



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

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)



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: 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).

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

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

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 ?

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

Fw: Development near Lakeshore Dr.

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
352-374-5249 (office) • 352-681-7835 (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: 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



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: 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.

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

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 74th 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



Bald eagle in the road on
Lakeshore Dr.



Fw: Housing development

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

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

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

From: Chris Dawson <cdawson@alachuacounty.us>

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

To: cheesybananas@icloud.com

Cc: Candyce Reed <creed@alachuacounty.us>, Latoya Gainey <lgainey@alachuacounty.us>, gregfl@att.net, "Jeffrey L. Hays" <jhays@alachuacounty.us>, Mehdi Benkhatar <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

Chris Dawson, CPM

Principal Planner
Growth Management
10 SW 2nd Avenue
3rd Floor • Gainesville • FL • 32601
352-374-5249 (office) • 352-681-7835 (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.

Heather Hartman

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 64th 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)



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: 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



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: 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

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

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 74th Street
Gainesville, FL 32641

Cell - 352.316.5721 Office - 352.376.6720

Fw: 150 unit subdivision on Lakeshore Drive

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
352-374-5249 (office) • 352-681-7835 (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: 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)



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: 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

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

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

Development Application Public Comments

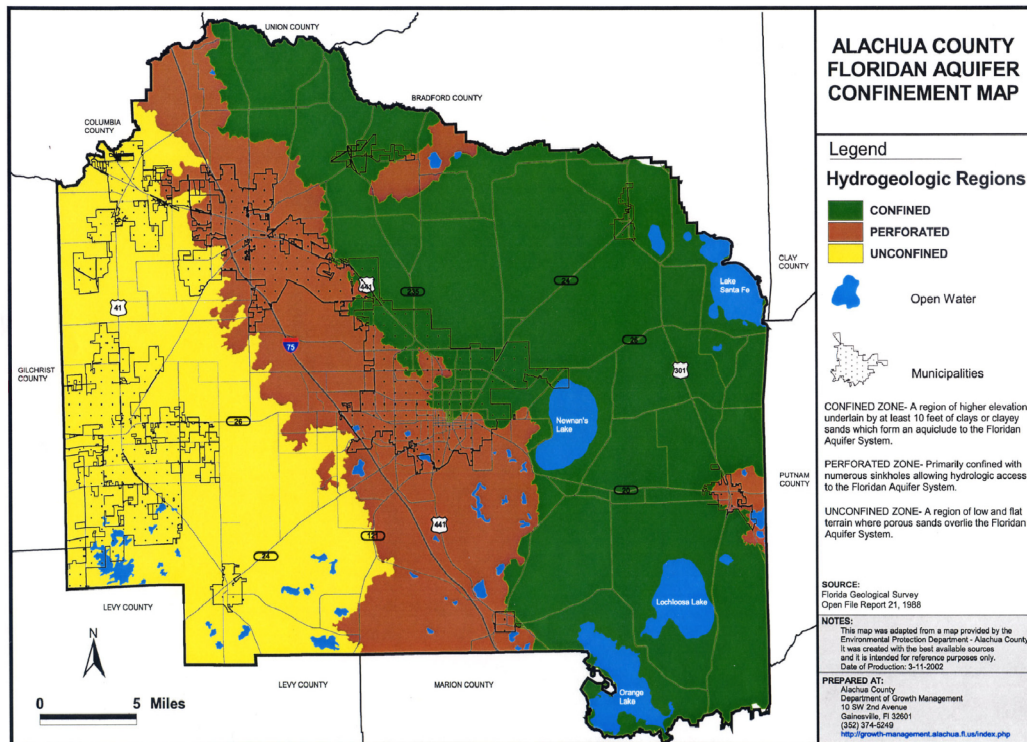
For tracking Public Comments that come in via the GM website

Incoming New Comments

Name	Subitems	Comment
David C Willkomm - Z25-000004: SE Hawthorne Rd. Rezoning		The southern end of Lakeshore Drive sits in a swampy area. Additional vehicle traffic would cause the road to deteriorate at a faster rate. Just a mile and a half east, CR 2082 had to be closed to traffic, because the pavement was separating. I believe the same thing will happen to Lakeshore Drive if the Board approves this project.
Thomas Stewart - Z25-000004: SE Hawthorne Rd. Rezoning		Environmental nightmare
Thomas Workman - Z25-000004: SE Hawthorne Rd. Rezoning		I do not support the Zoning nor Future Land Use Changes and urge the planning commission to reject the application.

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

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



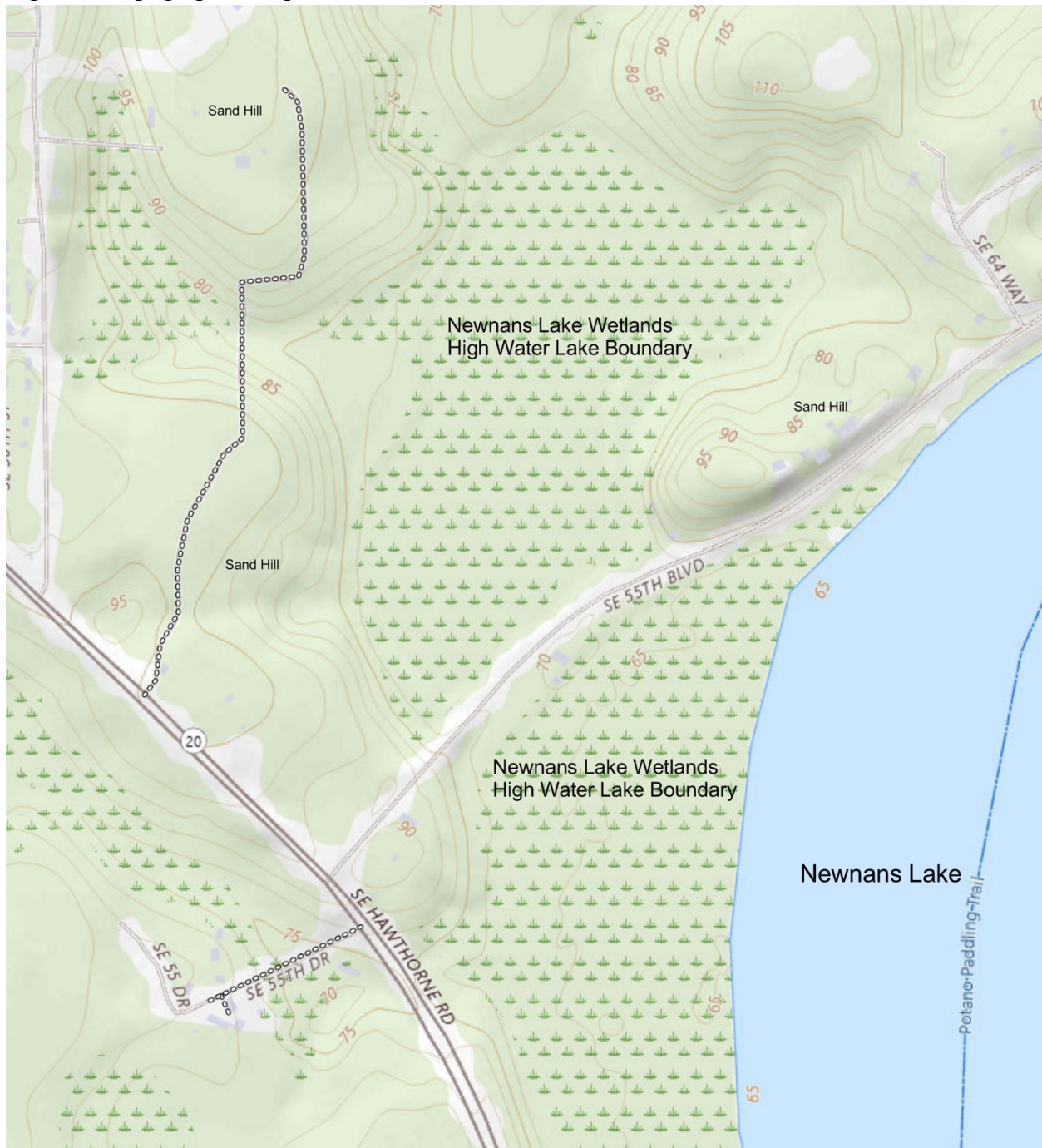
The Degree of Confinement map currently adopted in the Comprehensive Plan- 2020 depicts aquifer vulnerability based on topography and thickness of the confining unit above the Floridan aquifer.

In this area, that of the proposed development, rainfall recharge waters do not rapidly migrate to the underlying Floridan aquifer.

Figure 1 is included to show that the proposed development/rezoning site is situated in an area of the county that is very different from properties located to the west and in much of the city.

