
			TOTAL:	12,611 ADT

Trip Generation Development Scenario - Proposed FLU Map

ITE CODE	SF / UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	221 Units	Single Family	9.43 / UNIT	2,084 ADT
			TOTAL:	2,084 ADT

Mass Transit

 RTS Mobility on Demand Area

Net	Change	in	Trin	Generation	(Existing	ve	Pro	hazon	Man)
IAEL	unange		ппр	Generation	(Existing	٧3.	FIU	poseu	wap)

Existing Map	12,611 ADT					
Proposed Map	2,084 ADT					
Net Change	-10,527 ADT (-84%)					





Public Facilities Analysis

- Emergency Services
 - ACFR Station #60 >1 Mile
- Public Schools
 - Elementary CSA
 - 2,503 Available Stations 70% capacity
 - Lincoln Middle
 - 364 Available Stations 65% capacity
 - Eastside High
 - 1,054 Available Stations 57% capacity



Comprehensive Plan Consistency



FUTURE LAND USE ELEMENT

OBJECTIVE 8.5 - East Gainesville Urban Area

Policy 8.5.4 HOUSING: Diversify housing choices in the area by creating incentives for more market rate housing The County shall develop strategies to expand the range of housing choices to attract and retain residents with varied income levels.

<u>Consistency</u>: Proposed map amendments will promote housing choice in the East Gainesville Urban Area.

Policy 8.5.7 The County shall promote and incentivize redevelopment of areas already in development or impacted by prior development.

Consistency: From county staff report:

"County shall promote and incentivize redevelopment of areas already in development or impacted by prior development for the East Gainesville Urban Area. The site is located in the East Gainesville Urban Area and is impacted by prior commercial development along the southern portion of the site. The commercial uses have been abandoned for several years. This amendment provides a means to redevelop the site for residential development."

Comprehensive Plan Consistency



FUTURE LAND USE ELEMENT

OBJECTIVE 1.1 – GENERAL

Encourage development of residential land in a manner which promotes social and economic diversity, provides for phased and orderly growth consistent with available public facilities, and provides for access to existing or planned public services such as schools, parks, and cultural facilities.

<u>Consistency:</u> The subject property is proposed to be developed as a single family neighborhood that will provide new housing opportunities in eastern Gainesville and has access to all required public facilities to serve the site, including paved public streets, school, GRU centralized potable water and sanitary sewer.

Policy 1.1.3 Urban Residential development shall be consistent with the Conservation policies of Alachua County.

<u>Consistency:</u> The application proposes to place approximately 26.5 acres of the subject property into conservation land use designations to protect the most environmentally sensitive areas.

OBJECTIVE 1.2 - LOCATION, MIX OF USES, AND IMPLEMENTATION CONSISTENT WITH MARKET DEMAND

Provide for adequate future urban residential development that includes a full range of housing types and densities to serve different segments of the housing market, designed to be integrated and connected with surrounding neighborhoods and the community, with opportunities for recreation and other mixed uses within walking or bicycling distance.

<u>Consistency:</u> The future development of this property with new single family housing construction would be the first of its kind (size and location) in many years in eastern Gainesville and would help contribute to the housing stock in the urbanized area.

Comprehensive Plan Consistency



ECONOMIC ELEMENT

Policy 1.1.9 Consistent with Energy Element Policy 3.1.4, Alachua County shall promote redevelopment and infill within the Urban Cluster. Recognizing that such redevelopment and infill is an efficient use of land, infrastructure, energy resources, and existing public services, redevelopment of existing sites and buildings shall be encouraged.

<u>Consistency</u>: The subject property is located within the designated Urban Cluster and as such, is consistent with what this policy was intended to promote – infill development that efficiently utilizes land, infrastructure, public services, etc.

ENERGY ELEMENT

Objective 3.1 Promote energy-efficient land use patterns that reduce travel costs and encourage long-term carbon sequestration.

Policy 3.1.4 Promote redevelopment and infill within the Urban Cluster, and within municipal boundaries consistent with Policy 1.1.7 of the Intergovernmental Coordination Element.

<u>Consistency:</u> The proposed amendment promotes energy efficient land use patterns that makes use of existing urban infrastructure and reduce travel costs within the eastern portion of the Urban Cluster.

