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

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**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).

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**TO:** cdawson@alachuacounty.us **Growth Management**

**CC:** kcornell@alachuacounty.us **District 4 Commissioner**

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

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Page 18

# 11 RESPONSE “There are also properties with commercial designations 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 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 conditions ?

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Page 18

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

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

+++++

**Bruce Jetter**

1626 SE 64 Way

Gainesville, FL 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

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**Fw: Development near Lakeshore Dr.**

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**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  
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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 to be the basis of our decision 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



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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 <cscchestnut@alachuacounty.us>

**Subject:** Development near Lakeshore Dr.

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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 74<sup>th</sup> street



Baby bluebird saved from cat





crushed bat on Lakeshore Dr.





Spiderwort plant, is edible and the flower turns pink when there is radiation in the air





spicebush swallowtail butterfly caterpillar





Lakeshore Dr.

Bald eagle in the road on



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**Fw: Housing development**

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**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 east.

I therefore imagine that the traffic from the planned development will also take that east 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  
[cheesybananas@icloud.com](mailto:cheesybananas@icloud.com)

**From:** Chris Dawson <[cdawson@alachuacounty.us](mailto:cdawson@alachuacounty.us)>

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

**To:** [cheesybananas@icloud.com](mailto:cheesybananas@icloud.com)

**Cc:** Candyce Reed <[creed@alachuacounty.us](mailto:creed@alachuacounty.us)>, Latoya Gainey <[lgainey@alachuacounty.us](mailto:lgainey@alachuacounty.us)>, [gregfl@att.net](mailto:gregfl@att.net), "Jeffrey L. Hays" <[jhays@alachuacounty.us](mailto:jhays@alachuacounty.us)>, Mehdi Benkhatar <[mbenkhatar@alachuacounty.us](mailto: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.

Thank you,

Chris

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**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

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**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 64<sup>th</sup> 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 <blueskys@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 occurrence 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

235 SE 74<sup>th</sup> Street  
Gainesville, FL 32641

Cell - 352.316.5721 Office - 352.376.6720

---

**Fw: 150 unit subdivision on Lakeshore Drive**

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**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  
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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