Figure 2 is adapted from the USGS Topographic map and is presented to show the location of sand hill uplands in the area of the property proposed for intensive development.

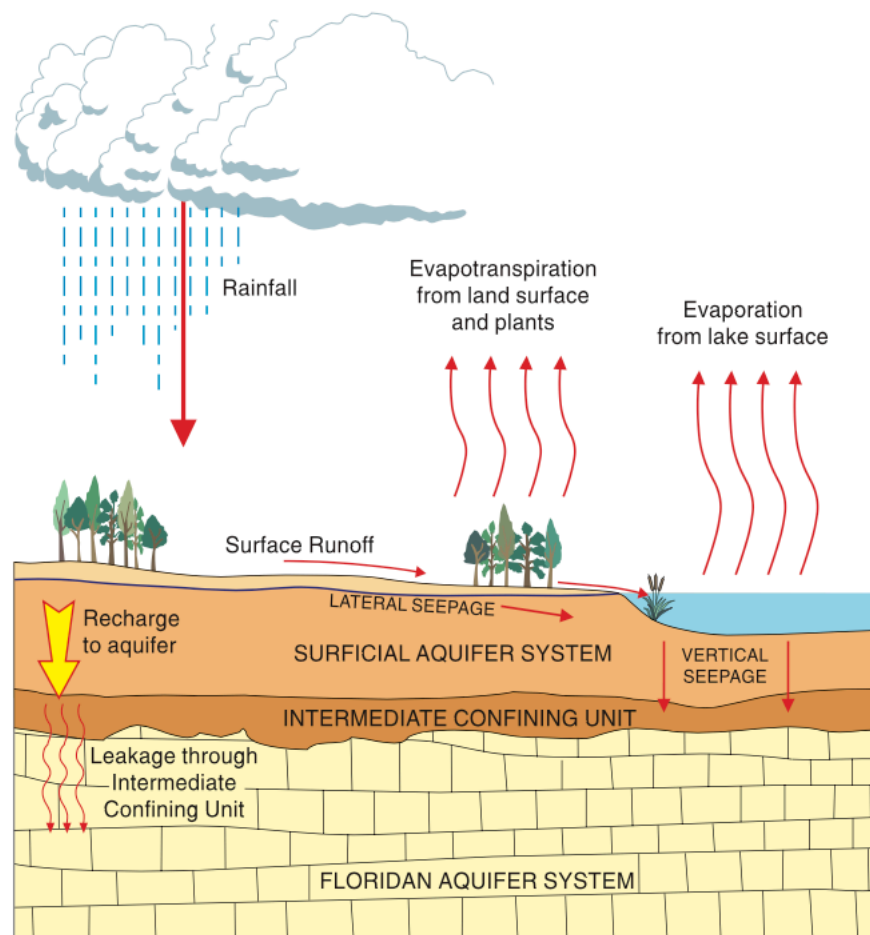
Figure 2. Topographic Map of area in which the Site is situated.



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

Please note the sand hills, the wetlands, Newnans Lake and SE 55th Blvd. (Lake Shore Drive).

The proposed development area contains sand hills that are highly conductive (very permeable) and very effectively capture rainfall recharge. These sand hills generate little to no runoff from large (2-3 plus inch) and significant rainfall events. The sand hills capture the rainfall with little to no runoff and recharge the surficial aquifer. The surficial aquifer then discharges its stored water very very-slowly to the Newnans Lake wetlands located north and east of the site. The sand hills in all essence act as a surficial aquifer ground water storage system, a battery so to speak, that slowly discharges water to the wetlands and the lake.



The proposed project will cover the sand hills with a very intensive development, four units per acre, including roads, driveways and structures. The change in land use will create a substantial impermeable surface which will change the hydrology in the immediate area resulting in a diminished surficial aquifer.



To cap the sand hills with impermeable development would profoundly diminish rainfall recharge and greatly reduce the storage capacity of the surficial aquifer. The aquifer would be diminished and its slow release of ground water from storage would be slowed and lost. Such a change would increase the flood risk to Lake Shore Drive.

Experience of the 2017 hurricane Irma indicates this area will flood and strand the residents of Lake Shore Drive from Hawthorne Road.

I recommend the intensity of development, for the proposed site, be less than what is being requested. In my opinion changing the land use to anything greater than one unit per acre would result in increased flood flashiness to Newnans lake and Lake Shore Drive.

I recommend denial of the proposed planning and zoning changes for these petitions.

Stephen R Boyes, P.G.
Hydrogeologist
Florida Professional Geologist
License Number PG184
Date: 4/11/2025

Why Support Speculative Development In the East Side Strategic Greenway?

NEWNANS LAKE

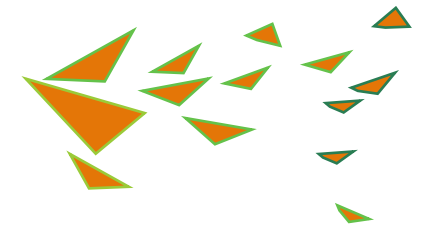
50+ ACRES

HAWTHORNE ROAD

<---- 4.6 MILES EAST OF GAINESVILLE

11 MILES WEST OF HAWTHORNE ---->





What We Believe We Are Losing:

- The last remaining contiguous upland habitat for wildlife at the southern end of the East Side Greenway corridor, lying directly across Hawthorne Rd from Paynes Prairie
- The low-light, low-noise character of the area that is so critical to the wellbeing of our human and animal neighbors alike (and bugs, too!)
- A well-maintained yet still improving cypress “swamp”, already under conservation easement with the State – a critical feature against runoff into Newnan’s Lake
- Any chance at ever truly improving the water quality of Newnan’s Lake (aka Lake Pithlachocco)

About Us

We are a large group of deeply affected homeowners from the Magnolia Estates, Newnan's Lake Homesites, Green Grove & Ranel neighborhoods which surround the proposed development on all sides.

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



The Problems



Incompatible with Existing Development

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



Incompatible with the County's Comp Plan

Increases density in a sensitive ecosystem by leapfrogging over many parcels already available & zoned for development that are closer to the urban core



Creates Negative Impacts to Scenic Lakeshore Drive

Increased traffic will endanger passive recreationalists, runners & cyclists along a part of the Great Florida Birding and Wildlife Trail



Degrades An Already Eutrophic Newnan's Lake

Drainage trenching in the last 100 years has already made Pithlachocco "Gainesville's Retention Pond" even though it is still a beloved fishing spot for East Gainesvillians



Truncates the East Side Strategic Greenway

As the County pursues a Morningside-to-Paynes Prairie Corridor for wildlife, this development would take one of only two through-options off the table

Existing Neighborhoods



Size

None smaller than on ¼ acre lots; the only neighborhood directly on Newnan’s is composed of less than 20 homes on lots greater than 1 acre