CONSERVATION AND OPEN SPACE ELEMENT

Policy 3.4.1

From County Staff Report:

Policy 3.4.1 states that all applications for land use change, zoning change and development approval shall be required to submit an inventory of natural resource information. In the land use and zoning context, the County shall use this information to determine whether the requested change is consistent with protection of natural resources. Staff from the Alachua County Environmental Protection Department have reviewed the application and found that the proposed amendment is consistent with the protection of natural resources. Evaluation of specific protection strategies will be made when a development plan is proposed.

Summary

Proposed Land Use Map & Zoning Map Amendments

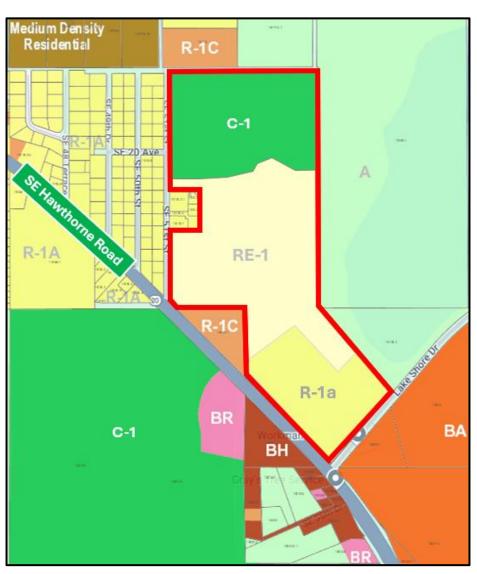
- ✓ Strikes Balance
 - Economic Development / Providing Housing / Respects Environment
- ✓ Consistent with Comprehensive Plan
- ✓ Public Facilities Available at Appropriate Level of Service
- ✓ Consistent with Surrounding Land Use Pattern within Urban Cluster
- ✓ Promotes Policy Initiatives Related to Economic Development and Housing in East Gainesville
- ✓ Conservation Areas for Most Environmentally-Sensitive Area
- County Staff Recommendation: APPROVAL based on Land Development Code & Comprehensive Plan compliance.



Proposed Future Land Use Map

Proposed Zoning Map





Alachua County Local Planning Agency/ Planning Commission Meeting Minutes: March 19, 2025

The Alachua County Planning Commission held a public meeting on March 19, 2025, at 6:00 p.m. The meeting was held **in person**.

COMMISSIONERS PRESENT:

Melissa Norman, Vice-Chair Kristen Young Samuel Mutch Barry Rutenberg Raymond Walsh, absent Sarah Rockwell absent Jancie Vinson, absent Gailine McCaslin absent

STAFF PRESENT:

Jeff Hays, Director, Growth Management

Chris Dawson, Principal Planner, Development Services, Growth Management Courtney Wilson, Senior Assistant County Attorney, County Attorney Office Patricia McAllister, Clerk, Development Services, Growth Management

Meeting Called to Order:

Meeting called to order by Vice-Chair Norman at 6:02 p.m.

1. APPROVAL OF AGENDA:

Motion was made by *Commissioner Young* **to approve** the agenda. Motion was **seconded** by *Commissioner Rutenberg*. **Action:** The **agenda** was **approved** with a vote of **4-0**.

2. <u>APPROVAL OF MINUTES: December 18, 2024</u>

Motion was made by *Commissioner Young* to approve the minutes from the December 18, 2024 meeting.

Motion was **seconded** by Commissioner Mutch.

Action: The **minutes** for the December 18, 2024 Local Planning Agency and Planning Commission meeting were **approved** with a vote of 4-0.

3. **LEGISLATIVE ITEM: Z25-000006 (Comprehensive Plan Amendment)**

County Initiated Comprehensive Plan Amendment to add Tree Preservation policies to the Conservation and Open Space Element

Staff Presentation:

Chris Dawson presented this county-initiated amendment to policies in the Comprehensive Plan. *Mr. Dawson* explained that the Board of County Commissioners, in a series of workshops, identified specific trees for enhanced protection and the need to provide some flexibility in open space designation criteria to retain additional canopy throughout developments. *Mr. Dawson's* presentation included current policies, proposed changes of policies and definitions for champion trees and landmark live oak trees.

Discussion: This discussion focused on expanding the landmark live oaks trees to include more species of trees and not just limiting to live oak trees. Discussion also included tree registry discussions for state tree registry and national tree registry.

