

**Date:** April 13, 2025

**Subject:** Strong Support for Land Use and Zoning Changes for SE Hawthorne Road Parcels 16184-0-0, 16185-0-0, 16194-1-0, and 16194-2-0

**Dear Members of the Alachua County Plan Board,**

Gainesville is for People strongly supports the proposed land use and zoning changes for parcels 16184-0-0, 16185-0-0, 16194-1-0, and 16194-2-0. After careful review, we believe this development represents a critical opportunity to bring equitable growth, housing choice, and economic investment to East Gainesville—an area that has been underserved for far too long.

The proposal would bring 149 workforce-oriented homes to a part of our city that has not seen a privately funded residential development of this size in over 40 years. East Gainesville has long faced systemic disinvestment. Denying this development would only further entrench these disparities.

Our community is facing a significant housing shortage. A recent study by the Shimberg Center for Housing Studies at UF found that Alachua County needs thousands of additional housing units by 2030 to meet population growth and demand. Without bold action, this crisis will continue to displace vulnerable residents and deepen inequality.

Importantly, this development is located within the Urban Cluster, exactly where the County's Comprehensive Plan encourages growth to occur. Building homes in the Urban Cluster helps reduce sprawl, protect rural lands, and support more sustainable infrastructure and transportation systems. Approximately 33% of the land will be permanently placed in conservation, preserving critical natural areas and maintaining the ecological character of the area. This is exactly the kind of balanced development our community needs—one that meets pressing housing demands while protecting our shared environment

Gainesville is for People is a volunteer-led group committed to solving the housing crisis. We advocate for homes close to jobs, schools, and transit to reduce long commutes, support environmental sustainability, and foster diverse, inclusive communities. This proposal advances all those goals.

The staff report supporting this rezoning is comprehensive and thoughtful. It aligns with the County's long-term vision for smart, inclusive development while preserving the area's unique character. We commend the planning staff for their diligence.

We respectfully urge the Alachua County Plan Board to approve these land use and zoning changes. Doing so will be a meaningful step toward reversing decades of underinvestment and providing real opportunities for East Gainesville families to thrive.

Thank you for your leadership and service to our community.

Sincerely,

**Gainesville is for People**

<https://gainesvilleisforpeople.org/>

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**I oppose Oppose Hawthorne Road Large-Scale Comprehensive Plan Amendment (Z25-000003)**

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**From** Emma Hoel <emmahoel@icloud.com>

**Date** Wed 4/16/2025 11:41 AM

**To** Mehdi Benkhatar <mbenkhatar@alachuacounty.us>

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**I Oppose Hawthorne Road Large-Scale Comprehensive Plan Amendment (Z25-000003)**

I am a Newberry resident

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**RE: Regarding the Newnan's Lake Rezoning**

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**From** Latoya Gainey <lgainey@alachuacounty.us>  
on behalf of

Ken Cornell <kcornell@alachuacounty.us>

**Date** Tue 4/15/2025 1:56 PM

**To** Jesse Jennings <jessicavjennings@gmail.com>

**Cc** Jeffrey L. Hays <jhays@alachuacounty.us>; Mehdi Benkhatar <mbenkhatar@alachuacounty.us>

Ms. Jennings,

Thank you for taking the time to share your comments and concerns. Your input is important and will be reviewed and shared with county staff for the record.

**Latoya Gainey, CPM**

Executive Manager

County Commissioner's Office

12 SE 1st Street • Gainesville • FL • 32601

352-264-6920 (office) • 352-338-7363 (fax)



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**From:** Jesse Jennings <jessicavjennings@gmail.com>

**Sent:** Tuesday, April 15, 2025 11:58 AM

**To:** Ken Cornell <kcornell@alachuacounty.us>

**Subject:** Regarding the Newnan's Lake Rezoning

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Dear Commissioner Cornell,

I hope this letter finds you well. My name is Jessica Jennings and I am writing to you to express a deep concern regarding the recent proposal for the expansion to the housing in the Newnan's Lake Homesites neighborhood in Alachua County (District 4). I am in strong opposition for the

decision to rezone the agricultural parcels in order to allow more construction, which would inevitably result in the addition of 150 new homes at the end of one out of two entrance points into the neighborhood I respectfully request that the Commission reconsider this development for several reasons that I believe will have far-reaching negative impacts on both our community and the surrounding environment.