Character

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

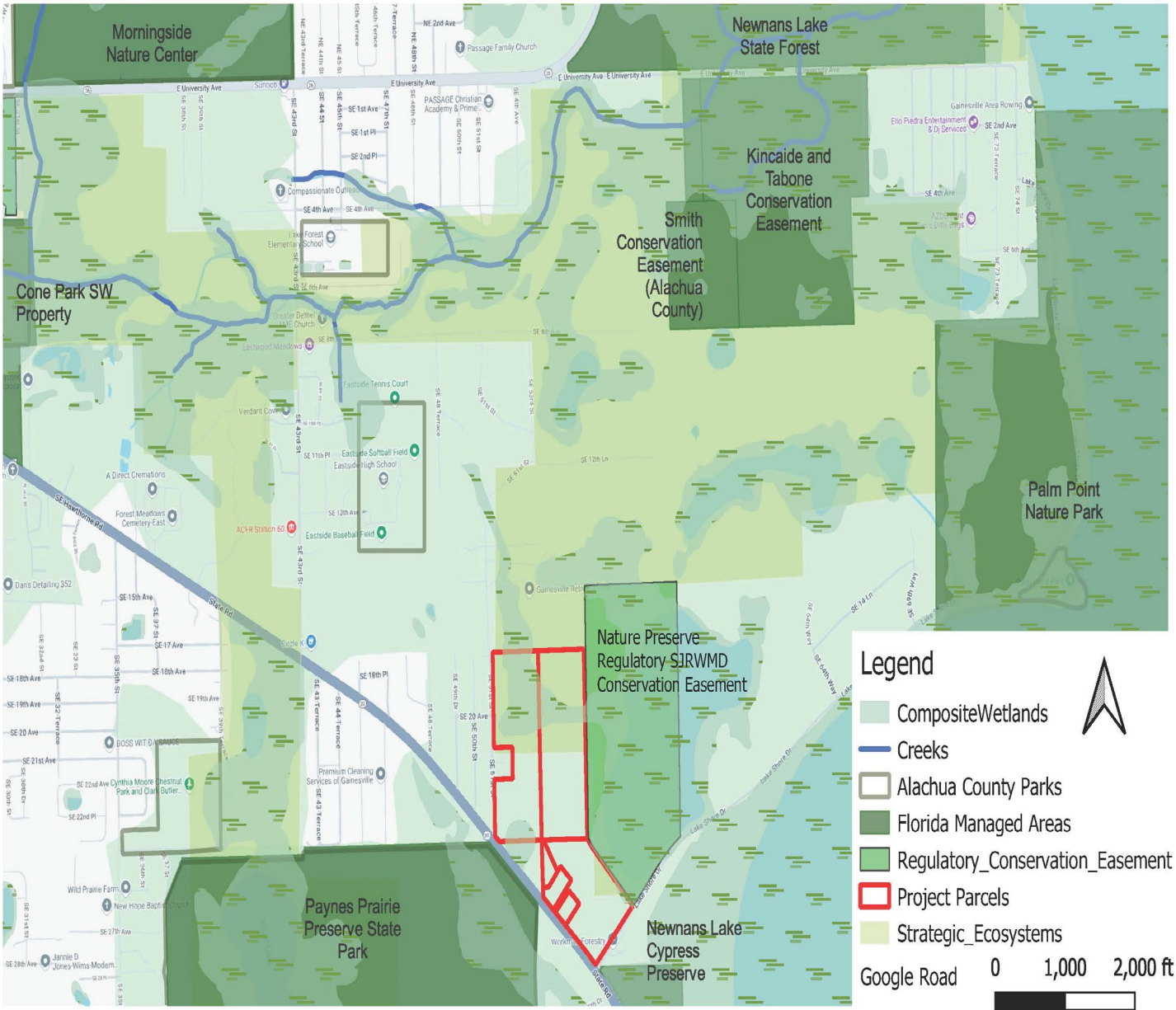


Need

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



The County Comp Plan



Current Zoning

Agricultural, Residential Estate, Single Family 1-2, Conservation



Proposed Zoning

Single Family 4-8, Conservation



Winners & Losers

Winners: Speculative Development Interests

Losers: Neighbors, fisher-folk, birders, hikers, cyclists, wildlife, & Lake Pithlachocco itself

Impacts to Scenic Lakeshore Drive

Potential negative impacts from increased passenger & service truck traffic include:

- Safety concerns for neighbors and recreational fishermen who frequently walk along the narrow two-lane roadway
- Road degradation from increased usage; the road is already in poor condition from little to no County maintenance and from Hurricane Irma's inundation
- Increased instances of flooding due to the loss of permeable surface in the proposed development area and potential congestion of the adjacent wetland with exotic invasive plant species
- Drone Video of Lakeshore Drive Flooding after Hurricane Irma in 2017:
<https://youtube.com/clip/Ugkxp3qUla3XCifVaYObaa3B95r4uqnEEUdS?si=wmYp0yMtVhf9p-xF>





Flooding Impacts

Hurricane Irma is no longer considered a hundred year weather event...

- Magnolia Estates *and* Lakeshore Homesites were completely flooded in along East University Avenue AND Lakeshore Drive for almost 14 days
- Neighborhoods had no power or internet until floodwaters had subsided and line repairs could be made (thanks to mutual aid from NC's Pike Electric!)
- Elderly neighbors in particular were impacted; only a few neighbors' vehicles were able to make it in and out via off-road means to bring them much-needed supplies





Salvaging packages from a disabled UPS truck on Lakeshore Drive immediately adjacent to the proposed development area -



Hurricane Irma 2017- During & After the Flood
*Lakeshore Drive looking north from Hawthorne Road
at the north end of the proposed development site*



Hurricane Irma 2017 – During & After

Lakeshore Drive looking South, less than .5 miles from proposed development



Impacts to Imperiled Newnan's Lake (Pithlachocco)

“Potentially the most eutrophic lake in the state...”



Creeks

Ephemeral/seasonal
creeks and ponds
permeate the proposed
development parcels



Cypress Swamp

Cypress swamp wetlands
surround the proposed
development parcels around
2/3 of their total area



Runoff

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

East Gainesville Greenway ~ Where Does It Go?



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

Issues of Notice from the County/Developer

Short notice, if any at all...



Alternative Development Sites:

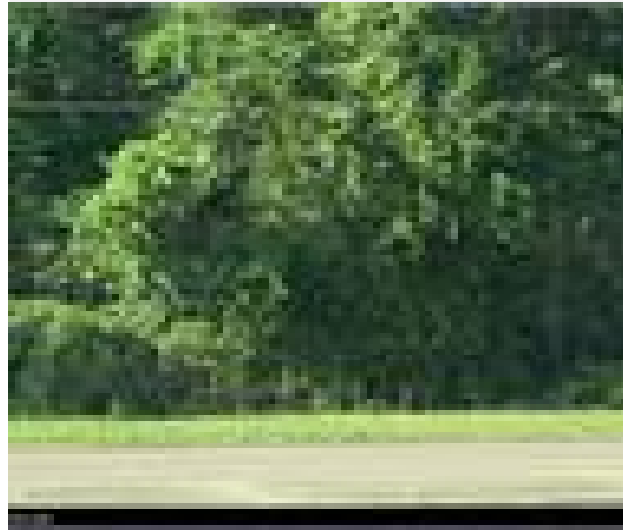
How we CAN grow in the future:

Hawthorne RD

- 2400 SE Hawthorne RD – 5 acres
- 2725 SE Hawthorne RD – 15 acres
- 2901 SE Hawthorne RD – 13 acres
- 3201 SE Hawthorne RD - 12 acres
- 4330 SE Hawthorne RD – 42 acres

East University AVE

- 3100 East University AVE – 61 acres



SE 43rd ST

- SE 12th & 43rd – 5 acres



The Existing Newnan's Lake Community:



What do we need?

- *Employment opportunities & economic development*
 - A grocery store and/or farmer's market
 - Truly affordable housing in a variety of living styles: single family starters, duplexes, townhomes, transitional living for seniors and the disabled
 - Bus lines running down Hawthorne Road to Lakeshore Drive and down East University Avenue to Lakeshore Drive

What do we want?

- *No new urban cluster-style market rate developments*
 - The County Commission to stick to it's own Comp Plan, or better yet, consider increasing restrictions on future developments in the East Side Greenway
 - The protection of Newnan's Lake and the East Side Greenway's abundant wildlife, threatened plant species, archeologically significant lands & current water quality levels (or better!)

Neighborhood Contacts:



Paul Pritchard

Lakeshore DR neighbor

Email:
pritchardp@aol.com



Kelly McPherson

Magnolia Ests. neighbor

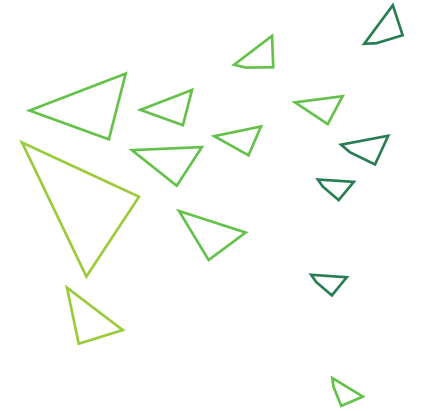
Email:
mcperson360@gmail.com



Dan Smith

Green Grove neighbor


Email:
Enpowr@aol.com



Neighbors of the East Side Strategic Greenway Thank you!



Prepared by Lesa Holder 
Magnolia Estates neighbor

+1 352-225-1614 

act.lesa@gmail.com 

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

Justification Report

April 10, 2025

Compatibility Analysis

The proposed change is not consistent with the Comprehensive Plan.

Policy 1.3.2.2 Estate Residential -The Estate Residential designation, with a maximum density of one dwelling unit per two acres, shall only be located in the urban cluster on properties adjacent or near Preservation areas, as identified on the Future Land Use Map, as a transitional land use to higher intensity or density urban development.

There is a reason that the Future Land Use Designation is Estate Residential on Parcels [16185-000-000](#) and [16194-000-000](#): they are immediately adjacent to a Conservation Easement (the SJRWMD regulatory conservation easement adjacent on the east of the proposed project) and within 1600 ft of Newnans Lake and even closer to the lake's buffering wetlands. In addition to Newnan's Lake, the following preserved/conserved areas are within 1 to 1.5 miles of the project: Paynes Prairie, Newnans Lake Cypress Preserve, Newnans Lake State Forest, Earl P. Powers Boat Ramp, Palm Point Park, Moringside Nature Center and 3 privately held conservation easements two held by Alachua County and a Regulatory Easement held by SJRWMD. The people who crafted our Comprehensive Plan clearly recognized the value of very low-density development adjacent to important ecological resources and recognized the concept of a buffer of land uses between incompatible or vastly different intensity uses. We have the well-known effects of neighborhoods on natural areas ranging from pollution (light, noise, hydrocarbons, increased nutrients, invasive exotic plant invasion etc.) to impacts of pets and people on wildlife, but we also have conflicts at the wildland/urban interface – flooding, wildfire, and conflicts with wild animals to name some. This idea of less dense development in this interface is very valuable.

