
FW: Newnans Lake Development

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

Date Tue 6/24/2025 9:20 AM

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

Jeffrey L. Hays, AICP

Growth Management Director

Growth Management

10 SW 2nd Avenue • Gainesville • FL • 32601

352-374-5249 (office)



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.

From: Gina Peebles <gpeebles@alachuacounty.us>

Sent: Monday, June 23, 2025 6:38 PM

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

Subject: Fwd: Newnans Lake Development

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)



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.

Begin forwarded message:

From: Gina Atchia <gina.atchia@icloud.com>

Date: June 23, 2025 at 6:28:15 PM EDT

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

Subject: Newnans Lake Development

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

Hello,

On behalf of the people of Gainesville, DO NOT develop on Newnans Lake.

Newnans Lake has offered the people of Gainesville direct access to the beautiful nature of Florida for over a century, and we DO NOT consent to have that sacred land developed on.

There are hundreds of acres in East Gainesville that have already been paved that could be reconstructed to benefit East Gainesville, providing

REAL affordable housing.

You will be hearing from more of us, and we won't go down without a fight.

Sincerely,

Gina Atchia

FW: Opposing the "Eastside Preserve" development

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

Date Tue 6/24/2025 9:21 AM

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

Jeffrey L. Hays, AICP

Growth Management Director

Growth Management

10 SW 2nd Avenue • Gainesville • FL • 32601

352-374-5249 (office)



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.

From: Gina Peebles <gpeebles@alachuacounty.us>

Sent: Monday, June 23, 2025 8:17 PM

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

Subject: Fwd: Opposing the "Eastside Preserve" development

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)



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.

Begin forwarded message:

From: Graham Clark <grumclark@gmail.com>

Date: June 23, 2025 at 8:04:47 PM EDT

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

Subject: Opposing the "Eastside Preserve" development

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

Hello,

I am writing to express my FIRM opposition to the proposed development on Newnan's Lake. I have lived in Alachua County for over twenty years and now own a home just east of Gainesville.

Newnans Lake is a priceless resource for the people of Alachua County, and there are countless underutilized areas in East Gainesville that have already been paved and could be redeveloped as affordable housing. There is NO EXCUSE for doing this to a pristine natural habitat and invaluable recreational area.

Thank you for your attention to this. I know many of us will be watching the outcome closely.

Sincerely,

Graham Clark
202 NE 48th St
Gainesville, FL 32641
352-682-0004

FW: Newmans Lake Development

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

Date Tue 6/24/2025 9:20 AM

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

Jeffrey L. Hays, AICP

Growth Management Director

Growth Management

10 SW 2nd Avenue • Gainesville • FL • 32601

352-374-5249 (office)



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.

From: Gina Peebles <gpeebles@alachuacounty.us>

Sent: Monday, June 23, 2025 5:40 PM

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

Subject: Fwd: Newmans Lake Development

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)



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.

Begin forwarded message:

From: Geo Fuller <fullergpf@gmail.com>
Date: June 23, 2025 at 5:33:44 PM EDT
To: "BOCC (Only Commissioners)" <BOCC@alachuacounty.us>
Subject: Newmans Lake Development

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

Hello,

On behalf of the people of Gainesville, DO NOT develop on Newmans Lake.

Newmans Lake has offered the people of Gainesville direct access to the beautiful nature of Florida for over a century, and we DO NOT consent to have that sacred land developed on.

There are hundreds of acres in East Gainesville that has already been paved that could be reconstructed to benefit East Gainesville, providing REAL affordable housing.

You will be hearing from more of us, and we won't go down without a fight.

Sincerely,
Geo Fuller, a life long Gainesville resident

FW: Protect Newnans Lake!

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

Date Thu 6/26/2025 9:21 AM

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

Jeffrey L. Hays, AICP

Growth Management Director

Growth Management

10 SW 2nd Avenue • Gainesville • FL • 32601

352-374-5249 (office)



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.

From: Gina Peebles <gpeebles@alachuacounty.us>

Sent: Wednesday, June 25, 2025 6:14 PM

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

Subject: Fwd: Protect Newnans Lake!

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)



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.

Begin forwarded message:

From: Jamie Hensley <hensleyjamielee@gmail.com>
Date: June 25, 2025 at 6:03:40 PM EDT
To: "BOCC (Only Commissioners)" <BOCC@alachuacounty.us>
Subject: Protect Newnans Lake!

