

**The Pithlachocco Greenway Alliance (PGA) proposes the following conservation “best practice” recommendations for the proposed Eastwood Preserve development in order to retain the scenic character of Lakeshore Drive and to minimize the proposed development’s impacts to Newnans Lake/Pithlachocco:**

**-8.4.25-**

1. No business zoning classifications on the 81-acre project site should be retained or permitted otherwise.
2. The maximum number of residential units permitted should not exceed 149, consisting only of detached single-family homes.
3. Allow Green Street Realty/Adams Homes, the Hawthorne Road developer, any necessary exemptions for the installation of wildlife sensitive “Dark Sky International” certified lighting.
4. Allow (by variance) the developer to install an innovative stormwater drainage design on the site that includes curb-less streets, natural swales and semi-permeable stormwater pipes. The purpose of this design is to assure natural recharge of the surficial aquifer’s permeable sands, provide aquifer storage and slow the natural discharge of groundwater, from storage as baseflow, that is necessary to sustain the adjacent wetlands and assure the survival of the large wetland area between the sandhills and Newnans Lake. Additional hydrological benefits of the recommended approach include reduction of the potential for increased flash flooding and the treatment of stormwater runoff flowing into the adjacent wetland and on into Newnan’s Lake/Pithlachocco. This recommendation is provided by Stephen R. Boyes, P.G., hydrogeologist and local resident.
5. No ingress/egress from Lakeshore Drive should be required or permitted to the development in order to protect pedestrian safety and reduce road degradation on Lakeshore Drive; install *EMS crashable bollards* only if necessary to meet public safety requirements. Permit regular public entry and exit points for the proposed development onto Hawthorne Road and SE 51<sup>st</sup> Street, and prohibit development signage on Lakeshore Drive other than that which would be required for emergency services vehicles.
6. Allow the developer any necessary exemptions to use native (not “Florida Friendly”) landscaping wherever possible in order to prevent the spread of non-native plants to the adjoining natural areas and reduce the need to for supportive pesticides and fertilizers.
7. Strongly recommend that the developer use permeable concrete wherever possible in order to diminish nutrified stormwater runoff flowing directly into the adjacent wetland and ultimately into Newnan’s Lake/Pithlachocco.
8. Allow the developer to install minimally lighted entryway signage into the development on Hawthorne Road and SE 51<sup>st</sup> Street, the design for which is in keeping with the natural character of the surrounding areas.
9. Support the creation of a new conservation area that includes the 27-acre development CMA and over 100-additional acres of donated property on the east side of the subdivision. The developers have agreed not to construct trails or any recreational infrastructure in the CMA and have requested a specific proposal for third party management. Our group is working with the landowners, the Alachua Conservation Trust, and others to prepare such a proposal. At this time, we request the commissioner’s advice and general support. The new conservation area will not require any Alachua County funding.

***Pithlachocco Greenway Alliance: Today, Tomorrow, Forever.***