The strain on the infrastructure, which would increase the demand on the local resources, such as the nearby schools, healthcare, and emergency response teams as well as various other local resources provided by the city itself (road maintenance teams, GRU, etc). This would lead to a decreased quality of services for both the existing and future residents without additional resources and funding for the increased demand of services that will inevitably be needed as a result of the expansion.

This point leads into my next concern: Traffic congestion.

The roads leading out to the neighborhood are slim, lack structural integrity, are poorly maintained, and leave no room for additional traffic as it would impact the already neglected quality. This would make emergency vehicles and overall residential life harder while creating an increased safety hazard.

Equally important is the potential environmental impact that the proposed subdivision would have on Newnan's Lake. The construction of 150 new homes close to the lake will inevitably lead to increased debris, runoff, including fertilizers, pesticides, and automotive waste from the additional traffic. This is especially concerning given the ecological significance of Newnan's Lake, which serves as an important recreational and economic hub for the region. Many areas surrounding the lake are designated as conservation zones, and the addition of runoff pollution from a new subdivision threatens these conservation areas, which could lead to long-term environmental damage.

The conservation zones in the Newnan's Lake area are rich in archaeological significance, with 44 identified sites along its shores, including the discovery of dugout canoes. These sites offer important glimpses into the history of Native American cultures that once thrived here. Developing this area would not only disrupt the natural environment but could also destroy or damage these irreplaceable cultural resources. Preserving this land is essential to safeguarding our heritage and history, and I urge the Commission to consider the impact on these valuable archaeological sites.

Please also consider the impact on our quality of life, as the reason many of us moved to Newnan's Lake was for the tranquility and rural lifestyle it offers. We enjoy the peace, the sounds of nature, and the wildlife that we share space with. Introducing a large subdivision to this area would disrupt and replace it with the noise, traffic, and pollution typical of urban environments. Our neighborhood serves as a sanctuary for both its residents and the various species that inhabit it. If the Commission approves this development, it will not only alter the character of the neighborhood but also push wildlife from their natural habitats, further eroding the quality of life for flora, fauna, and freemen alike.

If the Commission's primary concern is the availability of housing for the population, I respectfully suggest that we explore alternative opportunities within the city of Gainesville itself. There are numerous potential development sites that can be considered such as the renovation of existing structures in poor conditions. There are many that lead into and surround the area. This approach would help accommodate growth without encroaching on our rural land or overburdening the limited infrastructure here.

I urge the Commission to carefully consider the lasting impacts that this proposed development will bring about. The growth of our community should be approached with foresight, taking into account not only the immediate need for housing but the long-term health of our natural resources, infrastructure, and way of life. This development threatens to undermine the rural tranquility, natural beauty, and environmental integrity that define our neighborhood. I trust you will make the decision that best serves the interests of all residents and ensures a balance between growth and preservation. Thank you for your time and attention and I look forward to your thoughtful consideration of these concerns.

Sincerely,  
Jessica Jennings

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**Oppose Hawthorne Road Large-Scale Comprehensive Plan Amendment (Z25-000003)**

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**From** Sarah Joy <sejoy3@gmail.com>

**Date** Wed 4/16/2025 3:44 PM

**To** Gerald L. Brewington <glb@alachuacounty.us>; Mehdi Benkhatar <mbenkhatar@alachuacounty.us>; Patricia Mcallister <PAMCALLISTER@alachuacounty.us>

 2 attachments (8 MB)

IMG\_4238.jpeg; IMG\_5899.jpeg;

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Good afternoon,

I'm a resident of Newnans lake homesites and am writing in with my concerns about the plans to allow for wider development of the proposed site adjacent to Newnans lake/Lake Pithlachocco. I believe I echo many of the concerns already shared by neighbors, in that the area will lose much of its natural appeal and native species habitat under the proposed plans.

Over my 8 years as a resident of SE 73rd terrace, I've seen a wide variety of native wildlife call this area home. Between this site and my own home, I've seen deer, rabbits, alligators, multiples species of turtles including our Florida box turtles, dozens of native snakes including a scarletsnake in my own backyard, and our beloved birds of prey including eagles, hawks, vultures and owls. Every night I see the healthy population of our native tricolor bats leave their roost in the trees and head out in search of insects to feed on. These bats are barely larger than insects themselves and would not be hard to miss if you weren't aware they were here.