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

As a long time resident of Gainesville I am begging my County Commissioners to stop the proposed housing development I read about here
<https://www.wcjb.com/2025/05/30/alachua-county-commission-approves-149-home-development-near-newnans-lake-sparking-mixed-reactions/?outputType=amp>

This is a terrible use of natural resources and is NOT in the interests of SE Gainesville residents. Please, please do the right thing and stop this development.

Kindly,
Jamie Hensley

Under Florida law, all information, including e-mail, written letters, documents and phone messages, sent to the Alachua County Board of County Commissioners is subject to Public Records law. This includes the sender's e-mail address, home address or phone number if shown in the message, the content of the message and any associated attachments to the mail. Also please be aware that electronic correspondence (e-mail) is made available on the Commission's public archive site immediately upon being sent.

FW: Newnans Lake Development

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

Date Tue 6/24/2025 4:12 PM

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

Jeffrey L. Hays, AICP

Growth Management Director

Growth Management

10 SW 2nd Avenue • Gainesville • FL • 32601

352-374-5249 (office)



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.

From: Gina Peebles <gpeebles@alachuacounty.us>

Sent: Tuesday, June 24, 2025 4:07 PM

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

Subject: FW: Newnans Lake Development

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)



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.

From: Adam Leme <adammathers@hotmail.com>
Sent: Tuesday, June 24, 2025 3:59 PM
To: BOCC (Only Commissioners) <bocc@alachuacounty.us>
Subject: Newnans Lake Development

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

Hello,

On behalf of the people of Gainesville, DO NOT develop on Newnans Lake.

Newnans Lake has offered the people of Gainesville direct access to the beautiful nature of Florida for over a century, and we DO NOT consent to have that sacred land developed on.

There are hundreds of acres in East Gainesville that have already been paved that could be reconstructed to benefit East Gainesville, providing REAL affordable housing.

Sincerely, Adam.

Fwd: Newnan's Lake Development

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

Date Tue 6/24/2025 4:38 PM

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

Jeffrey L. Hays, AICP

Growth Management Director

Growth Management

10 SW 2nd Avenue • Gainesville • FL • 32601

352-374-5249 (office)



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.

Begin forwarded message:

From: Gina Peebles <gp Peebles@alachuacounty.us>

Date: June 24, 2025 at 4:37:30 PM EDT

To: "Jeffrey L. Hays" <jhays@alachuacounty.us>, "Mari K. Missy Daniels" <MDaniels@alachuacounty.us>

Subject: FW: Newnan's Lake Development

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)



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.

From: Mahadevan,Aditya D <admahadevan@ufl.edu>
Sent: Tuesday, June 24, 2025 2:42 PM
To: BOCC (Only Commissioners) <bocc@alachuacounty.us>
Subject: Newnan's Lake Development

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

Hello,

On behalf of the people of Gainesville, I am writing to implore you NOT develop the area surrounding Newnan's Lake. This lake is central to the experience of the Alachua county native and has been a bastion of natural beauty for the county and city of Gainesville for 100 years. Today, there are fewer and fewer places in Florida that can provide a place to experience the natural world without the infringement of housing/hospitality developments, or the constant barrage of people present at most of our state's springs. I have lived in North Florida for 27 years, and in Gainesville for 12, and I can say with utmost confidence that Newnan's Lake is a critical piece of the culture of our region - and that this culture is undoubtedly compromised if housing developments are to be erected in the area. While I appreciate the earmarking of 28 acres of the land as a conservation space, the project is still bound to negatively affect wildlife and soil drainage in the area - in addition to the more cosmetic appeals of the area.

The beautification of regions of east Gainesville, closer to and within the city limits, would benefit the county and its people much more than this current proposal. East Gainesville hosts so many of our city's wonderful charms, but has become unlivable for most because of a lack of city infrastructure and lack of affordable housing. Correcting this should be the focusing of the BOCC, Housing Authority, and local government at large. There are already far too many houses in the areas immediately surrounding Gainesville, and I see partially developed and unfilled suburban neighborhoods far more often than is beneficial to this city. I implore you all to redirect the resources of this project to something that is likely to benefit our people, rather than the opposite.

Any opinions expressed herein are my own, and are not necessarily shared by my direct group, department, or institution at large.

