Chair
Vice Chair William Smith
Member Jennifer Highlander
Member Danielle J. Judd
Member Virginia Johns
Member William Menadier
School Board Member Tina Certain

City Manager Rodolfo Valladares
City Attorney Scott Walker

The Planning and Zoning Board will conduct a

Special Planning and Zoning Board Meeting
At 6:00 PM

to address the item(s) below.

Meeting Date: January 20, 2026

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, FL 32615

Planning and Zoning Board Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.
In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Chair, through the City Clerk's office, no later than 5:00 P.M. on the day prior to the meeting.

CALL TO ORDER

I. OLD BUSINESS

A) PSE22-0002 | TARA APRIL SPECIAL EXCEPTION PERMIT - A REQUEST BY CLAY SWEGER, AICP, LEED AP, OF EDA CONSULTANTS, INC., APPLICANT, ON BEHALF OF TARA FOREST, LLC, PROPERTY OWNER, FOR CONSIDERATION OF A SPECIAL EXCEPTION PERMIT TO ALLOW THE PLACEMENT OF A MINOR UTILITY (STORMWATER MANAGEMENT FACILITIES) IN THE AGRICULTURAL (A) ZONING DISTRICT THAT WOULD SUPPORT FUTURE DEVELOPMENT ON ADJACENT LANDS ZONED COMMUNITY COMMERCIAL (CC). THE SUBJECT PROPERTY IS GENERALLY LOCATED NORTH OF US 441 EAST OF I-75 AND APRIL BOULEVARD, AND WEST OF MILL CREEK; CONSISTING OF A PORTION OF TAX PARCEL

NUMBER 03020-000-000; FUTURE LAND USE MAP (FLUM) DESIGNATION: AGRICULTURE; ZONING: AGRICULTURAL (A) (QUASI-JUDICIAL HEARING).

ADJOURN

Board Agenda Item

MEETING DATE: January 20, 2026

SUBJECT: PSE22-0002 | Tara April Special Exception Permit - A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant, on behalf of Tara Forest, LLC, property owner, for consideration of a Special Exception Permit to allow the placement of a minor utility (stormwater management facilities) in the Agricultural (A) zoning district that would support future development on adjacent lands zoned Community Commercial (CC). The subject property is generally located north of US 441 east of I-75 and April Boulevard, and west of Mill Creek; Consisting of a portion of Tax Parcel Number 03020-000-000; Future Land Use Map (FLUM) Designation: Agriculture; Zoning: Agricultural (A) (Quasi-judicial hearing).

PREPARED BY: Bryan Thomas

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Special Exception Permit to allow stormwater retention and detention facilities on portions of Tax Parcel number 03020-000-000, subject to the 11 revised conditions provided as an attachment to this agenda in the document titled, "Special Exception Permit Revised Staff Recommended Conditions."

Recommended Motion: *I move that, based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Application #PSE22-0002 to allow the placement of a minor utility (stormwater management facilities) in the Agricultural (A) zoning district that could potentially support future development on adjacent lands zoned Community Commercial (CC) on a portion of Tax Parcel number 03020-000-000, subject to the 11 revised conditions provided as an attachment to this agenda in the document titled, "Special Exception Permit Revised Staff Recommended Conditions."*

Summary

This item is a continuation of Agenda Item I.A of the January 13, 2026, Planning & Zoning Board meeting.

The proposed Special Exception Permit is a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., applicant and agent for Tara Forest, LLC, property owner, for consideration of a Special Exception Permit to allow the placement of a minor utility (stormwater management

facilities) in the Agricultural (A) zoning district that could potentially support future development on adjacent lands zoned Community Commercial (CC) on portions of Tax Parcel number 03020-000-000. The stormwater facilities associated with this development are proposed to be placed on a portion of the subject property with an A (Agricultural) zoning designation.

Section 4.3.2 (I)(4) provides use-specific standards for minor utilities, which include stormwater ponds:
(a) *Location*. Be located within reasonable proximity of the area to be served. Stormwater detention and retention facilities may be permitted by special exception permit on properties with less intense zoning district designations under common ownership, subject to the following requirements:
(i) The zoning designation of the location of the stormwater detention and retention facility allows minor utilities; and,
(ii) The stormwater detention and retention facility meets the compatibility requirements as set forth in Subsection 4.3.2(I)(4)(b); and,
(iii) The stormwater detention and retention facility provides an enhanced natural (e.g., increased topographic relief, vegetative diversity, etc.) or recreational (e.g., perimeter trail, boardwalk, interpretive kiosk, etc.) functional use.

Section 2.4.4(A) of the City's LDRs states that uses that require a special exception permit are those which are, "*…generally compatible with the other uses permitted in a zone district, but require individual review of their location, design, configuration, density, intensity, and public facility impact to determine the appropriateness of the use on any particular site in the district and their compatibility with adjacent uses.*" Once a special exception is granted, the approval shall run with the land and shall not be affected by a change in ownership, unless specifically conditioned as part of the approval.

This application is limited to consideration of the use of the subject property for placement of stormwater management facilities. Should this application be approved, such approval does not imply, vest or guarantee approval of future offsite development that may be proposed for drainage into these facilities.

The prohibited uses proposed by the applicant have been included in the recommended conditions listed in Exhibit A of the staff report and are narrowly tailored to protect nearby wetlands and natural features by eliminating uses that would allow for the accumulation of hazardous materials.

This item was continued to the January 13, 2026 PZB agenda at the request of the applicant on November 18, 2025.

FINANCIAL IMPACT

None.

ADDITIONAL FINANCIAL INFORMATION

N/A

ATTACHMENTS

1. Staff Report
2. PSE22-0002 Amended Condtions
3. Application Materials
4. Public Comments Received: Between Noon 11/10/2025 and Noon 01/05/2026 Part 1 of 2
5. Public Comments Received: Between Noon 11/10/2025 and Noon 01/05/2026 Part 2 of 2
6. Public Comments Received: Noon 11/10/2025 and Prior
7. Public Notice Materials 01-13-2026_PZB
8. Public Notice Materials, 11/18/2025 Hearing
9. Resume on File - Bryan S. Thomas, AICP

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: November 18, 2025
Quasi-Judicial Hearing **Application #: PSE22-0002**

SUBJECT:	A request for a special exception permit to allow the placement of a minor utility (stormwater management facilities) in the Agricultural (A) zoning district that could potentially support future development on adjacent lands zoned Community Commercial (CC).
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP, eda consultants, inc.
PROPERTY OWNER:	Tara Forest, LLC
LOCATION:	Generally, north of US 441, east of I-75 and April Boulevard, and west of Mill Creek
PARCEL ID NUMBER:	03020-000-000
FLUM DESIGNATION:	Agriculture
ZONING:	A (Agricultural)
OVERLAY:	Gateway Overlay District
ACREAGE:	± 58.30
PROJECT PLANNER:	Bryan S. Thomas, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Special Exception Permit to allow stormwater retention and detention facilities on portions of Tax Parcel number 03020-000-000, subject to the nine conditions provided in Exhibit "A" and located on page 22 of the November 18, 2025, Staff Report to the Planning and Zoning Board.

RECOMMENDED MOTION:

I move that, based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Application #PSE22-0002 to allow the placement of a minor utility (stormwater management facilities) in the Agricultural (A) zoning district that could potentially support future development on adjacent lands zoned Community Commercial (CC) on a portion of Tax Parcel number 03020-000-000, subject to the nine conditions provided in Exhibit "A" and located on page 22 of the November 18, 2025, Staff Report to the Planning and Zoning Board.

SUMMARY

The proposed Special Exception Permit is a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., applicant and agent for Tara Forest, LLC, property owner, for consideration of a Special Exception Permit to allow the placement of a minor utility (stormwater management facilities) in the Agricultural (A) zoning district that could potentially support future development on adjacent lands zoned Community Commercial (CC) on portions of Tax Parcel number 03020-000-000. The stormwater facilities associated with this development are proposed to be placed on a portion of the subject property with an A (Agricultural) zoning designation.

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This application is limited to consideration of the use of the subject property for placement of stormwater management facilities. Should this application be approved, such approval does not imply, vest or guarantee approval of future offsite development that may be proposed for drainage into these facilities.

The prohibited uses proposed by the applicant have been included in the recommended conditions listed in Exhibit A of this staff report and are narrowly tailored to protect nearby wetlands and natural features by eliminating uses that would allow for the accumulation of hazardous materials.

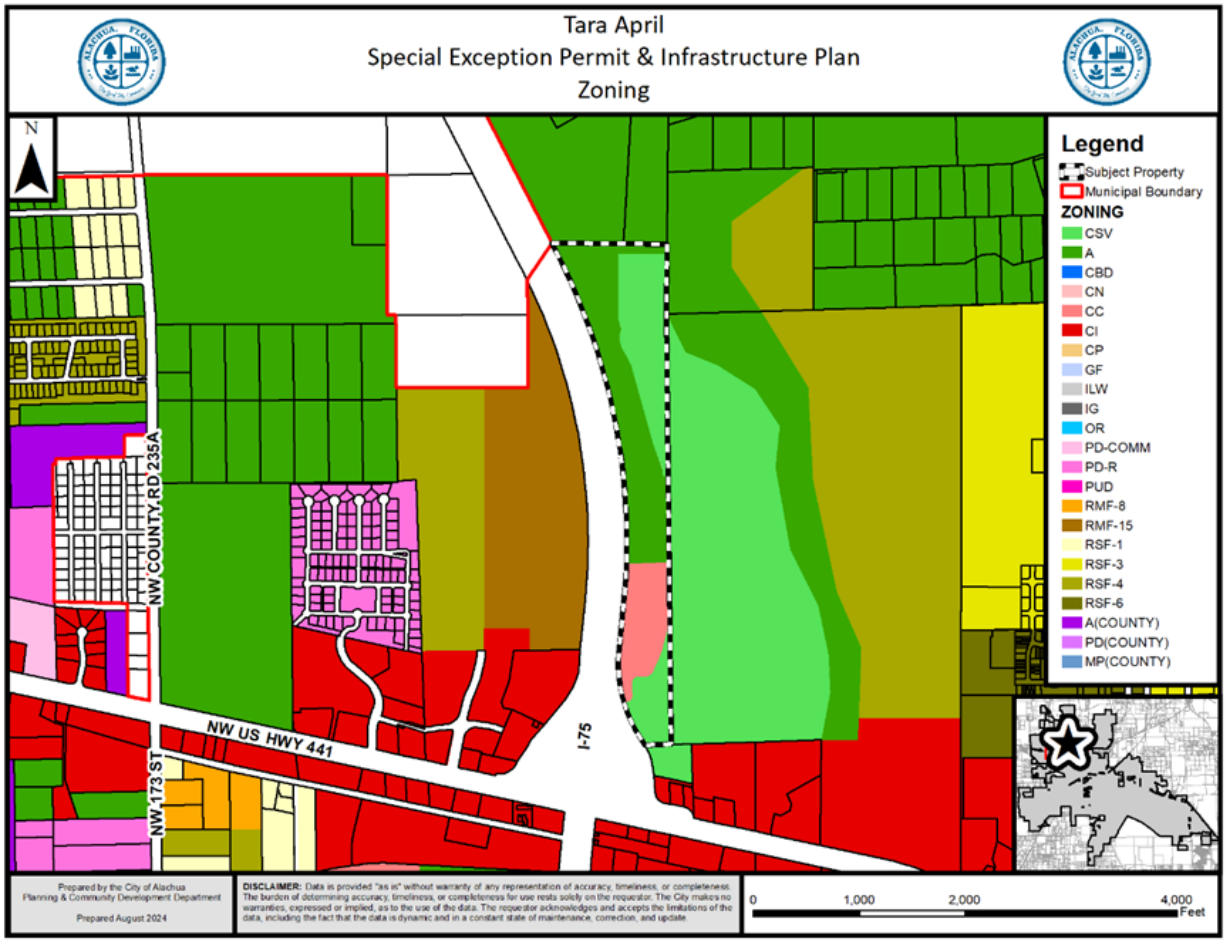


Figure 1. City of Alachua Official Zoning Atlas

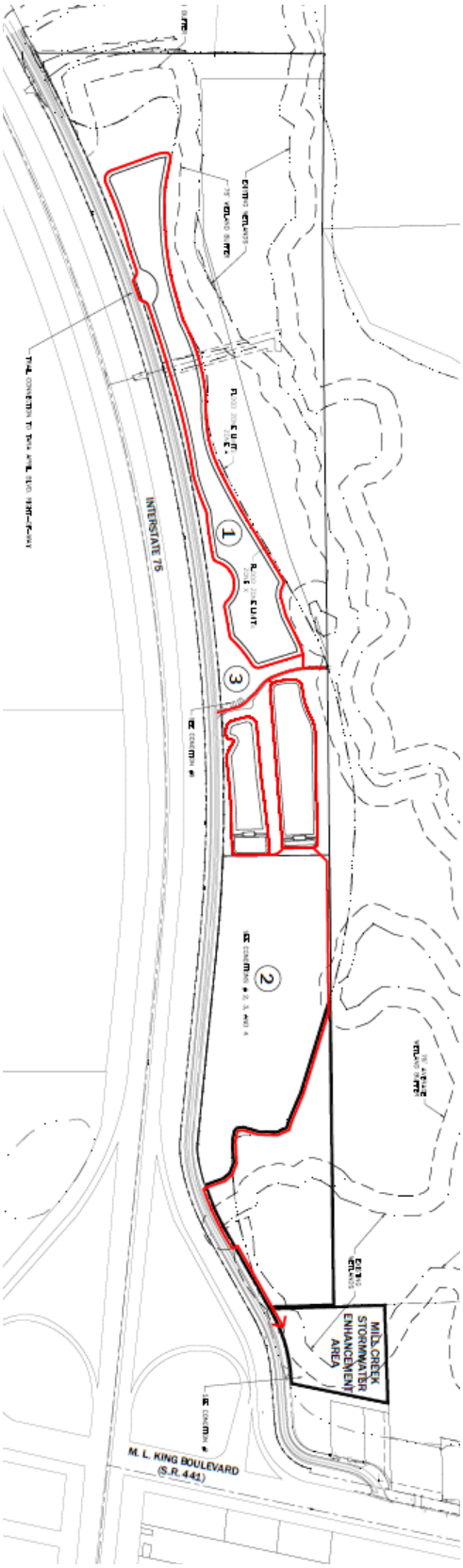


Figure 2. Tara April Special Exception Overview

EXISTING USES

The subject property is undeveloped and is comprised of a mixture of cleared lands and naturally wooded areas.

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 1. Figure 3 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. The information below is not intended to be all-inclusive, and may not identify all existing uses, FLUM designations, and/or zoning districts surrounding the subject property.)

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Campground	Agriculture	Agricultural (A)
South	Minor Utility Conservation	Conservation	Conservation (CSV)
East	Conservation	Conservation	Conservation (CSV)
West	Interstate 75	N/A	N/A

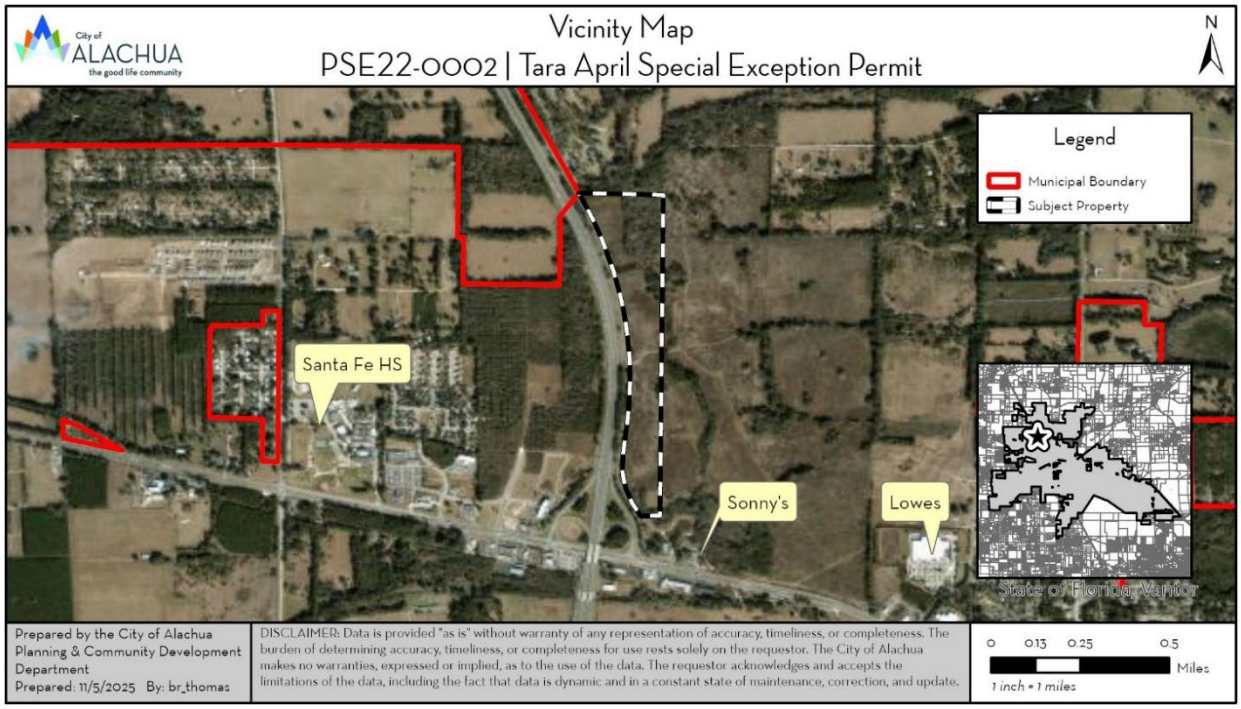


Figure 3. Vicinity Map

NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

Neighborhood Meetings were held on April 25, 2022 and May 11, 2022 at the Alachua Branch Library. The applicant was present and available to answer questions at both meetings. Materials submitted by the applicant indicate that both meetings were not attended by any members of the public.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

The goals, objectives, and policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

The property currently has the following Future Land Use Map designations: Recreation, Conservation, and Commercial. Staff finds the application consistent with the City of Alachua Comprehensive Plan and the GOPs therein.

Future Land Use Element

Goal 1: *Future Land Use Map 2035*

The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Objective 1.3: *Commercial & Mixed-Use*

The City shall establish three commercial and mixed-use land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, and the potential for mixed-use developments in order to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region while diversifying the housing stock.

Policy 1.3.b: *Commercial*: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which largescale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Recreation and entertainment;
5. Tourist-related uses;
6. Visitor accommodations;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;

12. Office/business parks;
13. Limited industrial services;
14. Eating establishments;
15. Single family attached units;
16. Apartments and townhomes;
17. Duplexes and quadplexes;
18. Single-family and multi-family residential above first floor commercial uses;
19. Convention centers; and,
20. Supporting community services such as schools, houses of worship, parks, and community centers.

Development in the Commercial land use category may occur as mixed-use or non-mixed-use.

Policy 1.3.i: The following sub-policies shall be applicable to Tax Parcel 03020-000 000 or any subset of the parcel.