The area in question is already home to a dozen gopher tortoises, no doubt cohabitating with our threatened indigo snakes and other important species. I've moved live animals out of the roadway numerous times to avoid conflicts with vehicles, and have unfortunately witnessed the daily loss of life that occurs with the current amount of traffic produced. While the residents here do seem to have an appreciation for our wild neighbors, Lakeshore and 329b has already become a free for all cut through for some. In recent memory our power has been taken out three times due to severe car crashes resulting in damage to the power poles at the end of our streets. Speeding and traffic issues have also increased with the presence of the two rowing clubs, who rarely appreciate the posted speed limit through this residential area. As much as we should feel inclined to share enjoyment of the lake with others, it's unfortunate that the city has decided it can come at the cost of residents peace with private rowing events adding yelling and car parking next to our homes at early hours of the weekends (Especially insulting as the private docks are locked to residents when not in use). While this feels like small issue, I fear that similar practices around growth will continue to leave current residents out of impact consideration.

Increased stresses on the lake and the habitats surrounding it will damage not only the charm but the environment itself. As it is, the lake is a popular dumping site for trash, hunting waste, and unwanted domestic pets. I myself have assisted in the rescue of numerous dumped cats and dogs between both ends of lakeshore/329b each year.

This is to say that while I firmly believe we need to invest in the east side, I don't feel that selling land for developers before considering impacts on residents, ecology and infrastructure is the way to go about it. Historically, developers looking to turn a profit do not provide the kind of actually affordable and accessible housing needed to make way for economic growth for those priced out of other areas. And what's to say such "improvements" don't also price out the current residents, a majority of which are single families actually living in their homes, and long term owners versus short term renters and corporate landlords.

The east side has seen little improvement and attention to the things it actually needs to thrive and grow. You will remember how deeply the roads flooded a few years back during the hurricane season, and how many were cut off from either exit for days. There is also a marked lack of grocery and food stores in the area and other opportunities to keep residents employed in the immediate area are not yet sustainable.

There is much more to be done and much suited space to do it in before adding to the burden of poor access and infrastructure to shove in more home sites for profit, especially at the expense of some of our fragile and well- loved natural space.

I oppose the recommend of the proposed zoning changes to this site, and will not support the election of any officials working to move this forward.

-Sarah Joy  
SE 73rd terrace

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**Fw: STRONGLY OBJECT TO: Hawthorne Road Large-Scale Comprehensive Plan Amendment  
Hawthorne Road Rezoning**

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**From** Chris Dawson <cdawson@alachuacounty.us>  
**Date** Wed 4/16/2025 4:37 PM  
**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:** Dawn Lauryn <dawnlauryn@gmail.com>  
**Sent:** Wednesday, April 16, 2025 4:34 PM  
**To:** Chris Dawson <cdawson@alachuacounty.us>  
**Subject:** STRONGLY OBJECT TO: Hawthorne Road Large-Scale Comprehensive Plan Amendment Hawthorne Road Rezoning

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Dear Mr. Dawson,

I'm writing to voice my strong objection to the following projects:

<b>Hawthorne Road Large-Scale Comprehensive Plan Amendment</b>
<b>Hawthorne Road Rezoning</b>



I can't teach the County medicine, science, biology, etc. in a day, a tweet, or an email. I'll simply state this project, and similar projects that disrupt & destroy biodiversity, which OUR LIVES DEPEND ON, are SUICIDAL & in breach of our ethical duty to preserve our natural resources, not only for future generations, but so this planet can even continue to sustain life. THIS AREA is a crucial natural habitat in need of a STRONG, UNCOMPROMISING DEFENSE! Even 1 large lot within Magnolia Estates allowed to build on while ignoring & destroying the ecosystem has a PROFOUND IMPACT. The plants & wildlife suffer a permanent, devastating impact as does our community. I apologize, there's no time to get the full links to you. Here are a few:

Innate Immunity and Asthma Risk in Amish and Hutterite Farm Children

<https://www.nejm.org/doi/full/10.1056>.

