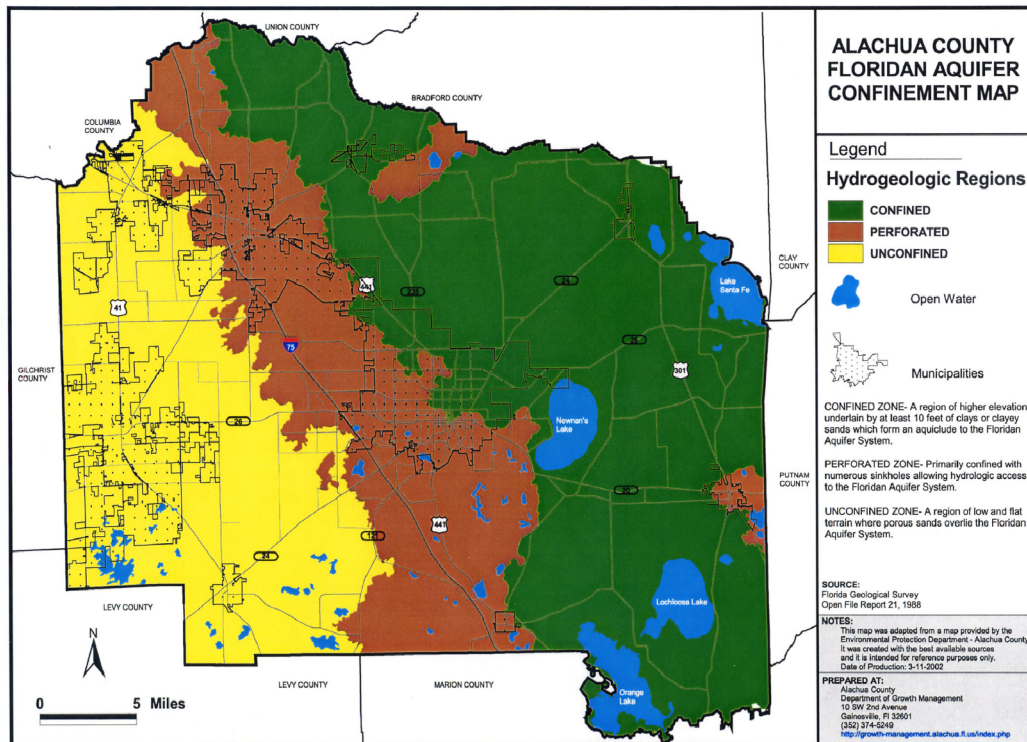


## Hydrogeologic Issues Discussion - Stephen R Boyes, P.G.

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



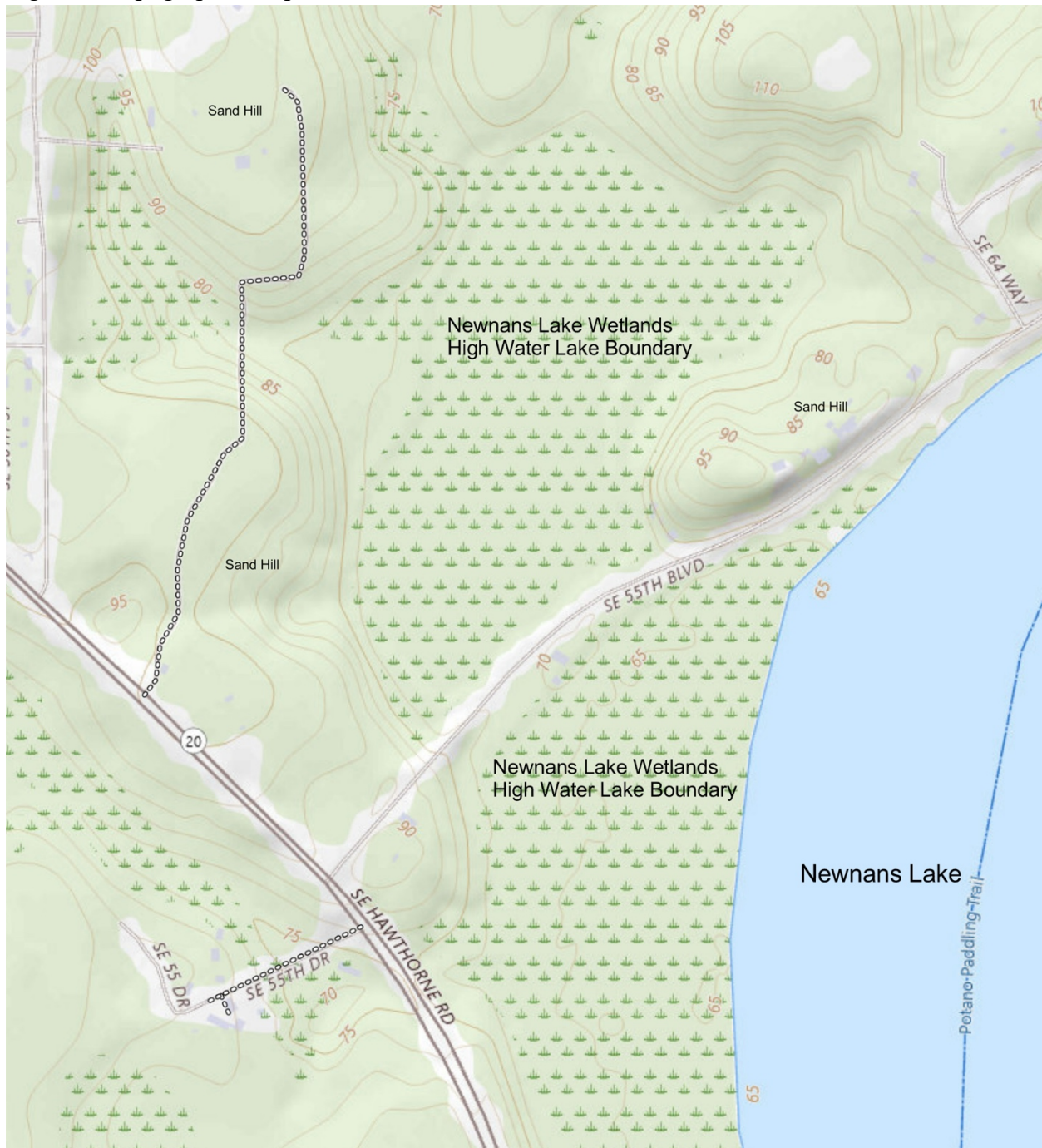
The Degree of Confinement map currently adopted in the Comprehensive Plan- 2020 