1. In order to enhance stormwater treatment conditions and to provide stormwater water quality improvements, the owner/developer of Tax Parcel 03020-000-000 will provide on-site stormwater quality treatment for the Florida Department of Transportation (FDOT) stormwater runoff as set forth below:
    a. Consistent with or prior to any commercial development on Parcel 03020-000-000 (or subset of the parcel), the owner/developer shall provide on-site stormwater water quality treatment volume of 0.5 inches of runoff of the I-75 drainage adjacent to the parcel that is associated with FDOT culverts 2/3 & 4/5 as indicated on the FDOT Drainage Map titled "FDOT Map I-75 Alachua County – US 441 To Columbia County Line 26260-3427." The treatment shall occur on the portion of Parcel 03020-000-000 with a Recreation land use designation.
    b. The owner/developer shall coordinate the stormwater quality improvements with the FDOT and the City of Alachua. Improvements will be in the form of a stormwater basin(s) providing volume treatment to infiltrate through the natural ground. The stormwater basin(s) shall be privately owned and maintained.
    c. Construction of the stormwater water quality improvements may include partnership on the project with, but not limited to, FDOT, Suwannee River Water Management District, or another governmental agency.
    d. Consistent with the Recreation future land use category on the property, the stormwater water quality treatment area shall be designed to encourage passive recreation use in the form of pervious

pathways or nature trails. This passive recreation area shall be privately owned and maintained.

Evaluation & Findings: The subject property has a Future Land Use Map designation of Commercial. However, in order to protect the environmental resources in proximity to the property, automotive uses, as well as other users of hazardous materials or potential generators of hazardous wastes are excluded in the recommended conditions as demonstrated in Exhibit A. In addition, the Tara April Infrastructure Plan, presented under different application, will comply with the provisions of Policy 1.3.i.1.a-d.

Community Facilities Element

Goal 5: *Natural Groundwater Aquifer Recharge*

Objective 5.1: *Protection of High Aquifer Recharge Areas and Water Bodies*

The City recognizes the importance of the protection of high aquifer recharge areas, wellfield protection areas, lakes, streams, drainage basins, wetlands and stream-to-sink features as vital to the protection of groundwater resources. The City shall, through partnerships and using the best available data, provide protection for groundwater resources.

Policy 5.1.a: The City shall consider the best available hydrogeological information (e.g, Suwannee River Water Management District high aquifer recharge potential maps or site-specific data), and may require the collection of site-specific hydrogeological data, such as soil borings or electric resistivity tests, when assessing the impacts of proposed land use changes and developments in areas of high aquifer recharge potential. This information should be used in the determination of land use decisions on a case-by-case basis.

Evaluation & Findings: The subject property is located within an area designated by the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Map (HARP) as an area with a moderately high aquifer recharge potential. Therefore, this standard does not apply.

Conservation and Open Space Element

Goal 1: *Stewardship*

To conserve, protect, manage and restore the natural and environmental resources of the City by emphasizing stewardship and understanding that environmental issues transcend political and geographical boundaries.

Objective 1.1: *Conservation Designations*

The City shall provide additional protection to particularly sensitive natural resources, habitats and ecosystems by establishing conservation designations, with specific uses, buffers and management protocol.

Policy 1.1.a: The City shall establish a conservation land use category for publicly or privately owned lands on which certain identifiable features, such as flowing surface water bodies, wetlands, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat that require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly.

Evaluation & Findings: Areas of the subject property that contain wetlands have been zoned as Conservation and are provided with adequate buffering from the stormwater facility development.

Objective 1.2: *Native Communities and Ecosystems*

The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

Policy 1.2.a: The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

Policy 1.2.b: Notwithstanding any site-specific environmental assessment, the City may use the Florida Natural Area Inventory to identify native communities, ecosystems, and environmentally sensitive lands and potential locations of threatened and endangered species, communities and ecosystems.

Policy 1.2.c: The City shall facilitate the acquisition, protection and maintenance of environmentally sensitive lands through measures such as land banking, conservation easements, grants and matching funds, land donations, and local, state and federal land acquisition funds.

Evaluation & Findings: No native communities, ecosystems, environmentally sensitive lands, potential locations of threatened and endangered species, communities and ecosystems were identified on the Florida Natural Area Inventory.

Objective 1.11: *Open and Green Space*

The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

Policy 1.11.a: The City shall consider offering incentives to developers to include open green spaces beyond the minimum amount required in new developments. These open spaces may be either interior or on the perimeter of the development and may be used to serve passive recreational purposes. Ideally, open spaces may be linked throughout the City, providing greenways for pedestrian and bicycle travel.

Evaluation & Findings: The perimeter trail system, with connectivity to public rights-of-way, the future commercial development to the south, the City of Alachua Stormwater Improvement Project, and residential developments to the east will provide additional open space and recreational facilities.

Objective 1.12: *Water Resources*

The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridian Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

Policy 1.12.a: The City shall recognize the interconnectivity of surface and ground water systems and shall work to minimize degradation of water resources, which extend beyond the City limits.

Evaluation & Findings: The Tara April Infrastructure Plan will take currently untreated stormwater that drains from I-75 into the Mill Creek Basin and ultimately into Mill Creek Sink and the aquafer, thus providing additional stormwater treatment prior to reaching the aquifer.

Recreation Element

Goal 1: *Definition of Parks and Recreation System*

To provide a long-range plan that guides development of the City of Alachua's parks and recreation system, establishes funding protocol, and encourages citizen participation to ensure the availability of recreational opportunities for present and future residents and visitors.

Objective 1.3: *New Development Recreation Requirements*

The City shall consider providing incentives for new development in order to enhance the City's recreation lands and facilities.

Policy 1.3.c: The City shall consider incentives for new development to provide pedestrian and bicycle paths, connecting to a network of like paths, wherever possible. The City shall consider establishing a sidewalk/pathway fund as an alternative to the provision of onsite paths within new developments.

Evaluation & Findings: The special exception, if approved, would require the development of a publicly accessible trail network that will connect to trails in adjacent developments. The approval of the special exception for the development of off-site stormwater management facilities is an incentive to the applicant for the provision of the enhanced recreational feature/trail network.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Evaluation & Findings: Delineated wetlands are known to exist on the subject property; however, the proposed stormwater management facilities will not impact the delineated wetlands. The wetlands have been sufficiently buffered and are proposed to remain.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation & Findings: The subject property is not located within or adjacent to a strategic ecosystem; therefore, the proposed special exception use will have no impact upon any strategic ecosystems identified within the ecological inventory report.

Regulated Plant & Animal Species

The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region.

Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation & Findings: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and Land Development Regulations.

Soil Survey

The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have a lower infiltration rate and therefore a higher runoff potential.

There are nine soil types and one pits and spoils area found within the subject property, shown in Table 2.

Table 2. Soil Types

Soil Type	Hydrologic Group	Drainage Class	Limitations		% of Subject Property (may not total to 100% due to rounding)
			Dwellings Without Basements	Small Commercial Buildings	
Blichton Sand, 5 to 8% Slope	D	Poorly drained	Severe: wetness	Severe: wetness	20.37
Kendrick Sand, 2 to 5% Slope	A	Well drained	Slight	Slight	18.48
Lochloosa Fine Sand, 5 to 8% Slope	C	Somewhat poorly drained	Slight	Moderate: slope	14.0
Surrency Sand, 0 to 1% Slope	VP	Very Poorly drained	Severe: ponding	Severe: ponding	12.09
Arredondo Fine Sand, 5 to 8% Slope	A	Well drained	Slight	Moderate: slope	10.09
Blichton Sand, 0 to 5% Slope	D	Poorly drained	Severe: wetness	Severe: wetness	8.34
Bivans Sand, 5 to 8% Slope	D	Somewhat poorly drained	Severe: Wetness, shrink-swell	Severe: Wetness, shrink-swell	7.24
Lochloosa Fine Sand, 2 to 5% Slope	C	Somewhat poorly drained	Slight	Slight	6.02
Arredondo Fine Sand, 0 to 5% Slope	A	Well drained	Slight	Slight	1.82
Pits 0 to 4% Slope	N/A	N/A	N/A	N/A	1.53

Evaluation & Findings: The soil types present on the subject property do not pose any significant limitations for the proposed special exception use.

Flood Potential

Panel 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the development area is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation & Findings: The subject property is located in Flood Zone X (areas determined to be outside of the 500-year floodplain) and there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.

Evaluation & Findings: The subject property is located within an area designated by the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Map (HARP) as an area with a moderately high aquifer recharge potential. The applicant provided no site-specific geologic or hydrogeologic field data concerning the karst nature of the subject property to the City. Further data will be required at the time an infrastructure plan is considered by the City for this parcel, should the special exception be approved.

Wellfield Protection Zones

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500-foot radius area around each city-owned potable water well.

Evaluation & Findings: The subject property is not located within a City of Alachua wellfield protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan; therefore, there are no issues related to wellfield protection

Historic Structures/Markers and Historic Features

The State of Florida and the Alachua County Historic Resources Inventory identify historic structures in addition to the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation & Findings: The subject property is not within the City's Historic Overlay District and the State of Florida and Alachua County Historic Resources Inventory note no historic structure or markers on the subject property.

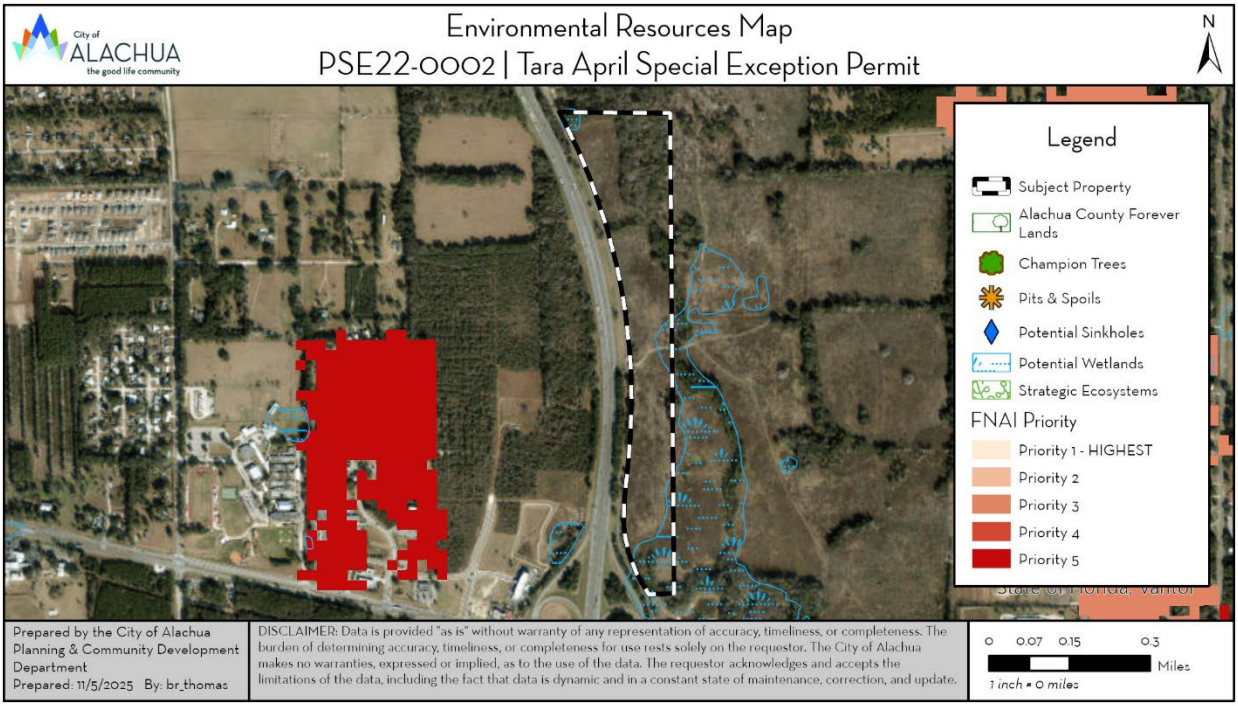


Figure 4. Environmental Resources Map

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Special Exception Permit Standards

Section 2.4.4(D) of the City's Land Development Regulations (LDRs) establishes the standards with which all special exception permits must be found compliant. The application has been reviewed for compliance with the standards of Section 2.4.4(D). An evaluation of the findings of the applicant's compliance with the standards of Section 2.4.4(D) is provided below. The applicant has also provided an analysis of the application's compliance with Section 2.4.4(D) in the supporting application materials.

(D) ***Special exception standards***. A special exception permit shall be approved only upon a finding the applicant demonstrates all the following standards are met:

(1) ***Complies with use specific regulations***. The proposed special exception complies with all relevant standards in Section 4.3, Use specific standards, or Section 5.2.3(B), as applicable.

Evaluation & Findings: Section 4.3.2(I)(4) establishes use-specific standards which are applicable to minor utilities. An analysis of the application's compliance with Section 4.3. 2(I)(4) is provided in this Staff Report. The applicant has also provided an analysis of the application's compliance with Section 4.3. 2(I)(4) within the supporting application materials.

(2) ***Compatibility***. The proposed special exception is appropriate for its location and compatible with the character of surrounding lands and the uses permitted in the zone district.

Evaluation & Findings: Compatibility is defined by the City's Comprehensive Plan as, "a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."

The proposed minor utility (storm water facility) use is located on the east side of April Boulevard, which runs parallel to Interstate 75. It is surrounded on the north by Agricultural zoning (including a commercial campground and vacant agricultural lands) on the east by Conservation lands, on the south by the Community Commercial district that will be served by the special exception permit if approved, and on the west by the April Boulevard right-of-way. The proposed stormwater facilities, which include a series of walking trails, are relatively passive uses that are compatible with the uses existing in the surrounding area.

(3) ***Design minimizes adverse impact***. The design of the proposed special exception minimizes adverse effects, including visual impacts of the proposed use on adjacent lands; furthermore, the proposed special exception avoids significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration, and does not create a nuisance.

Evaluation & Findings: The design of the site and location of the proposed minor utility will have limited to no effect on any lands surrounding the special exception area.

(4) *Design minimizes environmental impact*. The proposed special exception minimizes environmental impacts and does not cause significant deterioration of light, water and air resources, wildlife habitat, stormwater management, scenic resources, and other natural resources.

Evaluation & Findings: The proposed special exception use, i.e., stormwater management facilities, does not pose a significant deterioration of light or air resources, water resources in terms of flood control, wildlife habitat, scenic resources, and/or other natural resources found at ground surface. Additional data will be required at the infrastructure plan stage concerning minimization of environmental impacts, if any, to the subsurface conditions of the subject property.

(5) *Roads and other public facilities*. There is adequate public facility capacity available to serve the proposed special exception, and the proposed special exception use is designed to ensure safe ingress and egress onto the site and safe road conditions around the site.

Evaluation & Findings: No adverse effects upon existing roadway service will result from the proposed use. Temporary parking for the trail system will be provided on a graded and stabilized non-paved surface located on the Community Commercial portion of the parcel until such time as it is developed and permanent paved parking will be provided. No connections to the City's potable water or sanitary sewer systems are proposed as part of the special exception permit and infrastructure plan applications.

(6) *Not injure neighboring land or property values*. The proposed special exception will not substantially injure the use of neighboring land for those uses that are permitted in the zone district, or reduce land values.

Evaluation & Findings: It is not anticipated that the proposed special exception would have any substantial impact which would injure the use of neighboring land for the uses permitted in the current zoning districts or reduce land values.

(7) *Drawings*. A site plan (Subsection 2.4.9 of this section) or preliminary plat (Subsection 2.4.10(G)(3) of this section) has been prepared that demonstrates how the proposed special exception use complies with the other standards of this subsection.

Evaluation & Findings: Per Section 2.4.9(C), minor utilities as defined under Section 10.2 are exempt. A special exception master plan has been submitted and reviewed as part of this special exception permit application. The special exception master plan demonstrates that the proposed use complies with the applicable requirements of the LDRs.

(8) ***Complies with all other relevant laws and ordinances.*** The proposed special exception use complies with all other relevant City laws and ordinances, State and Federal laws, and regulations.

Evaluation & Findings: The application is found to comply with all other applicable City laws and ordinances, State and Federal laws, and regulations.

Special Exception Permit Standards

Section 4.3.2(I)(4) of the City's Land Development Regulations (LDRs) establishes the use-specific standards with which all minor utilities must be found compliant. The application has been reviewed for compliance with the standards of Section 4.3.2(I)(4). An evaluation of the findings of the applicant's compliance with the standards of Section 4.3.2(I)(4) is provided below. The applicant has also provided an analysis of the application's compliance with Section 4.3.2(I)(4) in the supporting application materials.

(a) ***Location.*** Be located within reasonable proximity of the area to be served. Stormwater detention and retention facilities may be permitted by special exception permit on properties with less intense zoning district designations under common ownership, subject to the following requirements:

(i) The zoning designation of the location of the stormwater detention and retention facility allows minor utilities; and,

(ii) The stormwater detention and retention facility meets the compatibility requirements as set forth in Subsection 4.3.2(I)(4)(b); and,

(iii) The stormwater detention and retention facility provides an enhanced natural (e.g., increased topographic relief, vegetative diversity, etc.) or recreational (e.g., perimeter trail, boardwalk, interpretive kiosk, etc.) functional use.

Evaluation & Findings: The proposed minor utility (stormwater facilities) are located directly adjacent to the parcel(s) to be served, and are under common ownership. The Agricultural zoning district allows minor utilities by special exception permit. The stormwater detention and retention facility meets the compatibility requirements as set forth in Subsection 4.3.2(I)(4)(b). The stormwater detention and retention facility provides an enhanced recreational functional use by the development of perimeter trails that provide multiple points of access, including public right of ways, the adjacent Community Commercial development, the residential developments to the east, and the City of Alachua Mill Creek Sink Water Quality Improvement Project to the south.

(b) ***Compatibility.*** Provide adequate setbacks, screening and buffering around the perimeter of the proposed use if it is deemed necessary to ensure land use compatibility with surrounding uses.

Evaluation & Findings: The proposed minor utility (stormwater facilities) will not require additional screening or buffering to ensure land use compatibility with surrounding uses.

(c) ***Exemptions***. The provisions of this subsection shall not be applicable when the differing zoning designations are both classified as residential districts or are both classified as business districts, as categorized in Table 3.1-1, Establishment of Base Zone Districts. Stormwater detention and retention facilities serving residential districts shall be permitted in business districts without special exception if included as part of a master stormwater permit or common development plan.

Evaluation & Findings: The minor utility (stormwater facilities) is to be located within the Agricultural zone district to serve the adjacent Community Commercial zone district; therefore, this exemption is not applicable.

EXHIBIT "A"
TO
PSE22-0002 | TARA APRIL
SPECIAL EXCEPTION PERMIT
STAFF REPORT

CONDITIONS

1. The applicant acknowledges and agrees that the applicant shall install an interpretive kiosk at the City Water Improvement Project Site (Mill Creek Stormwater Enhancement Area) with the location of the kiosk to be determined by the City of Alachua, in its sole discretion. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
2. The applicant acknowledges and agrees that the following uses shall be prohibited on the land zoned Community Commercial and located on Tax Parcel Number 03020-000-000: gasoline sales; general industrial service (principal use); laundry, dry cleaning, and carpet cleaning (principal use); tire sales and mounting (principal use); parking lot (principal use); and park and ride facilities. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
3. The applicant acknowledges and agrees that at least two (2) points of access from the proposed trail network to the future commercial development area (with trail signage) will be provided with the exact location determined at the time of development plan review for the commercial area. Points of access shall be approved by City staff during the review of a development plan (e.g., Site Plan or other applicable development review process). This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
4. The applicant acknowledges and agrees that future commercial development shall be required to provide internal pedestrian network (sidewalk) connections to the adjacent trail network. The internal pedestrian network shall be approved by City staff during the review of a development plan (e.g., Site Plan or other applicable development review process). This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
5. The applicant acknowledges and agrees that the construction of the trail network shown on the plans shall occur with the construction of the interconnected basin system. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
6. The applicant acknowledges and agrees that the parking area shall be temporary and shall remain in place until permanent parking is constructed as part of the future commercial development presently located on Tax Parcel number 03020-000-000. The temporary parking shall be an unpaved, stabilized surface. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.