First Motion was made by Commissioner Mutch to **recommend approval** to the Board of County Commissioners **with** the provision that county staff does more work regarding specificity of conditions that come about with these plan provisions and to suggest approval of a set of county champion trees for species of interest and county landmark trees and include other species of trees.

Motion failed due to lack of a second.

Second motion was **made** by Commissioner Young to **recommend approval** to the Board of County Commissioners **with** the **change** in phrase from 'champion trees and landmark live oak trees' to 'champion trees and landmark trees.

Motion was made to **second** by Commissioner Mutch for discussion.

Public Comment:

<u>Matthew Hurst</u> spoke regarding health issues improved by tree canopy and he also liked removing 'live oak' trees so that landmark trees include more species of trees.

Action: Vote was 2-2. Motion failed.

Discussion continued of tree registries, landmark trees and champion trees and creating a county tree registry for champion trees.

Motion was **made** by Commissioner Mutch **to table this application**. Motion **was not seconded** and **the motion** to table the application **failed**.

Discussion of the registry and types of trees and the need to have a county tree registry continued.

Motion was **made** by Commissioner Mutch again **to table this application**. Motion was **not seconded** and **the motion** to table the application **failed**.

Motion was **made** by Commissioner Rutenberg to ask staff to continue to work on this and come back to us with a proposal based on what you heard today and what you could find out.

No second. Motion failed.

Motion was **made** by Commissioner Mutch **to table this application**.

No second. Motion failed.

Chair Norman **passed the gavel** to Commission Rutenberg so that she could make a motion.

Motion was made by Commissioner Norman made to recommend approval to the Board of County Commissioners with staff recommendations with consideration of expansion of the tree species and quality to be included.

Motion was seconded by Commissioner Young.

Action: **Z24-000006** was recommended for approval to the Board of County Commissions with staff recommendations and with consideration of expansion of tree species and quality to be included with a unanimous vote of 4-0.

Commissioner Rutenberg passed the gavel back to Commissioner Norman.

4. <u>INFORMATIONAL ITEM: EVALUATION AND APPRAISAL OVERVIEW PRESENTATION</u>

Staff Presentation:

Ben Chumley made an informational presentation with an overview of the Evaluation and Appraisal process of the Comprehensive Plan. No action is required for this presentation. *Mr. Chumley* stated there are two parts to the appraisal process with one being to determine whether any amendments are needed to reflect changes in statutory requirements and two for local issues scoping and proposed amendments to the Comprehensive Plan.

- 6. **ATTENDANCE REPORT:** No attendance issues.
- 7. PLANNING COMMISSIONERS' COMMENTS: None

Meeting adjourned at 8:04 p.m.

Attendance Report for the last 6 meetings

Local Planning Agency and Planning Commission Staff Liaisons: Patricia McAllister, Chris Dawson

Member	Start	End	Terms	05/15/24	08/21/24	09/18/24	11/20/24	12/18/24	03/19/25	Meetings Attended
McCaslin, Gailine	08//24	7/31/28	1		Р	Р	Р	Α	Α	3 of 5
Mutch, Samuel	08//24	7/31/28	1		Р	Р	Р	Α	Р	4 of 5
Norman, Melissa	03/22/22	7/31/25	1	Р	Р	Р	Р	Α	Р	5 of 6
Sarah Rockwell*	12/24		1					Α	Α	0 of 2
Rutenberg, Barry	10/24/23	7/31/27	1	Р	Р	Р	Α	Р	Р	5 of 6
Vinson, Jancie	9/27/22	7/31/26	1	Р	Р	Р	Р	Р	Α	5 of 6
Walsh, Raymond	9/28/21	7/31/25	1	Р	Р	Р	Р	Р	Α	5 of 6
Young, Kristen	8/28/18	7/31/26	1	Р	Р	Р	Р	Р	Р	6 of 6

[P=Present] [A=Absent] [C=Cancelled] [PNQ=Present No Quorum] [ANQ=Absent No Quorum] [NR=Member Active No Attendance Record] [--=Member Not Active]

^{*} Our school board member is appointed by the Alachua County School Board.

^{**}LPA/PC meetings for June 19, 2024, July 17, 2024 and October16, 2024, January 15, 2025 and February 19, 2025 were cancelled.

No attendance is necessary for those meetings.