depicts aquifer vulnerability based on topography and thickness of the confining unit above the Floridan aquifer.

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.

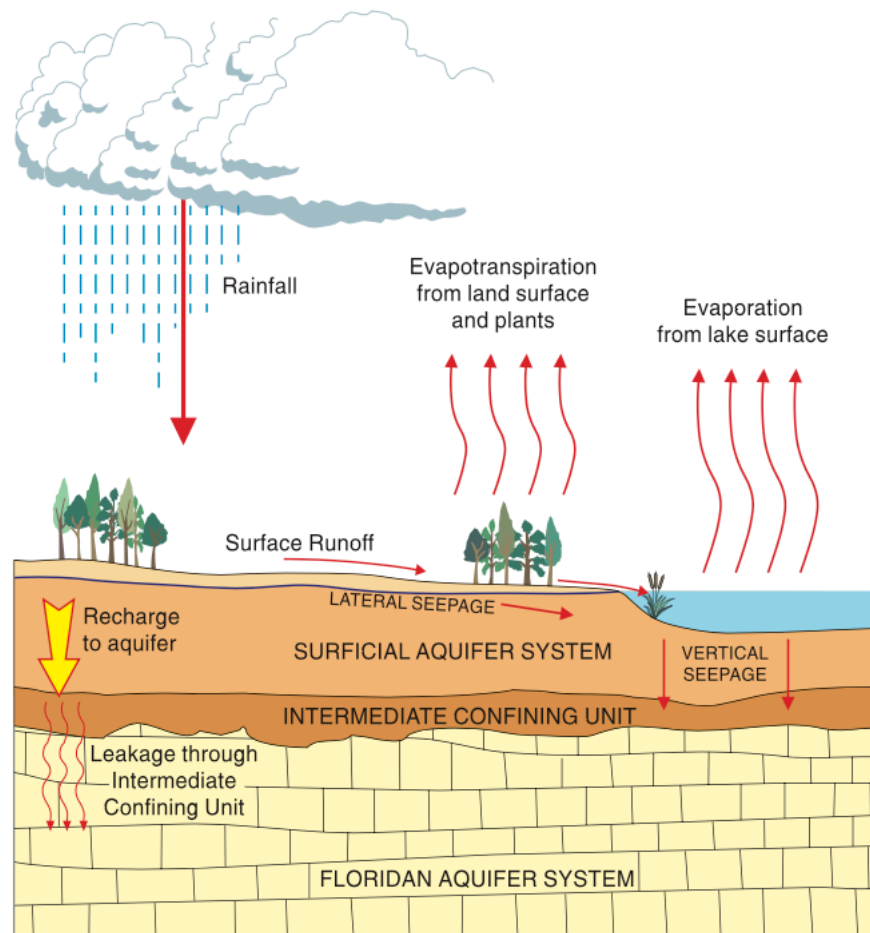
Figure 2. Topographic Map of area in which the Site is situated.