Placing even low density residential LDR in an area currently zoned agriculture with a FLU of estate residential is inconsistent with the Comprehensive Plan. These densities, 8 times higher than that allowed by the current Future Land Use Map and 20 times higher than densities allowed by current zoning maps is unwise and damaging so close to the Green Infrastructure of East Gainesville.

We have an out of state developer who is asking you to disregard these carefully considered plans. Please honor the thought and care that went into these planning efforts and reject the Future Land Use and Zoning changes.

Public Facilities / Level of Service Analysis

Traffic -

P9. - The traffic analysis fails to use the metric specified in the Comprehensive Plan Principle 2 - MILES. Removing Commercial FLU is not Consistent with the Comprehensive Plan as in the long-term miles traveled will increase as a result of deletion of “non-residential entitlements”. I was under the impression that the County encouraged village center-type development.

PRINCIPLE 2

TO REDUCE **VEHICLE MILES** OF TRAVEL AND PER CAPITA GREEN HOUSE GAS EMISSIONS THROUGH THE PROVISION OF MOBILITY WITHIN COMPACT, MIXED-USE, INTERCONNECTED DEVELOPMENTS THAT PROMOTE WALKING AND BICYCLING, ALLOW FOR THE INTERNAL CAPTURE OF VEHICULAR TRIPS AND PROVIDE THE DENSITIES AND INTENSITIES NEEDED TO SUPPORT TRANSIT.

Removal of “non-residential commercial entitlements” will do exactly to opposite of what is claimed. All of the persons living in these neighborhoods will have to drive farther to get essential goods than if it was provided locally, for instance food and fuel, generating MORE vehicle MILES on our roadways thereby INCREASING the demands on taxpayer dollars to fund repair of roadway wear and tear.

All of the calculations on page 9 fail to account for miles NOT driven by current residents if there was a “shopping plaza” on this location. Current and future residents in and outside the urban cluster and generally on the east side would not have to drive 4 to 5 miles or further to the nearest grocery store.

This imaginary exercise assuming a shopping plaza on this location is incomplete. This analysis is based on the most? intensive use of the property allowed, at some unspecified point in the future comparing it to something proposed in the near future. The number of -10,527 ADT (-84%) is misleading and imaginary. Over what time frame is this projection? What are the

underlying assumptions? This idea of “trip generation” is odd to the non-transportation expert – almost a build it and they will come mentality and it seems focused only on the immediate surroundings of the property in question rather than the overall effect on our transportation network, which seems to me the point of Principle 2.

The use of trips generated for traffic calculations seems simplistic and does not consider the range of possible future uses of the Commercially zoned areas. For instance – shop/office space for trades people, businesses geared toward the green infrastructure and recreation on the east side – tackle shops, canoe liveries. The entire property was at one point proposed as a campground.

What makes sense is an analysis of current conditions and projected growth in and outside the Urban Cluster that analyses MILES TRAVELED for the “Shopping plaza” scenario by current and future residents of the East Gainesville community over a series of time frames i.e., currently, after build out of the proposal, and after 5, 10 years. There should also be analysis of other possible uses of the site that fall within commercial uses of differing intensities.

This idea of trips generated and the idea that deleting commercial uses reducing trips ignores the effects of changes in land use on the rest of the community both inside and outside the urban cluster in the future.

Removal of “non-residential commercial entitlements” is counter-productive and inconsistent with Transportation concurrency goals in the long term. This application FAILS to prove otherwise.

Drainage-

Only considering what happens on the parcels in question is myopic at best.

Fact: Lake Shore Drive Floods cutting off residents from their homes.

Vesting the landowner with development entitlements without thorough study is irresponsible.



Image in 2017 only feet from the proposed development on the south end of Lake Shore Drive. Local resident waiting with canoe to travel home.

Current residents request that a comprehensive hydrologic model considering not only the site-specific requirements (the only thing considered in this application), but the effects on proposed changes on current residents' ability to reach their homes be undertaken PRIOR to handing out entitlements via Future Land Use and Zoning changes that could endanger residents' ability to reach their homes. This modeling effort must consider actual data points of high-water elevation experienced in the past. Changing future land use from 1 unit per 2 acres to the higher densities (up to 4 per acre – 8 times higher than the current allowable densities under the current FLU map and 20 times higher than current zoning) with paved streets, sidewalks and other impervious surfaces must not affect current residents' abilities to access their properties or increase flooding off property. We are concerned that that proposed filling of mapped floodplain (as shown on the proposed project plat map) on the subject acreage will increase flooding elsewhere. We request that land use with the various scenarios of impervious surface that would be allowed by requested changes, be undertaken with ground truthing of historical data points of high water before considering the FLU change.

Again, vesting the landowner with development entitlements without thorough study is irresponsible.

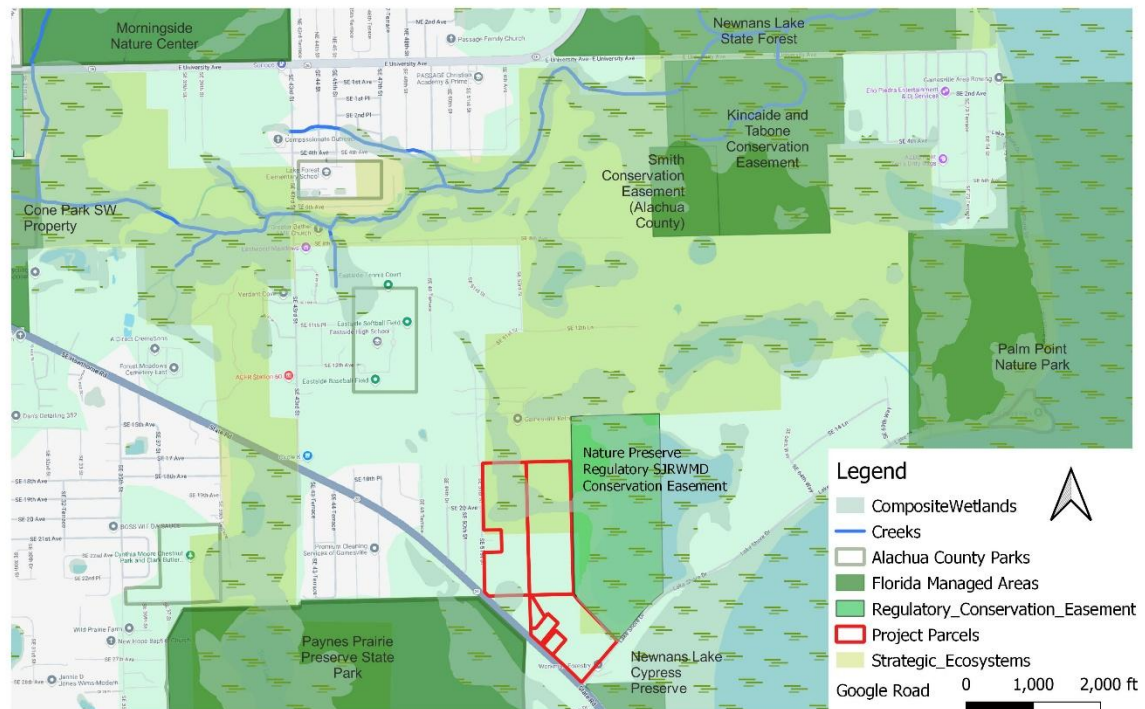
Mass Transit-

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

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

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

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



which is also largely wetland. If this parcel is developed, especially in the manner proposed, only one connection with uplands is available decreasing the chances that any permanent greenway will be established. If the parcels remain in the current Future Land Use- 1 per 2 acres this important greenway protection would be closer to fruition and could possibly functionally exist under such densities especially with clustering.

- B. The Proposed development will harm the already “impaired” water quality in Newnan’s Lake. Exposure of phosphorus rich Hawthorn deposits during construction and nitrogen inputs from lawns will affect adjacent conservation easement wetlands that flow directly into Newnans Lake. This is counter-productive with regard to the County, City and State’s efforts to improve water quality in Newnan’s Lake. The water in the lake has been in “impaired” status for over a decade. Currently, Alachua County Newnans Lake System Comprehensive Restoration is a project to request funds to clean up the lake. Intensive development as proposed on these parcels will negatively affect the goals of cleaning up Newnan’s Lake water quality and places further burden of clean-up of additional nutrient inputs on taxpayers. Preserving the lower density buffer adjacent to the Lake is critical for meeting water quality goals.

4. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Rebuttal Response: The proposal decreases the diversity of land use and further limits future diverse development. This development is certainly an example of leap frog development. It is at the very edge of the Urban Cluster and many parcels closer to the core of urban services are available for development and for sale. There are very few businesses anywhere near the proposed development and the housing proposed is not affordable to most current residents of the east side.

I would argue that the proposed development is a low density, single dimensional development.

P. 14

1. *“Promotes, allows or designates significant amounts of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

Response: The proposed map amendment allows development at urban densities, as defined in the County Comprehensive Plan. In addition, the map change and reconfiguration will help facilitate the development of the land with the needed residential housing units.

Rebuttal Response: There is no incentive to change the Comprehensive plan for this development. This application requests low intensity, “low density”, and single use development. They want to build one type of housing with no village center. If the land were developed as now mapped (FLU and Zoning) putting units in the currently zoned Low Density Residential they would have to cluster units in areas already zoned for such. Doing so would require a smaller footprint, more dense housing in LDR. The remaining acreage could be developed in the 1 per 5 scenario. The type of housing under the current FLU map in LDR would likely have to be smaller or multi- family housing in order to fit (due to presence of wetlands and un-buildable area) and therefore more affordable-type housing. This scenario is what is envisioned in the current Comprehensive Plan. They can already get 131 units on the properties as it is currently mapped as they state themselves.

The configuration of wetlands plus the 75-foot wetland buffer almost precludes development north of where the proposed set aside/conservation zoning is located. Current code protects much of those areas because they are wetlands even without zoning/ FLU changes. The buildable area of the 8 acres of Hardwood/Coniferous mixed forest northeast of the wetlands shrinks once the 75-foot wetland buffer is applied. This area would require wetland impacts to access and develop. These additional impacts would presumably require mitigation and further preservation of area plus much additional expense. It is not low hanging fruit for development.

- 2. Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*

Response: The subject property is not located in a rural area. The property is located in the Urban Cluster, which is defined in the County Comprehensive Plan as areas that are appropriate for urban development. In addition, public facilities needed to support development, including water & sewer services and a high school (Eastside High School) are proximate to the property. Existing centralized public utilities are available to serve the site and connections to such utilities will be provided.

Rebuttal Response: This project is NOT located in an “urban area” despite the map designation. This project certainly leap-frogs available commercial parcels to place development as far as possible from actual urbanized areas, while still being in the Urban Cluster. There are no other parcels within the Urban cluster that are farther east and farther from actual urbanized areas

than this one. This project is far from essential services and from existing urbanized areas. The closest convenience store is 0.8 miles away. The closest bus stop is nearly 1 mile away. The closest grocery stores are 4 miles away, with the next closest 5.2 miles away.

The following parcels are for sale closer to the urban area and services:

07872-014-000, 10901-000-000, 16146-002-000, 07263-000-000, 07264-002-000, 07147-001-000, 07142-004-000

The application repeatedly asserts that the proposed housing will support non-residential uses by providing housing opportunities for the employees of local businesses and without evidence. (p. 14 item 4, P. 16 Item 11)

Please provide data showing what local businesses and jobs are available in the immediate vicinity with the estimated pay and provide evidence that proposed “market rate homes” (a term used in the neighborhood workshop and which I understood to mean \$250,000 plus homes) will be something that employees of these businesses can afford. It is not.

Consistency

Economic Element

Policy 1.1.9 Consistent with Energy Element Policy 3.1.4, Alachua County shall promote redevelopment and infill within the Urban Cluster. Recognizing that such redevelopment and infill is an efficient use of land, infrastructure, energy resources, and existing public services, redevelopment of existing sites and buildings shall be encouraged.

Consistency: The subject property is located within the designated Urban Cluster and as such, is consistent with what this policy was intended to promote – infill development that efficiently utilizes land, infrastructure, public services, etc.

Rebuttal Inconsistent with the Comp Plan – this development is located at the very edge of the urban cluster in an area that has rural characteristics adjacent to important natural resources. It does not aim to minimize footprint and is not an efficient use of land, it is not infill.

Policy 3.4.1 All applications for land use change, zoning change and development approval shall be required to submit an inventory of natural resource information.

Consistency: The application includes an inventory of natural resource information for the site.

Rebuttal

The inventory failed to locate several significant species located on the property including State Endangered Etoniah rosemary (*Conradina etonia*) and State Threatened milkvine *Gonolobus suberosus*.

This application fails to show consistency with the comprehensive plan, makes assertions not backed up with relevant data and has a parcel-centric view of many policies that are meant to be viewed in the context of the project's surroundings (i.e., pollution of the lake and nearby conserved and preserved lands, i.e., Green Infrastructure, affordable housing, and traffic issues).

Reject the requested changes to the Future Land Use designations and reject the requested zoning change.

Kelly McPherson

Nearby Resident and Co-Owner of Workman Forestry (with Thomas Workman)

draft presentation submittal Paul C. Pritchard 4.11.25 to PC staff

From Paul <pritchardp@aol.com>

Date Fri 4/11/2025 11:15 AM

To Mehdi Benkhatar <mbenkhatar@alachuacounty.us>

Cc Gary Brooks <gary@bbi-cm.com>; Dan Smith <enpowr@aol.com>; Lesa Holder <lesaholder@yahoo.com>; Kelly McPherson <workpherson@cox.net>; Greg DeLong <gregfl@att.net>; DAVID C. SR WILLKOMM <willkomm_d@bellsouth.net>

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

Mehdi

The following is a draft of my presentation as requested by your office. As this is a draft and we have raised questions with your office, I reserve the privilege to amend my comments.

Sincerely,

Paul

Draft Presentation Paul C. Pritchard II

April 11, 2025

I am Paul Pritchard and reside with my wife at 6210 Lake Shore Drive. Our community learned about the proposed development at the corner of Lake Shore Drive and Hawthorne Road largely by accident after the planning workshop had been held.

Since then, residents of our communities have had three meetings and have prepared a letter signed by over 50 residents opposing the project.

Our conclusion is that this does not comply with the comprehensive plans 16 elements. Given the time, I will only respond to a few of those elements.

First this is not "orderly and efficient". The current land use is agriculture zoning which is in keeping with the current land use pattern. I own 17 acres of which a portion is zoned agricultural, as many other residents. To place a residential complex of over 140 homes is contrary to the existing neighborhood.

Second, for this development proposal to be legally in order, because it is currently zoned agriculture, the developer would have had to apply for a Planned Unit Development. currently, only two units can be built on the site. This was clearly stated in an email dated June 22, 2017 and reaffirmed in her email of April 15, 2019 from Missy Daniels to Dan Smith, a prospective developer of the 30 acre parcel, "16185-000-000- though this 30

acre parcel is part of an old plat, the entire lot has been one lot in common ownership and the lots shown on the old plat do not meet road frontage requirements. You could, therefore, split this parcel one time creating two lots before you had to meet the subdivision regulations." (see Reference Material below)

Therefore, according to planning code requirements, in order to change from agricultural zoning, the proposed development would need to be a planned unit development.

The community supports the two lot concept outlined by Missy Daniels. Further, the community opposes the proposed development density or a planned unit development.

Third, a subdivision of this magnitude will violate the Preservation designation of the area. It will adversely affect the watershed that is part of the property and other adjacent properties. A development of this size will destroy the wildlife corridor that connects our community with Newnan's Lake and the Paynes Prairie watershed.

Further, this is one of the most significant archeological areas in the county. As you may know, this was the home area of native tribes. The grounds are covered with artifacts including the site of over 100 dugouts used next door on Newnan's Lake.

Lake Newnan is the home of national fishing events, rowing competitions and other recreational activities. Many cars and buses with competitors travel the road, fishers daily park along the road, bird watchers enjoy Palm Point Nature Park, designated as the best birding park in the county by the National Audubon Society. The added traffic and construction activity is not in keeping with the community.

Fourth, regarding public facilities, the schools, fire department, and other facilities are miles away. Run off from the proposed roads, houses and construction will further add to the problems of Newnan's Lake.

Fifth, housing of the proposed site is not low-income housing, it is not close to jobs and services. For example, the closest full-service grocery store is Walmart's on Waldo Road. The former grocery store closed and is now occupied by the county sheriff's office.

We conclude that the Planning Commission should not approve this proposal and request that the two lot concept be retained.