A short history of forest bathing <https://www.bethreiber.com/what-a-tok>,

Daycares in Finland Grew Forests, And It Changed Kids' Immune Systems

<https://www.sciencealert.com/daycares>. Plant defense against insect herbivores

<https://pubmed.ncbi.nlm.nih.gov/23681>

I'm happy to forward MANY articles with complete links, about the relationship of our health & lives to biodiversity, INCLUDING as small as the microbial life in soil, but timing & my own health limitations prevent me from doing so right now. I just know there's a meeting about this TONIGHT. It sure would be nice if there were accommodations for people with disabilities, btw!

I hold a class III Wildlife License, receive no financial assistance from this commission, my license only permits me to permanently house & help 1 species, yet THEY'RE ALL IMPACTED: fox, birds, raccoons, deer, opossums, bob cats, panthers, bear, etc.! I cannot meet the needs of trying to offset the SEVERE damage of even 1 SMALL poorly planned project (A SINGLE HOUSE).

These articles cover the very disease, along with asthma, I'm trying to survive which has thrown my cytokines into a frenzy & destroyed my NK Cell's ability to fight infection: Myalgic Encephalomyelitis. I'm a literal "Human Canary" & I can assure you the development that's already occurred has caused irreparable harm to the area. 2 other women on my corner got cancer: 1 died the other moved. PLEASE STOP THIS before it's too late!

What you do unto this wildlife habitat you do unto all humankind & even to the possibility of life itself. The denial of the consequences of our reckless conduct as stewards has got to stop. We're ALREADY past the point of lifespan in the US plateauing & now it's in decline with parents even grandparents outliving their progeny. Cancer, CKD, COPD, Liver Disease, MECFS, etc...how many people must suffer of devastating environmental diseases before we face facts, grow up, and begin behaving SANELY? Not only is growth NOT inevitable, again, it is SUICIDAL. Pollution alone, without consideration to the loss of biodiversity: [https://en.m.wikipedia.org/wiki/List\\_of\\_pollution-related\\_diseases](https://en.m.wikipedia.org/wiki/List_of_pollution-related_diseases)

This pick of a raccoon killed due to the excess traffic, excessively high speed, lack of wildlife warning signs, etc. on Lakeshore Drive barely scratches the surface of the devastation out here. There's mass displacement & loss of life. Please, for your own family, help stop this irrational project & PROTECT THESE CRUCIAL AREAS.

I would appreciate you forwarding my message to everyone on the planning committee. Thank you!







Sincerely,

Dawn M. Lauryn

[dawnlauryn@gmail.com](mailto:dawnlauryn@gmail.com)

Alachua County Constituent

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**FW: Hawthorne Road Large-Scale Comprehensive Plan Amendment (Z25-000003) and Rezoning**

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**From** Jeffrey L. Hays <jhays@alachuacounty.us>

**Date** Mon 4/14/2025 9:09 AM

**To** Chris Dawson <cdawson@alachuacounty.us>; Mehdi Benkhatar <mbenkhatar@alachuacounty.us>

**Jeffrey L. Hays, AICP**

Growth Management Director

Growth Management

10 SW 2nd Avenue • Gainesville • FL • 32601

352-374-5249 (office)



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**From:** Gina Peebles <gpeebles@alachuacounty.us>

**Sent:** Monday, April 14, 2025 8:46 AM

**To:** Jeffrey L. Hays <jhays@alachuacounty.us>; Mari K. "Missy" Daniels <MDaniels@AlachuaCounty.US>

**Subject:** Fwd: Hawthorne Road Large-Scale Comprehensive Plan Amendment (Z25-000003) and Rezoning

**Gina Peebles, CPRP**

Assistant County Manager - Chief of Staff

County Manager's Office

12 SE 1st Street • Gainesville • FL • 32601

352-337-6279 (office) • 352-538-8265 (mobile)



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Begin forwarded message:

**From:** shauna lillywhite <[theathera@yahoo.com](mailto:theathera@yahoo.com)>

**Date:** April 14, 2025 at 8:41:42 AM EDT

**To:** "BOCC (Only Commissioners)" <[BOCC@alachuacounty.us](mailto:BOCC@alachuacounty.us)>

**Subject: Hawthorne Road Large-Scale Comprehensive Plan Amendment (Z25-000003) and Rezoning**

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I know you have heard from my neighbors about the technical issues with this proposal and I fully back Kelly McPherson's letter. I am going to tell you why I have invested everything I have to live here by Newnan's Lake. We have trees and quiet and wildlife. As you approach from the west, you can feel the temperature drop as you enter the forest. The forest is home to multiple pairs of bald eagles who nest here yearly. This speaks to the immediate threat to further damage to the water quality from pollutants from 150 homes adjacent to the lake. Jack Davis says "As long as we have clean water, we will have eagles." We have already experienced toxic algae in 2022. Living here is country living just on the edge of town, but NOT IN TOWN. It is quiet and dark and full of wildlife.

