
FW: Support for Eastwood Preserve

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

Date Mon 5/19/2025 12:13 PM

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

Jeffrey L. Hays, AICP

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From: Gina Peebles <gpeebles@alachuacounty.us>

Sent: Monday, May 19, 2025 12:09 PM

To: Jeffrey L. Hays <jhays@alachuacounty.us>

Cc: Mari K. "Missy" Daniels <MDaniels@AlachuaCounty.US>

Subject: FW: Support for Eastwood Preserve

Gina Peebles, CPRP

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From: sharon.selder@adamshomes.com <sharon.selder@adamshomes.com>

Sent: Saturday, May 17, 2025 12:29 PM

To: BOCC (Only Commissioners) <bocc@alachuacounty.us>

Subject: Support for Eastwood Preserve

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I strongly support the proposed Eastwood Preserve residential neighborhood development on the property located in East Gainesville at the intersection of SE Hawthorne Road and Lakeshore Drive.

Economic Benefits:

- 1. It is located INSIDE THE URBAN CLUSTER, and IS NOT SPRAWL. It is exactly where growth has been planned for decades.*
- 2. It is the 1st privately funded neighborhood development in SE Gainesville in 40+ years!*
- 3. It will bring up to 149 families to East Gainesville to shop, dine, and fill the schools!*
- 4. "RETAIL follows ROOFTOPS", so if you want a grocery store in East Gainesville, we need more houses.*
- 5. Our community is facing a 5,000-HOUSE SHORTAGE.*
- 6. Homes will be priced for first time & ENTRY LEVEL HOME BUYERS.*
- 7. \$8,000,000 invested into the neighborhood development and \$30,000,000 invested into building homes.*
- 8. Alachua County Growth Management Department recommends APPROVAL.*

Environmental Benefits:

- 1. Alachua County Environmental Protection Department (EPD) recommends APPROVAL.*
- 2. It will IMPROVE the environment on and around the site, including Newnan's Lake.*
- 3. FDEP requires this development "must provide 95% REDUCTION of both nitrogen and phosphorous when compared to pre-development conditions." (Citation: FDEP Water Quality Rule, June 28, 2024)*
- 4. NO NEW SEPTIC TANKS - this project will connect to GRU water and sewer service. All existing homes in the area are on septic tanks which pollute Newnan's Lake.*
- 5. It will put around 33% or 26+ ACRES INTO PERMANENT CONSERVATION never to be developed.*
- 6. It will PERMANENTLY PROTECT all on-site wetlands and strategic ecosystems.*
- 7. There are no cultural resources, prehistoric sites, or historical structures, on the property that are significant or eligible for listing in the National Register of Historic Places.*

We believe this development represents a critical opportunity to bring equitable growth, housing choice, and private economic investment to East Gainesville—an area that has been underserved for far too long.

The proposal would bring up to 149 workforce-oriented homes to a part of our community 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.

Additionally, East Gainesville has been losing population for 50 years, resulting in fewer students, fewer services, and fewer businesses that see this side of town as viable. The best way to reverse this trend is to provide more housing. More housing means more families, which leads to stronger schools, better infrastructure, and a growing economic base to support new businesses in the immediate area.

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 1/3 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.

This project would place new 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 County staff report recommending approval of this project 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 respectfully urge the Alachua County Commission to approve the proposed land use and zoning changes for this privately funded residential neighborhood.

This project is located in a portion of the County established for urban development, with infrastructure in place to serve new housing and there is a clear need for new housing and economic development in East Gainesville. Doing so will be a meaningful step toward reversing decades of underinvestment and providing real opportunities for East Gainesville families to thrive.

We ask, "if not here, where? If not now, when?"

Thank you for all your support!

Thank you,

Sharon Selder

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