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

Please note the sand hills, the wetlands, Newnans Lake and SE 55<sup>th</sup> 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



# Why Support Speculative Development In the East Side Strategic Greenway?

NEWNANS LAKE

50+ ACRES

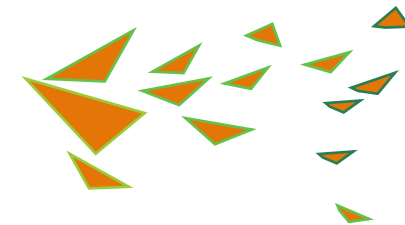
HAWTHORNE ROAD

<---- 4.6 MILES EAST OF GAINESVILLE

11 MILES WEST OF HAWTHORNE ---->







# What We Believe We Are Losing:

- The last remaining contiguous upland habitat 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)

## 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.



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





# The Problems



## Incompatible with Existing Development

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



## Incompatible with the County's Comp Plan

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 East 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

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



## Character

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

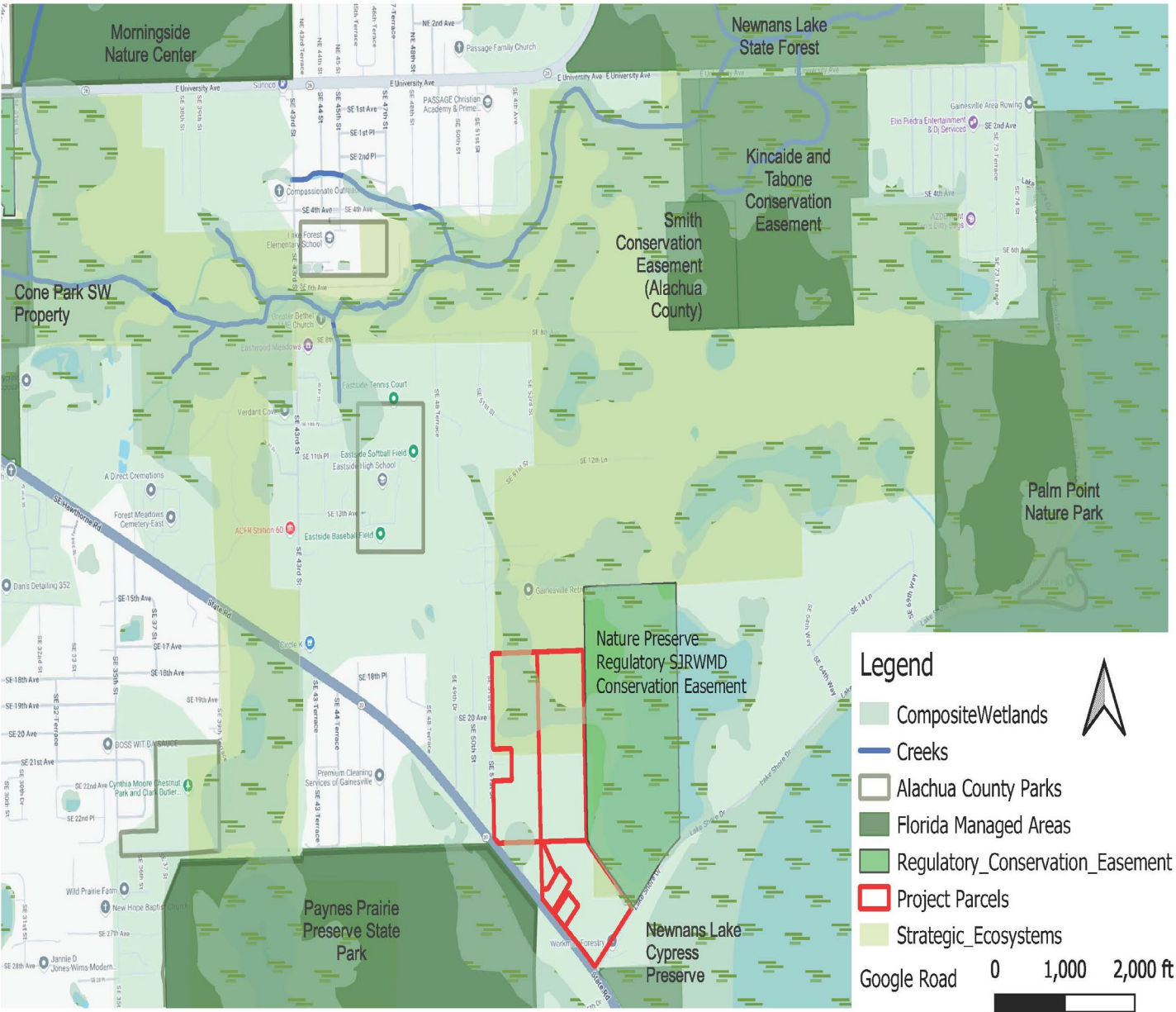


## Need

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



# 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/Ugkxp3qUla3XCifVaYObaa3B95r4uqnEEUdS?si=wmYp0yMtVhf9p-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

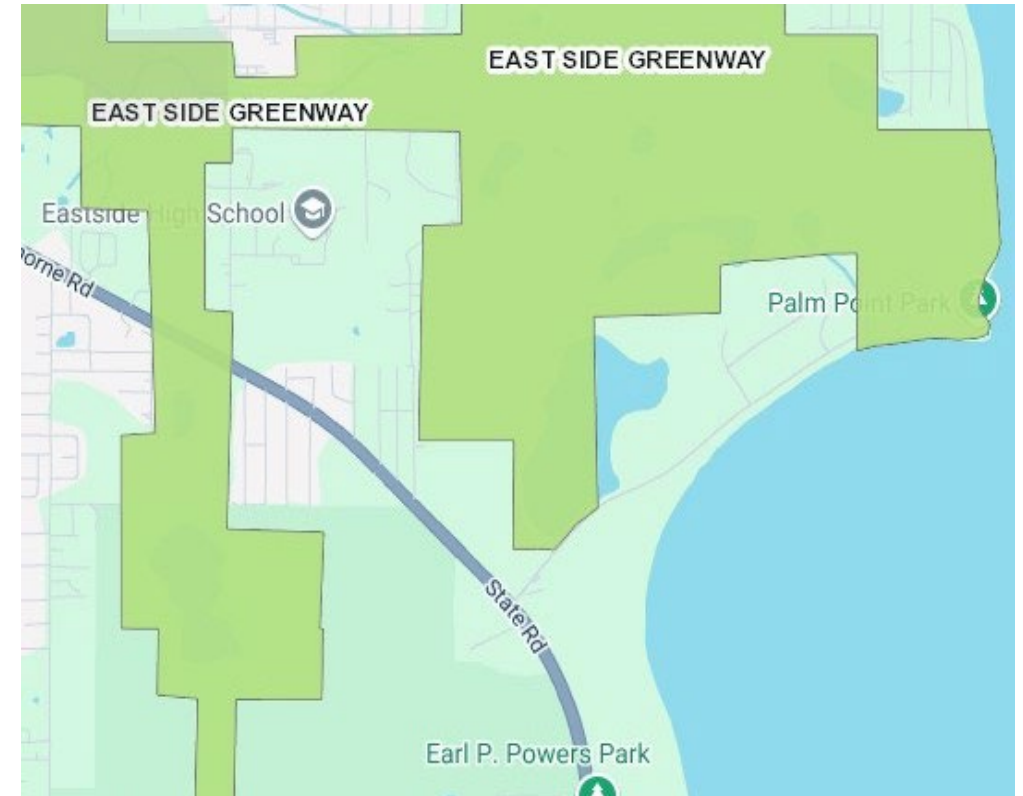


## Runoff

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



# East Gainesville Greenway ~ Where Does It Go?



*Across the entire western perimeter of Newnan's Lake, south from Gum Root Swamp, down through Newnan's Lake State Forest, Morningside Nature Center, and on to Paynes Prairie State Park.*