We already have multiple cars running through as they cut into town from Hawthorne, speeding and hitting animals and endangering people and pets. It is ridiculous to think traffic will not significantly increase on an already eroded road. The "Way East" is a gem. Amending the Comprehensive Plan would be a disaster and a green light to rampant development on the east side. There would be no going back from setting this precedent and the refuge of Newnan's Lake and it's neighborhoods would suffer the consequences. It is clearly inappropriate.

I personally live here because there are not cookie cutter neighborhoods where they mow over all the trees for concrete and asphalt. We already have flooding issues, this would only make it worse, plugging up the upland drain. The Comprehensive Plan is working for Gainesville, as I can see it. We are protecting our sensitive wetlands and building where is appropriate. There are plenty if infill areas out here that could be used that are on the bus route and already degraded. Once we cut down old trees, even replanting, they don't just grow right back. This raises the temperature and destroys habitat. Where does the wildlife go? Over Hawthorne road, for one. I could go on but you get the point. Please deny amending the Comprehensive Plan and the rezoning of this property. Keep Gainesville the place "where nature and culture meet." Thank you.

Shauna Lillywhite, ACR, Lakeshore Drive.

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**Fw: Opposition to Z25-000003 (Comp Plan Amendment) & Z25-000004 (Rezoning) - Hawthorne Road**

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**From** Chris Dawson <cdawson@alachuacounty.us>  
**Date** Mon 4/14/2025 3:37 PM  
**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:** Anna Prizzia <aprizzia@alachuacounty.us>  
**Sent:** Monday, April 14, 2025 3:34 PM  
**To:** Joanna Monroe <nixmonroe@gmail.com>; Jeffrey L. Hays <jhays@alachuacounty.us>; Chris Dawson <cdawson@alachuacounty.us>  
**Subject:** Re: Opposition to Z25-000003 (Comp Plan Amendment) & Z25-000004 (Rezoning) - Hawthorne Road

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  
352-264-6900 (office) • 352-681-2718 (mobile)



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On Apr 14, 2025, at 7:59 AM, Joanna Monroe <nixmonroe@gmail.com> wrote:

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Dear Honorable County Commissioner,

I am writing to express my strong opposition to two related land use applications concerning approximately 82 acres located northwest of the SE Hawthorne Road and Lakeshore Drive intersection (Parcels including 16184-000-000, 16185-000-000, etc.), submitted by Clay Sweger of eda consultants, inc., on behalf of Gator Country LLC and Bentley Properties Inc.:

1. **Z25-000003:** A Large-Scale Comprehensive Plan Amendment changing the Future Land Use from Estate Residential, Low Density Residential, and Commercial to **C-1 (Commercial, Light), RE-1 (Residential Estate), and R-1a (Residential Single-Family)**.
2. **Z25-000004:** A Rezoning request changing the zoning from R-1a, A, BR, BH, and MB to **C-1 (Commercial, Light), RE-1 (Residential Estate), and R-1a (Residential Single-Family)**.

While the Comprehensive Plan Amendment (Z25-000003) proposes adding a Conservation land use designation, it is inextricably linked to the Rezoning request (Z25-000004). It is the outcome of this rezoning – specifically the introduction of **C-1 Commercial zoning** along with RE-1 and R-1a residential zoning – that I strongly oppose.

My primary objections center on the negative impacts these changes, taken together, will have on our community and the character of the Newnans Lake area:

- **Increased Traffic:** Introducing commercial development (C-1) and potentially denser residential uses (RE-1, R-1a) onto these 82 acres will significantly increase traffic.
- **Decrease in Peace and Quiet:** The current countryside atmosphere of the Newnans Lake area is one of its most valuable assets. Commercial operations will increase noise and light pollution.
- **Inappropriate Development:** This proposed rezoning facilitates commercial and potentially denser residential construction that is unnecessary and ill-suited to the area.