Best,

Aditya Mahadevan - (He/Him/His)

7th Year M.D./Ph.D. Candidate | GS5

University of Florida | College of Medicine

Department of Physiology and Aging

Center for Research in Perinatal Outcomes

admahadevan@ufl.edu | (904) 710-7849

FW: Newnans lake build site is terrible for our lake and parks that it feeds. Stop the development.

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

Date Thu 6/26/2025 9:22 AM

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

Jeffrey L. Hays, AICP

Growth Management Director

Growth Management

10 SW 2nd Avenue • Gainesville • FL • 32601

352-374-5249 (office)



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.

From: Gina Peebles <gpeebles@alachuacounty.us>

Sent: Wednesday, June 25, 2025 7:20 PM

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

Subject: Fwd: Newnans lake build site is terrible for our lake and parks that it feeds. Stop the development.

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)



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.

Begin forwarded message:

From: Janet Tillman <jtillman2000@gmail.com>

Date: June 25, 2025 at 7:02:57 PM EDT

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

Subject: Newnans lake build site is terrible for our lake and parks that it feeds. Stop the development.

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

Newnan's Lake is already impaired due to excessive nutrients like phosphorus and nitrogen, listed on Florida's impaired waterways for over a decade. STOP THE SPRAY ALSO! FWC !

If the homes use septic systems, there's a risk of nutrient and bacterial contamination, as seen in similar studies where building density led to E. coli in groundwater . Increased impervious surfaces from roads and driveways could also mean more rapid runoff, reducing water infiltration and adding pollutants like fertilizers and pet waste.

This development might undermine conservation efforts, given the lake's surrounded by protected lands. Poor water quality could reduce recreational use, affecting fishing and boating, which are vital for the community. Public opposition has been strong, with over 50 people speaking against it, citing environmental risks.

Newnan's Lake, located east of Gainesville, Florida, covers approximately 6,000 acres and is part of the Newnan Lake Conservation Area, surrounded by lands managed by Alachua County, St. Johns River Water Management District, the University of Florida, Florida Forestry Service, and a private estate . Which would be very easy to change if they see necessary to add more housing and /or businesses.

The Alachua County Commission approved the development unanimously, despite significant public opposition, with over 50 residents speaking against it during a 2.5-hour public comment session . Supporters highlight economic benefits, such as affordable housing and private investment in East Gainesville, while opponents focus on environmental risks, particularly to the lake's water quality and ecosystem.

Newnan's Lake is currently impaired, listed on Florida's impaired waterways for over a decade due to excessive nutrients, specifically 799 pounds of phosphorus and 8,347 pounds of nitrogen annually needing reduction . Sources of these nutrients include fertilizer, grass clippings, stormwater runoff, wastewater from spray fields, and septic tanks, entering via Little Hatchet Creek or Hogtown Creek. Internal recycling contributes significantly, with 71% of nitrogen and 52% of phosphorus loads coming from bottom sediments, exacerbated by the lake's maximum depth of 12 feet.

Research suggests residential development can worsen lake water quality. A USGS study on Higgins Lake, Michigan, found that residential development increases chloride, turbidity, and nitrogen levels in lake water near the shore, with nitrogen concentrations rising most where building density exceeds 0.50 buildings per acre.


The study also noted E. coli bacteria in groundwater where building density exceeded 0.40 buildings per acre, indicating septic system leakage. Given Newnan's Lake's impaired status, the 149-home development could add to nutrient loads through stormwater runoff and potential septic system issues, further degrading water quality.

While the development is small, its cumulative impact with other land uses and developments in the area could significantly harm the lake's ecosystem. The lake is surrounded by conservation lands, but development within the watershed can still introduce pollutants and disrupt natural processes. The Newnan's Lake Improvement Initiative and other projects, such as wetland restoration and stream stabilization on Little Hatchet Creek completed in 2022, aim to improve water quality, but additional development could counteract these efforts .

The development falls within the suburban boundary, considered "infill," and the property owners have rights to develop, limiting opponents' options to purchasing the land, petitioning for changes, or amending the comprehensive plan.