# Issues of Notice from the County/Developer

*Short notice, if any at all...*



# Alternative Development Sites:

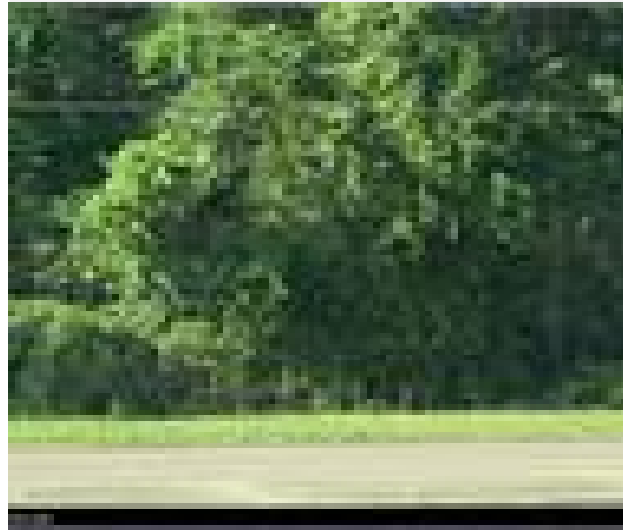
How we CAN grow in the future:

## 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 43<sup>rd</sup> ST

- SE 12<sup>th</sup> & 43<sup>rd</sup> – 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

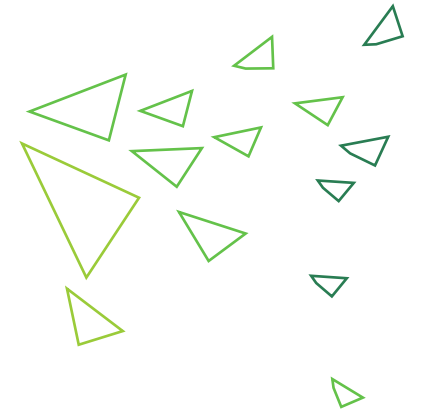
Email:  
mcperson360@gmail.com



**Dan Smith**

Green Grove neighbor

Email:  
Enpowr@aol.com






# Neighbors of the East Side Strategic Greenway Thank you!



Prepared by Lesa Holder   
Magnolia Estates neighbor

+1 352-225-1614 

act.lesa@gmail.com 

# **Rebuttal to Large Scale Comprehensive Plan Amendment Land Use Change Application and the Rezoning Application Justification Report for Hawthorne Road Rezoning (Z25- 000004)**