Although the Comp Plan Amendment includes a Conservation element, the simultaneous rezoning request to include C-1 Commercial ultimately enables a type of development that is detrimental to the area. The overall effect of approving both requests would be harmful to the existing community and landscape.

Therefore, I strongly urge you to protect the character and quality of life in the Newnans Lake area by **denying both the Large-Scale Comprehensive Plan Amendment Z25-000003 and the associated Rezoning request Z25-000004.**

Thank you for your time and consideration of these serious concerns.

Sincerely,

Johanna Carmona  
7221 East University Ave, Gainesville FL 32641  
[nixmonroe@gmail.com](mailto:nixmonroe@gmail.com)  
787-466-6613

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**Support for Land Use and Zoning Changes for SE Hawthorne Road Parcels 16184-0-0, 16185-0-0, 16194-1-0, and 16194-2-0**

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**From** Joshua Ney <joshua.ney@gmail.com>

**Date** Wed 4/16/2025 11:26 AM

**To** Mehdi Benkhatar <mbenkhatar@alachuacounty.us>; Jeffrey L. Hays <jhays@alachuacounty.us>; Chris Dawson <cdawson@alachuacounty.us>

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**Public Comment by Joshua Ney – Alachua County Planning Commission**

Good evening, Commissioners. My name is Joshua Ney, and I've lived in East Gainesville for 31 years. I'm a father of three, and all of my children attend public schools right here in East Gainesville.

Over the past three decades, I've heard promise after promise to bring investment and opportunity back to our community. But when I talk to neighbors—lifelong residents, new families, young people trying to build a future—the same question always comes up: *Why does East Gainesville still feel so left behind?* Why are there no grocery stores east of Waldo Road besides Walmart? Why do schools keep closing or sitting underutilized?

The truth is, East Gainesville has been losing population for 50 years. And that loss has real consequences—fewer students, fewer services, and fewer businesses that see our side of town as viable. The only way to change that is to bring people *back*—and that starts with building more housing.

More housing means more families. More families means stronger schools, better infrastructure, and yes, eventually, the economic base to support more grocery stores and small businesses. And it helps *everyone* in Gainesville by easing the housing crunch we're all feeling.

Now, I get it—construction can be noisy, change can be disruptive. I live right across the street from Howard Bishop Middle School. When it was being rebuilt, it was frustrating at times. But now? My son has friends who walk over for Dungeons & Dragons on Friday afternoons. My daughter and her thespian crew can easily get rides to Lincoln Middle for rehearsal. (By the way—*Mean Girls* opens April 30th, and you should absolutely go see it!)

That investment in a school made our neighborhood better. The same can be true for new housing. Let's give East Gainesville the chance to grow, to welcome new neighbors, and to show off all the amazing things our community has to offer.

This land use and zoning change is more than a policy decision—it's a vote to bring life and opportunity back to a part of Gainesville that has waited long enough. Please support it.

Thank you.



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**Fw: Public Comment - Lakeshore Dr. Rezoning**

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**From** Planning and Development <planning@alachuacounty.us>

**Date** Tue 4/15/2025 9:12 AM

**To** Mehdi Benkhatar <mbenkhatar@alachuacounty.us>; Chris Dawson <cdawson@alachuacounty.us>

**Planning and Development**

Alachua County  
Growth Management  
10 SW 2nd Avenue 3rd Floor • Gainesville • FL • 32601  
352-374-5249 (office)



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**From:** Holly Banner <hbanner@alachuacounty.us>

**Sent:** Tuesday, April 15, 2025 9:04 AM

**To:** Planning and Development <planning@alachuacounty.us>

**Subject:** FW: Public Comment - Lakeshore Dr. Rezoning

FYI – see below.