7. The applicant acknowledges and agrees that the applicant and owner will obtain all other applicable local, state, and federal permits before the commencement of site work. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
8. The applicant acknowledges and agrees that to ensure the continued compliance with the City of Alachua Comprehensive Plan and Land Development Regulations, the development order authorizing this special exception permit shall be recorded in the public records of Alachua County, Florida, and shall run with the land. The applicant further acknowledges and agrees that the applicant shall be responsible for all costs associated with recording the development order in the public records of Alachua County, Florida. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
9. The applicant acknowledges and agrees that Conditions 1 – 8 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the special exception permit shall comply with Conditions 1 –9 as stated herein.

EXHIBIT "B"
TO
PSE22-0002 | TARA APRIL
SPECIAL EXCEPTION PERMIT
STAFF REPORT

SUPPORTING MATERIALS
SUBMITTED BY CITY STAFF TO THE
PLANNING AND ZONING BOARD

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

November 3, 2025

Submitted electronically to cvega@edafl.com

Claudia Vega, PE
Director of Engineering
Eda consultants, inc.
720 SW 2nd Avenue
South Tower, Ste. 300
Gainesville, FL 32601

Application #: PSEP22-0004

RE: Notice of Hearing to be Scheduled for Tara April Special Exception Permit

Dear Ms. Vega,

The City of Alachua has reviewed the revised applications and materials for a Special Exception Permit and Infrastructure Plan submitted on behalf of Tara Forest, LLC. The applications propose the construction of stormwater management facilities and other associated site improvements to provide stormwater quality treatment on a ±58.32 acre subject property, located on Tax Parcel Number 03020-000-000. Based upon a review of the revised applications, the City has determined that the applications can now be scheduled for public hearings.

The Special Exception Permit will require a public hearing before the Planning and Zoning Board (PZB) and is scheduled for the **November 18, 2025** PZB Meeting. The Infrastructure Plan will require a public hearing before the City Commission and is *tentatively* scheduled for the December 8, 2025 City Commission Meeting (pending PZB action on the Special Exception Permit).

You must provide two *double sided, three-hole punched, color sets* of each **complete** application package, seven full size sets of site plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud/FTP link to download the materials to planning@cityofalachua.org *no later than 10 business days prior to the Planning & Zoning Board meeting at which your application is scheduled to be heard*; therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, November 4, 2025***. Materials may be submitted earlier than this date.

Additionally, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing; therefore, posted notice signs must be placed on the property no later than ***Tuesday,***

November 4, 2025. These signs will be ready for pickup after 12:00 PM on November 3, 2025. You will be notified again when the signs are available.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior to the Planning & Zoning Board meeting; therefore, the presentation or materials must be submitted no later than 12:00 PM on ***Monday, November 17, 2025***. Any presentation or materials may be submitted electronically by emailing them to planning@cityofalachua.org.

If you have any questions regarding the information above, please contact me at (386) 418-6122 or at br_thomas@cityofalachua.com.

Sincerely,

Bryan S. Thomas

Bryan S. Thomas, AICP
Director of Planning & Community Development

CC: Rodolfo Valladares, City Manager *(by electronic mail)*
Scott Walker, Interim City Attorney *(by electronic mail)*
Kiersten Ballou, Asst. City Attorney *(by electronic mail)*
Jazzlyn Shannon, Legal Assistant *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Carson J. Crockett, AICP, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

THERIAQUE & SPAIN LAW FIRM

REPLY TO: TALLAHASSEE

November 26, 2024

VIA ELECTRONIC MAIL AND UNITED STATES MAIL

Jeff Childers, Esquire
Childers Law, LLC
2135 NW 40th Terrace, Suite B
Gainesville, FL 32605

Re: ***Childers' Letter Dated November 15, 2024***

Dear Mr. Childers:

I have reviewed your letter dated November 15, 2024, in which you request that the City of Alachua, Florida ("City"), schedule a hearing on December 10, 2024, for final approval of the Special Exception Permit for the Tara April Project. In support of your request, you made the following allegations:

1. Pursuant to Section 166.033, *Florida Statutes*, the City is required to schedule a hearing on December 10, 2024, for final approval of the Special Exception Permit for the Tara April Project;

2. Your client "holds enforceable vested rights" "by virtue of its substantial investments in reliance on existing approvals and assurances from the City and other regulatory bodies like the WMD"; and

3. "The County's tardy interference, only arising after the significant investments were made in reliance on prior approvals, is in bad faith."

Each of your allegations is addressed separately below.

TALLAHASSEE
433 NORTH MAGNOLIA DRIVE
TALLAHASSEE, FLORIDA 32308
(850) 224-7332
FAX: (850) 224-7662

ORLANDO
1809 EDGEWATER DRIVE
ORLANDO, FLORIDA 32804
(407) 347-5388
FAX: (407) 264-6132

www.theriaquelaw.com

1. Whether Pursuant To Section 166.033, *Florida Statutes*, The City Is Required To Schedule A Hearing On December 10, 2024, For Final Approval Of The Special Exception Permit For The Tara April Project

Section 166.033, *Florida Statutes*, states as follows, in pertinent part:

> (1) Within 30 days after receiving an application for approval of a development permit or development order, a municipality must review the application for completeness and issue a letter indicating that all required information is submitted or specifying with particularity any areas that are deficient. If the application is deficient, the applicant has 30 days to address the deficiencies by submitting the required additional information. Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance. An approval, approval with conditions, or denial of the application for a development permit or development order must include written findings supporting the municipality's decision. The timeframes contained in this subsection do not apply in an area of critical state concern, as designated in s. 380.0552 or chapter 28-36, Florida Administrative Code.

Accordingly, pursuant to Section 166.033(1), *Florida Statutes*, with respect to any application for a "development permit or development order" that requires "final action through a quasi-judicial hearing or a public hearing," the municipality must, within 180 days, "approve, approve with conditions, or deny the application."

While Section 166.033(1), *Florida Statutes*, sets forth this 180-day provision, it is silent, however, as to the ramifications when a municipality fails to take the required action within 180 days. As such, the statute does not set forth any procedural recourse for an applicant where a municipality fails to "approve, approve with conditions, or deny the application for a development permit or development order" within 180 days. The Florida Legislature adopted the 180-day provision in 2019, pursuant to HB 7103. *See* § 8, 2019-165, Laws of Fla. The legislative history for HB 7103 does not address this issue.

To date, there are no reported cases regarding the 180-day provision. There are a few decisions that are marginally relevant to the extent the courts addressed an applicant's recourse where a municipality failed to adhere to other requirements contained in Section 166.033, *Florida Statutes*.

In *Edgewater House Condominium Association v. City of Fort Lauderdale*, 825 Fed.Appx. 658 (11th Cir. 2007), the United States Eleventh Circuit Court of Appeals stated as follows about the procedural history of the case:

> The state court denied Edgewater's Certiorari Action on the merits on May 23, 2019. With respect to Edgewater's statutory claim, ***the court agreed with Edgewater that the City Commission did not comply with § 166.033(2), but it decided that the statute provided no remedy for this violation***. Instead, the court instructed Edgewater to request "an amended written notice citing to the specific basis" for the Commission's decision. The court did not explicitly discuss Edgewater's due process claim but noted that it had "carefully considered the briefs, the record, and the applicable law" in denying Edgewater's Certiorari Action on the merits.

Id. at 661 (emphasis supplied). The court's assessment of the trial court's order is accurate. Therein, the trial court stated as follows:

> In its petition, Edgewater contends the City's Resolution No. 18-160 does not cite to specific provisions of the City's Unified Land Development Regulations ("ULDR"), Comprehensive Plan, or Downtown Master Plan, upon which the denial was based, as is required by section 166.033(2), Florida Statutes. In its Response, the City acknowledges its Resolution No. 18-160 does not cite specific provisions of its plans or codes upon which the denial was based. Section 166.033(2), Florida Statutes, requires that "[t]he notice must include a citation to the applicable portions of an ordinance, rule, statute, or other legal authority for the denial of the permit." § 166.033(2), Fla. Stat. ***However, section 166.033, Florida Statutes, does not provide any procedure or remedy to address the City's undisputed failure to comply with section 166.033(2), Florida Statutes. Instead, Edgewater may request and the City may issue an amended written notice citing to the specific basis of its denial of Edgewater's site plan application***. Accordingly, having carefully considered the briefs, the record, and the applicable law, this Court

> dispenses with oral argument and the Petition for Writ of Certiorari is hereby **DENIED on the merits**.

Edgewater House Condo. Ass'n, Inc. v. City of Fort Lauderdale, Case No. 18-022278 (Fla. 7th Cir. Ct. May 23, 2019) ("Final Order Denying Petition for Writ of Certiorari") (emphasis supplied).

Similarly, in *Mills v. Town of Windermere*, 23 Fla. L. Weekly Supp. 678a (Fla. 9th Cir. Ct. Nov. 30, 2015) ("Final Order Denying Second Amended Petition for Writ of Certiorari"), the petitioner in a certiorari case alleged that the town deprived him of due process based upon a violation of Section 166.033, *Florida Statutes*. The petitioner based this contention on the fact that the town provided written notice of its decision, as required by Section 166.033, *Florida Statutes*, more than fourteen (14) months after the town council had voted to deny his variance request.

In rejecting this argument, the circuit court recognized that "***it is rare for a court to reverse an agency's order due to a delay in rendering a final decision***," and that "***Florida courts are reluctant to do so even when statutory deadlines were violated***." (Emphasis supplied). Moreover, in light of these principles, the court explained that "Florida courts only reverse orders based on this argument when the aggrieved parties demonstrate how the delays prejudiced them." Applying this standard, the court ruled that the petitioner had failed to demonstrate how the town's delay had resulted in any prejudice. Moreover, the court found that the petitioner had not explained "how he was prevented from pursuing a petition for writ of mandamus forcing the Council to enter an order."

Thus, Section 166.033, *Florida Statutes*, does ***not*** require the City to schedule a hearing on December 10, 2024, for final approval of the Special Exception Permit for the Tara April Project. *Cf. Caliente Partnership v. Johnston*, 604 So. 2d 886, 888 (Fla. 2d DCA 1992) ("the statute is silent on specific remedies and we decline to fashion one"). Moreover, it cannot be refuted that your client has caused extensive delays in the City's ability to process your client's application for a Special Exception Permit for the Tara April Project and, by its conduct, has waived any 180-day requirement even if applicable.

2. Whether Your Client "Holds Enforceable Vested Rights" "By Virtue Of Its Substantial Investments In Reliance On Existing Approvals And Assurances From The City And Other Regulatory Bodies Like The WMD"

As an initial matter, your November 15 letter fails to identify any "investments in reliance on existing approvals and assurances from the City and other regulatory bodies like the WMD." Additionally, you fail to identify any purported "vested rights." Morever, as a matter of law, your client cannot have a vested right which compels the City to approve a pending application for a Special Exception Permit for Tara April. Rather, the determination of whether to approve your client's pending application for a Special Exception Permit for Tara April will be made during a quasi-judicial hearing and will be based upon competent, substantial evidence.

Your client's vested rights' contention also ignores certain statements by the City Manager in his letter dated June 29, 2022, to Sayed Moukhtara in which the City Manager stated as follows:

> It has come to the attention of City staff ("Staff") during review of development applications involving the above three referenced projects that were submitted at various times, that numerous aspects and requirements for them are inextricably intertwined or dependent on other prerequisites before they can be considered for final approval. In other words, none of the above projects stands on their own merit, but instead, they are dependent on the approval of the other applications.
>
> As such, Staff, including Planning & Community Development and Public Services, will not be proceeding with further review of each of these projects in their current form, as it does not appear that any of them can receive ultimate final approval standing individually on their own merit. ***As Staff has been reviewing the viability of the above referenced projects, the interdependency of one project on the other or on other applications has become readily apparent.*** Staff does not wish to mislead any applicant regarding the success of an application.

(A copy of the City Manager's June 29 letter is attached hereto as Exhibit "A.") (emphasis supplied).[1] The City Manager's June 29 letter pertained to Tara Forest West, Tara April, and Tara Phoenicia.

Thus, your client does not hold "Enforceable Vested Rights" which would compel the City to approve your client's pending application for a Special Exception Permit for Tara April.

3. Whether "The County's Tardy Interference, Only Arising After The Significant Investments Were Made In Reliance On Prior Approvals, Is In Bad Faith"

At this juncture, the City's Planning and Zoning Board has not yet conducted a quasi-judicial hearing on your client's pending application for a Special Exception Permit for Tara April. Similarly, the City Commission has not conducted a quasi-judicial hearing on your client's pending

---

[1] The Tara Forest West Project is dependent upon two (2) new roads to be located in the Tara Phoenicia Project over and adjacent to the Mill Creek Cavern and Cave System. The Tara April Project is dependent upon the Tara Forest West Project's residents utilizing the recreational trails to fulfill the recreational enhancement requirement. The Tara Phoenicia Project is dependent upon the Tara April Project for flood plain compensation.

application for an Infrastructure Plan. Thus, your contention that the County's concerns constitute "tardy inference" is nonsensical. It is well established in Florida law that affected parties and members of the public have the right to raise concerns with pending applications.

Moreover, the County has provided the City with evidence that your client failed to provide regarding the Mill Creek Cavern and Cave System. For example, the County has provided to the City a document which overlays your client's proposed projects over the Mill Creek Cavern and Cave System. (A copy of this document is attached hereto as Exhibit "B."). To date, your client has failed to provide evidence which demonstrates that your client's proposed projects will not adversely impact the Mill Creek Cavern and Cave System or that your client's proposed projects can be safely developed over and/or adjacent to the Mill Creek Cavern and Cave System.

Objective 1.7 of the Conservation and Open Space Element of the City's Comprehensive Plan states as follows:

> Objective 1.7: *Geological Resources*
> The City shall identify, protect and conserve significant geological resources and their natural functions.

"Geological resources" are defined as follows in the City's Comprehensive Plan:

> Geological resources: a general reference category that includes the geologic features defined herein.

(*See* Administration and Implementation Element at "DEFINITIONS.").

A "Geologic feature" is defined as follows in the City's Comprehensive Plan:

> Geologic feature: prominent or conspicuous characteristics of naturally occurring materials in the landscape. These features include, but are not limited to ***sinkholes***, ***caves***, stream bluffs, escarpments, outcroppings and ***springs***.

(*See id.*) (emphasis supplied).

Thus, the City's Comprehensive Plan mandates that the City shall "protect and conserve" the Mill Creek Cavern and Cave System. Yet, to date, your client has failed to provide any ground penetrating radar or electromagnetic imaging to demonstrate that your client's proposed projects will not adversely impact the Mill Creek Cavern and Cave System or that your client's proposed projects can be safely developed over and/or adjacent to the Mill Creek Cavern and Cave System.

Your client has also failed to demonstrate compliance with Policy 5.1.a of the Future Land Use Element of the City's Comprehensive Plan, which states as follows:

> Policy 5.1.a: *Topography*:
> ***The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain***. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Based upon information provided by your client, the Tara Phoenicia Project proposes to add approximately 9,000 truckloads of cut and fill which will total approximately 130,000 cubic yards. Similarly, the Tara April Project also proposes a substantial change in the topography of the subject property. Thus, the Tara Phoenicia Project and the Tara April Project propose to substantially alter, not protect, the natural topography of the City.

The above-referenced provisions of the City's Comprehensive Plan are just a few examples of deficiencies associated with your client's pending applications.

In conclusion, all of the allegations in your November 15 letter are without merit. Please do not hesitate to contact me if you have any questions or need further information.

Sincerely,

David A. Theriaque

David A. Theriaque

Enclosures

cc: Mike DaRoza, City Manager
Marian Rush, City Attorney
Kathy Winburn, City Planning and Zoning Director

City of Alachua

MAYOR GIB COERPER
Vice Mayor Jennifer Blalock
Commissioner Shirley Green Brown
Commissioner Dayna Miller
Commissioner Edward Potts

OFFICE OF THE CITY MANAGER
MIKE DAROZA

June 29, 2022

Sayed Moukhtara
7717 NW 20th Lane
Gainesville, Florida 32605

RE: TARA FOREST WEST, TARA APRIL & TARA PHOENICIA

Dear Mr. Moukhtara:

This letter is in regards to the above referenced projects.

It has come to the attention of City staff ("Staff") during the review of development applications involving the above three referenced projects that were submitted at various times, that numerous aspects and requirements for them are inextricably intertwined or dependent on other prerequisites before they can be considered for final approval. In other words, none of the above projects stands on their own merit, but instead, they are dependent on the approval of the other applications.

As such, Staff, including Planning & Community Development and Public Services, will not be proceeding with further review of each of these projects in their current form, as it does not appear that any of them can receive ultimate final approval standing individually on their own merit. As Staff has been reviewing the viability of the above referenced projects, the interdependency of one project on the other or on other applications has become readily apparent. Staff does not wish to mislead any applicant regarding the success of an application.

If you wish to discuss the above, a meeting with City staff can be arranged.