## **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.

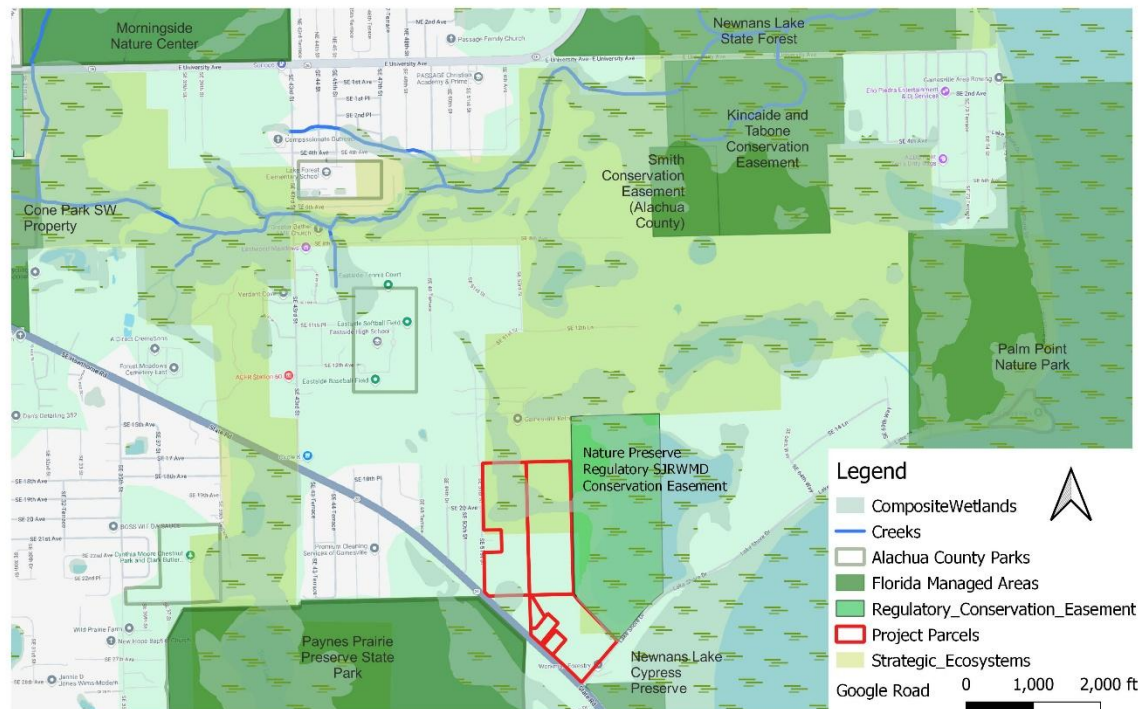
#### Mass Transit-

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

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.

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

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





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 counter-productive 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.

Rebuttal Response: 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.

Rebuttal Response: 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.

Rebuttal Inconsistent with the Comp Plan – 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 *Gonolobus 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](mailto:mdaniels@alachuacounty.us)>

**To:** Dan <[enpowr@aol.com](mailto:enpowr@aol.com)>

**Cc:** Holly Banner <[hbanner@alachuacounty.us](mailto: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 2<sup>nd</sup> Avenue, 3<sup>rd</sup> Floor

Gainesville, Florida 32601

352-374-5249, ext. 2364

[www.alachuacounty.us](http://www.alachuacounty.us)

**From:** Dan <[enpowr@aol.com](mailto:enpowr@aol.com)>

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

**To:** Missy Daniels <MDaniels@AlachuaCounty.US>

**Cc:** [slachnicht@alachuacounty.us](mailto:slachnicht@alachuacounty.us); Holly Banner <[hbanner@alachuacounty.us](mailto:hbanner@alachuacounty.us)>

**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](mailto:enpowr@aol.com)>

To: MDaniels <[MDaniels@AlachuaCounty.US](mailto:MDaniels@AlachuaCounty.US)>

Cc: slachnicht <[slachnicht@alachuacounty.us](mailto:slachnicht@alachuacounty.us)>; hbanner <[hbanner@alachuacounty.us](mailto:hbanner@alachuacounty.us)>

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](mailto:MDaniels@AlachuaCounty.US)>

To: Dan <[enpowr@aol.com](mailto:enpowr@aol.com)>

Cc: Steve Lachnicht <[slachnicht@alachuacounty.us](mailto:slachnicht@alachuacounty.us)>; Holly Banner <[hbanner@alachuacounty.us](mailto: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 2<sup>nd</sup> Avenue, 3<sup>rd</sup> Floor

Gainesville, Florida 32601

352-374-5249, ext. 2364

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Missy Daniels, AICP

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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.*