The 149-home development near Newnan's Lake poses significant risks to its water quality and ecosystem, given its impaired status and the known impacts of residential development on lakes. Counterarguments focus on increased nutrient loads, stormwater runoff, septic system risks, and cumulative environmental impacts, supported by studies and local data. While economic benefits are noted, the potential harm to public health, recreation, and conservation efforts suggests a need for careful consideration, especially with ongoing initiatives to improve the lake's condition and surrounding areas.

.

Development Application Public Outreach		Powered by 			
Incoming Form Entries					
Name	Address	Email	Phone Number	Development Application	Enter Comment Below
Heather VanHeuveln	2416 SE 37 St, Gainesville, FL 32641, USA	heathervanheuveln@gmail.com	17864003176	Z25-000003: SE Hawthorne Rd. Comprehensive Plan Amendment	I oppose this land use change. I do not think this would be revitalizing to the east side. We need grocery stores not more houses.
Darcy Doran-Myers	1305 NE 6th Ter, Gainesville, FL 32601, USA	darcydoranmyers@gmail.com	13526637389	Z25-000003: SE Hawthorne Rd. Comprehensive Plan Amendment	Any development in this location, no matter how "eco," will be a disaster for the Gainesville community, the beauty of the area, and the health of this ecosystem. An absolutely ridiculous idea to even consider. If you do consider it for some awful, short-sighted reason, please also consider your own research on our city's population growth, which you project to remain stable over the next decade. If anything, you project that Gainesville's population, city-wide and specifically in District 1 where this development would sit, will decline slightly. Developing scenic wild lands is not, from any viewpoint, in your residents' best interests. You will not justify this.
Chris Giourgas	17391 Saw Palmetto Ave, Clermont, FL 34714, USA	Cagiourgas5954@eagle.fgcu.edu	13057642310	Z25-000003: SE Hawthorne Rd. Comprehensive Plan Amendment	The 120 Housing Development is environmentally costly to local ecosystems and local aqua culture of Alachua county. The destruction of habitat will drive animals into communities that will lead to innocent animals harming people or their pets. Additionally hydrologically speaking pollution from septic tanks or runoff from houses could pollute waterways in the county.
Heather VanHeuveln	2416 SE 37th St, Gainesville, FL 32641, USA	heathervanheuveln@gmail.com	17864003176	Z25-000004: SE Hawthorne Rd. Rezoning	I oppose this land use change. It will not provide affordable housing and promotes spawl of undeveloped land near a precious natural resource. We do not need houses we need a grocery store.

Population Change

Population and population change are two important demographics to consider in parks and recreation system planning. The larger the population growth, the more need there may be to expand parks and recreation services in the future.

Figure 1.3a
Total Population per District 2022 - 2032

Figure 1.3a demonstrates projected population growth for each of Gainesville's Commission Districts over the next 10 years. Despite growth trends for the past 20 years, the City is now projected to see slight population decline in all districts but one by 2032. Only District 3 is expected to grow, adding roughly 500 residents.