Regards,

Mike DaRoza
City Manager

Cc: Kathy Winburn, Planning & Community Development Director
Rodolfo Valladares, Public Services Director
Justin Tabor, AICP, Principal Planner
Adam Hall, AICP, Principal Planner

EXHIBIT
tabbies
A

Aug. 18, 2022 - Meeting

City of Alachua

Adam Hall	Planning
Marian B. Rush	city attorney
MIKE DAROZA	CITY MANAGER
Kathy Winburn	Planning
Justin Tabor	Planning

Applicant

Adam Boukar

Jay Brown, JBPro

Chris Potts, JBPro

Cole Barnett, Salter Feiber, PA

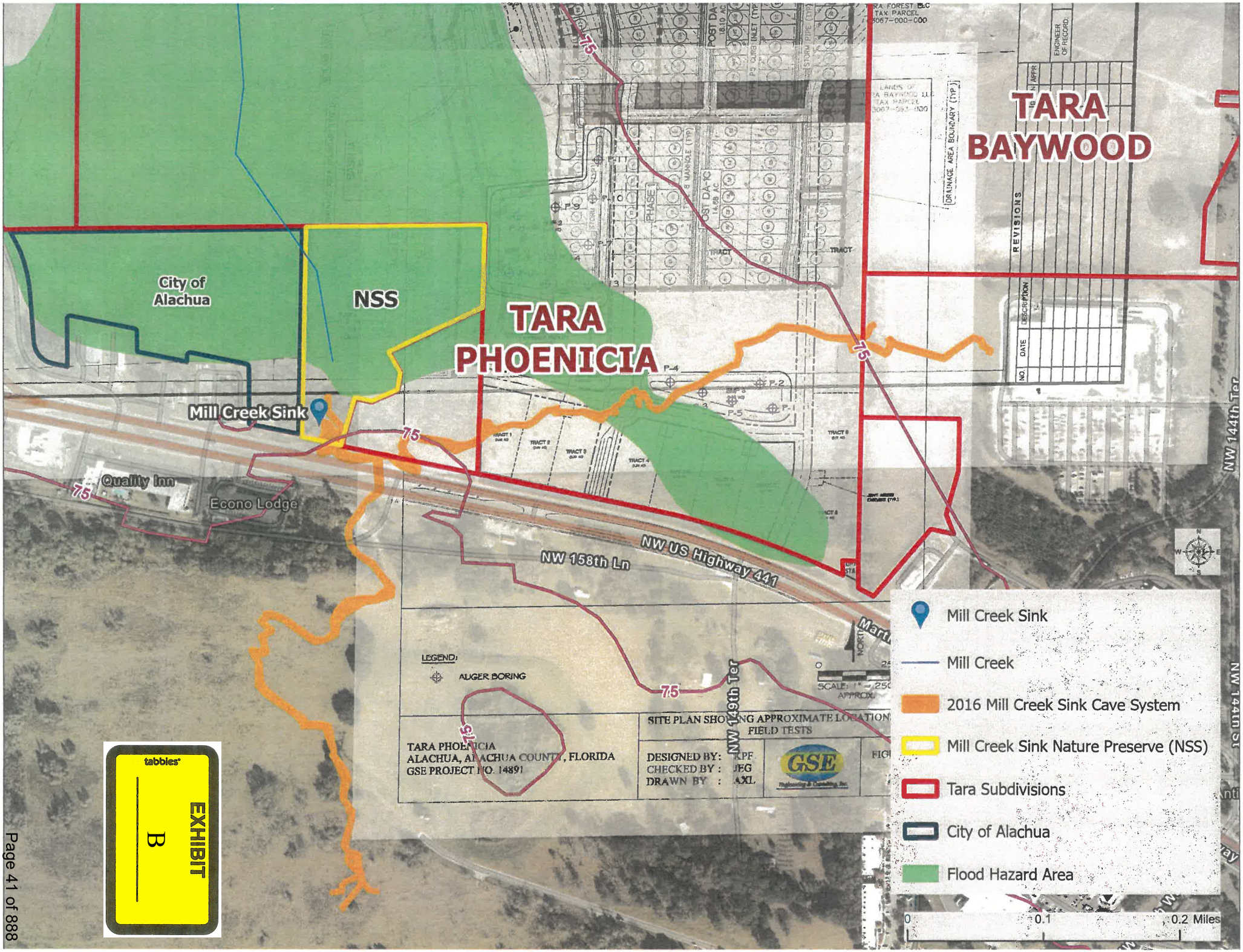
Denise Hutson, Salter Feiber, PA

Sayed Moukhtara

Silvia Moukhtara

Clay Sweger, eda

Sergio Reyes, eda



tabbies

EXHIBIT

B

TEL (352) 335-0400
FAX (407) 209-3870
WWW.SMARTBIZLAW.COM

Jeff Childers, Esq.
jchilders@smartbizlaw.com

Nicholas P. Whitney, Esq.
nwhitney@smartbizlaw.com

Charles H. Hardage, Esq.
chardage@smartbizlaw.com

CHILDERS LAW, LLC

Friday, November 15, 2024

David Theriaque, Esq.
Theriaque & Spain
433 North Magnolia Drive
Tallahassee, FL 32308

Via electronic mail to dat@theriaquelaw.com and first class U.S. mail, postage prepaid

RE: TARA APRIL (TIME-SENSITIVE) / TARA MASTER PROJECT

Dear David,

I hope you are well. Pursuant to your email request of October 21, 2024, I am corresponding with you regarding the above-referenced matters in your capacity as staff counsel. This is a time-sensitive and urgent request.

Although your email stated that the City of Alachua had, at least informally, placed the Tara Projects on hold pending staff analysis of the irrelevant and unfounded issues raised by Alachua County,[1] I nevertheless write to request the hearing on final approval of the Special Exception Permit for the Tara April project be placed on the December 10, 2024 hearing calendar, which by our reckoning requires public notice to be issued **next week** (the week of November 18-22).

Obviously, unnecessary hearing delays have significant financial consequences.

The applicable facts and law supporting my request follow. Tara April's Special Exception Permit and Infrastructure Plan were accepted by the City and scheduled for final hearing on September 10, 2024 (Special Exception Permit) and tentatively for October 7, 2024 (Infrastructure Plan). Please see attached letter from Justin Tabor dated July 30, 2024. In other words, all conditions related to approval of the permit were complete prior to July 30, 2024.

As you know, § 166.033, Florida Statutes, requires that within "180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or

[1] I would be grateful for an update on the City's progress and its current view of when activity may resume.

development order." We believe that Tara April must be placed on the December 10, 2024 agenda for the City to comply with its statutory duty.

Thus, I respectfully request that you immediately confer with staff to ensure this critical scheduling obligation is fulfilled. If, for any reason, this cannot be accomplished, please promptly notify me.

Next, as I am sure you are aware, by virtue of its substantial investments in reliance on existing approvals and assurances from the City and other regulatory bodies like the WMD,[2] Tara holds enforceable vested rights. See, e.g., *Monroe County v. Ambrose*, 866 So.2d 707 (2003). The County's tardy interference, only arising after the significant investments were made in reliance on prior approvals, is in bad faith. At the County's emergency October hearing, various Commissioners expounded at length about "accidentally" overlooking the years-long project. The County's *negligence* is not a good faith basis to raise untimely concerns years after the appropriate time.

Next, I would like to offer a few observations about the County's position. I have also attached the County's October 15, 2024 letter addressed to the Water Management District. I'm certain you will note, as I did, the tone and detail in the WMD letter varied significantly from the County's letter of the same date addressed to the City.

The County's WMD letter refers to the entire "I-75/US441 corridor between Alachua and High Springs," rather than just the area around the interstate interchange, as it referenced in its letter to the City. We respectfully suggest that, if the City accedes to the County's interference in this project, it will be emboldened to continue similar unlawful interference in future projects in the entire region.

Next, you will note that the County's WMD letter also greatly broadens the description of its interests compared to the letter sent to the City. The WMD letter refers to the County's concerns over karst geology generally and not just karst designated property ("karst sensitive areas"). Indeed, with sufficient depth, caves and voids can be found nearly everywhere in Florida.

Increasing the burden of environmental inspections and requiring "best practices" not provided for in applicable planning regulations will discourage development in the City. I am sure that you will also recognize the material fact that the City has not historically required these heightened, extra-regulatory development standards for other projects along the "I-75/US441 corridor between Alachua and High Springs," or in other "karst sensitive areas."

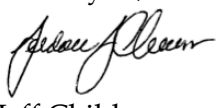
[2] See, e.g., Suwanee River Water Management District Permit Numbers ERP-001-242142-2, issued on January 10, 2023, and ERP-001-241954-1, issued on December 20, 2022.

The City of Alachua has consistently exercised its jurisdiction over local development projects without external interference, a practice firmly supported by Florida's statutory framework and municipal autonomy in land use matters. By adhering to the City's established regulatory processes, Alachua ensures that projects like Tara April undergo thorough local evaluation, balancing growth with community needs and existing zoning standards. Yielding to the County's recent, overreaching demands could set a poor precedent, undermining the City's capacity to make independent determinations for its future. Alachua's authority over its development process not only aligns with statutory mandates but serves the best interests of its residents by preserving local control and responsiveness in decision-making.

My client has enjoyed, and hopes to continue enjoying, a positive and productive relationship with the City. Our projects will benefit the City, its citizens, its businesses, and its environment. We appreciate the City's uncompromising adherence to the rule of law and common sense in this and future similar matters.

In light of these considerations, we urge that the Tara April project be promptly scheduled for approval at the December 10, 2024, hearing to satisfy statutory deadlines and support the City's growth trajectory. Any barriers to fulfilling this scheduling request should be communicated without delay, as timely action is essential for the project's viability and for the City's compliance with state law. Thank you for your attention to this request and for upholding the City's commitment to a fair, expedient review process that prioritizes both local autonomy and the public interest.

Thank you,



Jeff Childers

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

July 30, 2024

Sent by electronic mail to cvega@edafl.com

Claudia Vega, P.E.
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Public Hearings for Ben E. Keith Site Plan Application Tara April Special Exception Permit and Infrastructure Plan Applications

Dear Ms. Vega:

The City of Alachua has reviewed the revised applications and materials for a Special Exception Permit and Infrastructure Plan submitted on behalf of Tara Forest, LLC. The applications propose the construction of stormwater management facilities and other associated site improvements to provide stormwater quality treatment on a ±58.32 acre subject property, located on Tax Parcel Number 03020-000-000. Based upon a review of the revised applications, the City has determined that the applications can now be scheduled for public hearings.

The Special Exception Permit will require a public hearing before the Planning and Zoning Board (PZB) and is scheduled for the September 10, 2024 PZB Meeting. The Infrastructure Plan will require a public hearing before the City Commission and is tentatively scheduled for the October 7, 2024 City Commission Meeting (pending PZB action on the Special Exception Permit).

Prior to the PZB Meeting, you must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** Special Exception Permit application package, seven (7) sets of plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com. These materials must be submitted *no less than 10 business days prior to the meeting date* (no later than ***Tuesday, August 28, 2024***). Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than ***Tuesday, August 28, 2024***. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than ***Monday, September 9,***

2024). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, x 1602 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager (*by electronic mail*)
Rodolfo Valladares, PE, Assistant City Manager (*by electronic mail*)
Kathy Winburn, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)
Carson Crockett, AICP Candidate, Planner (*by electronic mail*)
Project File

Alachua County
Board of County Commissioners

Mary C. Alford, *Chair*
Charles S. Chestnut, IV, *Vice Chair*
Ken Cornell
Anna Prizzia
Marihelen Wheeler

Administration
Michele L. Lieberman
County Manager

October 15, 2024

hugh.Thomas@srwmd.org
Hugh Thomas, Executive Director
Suwannee River Water Management District
9225 CR 49
Live Oak, FL 32060

RE: Tara Forest West and Tara Phoenicia - Projects located near Mill Creek Sink, City of Alachua

Dear Mr. Thomas,

On behalf of the Alachua County Board of County Commissioners (BoCC), I respectfully urge you to have your staff further review and incorporate additional conditions into the proposed stormwater permit/ERP for Tara Forest West and Tara Phoenicia in order to adequately safeguard the Floridan aquifer, the Mill Creek Sink and Cave systems, and the downgradient springs on the Santa Fe River.

The I-75/US441 corridor between Alachua and High Springs is experiencing significant growth and development and it is critical that such development occur in a sustainable manner, using best engineering, landscaping, and management practices, to protect this area's vulnerable Floridan aquifer, caves, and springs systems. With the proper safeguards, the proposed development projects can serve as a model for development in karst sensitive areas and would better protect our valuable water resources.

Our environmental and planning staff are available and willing to sit down with District and City of Alachua staff to work on additional recommended conditions, safeguards, stormwater and site design strategies, including LID techniques to reduce the potential for harm to the Mill Creek system, the Floridan aquifer, and our drinking water.

Thank you for giving Alachua County the opportunity to provide input to address water resource concerns associated with these projects. We look forward to working with SRWMD and City of Alachua staff to ensure that these types of developments occur in a manner that protects these unique water resources.

If you have any questions, please do not hesitate to contact, Stephen Hofstetter, our Environmental Protection Department Director at shofstetter@alachuacounty.us or at (352) 264-6811.

Sincerely,

Mary C. Alford, Chair
Alachua County Commission
Chr25.002

xc: Alachua County Board of County Commissioners
Michele Lieberman, County Manager
Sylvia Torres, County Attorney
Gib Coerper, City of Alachua Mayor
Mike DaRoza, City Manager
Katherine Weitz, City of High Springs Mayor
Jeremy Marshall, City of High Springs City Manager

FOLDS WALKER, LLC

ATTORNEYS AT LAW

ALLISON E. FOLDS†
S. SCOTT WALKER‡

NORMAN BLEDSOE
A. DEREK FOLDS
KIERSTEN N. BALLOU
DANIELLE C. ADAMS

CLAY MARTIN, *Of Counsel*
SCOTT L. WHITAKER, *Senior Counsel*

527 E. UNIVERSITY AVENUE
GAINESVILLE, FL 32601
TELEPHONE (352) 372-1282
FACSIMILE (352) 375-9960
WWW.FOLDSWALKER.COM

† Certified Family and Circuit Civil Mediator
‡ Certified Family Mediator

October 1, 2024

Sylvia Torres, Esq.
County Attorney's Office
12 SE 1st Street
Gainesville, FL 32601

SENT VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Re: City of Alachua – Tara Forest Final Plat

Dear Sylvia,

I am writing on behalf of the City Commission of the High Springs, as they requested, to express their concerns regarding the site approval of the Tara Forest Final Plat in the City of Alachua. While the project is not located within the City of High Springs, as an affected third party, we believe that its development may have significant impacts on our community and the surrounding area.

The City is aware that the County has also expressed concerns regarding this project and would like to offer its support and resources as all parties navigate this issue. The City believes that collaboration between the County and affected municipalities will help to address potential challenges more effectively.

Additionally, our office sent a letter, dated August 23, 2024, to the City of Alachua declaring ourselves as a third-party intervenor at the hearing pertaining to the final site approval for the Tera Forest Final Plat. We also requested they include us on all future correspondence related to the matter and to provide our office with any procedural requirements for our participation as same. We have not received any correspondence from the City of Alachua.

In that regard, we propose setting up a time for city and county staff to discuss the matter in further detail. Please let us know if the County is amenable to this and feel free to contact our office or the City Manager, Jeremy Marshall, to arrange a suitable time for this meeting.

We look forward to your response and the opportunity to work together on this important issue.

Very Truly Yours,

FOLDS WALKER, LLC

S. Scott Walker, Esq.

cc: Marian Rush, Esq., City Attorney for the City of Alachua;
Jeremy Marshall, City Manager for the City of High Springs; Mayor and City Commissioners

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

July 30, 2024

Sent by electronic mail to cvega@edafl.com

Claudia Vega, P.E.
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Public Hearings for Ben E. Keith Site Plan Application Tara April Special Exception Permit and Infrastructure Plan Applications

Dear Ms. Vega:

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Prior to the PZB Meeting, you must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** Special Exception Permit application package, seven (7) sets of plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com. These materials must be submitted *no less than 10 business days prior to the meeting date* (no later than ***Tuesday, August 28, 2024***). Materials may be submitted earlier than this date.

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2024). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, x 1602 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager (*by electronic mail*)
Rodolfo Valladares, PE, Assistant City Manager (*by electronic mail*)
Kathy Winburn, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)
Carson Crockett, AICP Candidate, Planner (*by electronic mail*)
Project File

RE: Tara April

Sergio Reyes <sreyes@edafl.com>

Thu 7/25/2024 11:06 AM

To:Justin Tabor <ju_tabor@cityofalachua.org>;

Cc:Clay Sweger <csweger@edafl.com>; Claudia Vega <cvega@edafl.com>;

Sounds good, thank you.

Sergio Reyes, P.E.
President
SReyes@edafl.com
edafl.com

720 SW 2nd Ave
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

From: Justin Tabor <ju_tabor@cityofalachua.org>
Sent: Thursday, July 25, 2024 10:35 AM
To: Sergio Reyes <sreyes@edafl.com>
Cc: Clay Sweger <csweger@edafl.com>; Claudia Vega <cvega@edafl.com>
Subject: Re: Tara April

Good question. I think we can suffice with electronic only for now. We will need the standard 7 sets of plans and two copies of all other materials 2 weeks prior to PZB. I'll send a letter separately with further details.

City of ALACHUA
the good life community

JUSTIN TABOR
Principal Planner
386.418.6123
jtabor@cityofalachua.org
www.cityofalachua.org

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.

From: Sergio Reyes <sreyes@edafl.com>
Sent: Thursday, July 25, 2024 10:13:03 AM
To: Justin Tabor
Cc: Clay Sweger; Claudia Vega
Subject: RE: Tara April

Justin:

Thanks for quick response. How many copies of the materials do you need? I assume that you need hard copies and electronic submittal too.

Let me know. Thanks

Sergio Reyes, P.E.
President
SReyes@edafl.com
edafl.com

720 SW 2nd Ave
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

From: Justin Tabor <ju_tabor@cityofalachua.org>
Sent: Thursday, July 25, 2024 9:53 AM
To: Sergio Reyes <sreyes@edafl.com>
Cc: Clay Sweger <csweger@edafl.com>; Claudia Vega <cvega@edafl.com>
Subject: Re: Tara April

Sergio,

Since it is Mr. Moukhtara's intent to utilize the new processes established by the recent privately-initiated LDR text amendments, we needed to pause the review pending the creation of the new subdividers agreements and infrastructure plan agreements to implement the text amendments. That process concluded recently, which allowed the Tara Forest West preliminary plat to proceed with public hearings.

Through the development of the new agreements we have determined that an infrastructure plan agreement should not be necessary for Tara April since all improvements will be privately maintained. That said, we should be able to get the special exception on the September PZB and the infrastructure plan (pending approval of the special exception permit) to the Commission in October.

Could you please resubmit the application so we can make sure we have all documents in final form?

Thanks.

City of ALACHUA
the good life community

JUSTIN TABOR
Principal Planner
386.418.6123
jtabor@cityofalachua.org
www.cityofalachua.org

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From: Sergio Reyes <sreyes@edafl.com>
Sent: Thursday, July 25, 2024 7:35:33 AM
To: Justin Tabor
Cc: Clay Sweger; Claudia Vega
Subject: Tara April

Good Morning Justin:

What is status of Tara April permit? We re-submit back plans and supporting documentation in February of this year and we have not received any response or request for additional information.

Mr. Moukhtara informed us that his other projects have some level of approval (preliminary plat or final plats approval) and we would like to finalize Tara April.

Please let us know.

Thanks

Sergio Reyes, P.E.
President
SReyes@edafl.com
edafl.com

720 SW 2nd Ave
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

June 29, 2023

Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

Re: Planning Assistance Team (PAT) Summary: Tara April Special Exception Application

Dear Mr. Tabor:

The applicant's responses to the PAT review comments issued on June 26, 2023 are below.

1. Miscellaneous Clarifications

a. General Comment: The applicant proposes for the trail system to be constructed in three phases, however, the stormwater management facilities serving the property zoned Community Commercial will be constructed during Phase 1. Phase 2 proposes a connection to the Tara Forest West project and is thus contingent upon the approval and development of the Tara Forest West project in order for the interconnectivity between Tara Forest West and Tara April to be realized. Please provide further assurances within the conditions of the Special Exception addressing the phasing schedule and realization of Phase 2 and Phase 3 improvements.

RESPONSE: The Special Exception Master Plan (Condition #6) has been revised to better address the trail phasing schedule.

b. Page 4: the final paragraph of the Background states, "[a] related and fundamental part of the overall site design is to utilize the portion of the property with a Recreation and Agriculture zoning for a two-fold purpose…" Recreation is not a zoning category established by the City's LDRs. Revise accordingly.

RESPONSE: This paragraph has been revised to clarify the intent of this statement.

c. Page 6: The following statement conflicts with the standards for Special Exceptions as stated in Section 2.4.4(D): "It is the applicant's understanding that the City will review each Special Exception request individually and will consider approval based on the merits of the application and that the bar should be set high to permit such proposals in order to ensure a superior result in comparison to development that is allowed 'by right' without a Special Exception permit. It is is (sic) the applicant's that this application, which has been improved and enhanced based on input and discussions with City staff, will provide a 'win-win' condition for both the applicant and the residents of the City of Alachua and a (sic) overall superior result, which is the intent of this project proposal." Revise accordingly.

RESPONSE: This section has been revised to address the comment above.

d. Page 8: Clarify the following statement: "Proposed improvements that are above and beyond standard code requirements are again summarized below". Particularly: i. Trail network is being provided to fulfill the requirements of Section 4.3.2(I)(4) which requires an enhanced recreational functional use.