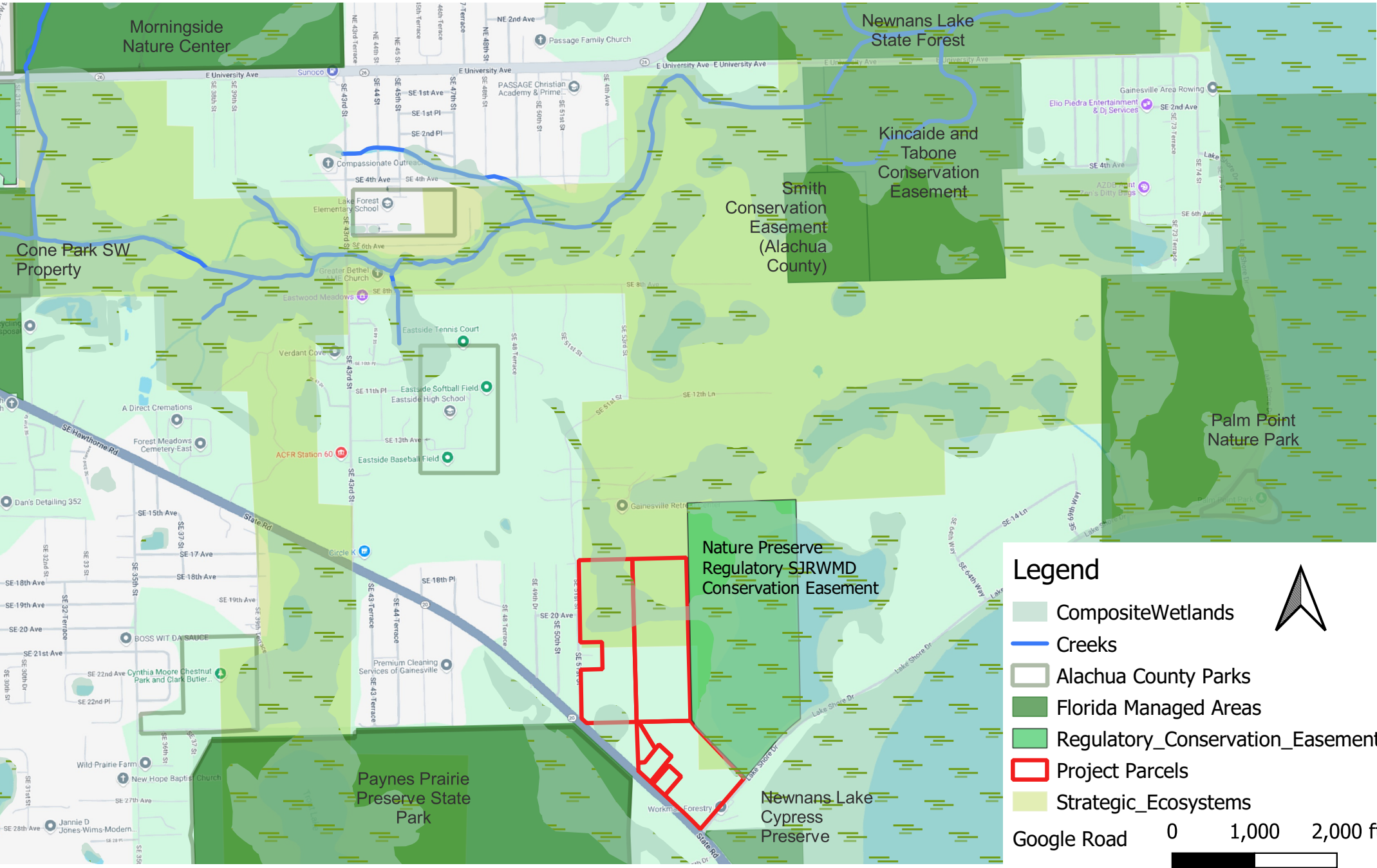
*6. There is no attention given to the impact of additional traffic and public use on existing properties including low to moderate income properties in the vicinity of the rowing club and on SE 51st Street.*

*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)



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**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 prior 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 2<sup>nd</sup> Avenue, 3<sup>rd</sup> Floor

Gainesville, Florida 32601

352-374-5249, ext. 2364

[www.alachuacounty.us](http://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



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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](mailto:enpowr@aol.com)>

To: MDaniels <[MDaniels@AlachuaCounty.US](mailto:MDaniels@AlachuaCounty.US)>

Cc: slachnicht <[slachnicht@alachuacounty.us](mailto:slachnicht@alachuacounty.us)>; hbanner <[hbanner@alachuacounty.us](mailto:hbanner@alachuacounty.us)>

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.

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From: Missy Daniels <[MDaniels@AlachuaCounty.US](mailto:MDaniels@AlachuaCounty.US)>

To: Dan <[enpowr@aol.com](mailto:enpowr@aol.com)>

Cc: Steve Lachnicht <[slachnicht@alachuacounty.us](mailto:slachnicht@alachuacounty.us)>; Holly Banner <[hbanner@alachuacounty.us](mailto:hbanner@alachuacounty.us)>

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

Subject: RE: Parcel # 16194-000-000

Dan,

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

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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  
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**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 <[enpowr@aol.com](mailto:enpowr@aol.com)>  
To: slachnicht <[slachnicht@alachuacounty.us](mailto:slachnicht@alachuacounty.us)>  
Cc: mdaniels <[mdaniels@alachuacounty.us](mailto: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](mailto:slachnicht@alachuacounty.us)>

To: Dan <[enpowr@aol.com](mailto:enpowr@aol.com)>

Cc: Missy Daniels <[MDaniels@AlachuaCounty.US](mailto: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.

Steve

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Dan <[enpowr@aol.com](mailto:enpowr@aol.com)>

Date: 6/16/17 17:13 (GMT-05:00)

To: Steve Lachnicht <[slachnicht@alachuacounty.us](mailto: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.