Reference Material

----- Forwarded Message -----

From: Missy Daniels <mdaniels@alachuacounty.us>

To: Dan <enpowr@aol.com>

Cc: Holly Banner <hbanner@alachuacounty.us>

Sent: Monday, April 15, 2019 at 08:59:23 AM EDT

Subject: RE: Parcels 16194-000-000 and 16185-000-000

Hi Dan,

Two years went by quickly. Yes, parcel 16185-000-000 may be split one time without going through the subdivision process. You would need to apply for a lot split exception on this parcel since it does not have road frontage. You would also have to demonstrate that you have legal access to both lots created. The fee for the lot split application is \$220.00. Holly is this something we can email him?

Missy

Mari K. Daniels, AICP

Interim Director

Alachua County Growth Management

10 SW 2nd Avenue, 3rd Floor

Gainesville, Florida 32601

352-374-5249, ext. 2364

www.alachuacounty.us

From: Dan <enpowr@aol.com>

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

To: Missy Daniels <MDaniels@AlachuaCounty.US>

Cc: slachnicht@alachuacounty.us; Holly Banner <hbanner@alachuacounty.us>

Subject: Re: Parcels 16194-000-000 and 16185-000-000

Hi Missy. Can't believe its been nearly 2 years!

Please confirm my understanding that #16185-000-000 can only be split one time into two parcels provided that access is provided for each.

Dan Smith

-----Original Message-----

From: Dan <enpowr@aol.com>

To: MDaniels <MDaniels@AlachuaCounty.US>

Cc: slachnicht <slachnicht@alachuacounty.us>; hbanner <hbanner@alachuacounty.us>

Sent: Tue, Jun 27, 2017 9:49 am

Subject: Re: Parcels 16194-000-000 and 16185-000-000

Missy,

Thank you for the information. Since this is different from my understanding based on the Green Mansions pre-application meeting, I just want to confirm that even though parcel 16185-000-000 is platted as three 10-acre lots so that no new lots would be created if it was divided into the platted lots, this is not something that could be done short of creating a subdivision subjected to subdivision regulations.

If this is the case, and as such, would apply to all future owners of this parcels, I will no longer pursue the purchase of the two parcels. Since my main concern has been the protection of this property from higher density development, I will take comfort in the fact that the county land use regulations combined with the strategic ecosystem designation offer adequate protection of this property.

Again, I want to thank you and Steve for your analysis and information.

-----Original Message-----

From: Missy Daniels <MDaniels@AlachuaCounty.US>

To: Dan <enpowr@aol.com>

Cc: Steve Lachnicht <slachnicht@alachuacounty.us>; Holly Banner <hbanner@alachuacounty.us>

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

Subject: RE: Parcel # 16194-000-000

Dan,

We have reviewed the 30 acre parcel (parcel number 16185-000-000) and the piece you want to split out of parcel number 16194-000-000. Below are potential options based on our discussions and your emails:

16185-000-000- though this 30 acre parcel is part of an old plat, the entire lot has been one lot in common ownership and the lots shown on the old plat do not meet road frontage requirements. You could, therefore, split this parcel one time creating two lots before you had to meet the subdivision regulations. You would need to apply for a lot split exception on this parcel since it does not have road frontage. You would also have to demonstrate that you have legal access to both lots created. The fee for the lot split application is \$222.00

16194-000-000, the parcel with residential and commercial - you have two options on this parcel. You could combine the part you want to purchase with your lot to the north, parcel number 16194-003-000, and create a lot with proper road frontage. This would not be a lot split but a reconfiguration of two lots - 16194-000-000 and 16194-003-000. You would need a driveway connection permit, but not a lot split exception. The fee for this would be \$175.00 and would be required at the time someone comes in to apply for a building permit on the property. Alternatively you could split the part you want to buy out of 16194-000-000 and do a lot split exception for this lot as well since the lot you would create would not have proper road frontage. You would have to do this even if you increased the road frontage you purchase to 100 feet (minimum needed is 250 feet). This application would have to be submitted by the current owner of the property prior to dividing the lot.

So of this total 40 acres you could get three legal lots before having to meet the subdivision regulations.

If you want to cluster homes on one of the lots this would be considered a subdivision and you would need to go through development review. There are allowances for allowing these homes to access a private drive if you are only building a small number of homes. This would also require connecting to water and sewer. You should contact GRU to investigate the feasibility and cost of this.

I believe this addresses the issues you emailed or we discussed the other day. Let us know if you have any questions about this.

Missy Daniels, AICP

Principal Planner

Alachua County Growth Management

10 SW 2nd Avenue, 3rd Floor

Gainesville, Florida 32601

352-374-5249, ext. 2364

www.alachuacounty.us

Missy Daniels, AICP

Principal Planner

Alachua County Growth Management

10 SW 2nd Avenue, 3rd Floor

Gainesville, Florida 32601

352-374-5249, ext. 2364

www.alachuacounty.us

Home Alachua County

Please Don't Be Fooled by Clever "Friends"

This project is not what some people want you to think that it is. Please allow a 30-day adjournment to fully explain this statement and offer an alternative use for this property which resolves all of the following issues.

1. The Comp Plan amendment and rezoning is not wanted on the Eastside. It is not what Eastside wants or needs. As you will hear, Eastside residents clamor loudest for Jobs and food markets, not another housing project. The amendments do the opposite and eliminate the commercial/business opportunities.
2. The amendment and rezoning are not "compatible" with the future land use plan as stated by Growth Management "public servants" and EPD staff have not received any of the required final reports and surveys to assess the compliance with environmental regulations. No "ground truthing" has been done and no study has been made of known surface and ground water contamination areas on the property. (The prior boat sale and service business, dump sites and arsenic bathing operations are known to exist on the property, and some continue to be obviously visible today)
3. This is not a typical or normal development plan. Per EPD management it is "not normal" for the developer not to own the property at this stage. The so called "planned development" application and required documentation does not exist. There is no basis for Growth Management, EPD, and Public Works to offer any opinion on this project at this stage. Its "compatibility" with the county's requirements and objectives are yet to be determined.
4. A portion of this property was identified 40-years ago as Strategic Ecosystem by Alachua County (See map). It is within or adjacent the Eastside Greenway and nearly everyone now agrees that it was a mere oversight not to extend the Eastside Greenway to encapsulate all this property. The Paynes Prairie State Park is located across the street from this property and multiple efforts are currently underway to create a wildlife corridor between Morningside Nature Center and the state park using a portion of this property.

In addition, two local environmental non-profit groups have initiated talks to organize the purchase of this property to add to the neighboring 91-acre conservation area (currently in private ownership) to create a new and amazing 170-acre conservation area

for the local community. An offer to donate the 91-acre portion has already been accepted by one of the non-profit groups.

5. The developers have stated that they selected this property because there is no other property available for this project closer to downtown Gainesville. This is a false statement. By information and belief, the reason that they selected this property is because it is cheap relative to all other properties currently zoned for this type of subdivision. Based on prior asking prices, the developer has optioned this property for roughly \$10,000 per acre.

There is a huge amount of vacant land on the eastside within 5 miles of downtown Gainesville. The market prices for all these other properties start at four times \$10,000 per acre and increase to over \$250,000 per acre. The problem the developers seek to avoid is having to pay the market price for any of these other properties. They want to buy low and minimize their upfront costs. No shame in that, however, there is a problem. 41-acres of this property is correctly zoned Agriculture.

6. Number 5. above brings us to the real reason the developer seeks to change our Comp Plan and rezone. Adams Homes gets to buy \$3,200,000 property for \$800,000. In fact, per EPD officials, due to the preliminary state of their development permit, the developer could get the rezoning and then turn around and sell the property at this huge profit. Not bad business if you like Ponzi schemes.
7. Why would any county commissioner vote for this? Why would our trusted Planning Board recommend this? These are the questions that we hope to be able to answer 30 days from now. Please allow the 30-day adjournment.
8. Below are some of the additional questions that were raised at the Eastside Strategic Greenways Group meeting last month upon first learning about this project.

1. Why was no one within the 1/4 mile adjacent area notified of the meeting held with the developer?

2. Why does the Background section incorrectly state public facilities and services(water, sewage, mass transit) "are available." No such services currently service this site.

3. Why does the Statement of Proposed Change

a. not recognize that approximately 30 acres is already in conservation zoning

Serious ecological harm may be caused by the development from:

b. drainage and a creek that flows to Paynes Prairie State Park

c, drainage into Newnans Lake

d. not include an environmental survey of the former boat dealership location

e. not include any archeological survey of the site for native American burial mounds and other materials

4. The Rezoning Application Justification Report reflects inconsistent numbers of residential units per acre by using the total 82 acres when existing dedicated conservation areas are deducted;

5. "There is sufficient capacity in the East Urban Transportation Mobility District to accommodate the projected development of the site at the maximum development scenario>". Currently Lake Shore Road is a narrow two lane road that passes through an important residential area. The road is used by birders, road runners, bicyclists. It has been closed for weeks when high waters raise the lake. The road is barely able to handle current traffic. The road speed limit is at most 30 mph. Adding hundreds of additional daily users will cause public safety problems.