**Holly Banner, AICP**

Zoning Administrator  
Growth Management  
10 SW 2nd Avenue • Gainesville • Florida • 32601  
352-384-3184 (office)



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**From:** Shannon Broome <[sbroome@alachuacounty.us](mailto:sbroome@alachuacounty.us)>

**Sent:** Tuesday, April 15, 2025 8:58 AM

**To:** Holly Banner <[hbanner@alachuacounty.us](mailto:hbanner@alachuacounty.us)>; Alachua County Building Division <[building@alachuacounty.us](mailto:building@alachuacounty.us)>

**Cc:** Latoya Gainey <[lgainey@alachuacounty.us](mailto:lgainey@alachuacounty.us)>; Shannon Hahn <[shahn@alachuacounty.us](mailto:shahn@alachuacounty.us)>; Rebecca Cassels <[rcassels@alachuacounty.us](mailto:rcassels@alachuacounty.us)>

**Subject:** FW:

Good morning,

We received the below comment through the new request database, Monday. Would you please contact the citizen directly, or share with the appropriate staff for a response?

Kind regards

**Shannon Broome**

Executive Staff Assistant

County Commissioner's Office

12 SE 1st Street • Gainesville • FL • 32601

352-264-6903 (office)



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**From:** [notifications=monday.com@outgoing.monday.com](mailto:notifications=monday.com@outgoing.monday.com) <[notifications=monday.com@outgoing.monday.com](mailto:notifications=monday.com@outgoing.monday.com)>

**On Behalf Of** Automations via monday.com

**Sent:** Monday, April 14, 2025 11:56 PM

**To:** Shannon Broome <[sbroome@alachuacounty.us](mailto:sbroome@alachuacounty.us)>

**Subject:**

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[New notification on David O'Connor](#)



[Website Contacts](#) ☐ [Group Title](#)

Subject: Proposed zoning change to allow 150 homes would impact a wildlife corridor

Name: David O'Connor

Email: [docshadow@bellsouth.net](mailto:docshadow@bellsouth.net)

Phone: 13523780858

Address: 521 SE 73 Terrace, Gainesville, FL 32641, USA

Comments: I am writing to express my concerns about the proposed change to zoning that would permit the building of 150 homes on prized acreage close to Newnans Lake (corner of Lakeshore Drive and Highway 20). The southeastern border of the lower “tongue” of the parcel in question is just across the Drive from a state archeological site, and a private nature refuge borders just to the east.

I would guess that the commissioners have received input from citizens fearing the negative impact such a change would make to the many humans who frequent the west side of the lake. What I believe someone like me who for the last 20 years has daily cycled the whole distance of Lakeshore Drive may add that others might miss is that there is a popular animal crossing point about a tenth of a mile from the Drive’s junction with Hawthorne Road – that is, at the southern edge of the plot of land in question. I regularly observe flocks of wild turkeys grazing on that spot and otters crossing at the dip of the road. One time a few years ago, I saw a Florida panther, a dark-faced adolescent no doubt out searching for its own hunting grounds, cross the road ahead of me and stand right next to the fence of the proposed housing development. It is obviously an area in which animals feel safe. It is their territory. If tracts of homes were permitted to be built even close to that southern-most spot, where else would the wild creatures of the area find a safe route to or around Newnan’s Lake?

The Newnan’s Lake area has long been home to a variety of wild, living things. To not adequately protect it with a wide and continuous buffer on all sides could contribute to its death as a truly natural habitat for the variety creatures who live around it.

I hope you will consider denying the zoning change or at least bar the construction of any structures within the southern tongue of the parcel and

construction of any structures within the southern tongue of the parcel and  
forbid the building of any public or private roads that allow access to  
Lakeshore Drive.

[Open Item](#)

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**Oppose Hawthorne Road Large-Scale Comprehensive Plan Amendment (Z25-000003)**

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**From** Alex V <alexvv25@gmail.com>

**Date** Wed 4/16/2025 9:39 AM

**To** Gerald L. Brewington <glb@alachuacounty.us>; Mehdi Benkhatar <mbenkhatar@alachuacounty.us>; Patricia Mcallister <PAMCALLISTER@alachuacounty.us>

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

Good afternoon,

I am a resident of Gainesville, Florida. My family and I have lived on the northeast side of town for over thirty years now. I would like you to implore you to oppose the Plan Amendment **Z25-000003**. **Currently we are seeing huge developments take over not only Florida but Gainesville as well. We must begin to work harder to preserve the nature and beauty of our city. Alachua County cannot be the place where “Nature meets culture” if we continue to build with reckless abandon. We must consider the huge environmental impacts as well as the human impacts, we’ll be losing accessible nature. If I could be at the meeting in person tonight, I would, however I work nights.**

**Please urgently consider my words!**

Alexandra Velez