RESPONSE: This statement has been revised to provide further clarification.

ii. Implementation of FDOT stormwater treatment basins is required by Policy 1.3.h of the Comprehensive Plan Future Land Use Element prior to commercial development. The statement that granting the Special Exception Permit will 'expedite' the implementation of Policy 1.3.h is irrelevant to the application of the Special Exception Permit standards or the fulfillment of Policy 1.3.h.

RESPONSE: This statement has been revised to provide further clarification.

i. Clarify the following statement: "…the proposed Special Exception has been prepared to demonstrate consistency with the applicable sections of the Comprehensive Plan and Land Development Code. Specifically, the application is consistent with and will help implement Comprehensive Plan Policy 1.3.h…"

RESPONSE: This statement has been revised to provide further clarification.

ii. Clarify the following statement: "In addition to compliance with Comprehensive Plan and Land Development Code, the Special Exception, if approved by the City of Alachua, will allow for the implementation of the landowner's master plan, which will accomplish several objectives that are all supportive with and are interdependent upon each other and will provide a superior result to a standard 'by right' development limited in scope to just within the commercially-zoned property."

RESPONSE: This statement has been revised to provide further clarification.

d. Page 9: Clarify the following statement: "In summary, the proposed design elements indicated on the Special Exception Master Plan will provide a superior result to a standard 'by right' development limited in scope to just within the commercially zoned property. The Special Exception will provide pedestrian interconnectivity to a variety of public private uses that would otherwise not be linked, including the recently completed water quality improvement project and help showcase the City project to the public, will limit commercial uses that would be in proximity to the Mill Creek conservation area and will help expedite and make financially feasible the FDOT water quality improvements as indicated in Policy 1.3.h."

RESPONSE: This statement has been revised to provide further clarification.

e. Conclusion:

i. Clarify the following statement: "…the proposed Special Exception has been prepared to demonstrate consistency with the applicable sections of the Comprehensive Plan and Land Development Code. Specifically, the application is consistent with and will help implement Comprehensive Plan Policy 1.3.h…"

RESPONSE: This statement has been removed from this portion of the report.

ii. Clarify the following statement: "In addition to compliance with Comprehensive Plan and Land Development Code, the Special Exception, if approved by the City of Alachua, will allow for the implementation of the landowner's master plan, which will accomplish several objectives that are all supportive with and are interdependent upon each other and will provide a superior result to a standard 'by right' development limited in scope to just within the commercially-zoned property."

RESPONSE: This statement has been removed from this portion of the report.

f. Provide further information within the application regarding the existing wetland creek crossing that will be utilized, including pictures.

RESPONSE: eda has consulted with Verde Environmental regarding the following response that addresses this comment. The proposed creek crossing is at a very well-established stabilized road crossing that has been in place for many years. Attached photos are photos taken on June 27, 2023, that show the existing conditions at the crossing area. As can be seen, the crossing is completely dry, even after the extensive rainfall that has occurred over the previous several days. While this narrow crossing area was mapped in the environmental assessment as wetland, this area is disturbed & altered from its original condition. In comparison to the remainder of the wetland area, this crossing provides the lowest level of wetland function and minimal habitat value. The substrate has been altered through the addition of stone to stabilize the road bed, and the vegetation has been suppressed as a result of frequent truck traffic. Additionally, the crossing is situated where the wetland is at its narrowest. The proposed impact has been minimized, and the proposed activity is limited to a trail crossing and as such, is consistent with the applicable City Comprehensive Plan Policy 1.10.b and Alachua County ULDC Sec. 77.21 below:

Policy 1.10.b: The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, the City shall allow only minimal development activity in those areas designated as wetlands within this Comprehensive Plan and that such development activity comply with the following performance standards:

III. Limited development activity with impacts to isolated wetlands (and/or associated buffers) that meet all of the following conditions:

a. Less than .25 acres in size; and,

b. Determined to be of poor quality by a certified environmental specialist; and,

c. The applicant has demonstrated that every reasonable step has been taken to minimize impact to wetland; and,

d. The applicant has provided for appropriate on-site or off-site mitigation for impact to wetland. Limited development activity includes, but is not limited to, park amenities such as trails or boardwalks, minimum necessary roadways and/or sidewalks for access or internal site connectivity, and underground utility line crossings.

Sec. 77.21. Exemptions.

(a) The following activities are allowed on regulated surface waters, wetlands, and wetland buffers, subject to municipal regulations, if any, and any specified limitations, restrictions, and conditions:

(2) Minor nature trails. Construction and maintenance of public or private nature trails no greater than ten feet in width, including boardwalks and foot bridges, provided that no more dredging or filling is performed than necessary to install, repair, or replace pilings.

2. Special Exception Notes on Special Exception Master Plan

a. Condition 3 is an incomplete sentence. Revise accordingly.

RESPONSE: Condition #3 has been revised to complete the sentence.

b. Add the following to Note 3: Points of access shall be approved by City Staff during review of a development plan (e.g., site plan or other applicable development review process).

RESPONSE: This language has been added to Note / Condition #3.

c. Add the following to Note 4: The internal pedestrian network shall be approved by City Staff during review of a development plan (e.g., site plan or other applicable development review process).

RESPONSE: This language has been added to Note #4.

d. Condition 8 conflicts with provisions of the LDRs and there must be removed.

RESPONSE: This condition has been removed from the Master Plan.

3. Response to Section 2.4.4(D)

a. In response to Section 2.4.4(D)(4):

i. Clarify the statement that "the approval of the Special Exception will help improve existing water quality conditions from Interstate 75." The Special Exception Permit is not required in order for the water quality treatment standards as set forth in Policy 1.3.h of the Comprehensive Plan Future Land Use Element to be implemented.

RESPONSE: This statement has been removed from the report.

ii. The following statement is irrelevant to the standard and therefore should be removed: "The proposed stormwater in Agriculture zoning (per Special Exception) will allow for adquate (sic) (sic) revenue to make it financially feasible to construct the sizable on-site FDOT stormwater runoff area that (when constructed) will improve water quality of a portion of the interstate road runoff before it enters the Mill Creek system. Also, the Special Exception proposes to eliminate several commercial uses that could be potentially incompatible with the Mill Creek system, thereby providing further environmental protection beyond what is otherwise allowed in the City LDR's by right."

RESPONSE: This statement has been removed from the report.

b. In response to Section 2.4.4(D)(6): Response primarily addresses public facility impacts and water treatment rather than the specified standard.

RESPONSE: This section has been revised to address the comment above.

c. In response to Section 2.4.4(D)(7):

i. The following statements are irrelevant to the standard and should therefore be removed:

(a) "The Special Exception Master Plan will accomplish several objectives that are all supportive with and are interdependent upon each other. The proposed stormwater in Agriculture zoning (per Special Exception) will allow for adquate (sic) space for commercial development that will generate adquate (sic) revenue to make it financially feasible to construct the sizable on-site FDOT stormwater runoff area that (when constructed) will improve water quality of a portion of the interstate road runoff before it enters the Mill Creek system."

RESPONSE: This statement has been removed from the report.

(b) "The proposed design elements indicated on the Special Exception Master Plan will provide a superior result to a standard 'by right' development limited in scope to just within the commercially zoned property. The Special Exception will provide pedestrian interconnectivity to a variety of public private uses that would otherwise not be linked, including the recently completed water quality improvement project and help showcase the City project to the public, will limit commercial uses that would be in proximity to the Mill Creek conservation area and will help expedite and make financially feasible the FDOT water quality improvements as indicated in Policy 1.3.h."

RESPONSE: This statement has been removed from the report.

(c) "Also, the Special Exception proposes to eliminate several commercial uses, thereby providing further enviornmental (sic) protection beyond what is otherwise allowed in the City LDR's by right."

RESPONSE: This statement has been removed from the report.


Photo submitted by applicant's agent, eda consultants, inc., in June 29, 2023 response to staff comment f., issued in staff comments to applicant on June 23, 2023. This comment added for clarity by City staff.


Photo submitted by applicant's agent, eda consultants, inc., in June 29, 2023 response to staff comment f., issued in staff comments to applicant on June 23, 2023. This comment added for clarity by City staff.


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Photo submitted by applicant's agent, eda consultants, inc., in June 29, 2023 response to staff comment f., issued in staff comments to applicant on June 23, 2023. This comment added for clarity by City staff.


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Photo submitted by applicant's agent, eda consultants, inc., in June 29, 2023 response to staff comment f., issued in staff comments to applicant on June 23, 2023. This comment added for clarity by City staff.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 26, 2023

Sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Project Assistance Team (PAT) Review: Tara April Special Exception Permit Application

Dear Mr. Sweger:

On May 30, 2023, the City of Alachua received your revised application for a Special Exception Permit on behalf of Tara Forest, LLC. The application proposes to allow the placement of a minor utility (stormwater management facilities) in the Agricultural (A) zoning district that would support development located within the Community Commercial (CC) zoning district on Tax Parcel Number 03020-000-000. The revised application received on May 30, 2023 was submitted to address the completeness review comments issued to you in a letter dated May 4, 2022.

The application has been reviewed by the City's Project Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to review these comments can be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Wednesday, July 12, 2023**. Materials may be submitted electronically to the project planner (no printed copies are required).

Please address the following:

1. *Miscellaneous Clarifications*
   a. General Comment: The applicant proposes for the trail system to be constructed in three phases, however, the stormwater management facilities serving the property zoned Community Commercial will be constructed during Phase 1. Phase 2 proposes a connection to the Tara Forest West project and is thus contingent upon the approval and development of the Tara Forest West project in order for the interconnectivity between Tara Forest West and Tara April to be realized. Please provide further assurances within the conditions of the Special Exception addressing the phasing schedule and realization of Phase 2 and Phase 3 improvements.

b. Page 4: the final paragraph of the Background states, "[a] related and fundamental part of the overall site design is to utilize the portion of the property with a Recreation and Agriculture zoning for a two-fold purpose…" Recreation is not a zoning category established by the City's LDRs. Revise accordingly.
c. Page 6: The following statement conflicts with the standards for Special Exceptions as stated in Section 2.4.4(D): "It is the applicant's understanding that the City will review each Special Exception request individually and will consider approval based on the merits of the application and that the bar should be set high to permit such proposals in order to ensure a superior result in comparison to development that is allowed 'by right' without a Special Exception permit. It is is (sic) the applicant's that this application, which has been improved and enhanced based on input and discussions with City staff, will provide a 'win-win' condition for both the applicant and the residents of the City of Alachua and a (sic) overall superior result, which is the intent of this project proposal." Revise accordingly.
d. Page 8: Clarify the following statement: "Proposed improvements that are above and beyond standard code requirements are again summarized below". Particularly:
    i. Trail network is being provided to fulfill the requirements of Section 4.3.2(I)(4) which requires an enhanced recreational functional use.
    ii. Implementation of FDOT stormwater treatment basins is required by Policy 1.3.h of the Comprehensive Plan Future Land Use Element prior to commercial development. The statement that granting the Special Exception Permit will 'expedite' the implementation of Policy 1.3.h is irrelevant to the application of the Special Exception Permit standards or the fulfillment of Policy 1.3.h.
d. Page 9: Clarify the following statement: "In summary, the proposed design elements indicated on the Special Exception Master Plan will provide a superior result to a standard 'by right' development limited in scope to just within the commercially zoned property. The Special Exception will provide pedestrian interconnectivity to a variety of public private uses that would otherwise not be linked, including the recently completed water quality improvement project and help showcase the City project to the public, will limit commercial uses that would be in proximity to the Mill Creek conservation area and will help expedite and make financially feasible the FDOT water quality improvements as indicated in Policy 1.3.h."
e. Conclusion:
    i. Clarify the following statement: "…the proposed Special Exception has been prepared to demonstrate consistency with the applicable sections of the Comprehensive Plan and Land Development Code. Specifically, the application is consistent with and *will help implement* Comprehensive Plan Policy 1.3.h…"
    ii. Clarify the following statement: "In addition to compliance with Comprehensive Plan and Land Development Code, the Special Exception, if approved by the City of Alachua, will allow for the implementation of the landowner's master plan, which will accomplish several objectives that are all supportive with and are interdependent upon each other and will provide a superior result to a standard 'by right' development limited in scope to just within the commercially-zoned property."

f. Provide further information within the application regarding the existing wetland creek crossing that will be utilized, including pictures.

2. *Special Exception Notes on Special Exception Master Plan*
   a. Condition 3 is an incomplete sentence. Revise accordingly.
   b. Add the following to Note 3: Points of access shall be approved by City Staff during review of a development plan (e.g., site plan or other applicable development review process).
   c. Add the following to Note 4: The internal pedestrian network shall be approved by City Staff during review of a development plan (e.g., site plan or other applicable development review process).
   d. Condition 8 conflicts with provisions of the LDRs and there must be removed.

3. *Response to Section 2.4.4(D)*
   a. In response to Section 2.4.4(D)(4):
      i. Clarify the statement that "the approval of the Special Exception will help improve existing water quality conditions from Interstate 75." The Special Exception Permit is not required in order for the water quality treatment standards as set forth in Policy 1.3.h of the Comprehensive Plan Future Land Use Element to be implemented.
      ii. The following statement is irrelevant to the standard and therefore should be removed: "The proposed stormwater in Agriculture zoning (per Special Exception) will allow for adquate (sic) (sic) revenue to make it financially feasible to construct the sizable on-site FDOT stormwater runoff area that (when constructed) will improve water quality of a portion of the interstate road runoff before it enters the Mill Creek system. Also, the Special Exception proposes to eliminate several commercial uses that could be potentially incompatible with the Mill Creek system, thereby providing further environmental protection beyond what is otherwise allowed in the City LDR's by right."
   b. In response to Section 2.4.4(D)(6): Response primarily addresses public facility impacts and water treatment rather than the specified standard.
   c. In response to Section 2.4.4(D)(7):
      i. The following statements are irrelevant to the standard and should therefore be removed:
         (a) "The Special Exception Master Plan will accomplish several objectives that are all supportive with and are interdependent upon each other. The proposed stormwater in Agriculture zoning (per Special Exception) will allow for adquate (sic) space for commercial development that will generate adquate (sic) revenue to make it financially feasible to construct the sizable on-site FDOT stormwater runoff area that (when constructed) will improve water quality of a portion of the interstate road runoff before it enters the Mill Creek system."
         (b) "The proposed design elements indicated on the Special Exception Master Plan will provide a superior result to a standard 'by right' development limited in scope to just within the commercially zoned property. The Special Exception will provide pedestrian interconnectivity to a variety of public private uses that

would otherwise not be linked, including the recently completed water quality improvement project and help showcase the City project to the public, will limit commercial uses that would be in proximity to the Mill Creek conservation area and will help expedite and make financially feasible the FDOT water quality improvements as indicated in Policy 1.3.h."

(c) "Also, the Special Exception proposes to eliminate several commercial uses, thereby providing further enviornmental (sic) protection beyond what is otherwise allowed in the City LDR's by right."

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, Planner *(by electronic mail)*
Sayed Moukhtara, Tara Forest, LLC *(by electronic mail)*
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 5, 2023

Sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Ave, South Tower
Suite 300
Gainesville, FL 32601

RE: LDR Administrator Interpretation: Land Development Regulations Text – Application of Section 4.3.2(I)(4)(a)(iii) of the LDRs for Tara April Special Exception Permit & Infrastructure Plan Applications

Dear Mr. Sweger:

On March 21, 2023 the City of Alachua Planning & Community Development Department received your application for an Interpretation of the Land Development Regulation (LDR) Administrator pursuant to Section 2.4.19 of the City's LDRs. This application requests an interpretation of the text of the LDRs by the LDR Administrator. Specifically, it requests an interpretation of the application of Section 4.3.2(I)(4)(a)(iii) of the LDRs with respect to the Tara April project.

The Tara April Infrastructure Plan, among other improvements, proposes the construction of stormwater management facilities located in the Agricultural (A) zoning district that would support future development of adjacent lands zoned Community Commercial (CC).

A stormwater management facility is identified in Article 10 of the LDRs as a minor utility. A minor utility is defined in Article 10 of the LDRs as (emphases added): "*infrastructure services that need to be located in or near the neighborhood or use type where the service is provided. Examples of minor utilities include water and sewage pump stations, distribution electric substations, as defined in F.S. § 163.3208, stormwater retention and detention facilities, telephone exchanges, and surface transportation stops such as bus stops.*"

In instances where a stormwater management facility is proposed within a zoning district that is less intense that the zoning district of the proposed use, Section 4.3.2(I)(4) of the LDRs requires the development to receive approval of a Special Exception Permit and for the stormwater management facility to meet specified criteria. Section 4.3.2(I)(4)(a) states:

(4) *Utility, minor.* A minor utility use shall comply with the following standards:

(a) *Location.* Be located within reasonable proximity of the area to be served. Stormwater detention and retention facilities may be permitted by special exception permit on properties with less intense zoning district designations under common ownership, subject to the following requirements:

(i) The zoning designation of the location of the stormwater detention and retention facility allows minor utilities; and,

(ii) The stormwater detention and retention facility meets the compatibility requirements as set forth in Subsection 4.3.2(I)(4)(b); and

(iii) The stormwater detention and retention facility provides an enhanced natural (e.g., increased topographic relief, vegetative diversity, etc.) or recreational (e.g., perimeter trail, boardwalk, interpretive kiosk, etc.) functional use.

(b) *Compatibility.* Provide adequate setbacks, screening and buffering around the perimeter of the proposed use if it is deemed necessary to ensure land use compatibility with surrounding uses.

(c) *Exemptions.* The provisions of this subsection shall not be applicable when the differing zoning designations are both classified as residential districts or are both classified as business districts, as categorized in Table 3.1-1, Establishment of Base Zone Districts. Stormwater detention and retention facilities serving residential districts shall be permitted in business districts without special exception if included as part of a master stormwater permit or common development plan.

Staff and the applicant have worked collectively through the review of the Tara April Special Exception Permit to ensure that the purpose and intent of Section 4.3.2(I)(4)(a)(iii) will be achieved. The applicant proposes the incorporation of recreational features that will connect the Tara April project to the Tara Forest West project via a recreational trail and boardwalk at an existing wetland crossing as well as a connection from the Tara April project to the nearby City Mill Creek Stormwater Enhancement Area located to the south. The applicant also proposes an interpretive kiosk at the City Mill Creek Stormwater Enhancement Area.

Upon reviewing the LDR Interpretation request and the conceptual site plan for Tara April, prepared by EDA Consultants, Inc., and dated 2/3/23, the LDR Administrator hereby finds that the proposed improvements as shown on the conceptual site plan submitted as an exhibit to the Special Exception Permit application (attached) will fulfill the requirement of Section 4.3.2(I)(4)(a)(iii) to provide an 'enhanced recreational functional use' for the project. This approval does not eliminate the requirement to comply with all other applicable provisions of the City's LDRs, including but not limited to Sections 2.4.4(D), 2.4.4(E), 2.4.9(E)(2), and 2.4.9(F).

If you have any questions related to this interpretation, please contact the Planning & Community Development Department at 386-418-6121.

Sincerely,

Mike DaRoza
City Manager / LDR Administrator

Attachment

c: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 23, 2023

Sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Ave, South Tower
Suite 300
Gainesville, FL 32601

RE: Review of Tara April Special Exception Permit Application

Dear Mr. Sweger:

On November 8, 2022 City of Alachua Staff received your revised application for a Special Exception Permit on behalf of Tara Forest, LLC. The application proposes to allow the placement of a minor utility (stormwater management facilities) in the Agricultural (A) zoning district that would support development located within the Community Commercial (CC) zoning district on Tax Parcel Number 03020-000-000.