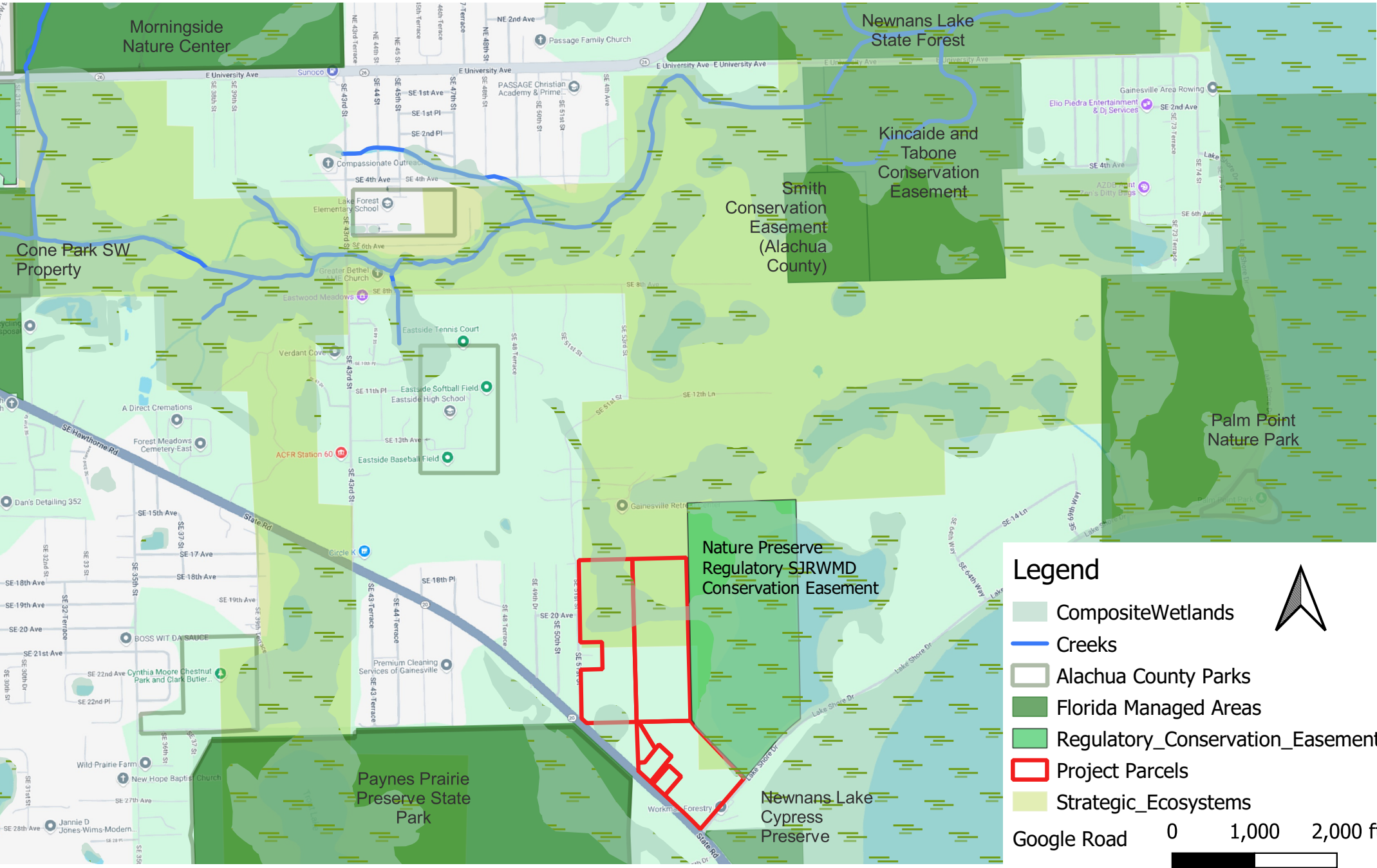
a. access on to Hawthorne Road will be difficult without stop lights and additional curb cuts.

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

7. Why get rid of the smaller business/commercial parcels up on Hawthorne. We need a food store.

8. The uplands are the last remaining opportunity for wildlife to feed and shelter outside of the swamp where they get eaten up by mosquitoes and ticks 24/7. Many of the big landowners clear cut the big oaks that provide food, shade and relative dryness in these uplands. This is only going to get worse in the future.

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



Fw: Parcels 16194-000-000 and 16185-000-000

From Dan <enpowr@aol.com>

Date Thu 4/10/2025 12:23 PM

To Chris Dawson <cdawson@alachuacounty.us>; Mehdi Benkhatar <mbenkhatar@alachuacounty.us>; Mark Brown <mbrown@alachuacounty.us>

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

Medhi,

We would also like to include this email thread in our presentations at the Planning Board

Thank you,

Dan Smith

----- Forwarded Message -----

From: Dan <enpowr@aol.com>

To: Lesa Holder <lesa@alachuaconservationtrust.org>; workpherson@cox.net <workpherson@cox.net>

Cc: DAVID C. SR WILLKOMM <willkomm_d@bellsouth.net>; Paul Pritchard <pritchardp@aol.com>; A. - Gary Brooks <gary@bbi-cm.com>; Greg DeLong <gregfl@att.net>

Sent: Tuesday, March 25, 2025 at 11:04:35 PM EDT

Subject: Fw: Parcels 16194-000-000 and 16185-000-000

Lesa and Kelly,

Paul seemed to think that the county's prior position on the 30-acre parcel will be important. A few years back EPD assured me in a meeting that the parcel would never be allowed to have more than two homes.

Since technically there is no PD at this stage, why would the county amend the comp plan and violate its promise?

I probably would have purchase it 5 years ago if they told me that this was a possibility.

Dan

----- Forwarded Message -----

From: Dan <enpowr@aol.com>

To: Paul Pritchard <pritchardp@aol.com>

Sent: Tuesday, March 25, 2025 at 03:38:22 PM EDT

Subject: Fw: Parcels 16194-000-000 and 16185-000-000

Paul,

The attached emails show what the county would allow on the 30-acre parcel alone (#16185-000-000).

Namely, a maximum of 2 homes sites.

Dan

----- Forwarded Message -----

From: Missy Daniels <mdaniels@alachuacounty.us>

To: Dan <enpowr@aol.com>

Cc: Holly Banner <hbanner@alachuacounty.us>

Sent: Monday, April 15, 2019 at 08:59:23 AM EDT

Subject: RE: Parcels 16194-000-000 and 16185-000-000

Hi Dan,

Two years went by quickly. Yes, parcel 16185-000-000 may be split one time without going through the subdivision process. You would need to apply for a lot split exception on this parcel since it does not have road frontage. You would also have to demonstrate that you have legal access to both lots created. The fee for the lot split application is \$220.00. Holly is this something we can email him?

Missy

Mari K. Daniels, AICP

Interim Director

Alachua County Growth Management

10 SW 2nd Avenue, 3rd Floor

Gainesville, Florida 32601

352-374-5249, ext. 2364

www.alachuacounty.us

From: Dan <enpowr@aol.com>

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

To: Missy Daniels <MDaniels@AlachuaCounty.US>

Cc: slachnicht@alachuacounty.us; Holly Banner <hbanner@alachuacounty.us>

Subject: Re: Parcels 16194-000-000 and 16185-000-000

Hi Missy. Can't believe its been nearly 2 years!

Please confirm my understanding that #16185-000-000 can only be split one time into two parcels provided that access is provided for each.

Dan Smith

-----Original Message-----

From: Dan <enpowr@aol.com>

To: MDaniels <MDaniels@AlachuaCounty.US>

Cc: slachnicht <slachnicht@alachuacounty.us>; hbanner <hbanner@alachuacounty.us>

Sent: Tue, Jun 27, 2017 9:49 am

Subject: Re: Parcels 16194-000-000 and 16185-000-000

Missy,

Thank you for the information. Since this is different from my understanding based on the Green Mansions pre-application meeting, I just want to confirm that even though parcel 16185-000-000 is platted as three 10-acre lots so that no new lots would be created if it was divided into the platted lots, this is not something that could be done short of creating a subdivision subjected to subdivision regulations.

If this is the case, and as such, would apply to all future owners of this parcels, I will no longer pursue the purchase of the two parcels. Since my main concern has been the protection of this property from higher density development, I will take comfort in the fact that the county land use regulations combined with the strategic ecosystem designation offer adequate protection of this property.