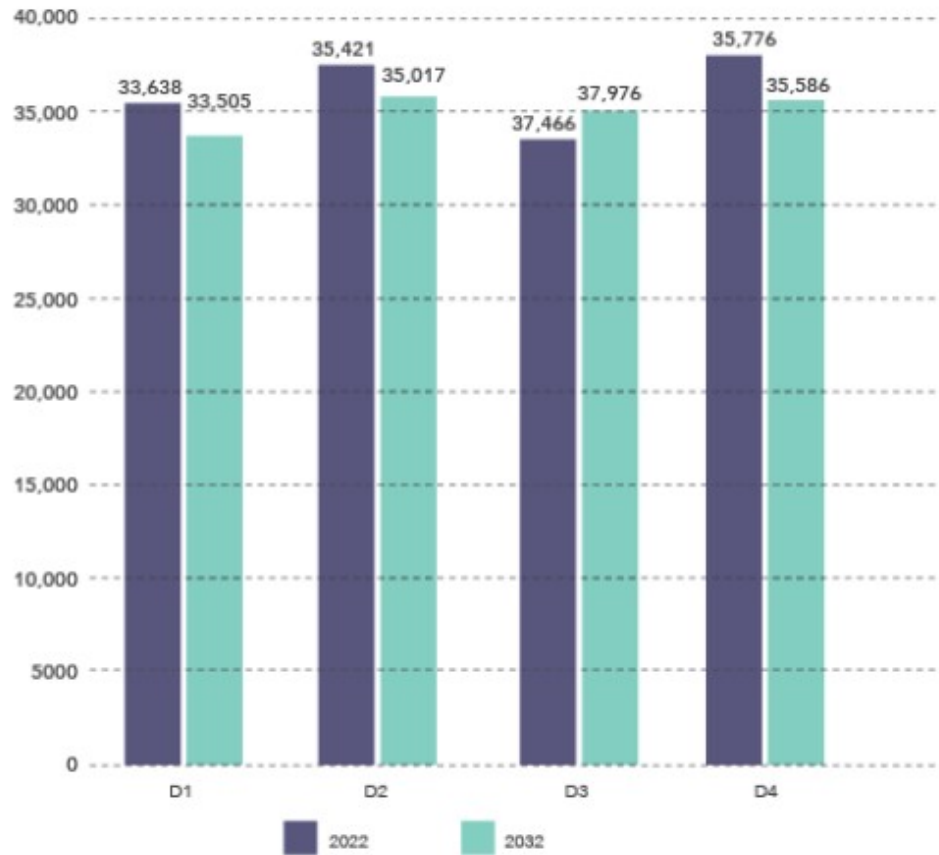
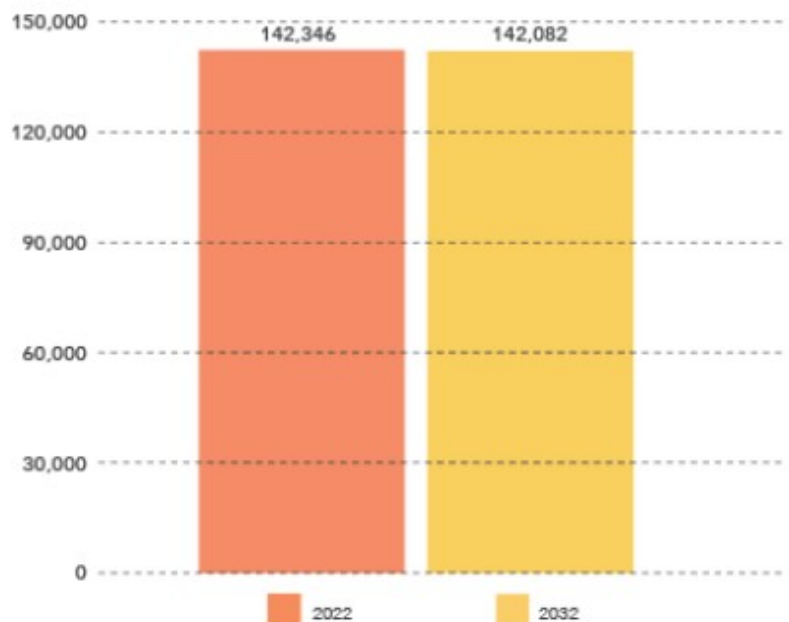


Figure 1.3b
Citywide Population 2022 - 2032

The citywide population is projected to be relatively stable for the next 10 years, potentially seeing a slight decrease of roughly 300 residents.



Incoming Form Entries							
Name	Address	Email	Phone Number	Development Application	Date Request Made	Party Status Requested	Enter Comment Below
Les Roach	576 Nackman Rd NW, Palm Bay, FL 32907, USA	Les.roach@outlook.com	14257509555	Z25-000003: SE Hawthorne Rd. Comprehensive Plan Amendment	2025-07-12	Requested	Leave the wildlife reserve and areas around it alone. Please.
Taylor Maderazo	4929 Skyway Dr, Jacksonville, FL 32246, USA	Tmaderazo1@ufl.edu	18505854109	Z25-000003: SE Hawthorne Rd. Comprehensive Plan Amendment	2025-07-13		<p>I'm writing to express deep concern about the proposed housing development bordering Payne's Prairie State Park. As a Florida resident, I care about protecting this unique and irreplaceable ecosystem - not just for Alachua County, but for all Floridians. Payne's Prairie is a critical natural habitat, a vital floodplain, and a treasure of historical and environmental significance. Allowing dense development at its edge threatens water quality, wildlife corridors, and the very character of this protected space. Please uphold smart, sustainable planning and reject this proposal.</p> <p>Do not sell out this land to third party out-of-state developers. Deny them. Save Payne's Prairie and the diverse ecosystems within it.</p> <p>Thank you for listening.</p>