A letter was sent to you, dated September 22, 2022, advising you that an evaluation of the application's compliance with the applicable provisions of the LDRs, including but not limited to Sections 2.4.4(A), 2.4.4(D), and 4.3.2(I)(4), cannot be made without also considering an associated development plan. Additionally, the September 22, 2022 letter advised you that Section 2.4.4(D)(7) requires a Site Plan or Preliminary Plat to be prepared and to demonstrate how the proposed special exception use complies with all other standards of Section 2.4.4(D). A 'conceptual site plan' was submitted with the materials received on November 8, 2022. However, this 'conceptual site plan' does not fulfill the requirements of Section 2.4.9 nor does it fulfill the requirements of Section 2.4.4(D)(7).

In addition to compliance with Section 2.4.4(D)(7), at a meeting held on January 26, 2023 Staff expressed concerns regarding the proposal of the Special Exception Permit Application to restrict the permitted uses on the commercially zoned property but not identify the specific use which shall exist on this property. Staff further indicated to you that this approach does not demonstrate that the stormwater management facilities will provide an ***enhanced*** recreational ***functional*** use as required by Section 4.3.2(I)(4)(a)(iii). As stated during the January 26, 2023 meeting, the specific use proposed must be known in order to evaluate that an enhanced functional recreational use will be created by the proposed development plan.

Therefore, as stated in the September 22, 2022 letter and discussed in our meeting held on January 26, 2023, the review of a Special Exception Permit application proposing stormwater management facilities in the Agricultural (A) zoning district and supporting development within

the Community Commercial (CC) zoning district cannot proceed until a Site Plan proposing a specific development is submitted to the City for review.

While a complete review of the Special Exception Permit application cannot be conducted until these matters are resolved, Staff would also like to discuss with you the proposed dedication of land to the City as part of the Special Exception Permit application. Please contact us at your convenience to set a time for this discussion.

If you have any questions, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Sayed Moukhtara, Tara Forest, LLC *(by electronic mail)*
Project File

December 22, 2022

Sayed Moukhtara
Tara Forest LLC
7717 NW 20th Lane
Gainesville, FL 32605

SUBJECT: Permit Number ERP-001-241954-1
Tara April

Dear Sayed Moukhtara:

Enclosed is your ERP Individual Permit issued by the Suwannee River Water Management District on December 20, 2022. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Noticing Your Permit:
For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become nonfinal and any activities that you choose to undertake pursuant to your permit will be at your own risk.

Compliance with Permit Conditions:
To submit your required permit compliance information, go to the District's website at https://permitting.sjrwmd.com/srepermitting/jsp/start.jsp. Click to sign-in to your existing account or to create a new account. Select the "Apply/Submit" tab, select "Submit Compliance Data", enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select "the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at floridaswater.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Resource Management Division at (386) 362-1001.

Compliance with Other Permitting Programs:
This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any construction, alteration, operation, maintenance, removal or abandonment authorized by this permit.

The Suwannee River Water Management District did not issue a National Pollutant Discharge Elimination System (NPDES) permit for this project. If this project meets the thresholds such that a NPDES permit is required, you must apply to the Florida Department of Environmental Protection directly. More information about NPDES permits may be found online at

https://floridadep.gov/water/stormwater. **Failure to obtain a NPDES permit prior to construction could subject you to enforcement action by that agency.**

For projects which involve wetlands or surface waters, the Suwannee River Water Management District did not issue a federal authorization for use or impacts to wetlands under federal jurisdiction, this project. Therefore, you must apply directly to the US Army Corps of Engineers (USACE). More information about USACE permitting may be found online at https://www.saj.usace.army.mil/. **Failure to obtain USACE authorization prior to construction could subject you to federal enforcement action by that agency.**

Transferring Your Permit:

Your permit requires you to notify the District in writing within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit".

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact us at (386) 362-1001.

Sincerely,

Tim Alexander
Deputy Executive Director

Enclosures: Permit

cc: District Permit File

ERP Individual Permit

PERMITTEE:
Sayed Moukhtara
Tara Forest LLC
7717 NW 20th Lane
Gainesville, FL 32605

PERMIT NUMBER: ERP-001-241954-1
DATE ISSUED: December 20, 2022
DATE EXPIRES: December 20, 2027
COUNTY: Alachua
TRS: S4 T8S R18E

PROJECT: Tara April

Upon completion, the approved entity to which operation and maintenance maybe transferred pursuant to rule 62-330.310 and 62-330.340 or 40B-4.1130, Florida Administrative Code (F.A.C) shall be:

Sayed Moukhtara
Tara Forest LLC
7717 NW 20th Lane
Gainesville, FL 32605

Based on the information provided to the Suwannee River Water Management District (District), the above mentioned project has met the conditions of issuance as found in subsection 62-330.301, subsections 62-330.407 through 62-330.635, or subsection 40B-4.3030, F.A.C. The permit is hereby in effect for the activity description below:

This permit authorizes the construction operation, and maintenance of a stormwater management system to serve a total of 8.37 acres of future impervious surfaces and 13.51 acres of existing impervious surfaces. The project shall be constructed in a manner consistent with the application package, plans, and calculations submitted and certified by Claudia Vega, P.E. and Meagan Dickey, EDA on or before December 16, 2022.

As the permittee and/or operation and maintenance entity, it is your responsibility to ensure that adverse off-site impacts do not occur either during or after the construction. Any additional construction or alterations not authorized by this permit may result in flood control or water quality problems both on and off site and will be a violation of District rule.

You and any other substantially affected persons are entitled to request an administrative hearing or mediation. Please refer to the enclosed notice of rights.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in paragraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

    a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — “Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit” [Form 62-330.310(3)]; or

    b. For all other activities — “As-Built Certification and Request for Conversion to Operational Phase” [Form 62-330.310(1)].

    c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

    a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

    b. Within 30 days of submittal of the as- built certification, the permittee shall submit “Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity” [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

    a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in chapter 62-330, F.A.C.;

    b. Convey to the permittee or create in the permittee any interest in real property;

    c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

    d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under chapters 253 and 258, F.S. Written authorization that requires formal execution by the

Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

    a. Immediately if any previously submitted information is discovered to be inaccurate; and

    b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the

permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with section 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. This permit does not authorize the permittee to cause any adverse impact to or “take” of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of “take” and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

20. Operation and maintenance of the surface water management system shall be the responsibility of the permittee until such time as those responsibilities are transferred to the approved association. Prior to the association assuming operation and maintenance responsibilities, permittee shall request transfer to operation and maintenance entity.

21. Prior to a dedication or transfer of all or any part of the common properties which is directly or indirectly related to the surface water management system, the dedication or approval of the transfer must be authorized by the District through modification of any and all permits or authorizations issued by the District. Such modifications shall be made under the lawfully adopted rules of the District in effect at the time of application for modification.

22. Permittee shall submit to the District within 30 days of issuance of permit, proof that the Articles of Incorporation have been filed with the Secretary of State and that the corporation is in good standing.

23. Permittee shall submit to the District within 30 days of issuance of permit, proof that all surface water management systems are located on the common areas and that the common areas are owned or controlled by the homeowner's association.

24. Prior to the sale of any lot or parcel, the permittee must record Declarations of Covenants and Restrictions which include a restriction on the real property pursuant to section 704.06, F.S.; prohibiting all construction including clearing, dredging, or filling, except that which is specifically authorized by Environmental Resource permit, within the conservation areas delineated on the final plans and/or mitigation proposal approved by the District.

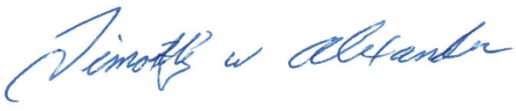
25. Prior to the Permittee seeking to transfer the operation and maintenance to a Homeowner's Association, the Permittee must demonstrate to the reasonable satisfaction of the Suwannee River Water Management District that over twenty-four (24) consecutive months have passed since the active operation of the Homeowner's Association commenced and the Permittee shall demonstrate to the Suwannee River Water Management District's satisfaction that the Homeowner's Association is an active, ongoing concern which the Permittee shall establish by submitting copies of all minutes

of meetings of members of the Association, the board of directors, copies of all operation and maintenance expenses incurred and documentation showing that all assessments that were levied have been collected and such other documentation as the Suwannee River Water Management District may reasonably deem necessary to establish that the Homeowner's Association is an active, functioning and ongoing concern.

26. The permittee shall include the finished floor elevations for the lots and the wetland delineation lines on the final subdivision plat and shall submit a copy of the final, approved plat to the District following recordation.

WITHIN 30 DAYS AFTER COMPLETION OF THE PROJECT, THE PERMITTEE SHALL NOTIFY THE DISTRICT, IN WRITING, THAT THE FACILITIES ARE COMPLETE.

AUTHORIZED BY: Suwannee River Water Management District

By: 

Tim Alexander
Deputy Executive Director

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 22, 2022

Also sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Ave, South Tower
Suite 300
Gainesville, FL 32601

RE: Review of Tara April Special Exception Permit Application

Dear Mr. Sweger:

City of Alachua Staff has reviewed your application for a Special Exception Permit on behalf of Tara Forest, LLC. The application proposes to allow the placement of a minor utility (stormwater management facilities) in the Agricultural (A) zoning district that would support development located within the Community Commercial (CC) zoning district on Tax Parcel Number 03020-000-000.

Upon review of the application and with consideration to the requirements of the City's Land Development Regulations (LDRs), Staff finds that an evaluation of the application's compliance with the applicable provisions of the LDRs, including but not limited to Sections 2.4.4(A), 2.4.4(D), and 4.3.2(I)(4), cannot be made without also considering an associated development plan. Furthermore, Section 2.4.4(D)(7) requires a Site Plan or Preliminary Plat to be prepared and to demonstrate how the proposed special exception use complies with all other standards of Section 2.4.4(D).

Therefore, review of a Special Exception Permit application proposing stormwater management facilities in the Agricultural (A) zoning district and supporting development within the Community Commercial (CC) zoning district cannot proceed until a Site Plan proposing a specific development is submitted to the City for review.

If you have any questions, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Sayed Moukhtara, Tara Forest, LLC *(by electronic mail)*
Project File

City of Alachua

MAYOR GIB COERPER
Vice Mayor Jennifer Blalock
Commissioner Shirley Green Brown
Commissioner Dayna Miller
Commissioner Ed Potts

OFFICE OF THE CITY MANAGER
MIKE DAROZA

September 14, 2022

Sayed Moukhtara
7717 NW 20th Lane
Gainesville, Florida 32605

RE: TARA FOREST WEST, TARA APRIL, AND TARA PHOENICIA (PROJECTS)

Dear Mr. Moukhtara:

This letter is a follow-up to my letter dated June 29, 2022, (the "Letter"), and the meeting on August 18, 2022 (the "Meeting"), between you and your agents and City of Alachua ('City") staff ("Staff"), regarding the above referenced Projects.

A copy of the attendance sheet from the Meeting is attached. The purpose of the Meeting, as pointed out in the Letter, was to inform you of potential issues related to the Projects that have come to Staff's attention as individual applications have been submitted to the City as these issues may impact the viability of the Projects.

During the Meeting, Staff pointed out issues regarding the development of the Projects in relation to the environmentally-sensitive area known as Mill Sink, which is part of an underground cave system located in geographic areas potentially impacted by the Projects.

There was also discussion during the meeting that in the past, development which might have any impact to the cave system has been of great concern to the public, Alachua County and organizations involving "cave divers," resulting in litigation.

Staff was pointing out some of the potential impacts. The meeting was not meant to be an in-depth discussion of any of the Projects. It was simply to bring to your attention impediments so as not to mislead you regarding the success of any of these applications.

No feedback was received at the meeting indicating any interest on your part to reconsider aspects of pending applications. Therefore, Staff is continuing to review the pending applications now that you have been informed of some of the initial impediments with them.

All questions regarding any of these development applications should be directed to the City of Alachua Planning & Community Development Department.

Sincerely,



Mike DaRoza
City Manager
City of Alachua

cc: Kathy Winburn, Planning & Community Development Director
Rodolfo Valladares, Public Services Director
Justin Tabor, AICP, Principal Planner
Adam Hall, AICP, Principal Planner

City of Alachua

MAYOR GIB COERPER
Vice Mayor Jennifer Blalock
Commissioner Shirley Green Brown
Commissioner Dayna Miller
Commissioner Edward Potts

OFFICE OF THE CITY MANAGER
MIKE DAROZA

June 29, 2022

Sayed Moukhtara
7717 NW 20th Lane
Gainesville, Florida 32605

RE: TARA FOREST WEST, TARA APRIL & TARA PHOENICIA

Dear Mr. Moukhtara:

This letter is in regards to the above referenced projects.

It has come to the attention of City staff ("Staff") during the review of development applications involving the above three referenced projects that were submitted at various times, that numerous aspects and requirements for them are inextricably intertwined or dependent on other prerequisites before they can be considered for final approval. In other words, none of the above projects stands on their own merit, but instead, they are dependent on the approval of the other applications.

As such, Staff, including Planning & Community Development and Public Services, will not be proceeding with further review of each of these projects in their current form, as it does not appear that any of them can receive ultimate final approval standing individually on their own merit. As Staff has been reviewing the viability of the above referenced projects, the interdependency of one project on the other or on other applications has become readily apparent. Staff does not wish to mislead any applicant regarding the success of an application.

If you wish to discuss the above, a meeting with City staff can be arranged.

Regards,

Mike DaRoza
City Manager

Cc: Kathy Winburn, Planning & Community Development Director
Rodolfo Valladares, Public Services Director
Justin Tabor, AICP, Principal Planner
Adam Hall, AICP, Principal Planner

Aug. 18, 2022 - Meeting

City of Alachua

Adam Hall	Planning
Marian B. Rush	city attorney
MIKE DAROZA	CITY MANAGER
Kathy Winburn	Planning
Justin Tabor	Planning

Applicant

Adam Boukar

JAY BROWN, JBPRO

CHRIS POTTS, JBPro

COLE BARNETT, SALTER FEIBER, PA

DENISE HUTSON, SALTER FEIBER, PA

SAYED MOUKHTARA

SILVIA MOUKHTARA

Clay Sweger, eda

SERGIO REYES, eda

RE: Tara April Special Exception

Clay Sweger <csweger@edafl.com>

Thu 6/16/2022 11:11 AM

Tara April Infrastructure Plan

To:'Justin Tabor' <jtabor@cityofalachua.org>;

Cc:Kathy Winburn <kwinburn@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Sergio Reyes <sreyes@edafl.com>;

Good Morning, Justin:

Understood. At this time, we'd like to request a time to sit with your team to discuss the application, issues / opportunities and an approach moving forward. We'd like to have this conversation before official City comments are released. What is your availability next week to meet? Please let us know.

Thank you very much -

Clay Sweger, AICP, LEED AP
Principal / Director of Planning
csweger@edafl.com
edafl.com

720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Monday, June 13, 2022 5:15 PM
To: Clay Sweger <csweger@edafl.com>
Cc: Kathy Winburn <kwinburn@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Sergio Reyes <sreyes@edafl.com>
Subject: Re: Tara April Special Exception

Clay,

As you know, this application is unique and there are concerns about policy direction that must be discussed and coordinated with both the Executive Department and with legal. We have met internally to review the request and will provide a response from the PAT as soon as possible.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

City Hall Hours of Operation
Monday - Thursday, 7:30 AM - 6:00 PM

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.

From: "Clay Sweger" <csweger@edafl.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>, "Adam Hall" <ad_hall@cityofalachua.org>
Cc: "Sergio Reyes" <sreyes@edafl.com>
Sent: Thursday, June 9, 2022 9:05:31 AM
Subject: Tara April Special Exception

Good Morning, Justin & Adam:

Our client has asked us to inquire as to the status of this project review? When you have a moment, will you please advise?

Thank you very much -

Clay Sweger, AICP, LEED AP
Principal / Director of Planning
csweger@edafl.com
edafl.com

720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, Florida 32601
(352) 373-3541

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Should there still be any question on the origin of this email, contact the IT Department immediately.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 4, 2022

Also sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Ave, South Tower
Suite 300
Gainesville, FL 32601

RE: Completeness Review: Tara April Special Exception Permit Application

Dear Mr. Sweger:

On April 28, 2022, the City of Alachua received your application for a Special Exception Permit on behalf of Tara Forest, LLC. The application proposes to allow the placement of a minor utility (stormwater management facilities) in the Agricultural (A) zoning district that would support development located within the Community Commercial (CC) zoning district on Tax Parcel Number 03020-000-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, contingent upon receiving the information as noted below. Please provide materials addressing the comments below by **5:00 PM on Thursday, May 12, 2022**. With the exception of mailing labels, all materials may be submitted by email to the project planner.

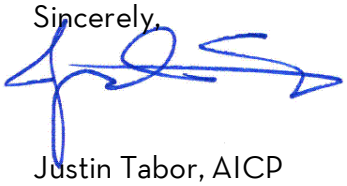
The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be sent to you under separate cover.

Please address the following:

1. **Special Exception Permit Application Attachment #2.g., Site Plan:** Section 2.4.4(D)(7) requires a site plan (Section 2.4.9) or preliminary plat (Section 2.4.10(G)(3)) to be prepared and to demonstrate how the proposed special exception use complies with the other standards of this Section 2.4.4(D). Please submit the infrastructure plan from the companion Tara April Infrastructure Plan application to fulfill this requirement, as infrastructure plans are a subset of Section 2.4.9.

If you have any questions, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Sayed Moukhtara, Tara Forest, LLC *(by electronic mail)*
Project File

PSE22-0002 | TARA APRIL
SPECIAL EXCEPTION PERMIT
REVISED STAFF RECOMMENDED CONDITIONS

CONDITIONS

1. The applicant acknowledges and agrees that the applicant shall install an interpretive kiosk at the City Water Improvement Project Site (Mill Creek Stormwater Enhancement Area) with the location of the kiosk to be determined by the City of Alachua, in its sole discretion. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
2. The applicant acknowledges and agrees that the following uses shall be prohibited on the land zoned Community Commercial and located on Tax Parcel Number 03020-000-000: gasoline sales; general industrial service (principal use); laundry, dry cleaning, and carpet cleaning (principal use); tire sales and mounting (principal use); parking lot (principal use); and park and ride facilities. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
3. The applicant acknowledges and agrees that at least two (2) points of access from the proposed trail network to the future commercial development area (with trail signage) will be provided with the exact location determined at the time of development plan review for the commercial area. Points of access shall be approved by City staff during the review of a development plan (e.g., Site Plan or other applicable development review process). This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
4. The applicant acknowledges and agrees that future commercial development shall be required to provide internal pedestrian network (sidewalk) connections to the adjacent trail network. The internal pedestrian network shall be approved by City staff during the review of a development plan (e.g., Site Plan or other applicable development review process). This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
5. The applicant acknowledges and agrees that the construction of the trail network shown on the plans shall occur with the construction of the interconnected basin system. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
6. The applicant acknowledges and agrees that the parking area shall be temporary and shall remain in place until permanent parking is constructed as part of the future commercial development presently located on Tax Parcel number 03020-000-000. The temporary parking shall be an unpaved, stabilized surface. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.

7. The applicant acknowledges and agrees that the applicant and owner will obtain all other applicable local, state, and federal permits before the commencement of site work. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
8. The applicant acknowledges and agrees that to ensure the continued compliance with the City of Alachua Comprehensive Plan and Land Development Regulations, the development order authorizing this special exception permit shall be recorded in the public records of Alachua County, Florida, and shall run with the land. The applicant further acknowledges and agrees that the applicant shall be responsible for all costs associated with recording the development order in the public records of Alachua County, Florida. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
9. The applicant acknowledges and agrees that the development order for special exception PSE22-0002 will not take effect until the work outlined in the Apex Companies, LLC recommendations, attached hereto as Exhibit "A," is completed.
10. The applicant acknowledges and agrees that the stormwater management facilities for Tara April will be re-engineered prior to the development order for special exception PSE22-0002 taking effect, should the results of the geophysical evaluation and geologic testing necessitate it.
11. The applicant acknowledges and agrees that Conditions 1 – 10 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the special exception permit shall comply with Conditions 1 –11 as stated herein.