Again, I want to thank you and Steve for your analysis and information.

-----Original Message-----

From: Missy Daniels <MDaniels@AlachuaCounty.US>

To: Dan <enpowr@aol.com>

Cc: Steve Lachnicht <slachnicht@alachuacounty.us>; Holly Banner <hbanner@alachuacounty.us>

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

Subject: RE: Parcel # 16194-000-000

Dan,

We have reviewed the 30 acre parcel (parcel number 16185-000-000) and the piece you want to split out of parcel number 16194-000-000. Below are potential options based on our discussions and your emails:

16185-000-000- though this 30 acre parcel is part of an old plat, the entire lot has been one lot in common ownership and the lots shown on the old plat do not meet road frontage requirements. You could, therefore, split this parcel one time creating two lots before you had to meet the subdivision regulations. You would need to apply for a lot split exception on this parcel since it does not have road frontage. You

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

16194-000-000, the parcel with residential and commercial - you have two options on this parcel. You could combine the part you want to purchase with your lot to the north, parcel number 16194-003-000, and create a lot with proper road frontage. This would not be a lot split but a reconfiguration of two lots – 16194-000-000 and 16194-003-000. You would need a driveway connection permit, but not a lot split exception. The fee for this would be \$175.00 and would be required at the time someone comes in to apply for a building permit on the property. Alternatively you could split the part you want to buy out of 16194-000-000 and do a lot split exception for this lot as well since the lot you would create would not have proper road frontage. You would have to do this even if you increased the road frontage you purchase to 100 feet (minimum needed is 250 feet). This application would have to be submitted by the current owner of the property prior to dividing the lot.

So of this total 40 acres you could get three legal lots before having to meet the subdivision regulations.

If you want to cluster homes on one of the lots this would be considered a subdivision and you would need to go through development review. There are allowances for allowing these homes to access a private drive if you are only building a small number of homes. This would also require connecting to water and sewer. You should contact GRU to investigate the feasibility and cost of this.

I believe this addresses the issues you emailed or we discussed the other day. Let us know if you have any questions about this.

Missy Daniels, AICP
Principal Planner
Alachua County Growth Management
10 SW 2nd Avenue, 3rd Floor
Gainesville, Florida 32601
352-374-5249, ext. 2364
www.alachuacounty.us

Missy Daniels, AICP
Principal Planner
Alachua County Growth Management
10 SW 2nd Avenue, 3rd Floor
Gainesville, Florida 32601

352-374-5249, ext. 2364

www.alachuacounty.us

From: Dan [<mailto:enpowr@aol.com>]
Sent: Wednesday, June 21, 2017 6:25 PM
To: Steve Lachnicht
Cc: Missy Daniels
Subject: Parcel # 16194-000-000

Steve,

I have an idea to resolve the "frontage" issue. If seller is willing, the frontage on Lakeshore Dr. of the residential lot could be increased to 100 ft, up from the originally proposed 30 ft. The split would form roughly a rectangular commercial lot along Hawthorn Rd and a 10 acre residential lot with frontage on Lakeshore.

Do you think this would work for the purposes that we discussed?

Dan

-----Original Message-----

From: Dan <enpowr@aol.com>
To: slachnicht <slachnicht@alachuacounty.us>
Cc: mdaniels <mdaniels@alachuacounty.us>
Sent: Mon, Jun 19, 2017 6:15 pm
Subject: Re: Meeting Request

Steve,

Thanks for meeting with me today.

To recap: I am interested in moving forward with the purchase of the 40 acres provided that there is a good chance that four buildable parcels would be created. Access from Lakeshore Dr. would be provided by splitting 16194-000-000 into a 10 acre residential lot and a 6 acre commercial lot. Parcel 16185-000-000 would have three buildable lots with one accessible from my existing property and two from the newly created 10 acre lot abutting Lakeshore.

By buildable parcels I mean that while each would be 10 acre lots, most of each would be placed in conservation.

I am especially interested in building a Cottage Neighborhood on the new 10 acre lot coupled with one small buildable lot on the far north end of the 30 acre parcel. The cottage neighborhood concept is really

exciting and I think it would fit well with both conservation opportunities and the work that the Gainesville Retreat Center is doing.

Dan

-----Original Message-----

From: Steve Lachnicht <slachnicht@alachuacounty.us>

To: Dan <enpowr@aol.com>

Cc: Missy Daniels <MDaniels@AlachuaCounty.US>

Sent: Fri, Jun 16, 2017 7:08 pm

Subject: Re: Meeting Request

Dan,

We can meet at the Growth Management office at 3:00 on Monday.

Steve

Sent from my Verizon, Samsung Galaxy smartphone

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

From: Dan <enpowr@aol.com>

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

To: Steve Lachnicht <slachnicht@alachuacounty.us>

Subject: Meeting Request

Hi Steve,

My contractor reports that the Gainesville Retreat Center accessory unit is in the "pre-application" permit process. I want to thank you and your team for the guidance that you have given us on that project.

A different project presented itself last week and I would like to meet with you briefly next week to discuss it. As you know we have been interested in purchasing properties bordering our "wildlife refuge" in order to best protect in from higher density type development. The purchase price has been too high for us in part because the seller believes that current zoning allows for significantly higher development and has been holding out for the big bucks, so to speak.

Last week, however, they reduced the price and we are back in negotiations. Parcel # 16194-000-000 is the key parcel in our negotiations and I would like to ask you a couple of questions on a preliminary and confidential basis about that parcel. Our interest is solely in the 10 acre or so portion of that parcel that is

zoned agriculture/residential per the Future Land Use map. This acreage borders our conservation property. The proprietary idea is to divide that parcel, whereby the seller would keep the commercial portion and we would buy the residential/ag. portion.

Could we please meet next week? I am available any afternoon except Thursday.

Dan Smith

phone: 316-6696

PLEASE NOTE: Florida has a very broad public records law (F. S. 119). All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

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

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)



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, 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)



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: shauna lillywhite <theathera@yahoo.com>

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

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

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

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

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.

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/>

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

From Emma Hoel <emmahoel@icloud.com>

Date Wed 4/16/2025 11:41 AM

To Mehdi Benkhatar <mbenkhatar@alachuacounty.us>

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

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

I am a Newberry resident

RE: Regarding the Newnan's Lake Rezoning

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)



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: 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

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

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

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

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;

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

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

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

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)



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: 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

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

Dear Mr. Dawson,

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

Hawthorne Road Large-Scale Comprehensive Plan Amendment
Hawthorne Road Rezoning

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

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

Alachua County Constituent

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

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)



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, 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)



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: shauna lillywhite <theathera@yahoo.com>

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

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

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

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

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.

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

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)



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: 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)



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.

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

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

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 for 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
787-466-6613

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

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>

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

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.

Fw: Public Comment - Lakeshore Dr. Rezoning

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)



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: 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)



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: Shannon Broome <sbroome@alachuacounty.us>

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

To: Holly Banner <hbanner@alachuacounty.us>; Alachua County Building Division <building@alachuacounty.us>

Cc: Latoya Gainey <lgainey@alachuacounty.us>; Shannon Hahn <shahn@alachuacounty.us>; Rebecca Cassels <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)



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: notifications=monday.com@outgoing.monday.com <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>

Subject:

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



[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

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](#)

Not interested in receiving email notifications when you are notified via automation? [Unsubscribe here](#)

To stop receiving any emails about your account activity, [update your settings](#)

Want to manage your work on the go?
Download the [monday.com](#) mobile app



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

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

Name	Comment
Gainesville is for People - Z25-000003: SE Hawthorne Rd. Comprehensive Plan Amendment	See attached
Timothy Mark Dalrymple - Z25-000003: SE Hawthorne Rd. Comprehensive Plan Amendment	<p>Dear Plan Board Members,</p> <p>I'm writing to strongly support the rezoning and land use changes for the proposed housing development on SE Hawthorne Road. This project brings 149 much-needed workforce homes to East Gainesville, where housing options are scarce and investment is long overdue.</p> <p>I'm especially encouraged that 33% of the land will be placed in conservation and that the site is located in the Urban Cluster—exactly where development should happen.</p> <p>Please vote to approve this project and support a more affordable, equitable Gainesville.</p> <p>Thank you, Timothy Dalrymple</p>
Jason Bellamy-Fults – Z25-000003: SE Hawthorne Rd. Comprehensive Plan Amendment	<p>Plan Board,I hope that you will approve the rezoning & land use changes for the proposed housing development on SE Hawthorne Road.Our community is in desperate need of additional workforce housing and this seems like a good project: located in an area that needs it, preserves 1/3rd of the overall plot for conservation, and still within reach of urban services.Please vote to approve this project.Thanks for your consideration,Jason Bellamy-Fults</p>

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/>