EXHIBIT “A”
TO
PSE22-0002 | TARA APRIL
SPECIAL EXCEPTION PERMIT
REVISED STAFF RECOMMENDED CONDITIONS

APEX COMPANIES, LLC

RECOMMENDATIONS

December 23, 2025

Holtzman Vogel Baran Torchinsky & Josefiak PLLC
Attn: Ms. Patrice Boyes, Esq.
119 South Monroe Street, Suite 500
Tallahassee, Florida 32301

RE: Geologic File Review for City of Alachua
Tara April, Tara Phoenicia, and Tara West Properties

Dear Ms. Boyes,

The following outlines the essential work tasks required to develop a professional geologic opinion regarding the proposed stormwater management systems and development on the Tara April, Tara Phoenicia, and Tara West properties, with specific consideration of their interaction with the karst system and compliance with City of Alachua Land Development Codes, relevant provisions of the City of Alachua Comprehensive Plan as well as regulatory standards established by the Suwannee River Water Management District.

Work Task 1. Data Compilation and Review

Project data has been provided by Holtzman Vogel. In addition to incorporating the data provided by Holtzman Vogel, Apex will undertake a comprehensive compilation and evaluation of readily available karst, hydrogeologic, and hydrologic datasets from authoritative sources, including the U.S. Geological Survey, Florida Geological Survey, Suwannee River Water Management District, Alachua County, and relevant peer-reviewed literature. This effort will include a systematic review of all files specifically associated with the proposed stormwater system project to ensure completeness and accuracy. Where existing datasets lack spatial referencing, Apex will georeference the information to enable integration into a robust Geographic Information System (GIS) platform. This GIS will serve as a foundational tool for spatial analysis, data visualization, and informed decision-making throughout the assessment process.

> ***NOTE**: As of December 19, 2025, all data provided by Holtzman Vogel has been reviewed and a GIS has been constructed. While Apex concurs with the methodology for shallow stormwater ponds as emphasized in Alachua County Land Development Codes (i.e. stormwater management) for properties situated in the unincorporated County and the Suwannee River Water Management District's Environmental Resource Permit (ERP) approved design for the subject sites, significant hydrogeologic information limitations must be resolved to provide a sound professional geologic opinion. Specifically, there is insufficient geologic data for the project area to render a defensible professional geologic opinion regarding:*
>
> - *Potential interaction between the proposed stormwater systems, development, and underlying karst geology or adjacent karst features;*
> - *The risk of contamination to the underlying aquifer, the upper Floridan aquifer, which serves as a potable water source for the region—representing a potential critical health, welfare, and safety concern; and*
> - *The long-term stability of the stormwater systems from a geotechnical perspective, including potential risks that could compromise health, welfare, and safety during maintenance activities.*

To address these uncertainties and safeguard public health and environmental integrity, Apex recommends comprehensive geophysical and geologic testing within the Tara April, Tara West, and Tara Phoenicia property boundaries. This additional investigation is essential to complete the geologic review, ensure regulatory compliance, protect groundwater resources, and mitigate potential hazards associated with the underlying karst terrain.

Work Task 2. Photolinear Evaluation

Apex will acquire and analyze historical aerial photography from the Florida Department of Transportation (FDOT), spanning multiple decades, to conduct a comprehensive photolinear interpretation. This process involves systematically examining aerial imagery to identify linear features, such as alignments in vegetation, soil tone variations, drainage patterns, and subtle topographic expressions, that may indicate underlying geologic structural controls, fractures, or zones of enhanced karst development. These photolineaments often serve as proxies for subsurface discontinuities, fault traces, or preferential groundwater flow paths, which are critical for understanding the interaction between the stormwater systems and the underlying karst system. All identified photolineaments will be digitized, compiled into a geospatial shapefile, and integrated into the project's GIS for advanced spatial analysis, correlation with hydrogeologic data, and subsequent interpretation to inform engineering and regulatory considerations.

***NOTE**: This work task will be completed by Apex before January 1, 2026.*

Work Task 3. Site Visit

Apex will conduct an on-site visit to thoroughly photodocument the project area and assess surface conditions at the proposed stormwater system site. This field reconnaissance is a critical component of karst evaluations, as it provides direct observation of site-specific features that cannot be fully captured through remote sensing or desktop analysis. The visit will allow Apex to identify indicators of karst activity, such as sinkholes, depressions, irregular drainage patterns, exposed solution features, and variations in soil and vegetation, that may influence the proposed stormwater system's performance and underlying structural stability. Additionally, the site visit enables verification of mapped data, assessment of land use impacts, and identification of potential areas of concern that warrant further investigation. Photographic documentation will support the GIS database and serve as a visual reference for subsequent interpretation and regulatory review.

***NOTE**: This work task could be completed the first week of January 2026, pending access to the applicant's property.*

Work Task 4. Geophysical Evaluation

Apex will review all available geophysical data for the project site to identify potential subsurface anomalies indicative of karst activity. Ground penetrating radar (GPR) surveys should be conducted over a precisely established, georeferenced grid to ensure spatial accuracy and comprehensive coverage. The primary objective of GPR testing is to delineate the upper surface of clay-rich sediments overlying the limestone, as these sediments often influence infiltration and structural stability at stormwater systems. It is important to note that GPR signal penetration is significantly attenuated in clay-rich zones, which can obscure deeper features; therefore, interpretation will focus on identifying depressional patterns, discontinuities, or void signatures within the radar profiles. To complement GPR, electrical resistivity imaging (ERI) should be employed in targeted areas where anomalies or depressional features are detected. ERI provides a deeper and more detailed characterization of subsurface conditions, enabling identification of zones of low resistivity that may correspond to solution cavities, conduits, or saturated voids within the limestone. This integrated geophysical approach enhances confidence in detecting potential karst hazards that could impact stormwater retention performance.
Estimate Apex Review Cost Range: $6,000.00 to $7,500.00

***NOTE**: This work task should be completed by others and reports and associated AutoCAD or shapefiles provided to Apex for review.*

Work Task 5. Geologic Testing

Apex recommends a focused, strategic approach to subsurface investigation rather than a uniform grid-based testing method. This targeted methodology prioritizes areas most likely to exhibit karst-related features, ensuring efficiency and accuracy. At a minimum, all depressional features and geophysical anomalies identified through GPR and/or ERI will be validated using invasive testing techniques such as Standard Penetration Tests (SPT) and Cone Penetrometer Tests (CPT). SPT provides critical blow-count data that correlates with relative soil density and bearing capacity, while CPT offers continuous measurements of tip resistance, sleeve friction, and pore pressure, delivering precise characterization of weak zones and anomalous subsurface conditions. These confirmatory tests are indispensable because they yield direct, high-resolution data on relative soil strength, stratigraphy, and the presence of voids or solution cavities within the limestone matrix. This level of detail is essential for identifying areas vulnerable to collapse or subsidence, which could compromise stormwater infrastructure and overall site stability. By integrating invasive testing with prior geophysical interpretations, Apex ensures that conclusions are based on empirical evidence rather than inference alone. This multi-tiered approach (i.e., combining remote sensing, electrical imaging, and physical verification) provides a robust, defensible framework for assessing karst risk, informing engineering design, and achieving regulatory compliance. **Estimate Apex Review Cost Range: $6,000.00 to $10,500.00**

> ***NOTE**: This work task should be completed by others and reports provided to Apex for review; however, Apex is able to recommend appropriate professionals to complete this work.*

Work Task 6. Technical Memorandum

At the completion of aforementioned work tasks, Apex will provide a signed and sealed technical memorandum of findings, which will include a professional geologic opinion pertaining to the proposed stormwater system. **Estimate Apex Review Cost Range: $7,500.00 to $10,000.00**

> ***NOTE**: To be completed following the completion of geophysical and geological testing.*

We appreciate the opportunity to assist with this important evaluation and remain committed to delivering a thorough, defensible geologic review that safeguards public health, environmental integrity, and regulatory compliance. Please let us know if you have any questions or require additional clarification regarding the recommended work tasks. We look forward to collaborating with the City to ensure the successful completion of this evaluation.

Sincerely,

Apex Companies, LLC

Michael Alfieri, PG
Principal
P: (813) 896-4509
E: Michael.Alfieri@apexcos.com

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z; CC

Special Exception Permit Application

Reference City of Alachua Land Development Regulations Article 2.4.4

A. PROJECT

1. Project Name: Tara April Special Exception
2. Address of Subject Property: No Address (Undeveloped Property on April Boulevard)
3. Parcel ID Number(s): 03020-000-000
4. Existing Use of Property: Undeveloped (Timberland - site index 80-89)
5. Future Land Use Map Designation : Commercial, Recreation, Conservation
6. Zoning Designation: CC, A, CSV
7. Acreage: 58.32 +/-

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Ave, South Tower, Suite 300
   City: Gainesville State: FL ZIP: 32601
   Telephone: ( ) 352-373-3541 FAX: ( ) N/A e-mail: sreyes@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Tara Forest LLC
   Mailing Address: 7717 NW 20th Lane
   City: Gainesville State: FL ZIP: 32605

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
   If yes, list names of all parties involved: N/A
   If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of proposed special exception including the identification of the provision of the Land Development Regulations under which the special exception permit is sought, and stating the grounds on which it is requested.
2. Analysis of compliance with the Standards for a Special Exception, as defined in Section 2.4.4 of the Land Development Regulations (LDRs), and listed below:
   a. Complies with Use Specific Regulations
   b. Compatibility
   c. Design Minimizes Adverse Impact
   d. Design Minimizes Environmental Impact
   e. Roads and Other Public Facilities
   f. Not Injure Neighboring Land or Property Values
   g. Site Plan
   h. Complies will All Other Relevant Laws and Ordinances
3. Materials which demonstrate that the special exception permit would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or the general welfare, which shall include (at a minimum):

a. A site plan showing the proposed placement of structures on the property; provisions for ingress and egress, off-street parking and off-street loading areas, and refuse and service areas; and required yards and other open spaces;
b. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.)
c. Plans for screening and buffering with reference to type, character and dimensions;
d. Proposed landscaping, signs and lighting, including type, dimensions and character;
e. Any specific requirements of the zoning district.

4. Two (2) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

5. Neighborhood Meeting Materials, including:
   i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
   ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
   iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

6. Map of the subject property and surrounding area with zoning.

7. Legal description with tax parcel number.

8. Proof of ownership.

9. Proof of payment of taxes.

10. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 10 attachments are required for a complete application. A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Signature of Co-applicant

Clay Sweger, Director of Planning

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 26th day of April, 2022 by Clay Sweger, who is/are personally known to me or who has/have produced _____ as identification.

NOTARY SEAL

Notary Public State of Florida
Audra Burrell
My Commission GG 919961
Expires 12/01/2023

Audra Burrell

Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: N/A

Parcel ID Number(s): 03020-000-000

Acreage: 58.32 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Sayed Moukhtara Title:

Company (if applicable): Tara Forest LLC

Mailing Address: 7717 NW 20th Ln

City: Gainesville State: FL ZIP: 32605

Telephone: (352) 278 5317 FAX: e-mail: sayed@moukhtara.com

C. AUTHORIZED AGENT

Name: Sergio Reyes, P.E. Title: President

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: e-mail: sreyes@edafl.com

D. REQUESTED ACTION:

Special Exception

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Sayed Moukhtara

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 6 day of April, 2022, by Sayed Moukhtara, who is/are personally known to me, or who has/have produced Florida Driver License as identification.

NOTARY SEAL

Notary Public State of Florida
Audra Burrell
My Commission GG 919961
Expires 12/01/2023

Audra Burrell

Signature of Notary Public, State of Florida

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Sign Up for Property Watch

Parcel Summary

Parcel ID	03020-000-000
Prop ID	12195
Location Address	
	ALACHUA, FL 32615
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	S1/2 OF E1/2 OF LOT 7 LESS R/W FOR SR-93 (LESS THAT PART LYING W OF I-75 ALSO IN SEC 09-08-18 THAT PART LYING E OF I-75 & ADJ TO & W OF SEC LINE & N OF PARCEL 3066-4) DEED APPEARS IN ERROR OR 4738/0321 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	04-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.0463
Acreage	65.120
Homestead	N

View Map

Owner Information

TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$22,614	$22,614	$24,100	$24,100	$14,000
Agricultural (Market) Value	$162,800	$162,800	$162,800	$162,800	$162,800
Just (Market) Value	**$162,800**	**$162,800**	**$162,800**	**$162,800**	**$162,800**
Assessed Value	$22,614	$22,614	$24,100	$24,100	$14,000
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$22,614	$22,614	$24,100	$24,100	$14,000
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	58.12	2531707.2	0	0	CSV
5900	PINE/HARDWOOD	7.00	304920	0	0	CC

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
12/5/2019	$2,963,100	MS	4738	0321	05 - QUALIFIED, MULTI TRANS	Vacant	LUTHER ACQUISITIONS LLC, MEGAH	TARA FOREST LLC	Link (Clerk)
9/28/1998	$100	MS	2209	2650	U - UNQUALIFIED	Vacant	* LISA M WOOD	MEGAHEE ENTERPRISES LTD LLLP	Link (Clerk)
9/28/1998	$100	MS	2209	2647	U - UNQUALIFIED	Vacant	* WILBUR L WOOD III	* LISA M WOOD	Link (Clerk)
9/28/1998	$100	MS	2209	2644	U - UNQUALIFIED	Vacant	* JOAN M JONES TRUSTEE	* WILBUR L WOOD III	Link (Clerk)
9/28/1998	$100	MS	2195	2886	U - UNQUALIFIED	Vacant	* JOAN M JONES	* JOAN M JONES TRUSTEE	Link (Clerk)

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
9/28/1998	$100	MS	2195	2883	U - UNQUALIFIED	Vacant	* JOAN MEGAHEE JONES PER/REP I	* JOAN M JONES	Link (Clerk)
9/28/1998	$100	MS	2195	2880	U - UNQUALIFIED	Vacant	* JOAN M JONES FKA WOOD TRUSTE	* JOAN MEGAHEE JONES PER/REP I	Link (Clerk)
12/28/1984	$100	MS	1582	1576	U - UNQUALIFIED	Vacant	* MARIE M MEGAHEE PER/REP NOEL	* JOAN M JONES FKA WOOD TRUSTE	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 4/26/2022, 6:06:23 AM

Version 2.3.191

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3230894 5 PG(S)
12/9/2019 2:25 PM
BOOK 4738 PAGE 321
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 924842
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $20,741.70
Intang. Tax: $0.00

PREPARED BY AND RETURN TO:
Mary A. Robison, Esquire (KDB)
Fisher, Tousey, Leas & Ball, P.A.
501 Riverside Avenue, Suite 600
Jacksonville, Florida 32202

NOTE TO CLERK: CONSIDERATION ON THIS TRANSFER IS IN THE AMOUNT OF $2,963,090.51. DOCUMENTARY STAMP TAX IN THE AMOUNT OF $20,741.70 IS BEING PAID ON THIS TRANSFER.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 5th day of December, 2019, by LUTHER ACQUISITIONS, LLC, a Florida limited liability company, and MEGAHEE ENTERPRISES, LTD., LLLP, a Florida limited liability limited partnership, successor by conversion to Megahee Enterprises, Ltd., a Florida limited partnership, the address for which is 2513 S.W. 50th Boulevard, Gainesville, Florida 32608 (collectively, the "Grantors"), to TARA FOREST, LLC, a Florida limited liability company, the address for which is 7717 N.W. 20th Lane, Gainesville, Florida 32605 (the "Grantee").

W I T N E S S E T H:

THAT, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantors, Grantors hereby grant, bargain, sell, convey and confirm unto Grantee all that certain real property together with the improvements thereon (collectively, the "Real Property") in Alachua County, Florida, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

RE Nos.: 03067-001-000, 03008-000-000, 03066-002-000 and 03020-000-000

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same unto Grantee in fee simple, forever.

Subject to conditions, covenants, restrictions, reservations, easements, rights-of-way, taxes assessed subsequent to December 31, 2019, and all applicable zoning ordinances; provided, however, this reference will not serve to reimpose any such conditions, covenants, restrictions, reservations or easements.

And Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantors, but not otherwise.

IN WITNESS WHEREOF, Grantors have caused this Special Warranty Deed to be executed on their behalf as of the day and year first above written.

LUTHER ACQUISITIONS, LLC, a Florida limited liability company

By: _____
Joan M. Jones, Manager

_____
Witness Print Name: Nancy Perry

_____
Witness Print Name: Mary A Robison

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 4th day of December, 2019, by Joan M. Jones, Manager of LUTHER ACQUISITIONS, LLC, a Florida limited liability company, on behalf of the company, who [X] is personally known to me or [ ] has produced _____ as identification.

_____
Print Name: Mary A Robison
Title: Notary Public
Serial No. (if any) GG003460
Commission Expires: 10/6/20

Notary Stamp

MARY A. ROBISON
Commission # GG 003460
Expires October 6, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

Signed, sealed and delivered
in the presence of:

Witness Print Name: Nancy Perry

Witness Print Name: Mary A Robison

MEGAHEE ENTERPRISES, LTD., LLLP,
a Florida limited liability limited partnership

By: _____
Joan M. Jones
Its: General Partner

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 4th day of December, 2019, by Joan M. Jones, a General Partner of MEGAHEE ENTERPRISES, LTD., LLLP, a Florida limited liability limited partnership, on behalf of the partnership, who [X] is personally known to me or [ ] has produced _____ as identification.

Notary Stamp

MARY A. ROBISON
Commission # GG 003460
Expires October 6, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

Print Name: Mary A Robison
Title: Notary Public
Serial No. (if any) GG003460
Commission Expires: 10/6/20

987932

EXHIBIT "A"

Parcel One & Part of Parcel 7:

That part of the East ½ of Section 9, Township 8 South, Range 18 East, lying North of the North right of way of U.S. Highway 441,

Less and except the North ¼ of Government Lot 2; and

Less and Except the right of way of State Road 93 a/k/a Interstate I-75; and

Less and Except that part of Government Lot 7 lying East of the East right of way of State Road 93 a/k/a Interstate I-75;

Also Less and Except the following described property:

Commence at the Southeast corner of Section 9, Township 8 South, Range 18 East, and run North 3° 37' 28" West 286.74 feet to the North right of way of Old State Road No. 25; thence North 79°23'05" West along said right of way 1055.3 feet to its intersection with the West right of way of Interstate No. 75, thence run North 4°26'55" East along said Interstate Road right of way 212.91 feet to its intersection with the South right of way of State Road No. 25 (U.S. No. 441), thence run North 79°06'35" West along said State Road right of way 306.92 feet, thence run North 1°48' 35" West 205.01 feet, thence run North 79°06'35" West 355.34 feet to the North right of way of State Road No. 24 (U.S. No. 441) and the Point of Beginning, thence run North 79° 06'35" West along said right of way 175.00 feet, thence run North 10°53'25" East 175.00 feet, thence South 79°06'35" East 349.10 feet to the Westerly right of way of Interstate Road No. 75, thence South 27°21'25" West along said right of way 38.71 feet to the p.c. of a 34° 11'20" curve, having a radius of 170.10 feet, an internal angle of 73°32' and being concave to a Northwesterly direction, thence run in a Southwesterly direction along the arc of said right of way curve a distance of 215.08 feet to the P.T. of said curve, thence South 10° 53'25" West 16.00 feet to the Point of Beginning. All being and lying in Section 9, Township 8 South, Range 18 East, Alachua County, Florida.

Also Less and Except:

Commence at the Northeast corner of Government Lot Seven (7), Section Nine (9), Township Eight (8) South, Range Eighteen (18) East, and run South 01°48'22" East, along the East line of said Government Lot Seven (7), 1677.39 feet; thence run North 79°06'35" West, 351.65 feet to the intersection with the West right of way line of Interstate Highway No. 75 and the North right of way line of U.S. Highway 441; thence run North 79°06'35" West, along said North right of way line 175.00 feet to the Point of Beginning; thence continue North 79°06'35" West along said North right of way line, 175.00 feet; thence run North 10°53'25" East, 175.00 feet; thence run South 79°06'35" East, 175.00 feet; thence run South 10°53'25" West, 175.00 feet; to the Point of Beginning.

Together with the following described lands:

The East Sixty-four and 79/100 (64.79) feet of that part of Government Lot Three (3), in Section Fifteen (15), Township Eight (8) South, Range Eighteen (18) East, lying North and East of State Roads Nos. 20 and 25, Alachua County, Florida.
And That part of Government Lot Three (3), in Section Fifteen (15), Township Eight (8) South, Range Eighteen (18) East, lying North and East of U.S. Highway 441 less the East Sixty-four and 79/100 (64.79) feet, Alachua County, Florida.
Less and Except therefrom the lands described in Official Records Book 4334, Page 1074 in favor of the City of Alachua, of the Public Records of Alachua County, Florida.

Together with the following described parcel:

The West ½ of Section 10, Township 8 South, Range 18 East, lying North of the North right of way of U.S. Highway 441, Alachua County, Florida. Less and Except the Southwest ¼ of the Southwest ¼, but including that part of the Southwest ¼ of the Southwest ¼ lying within the following described property:

Commence at the Southwest corner of Section 10, Township 8 South, Range 18 East and run North 1°48'58" West along the West line of said Section 1352.21 feet to the Point of Beginning; thence continue North 01°48'58" West along said West Section line 562.78 feet; thence run South 36°22'41" East 524.13 feet; thence run North 89°12'27" East 1039.09 feet; thence run South 38°29'43" East 109 feet, thence run South 87°09'17" West, 1401.60 feet to the West line of Section 10, Township 8 South, Range 18 East and the Point of Beginning. All being and lying in the Southwest ¼ of Section 10, Township 8 South, Range 18 East, Alachua County, Florida.

Parcel Two:

The Southwest ¼ of the Southwest ¼ of the West ½ of Lot 4, all lying and being in Section 3, Township 8 South, Range 18 East, Alachua County, Florida.

Parcel Three:

A tract of land situated in Section 10, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:
Commence at a concrete monument at the Southwest corner of aforementioned Section 10, Township 8 South, Range 18 East for a point of reference and run North 88°24'02"East, along the South line of said Section 10, a distance of 792.27 feet; thence run North 00° 39'21" West, along the East line of the West 792.16 feet of the Southwest ¼ of the Southwest ¼ of said Section 10, a distance of 508.06 feet to a concrete monument (LS#3456) on the Northerly right of way line of State Road 20-25 a/k/a U.S. Highway 441 (200 foot right of way); thence run South 77°51'07"East, along said Northerly right of way line, a distance of 143.86 feet to a concrete monument (LS#3456) and the True Point of Beginning; thence run North 12°08'53" East, a distance of 200.00 feet to a concrete monument (LS#3456); thence run South 77°51'07"East, a distance of 59.81 feet to a concrete monument (LS#3456); thence run North 60°49'36" East, a distance of 101.29 feet to a concrete monument (LS#3456); thence run North 07°01'30" East, a distance of 70.52 feet to a concrete monument (LS#3456); thence run North 28°08'16"West, a distance of 91.36 feet to a concrete monument (LS#3456); thence run North 60°43'36" East, a distance of 367.96 feet to a concrete monument (LS#3456) on the East line of the aforementioned Southwest ¼ of the Southwest ¼ of Section 10; thence run South 00°00'26" East, along said East line, a distance of 665.16 feet to a concrete monument (LS#940) on the aforementioned Northerly right of way line; thence run North 77°51'07" West, along said Northerly right of way line, a distance of 486.49 feet to the True Point of Beginning.

Balance of Parcel 7:

The South ½ of the East ½ of Government Lot 7, in Section 4, Township 8 South, Range 18 East, Alachua County, Florida. Less and Except the right of way of State Road No. 93 a/k/a Interstate 75, and Less and Except the 66-foot access road.

John Power TAX COLLECTOR Serving Alachua County

2021 PAID REAL ESTATE 12195

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03020 000 000	UNASSIGNED LOCATION RE	1700

TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	22,614	0	22,614	177.89
LIBRARY GENERAL	1.0856	22,614	0	22,614	24.55
SCHOOL CAP36 PROJECT	1.5000	22,614	0	22,614	33.92
SCHOOL DISCRNRY & CN	0.7480	22,614	0	22,614	16.92
SCHOOL GENERAL	3.5950	22,614	0	22,614	81.30
SCHOOL VOTED	1.0000	22,614	0	22,614	22.61
CHILDREN'S TRUST	0.5000	22,614	0	22,614	11.31
SUWANNEE RIVER WATER MGT DIST	0.3615	22,614	0	22,614	8.17
CITY OF ALACHUA	5.3900	22,614	0	22,614	121.89
TOTAL MILLAGE	22.0463			AD VALOREM TAXES	$498.56

John Power TAX COLLECTOR Serving Alachua County

Please Retain this Portion for your Records. Receipt Available Online.

LEGAL DESCRIPTION

S1/2 OF E1/2 OF LOT 7 LESS R/W FOR SR-93 (LESS THAT PART LYING W OF I-75 ALSO IN
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$498.56

IF PAID/POSTMARKED BY PLEASE PAY	Jan 31, 2022 $0.00				

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 12195

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03020 000 000	UNASSIGNED LOCATION RE

TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Jan 31, 2022	$0.00
☐	
☐	
☐	
☐	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 21-0080407 $488.59 Paid 01/06/2022

LEGAL DESCRIPTION

Parcel One & Part of Parcel 7:

That part of the East ½ of Section 9, Township 8 South, Range 18 East, lying North of the North right of way of U.S. Highway 441,

Less and except the North ¼ of Government Lot 2; and

Less and Except the right of way of State Road 93 a/k/a Interstate I-75; and

Less and Except that part of Government Lot 7 lying East of the East right of way of State Road 93 a/k/a Interstate I-75;

Also Less and Except the following described property:

Commence at the Southeast corner of Section 9, Township 8 South, Range 18 East, and run North 3° 37' 28" West 286.74 feet to the North right of way of Old State Road No. 25; thence North 79°23'05" West along said right of way 1055.3 feet to its intersection with the West right of way of Interstate No. 75, thence run North 4°26'55" East along said Interstate Road right of way 212.91 feet to its intersection with the South right of way of State Road No. 25 (U.S. No. 441), thence run North 79°06'35" West along said State Road right of way 306.92 feet, thence run North 1°48' 35" West 205.01 feet, thence run North 79°06'35" West 355.34 feet to the North right of way of State Road No. 24 (U.S. No. 441) and the Point of Beginning, thence run North 79° 06'35" West along said right of way 175.00 feet, thence run North 10°53'25" East 175.00 feet, thence South 79°06'35" East 349.10 feet to the Westerly right of way of Interstate Road No. 75, thence South 27°21'25" West along said right of way 38.71 feet to the p.c. of a 34° 11'20" curve, having a radius of 170.10 feet, an internal angle of 73°32' and being concave to a Northwesterly direction, thence run in a Southwesterly direction along the arc of said right of way curve a distance of 215.08 feet to the P.T. of said curve, thence South 10° 53'25" West 16.00 feet to the Point of Beginning. All being and lying in Section 9, Township 8 South, Range 18 East, Alachua County, Florida.

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And That part of Government Lot Three (3), in Section Fifteen (15), Township Eight (8) South, Range Eighteen (18) East, lying North and East of U.S. Highway 441 less the East Sixty-four and 79/100 (64.79) feet, Alachua County, Florida.
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Together with the following described parcel:

The West ½ of Section 10, Township 8 South, Range 18 East, lying North of the North right of way of U.S. Highway 441, Alachua County, Florida. Less and Except the Southwest ¼ of the Southwest ¼, but including that part of the Southwest ¼ of the Southwest ¼ lying within the following described property:

Commence at the Southwest corner of Section 10, Township 8 South, Range 18 East and run North 1°48'58" West along the West line of said Section 1352.21 feet to the Point of Beginning; thence continue North 01°48'58" West along said West Section line 562.78 feet; thence run South 36°22'41" East 524.13 feet; thence run North 89°12'27" East 1039.09 feet; thence run South 38°29'43" East 109 feet, thence run South 87°09'17" West, 1401.60 feet to the West line of Section 10, Township 8 South, Range 18 East and the Point of Beginning. All being and lying in the Southwest ¼ of Section 10, Township 8 South, Range 18 East, Alachua County, Florida.

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Balance of Parcel 7:

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ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) date(s) as set forth at the end of the attached notice.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **7th day of April 2022** by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a Special Exception to allow a minor utility (stormwater facility) per LDC Section 4.3.2(1)(4)(a). The subject property is a portion of Alachua County Tax Parcel 03020-000-000 located along April Blvd. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed action and to seek their comments. The meeting will be held at 5:15 pm on Monday, April 25, 2022 in the Meeting Room of the Alachua Library Branch, located at 14913 NW 140 Street, Alachua, Florida 32615.

Contact: Sergio Reyes of eda consultants inc.

Ph: 352-373-3541 E-mail: sreyes@edafl.com

(Published: Alachua County Today - April 7, 2022)

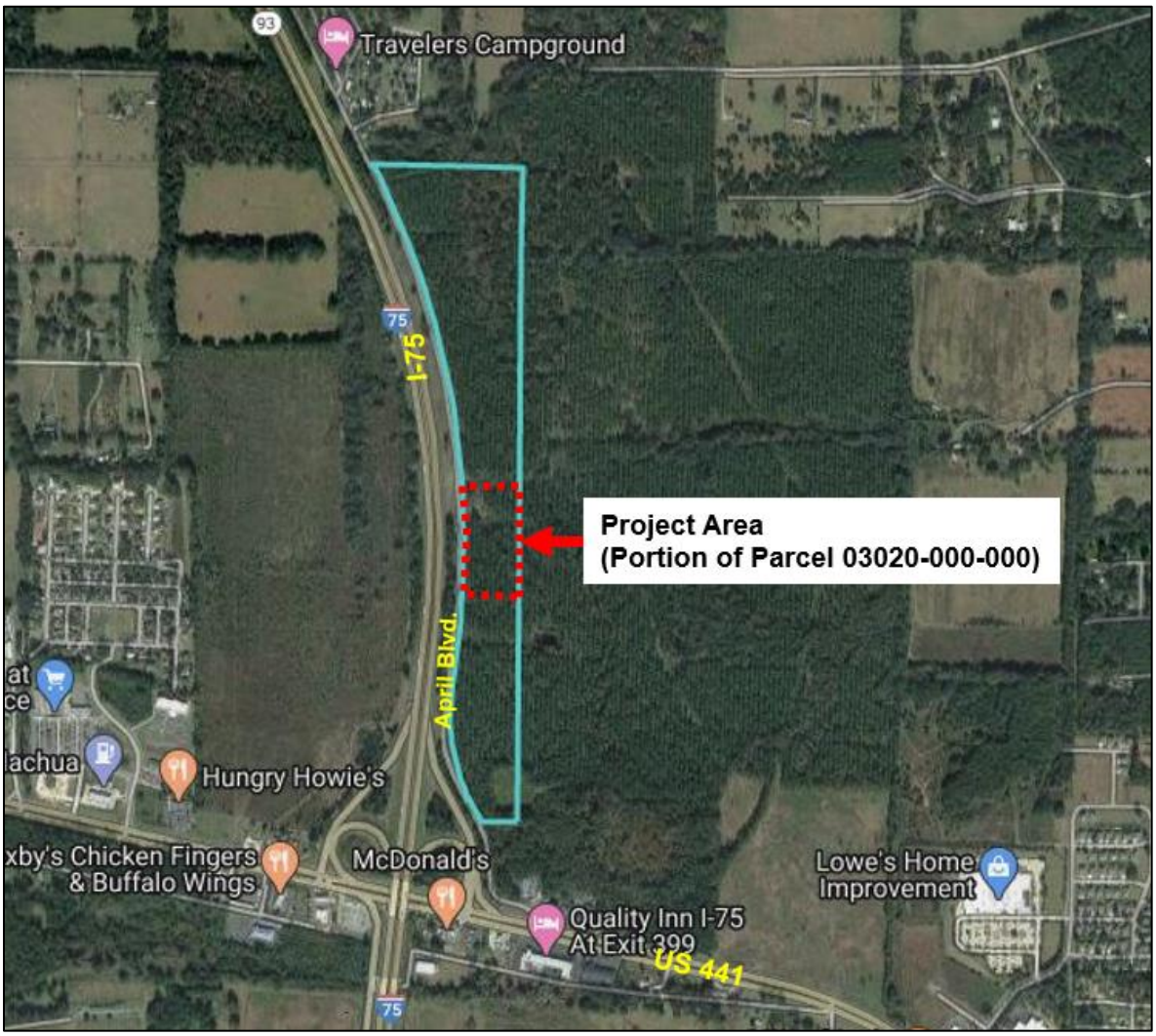
NEIGHBORHOOD WORKSHOP NOTICE

Date: Monday, April 25, 2022

Time: 5:15 p.m.

Place: Alachua Library Branch Meeting Room
14913 NW 140th Street, Alachua, Florida 32615

A neighborhood workshop will be held to discuss a Special Exception to allow a minor utility (stormwater facility) per LDC Section 4.3.2(I)(4)(a). The subject property is a portion of Alachua County Tax Parcel 03020-000-000 located along April Blvd. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed application and to seek their comments.



Contact:

Sergio Reyes, P.E. eda consultants, inc.
sreyes@edafl.com (352) 373-3541

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua, FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

Neighborhood Meeting Minutes

Project: Tara April Special Exception

Meeting Date & Time: April 26, 2022 at 5:15 p.m.

Community Participants: None

Project Representatives: Sergio Reyes, eda
Clay Sweger, eda

Meeting Minutes:

No community attendees.

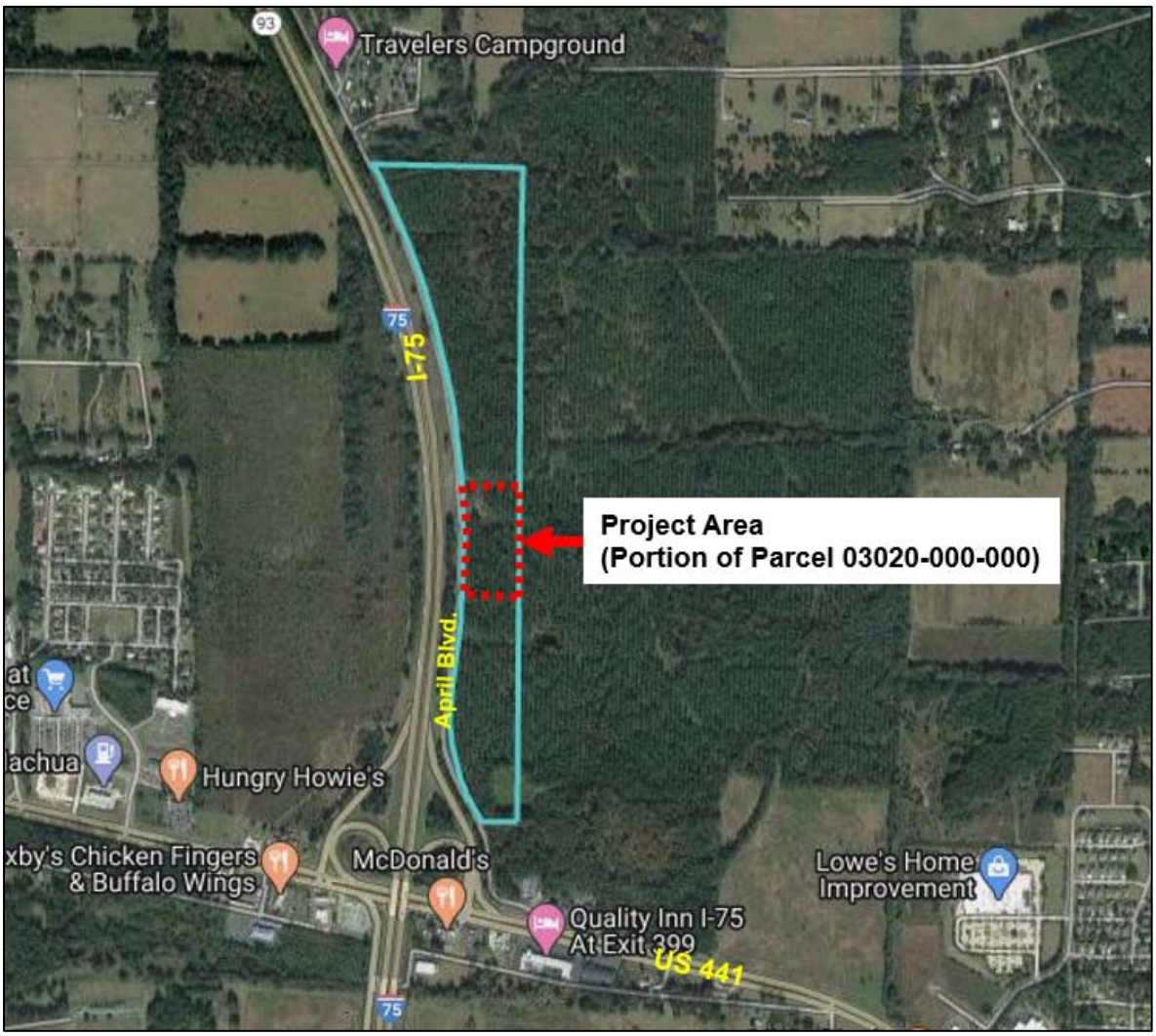
NEIGHBORHOOD WORKSHOP NOTICE

Date: Wednesday, May 11, 2022

Time: 5:30 p.m.

Place: Alachua Library Branch Meeting Room
14913 NW 140th Street, Alachua, Florida 32615

A neighborhood workshop will be held to discuss a Special Exception to allow a minor utility (stormwater facility) per LDC Section 4.3.2(I)(4)(a). The subject property is a portion of Alachua County Tax Parcel 03020-000-000 located along April Blvd. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed application and to seek their comments.



Contact:

Sergio Reyes, P.E. eda consultants, inc.
sreyes@edafl.com (352) 373-3541

03049-000-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03049-004-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03066-006-000
MOHAN-LERRA FAMILY PARTNERSHIP
16715 NW 129TH TER
ALACHUA, FL 32615

03015-001-000
SPENCER JR & SPENCER TRUSTEES
17604 NW 140TH ST
ALACHUA, FL 32615-4457

03017-002-000
SPENCER ARTHUR PRESCOTT JR TRUSTEE
4145 STATE RD 11
DELAND, FL 32724

03066-006-001
WAFFLE HOUSE INC
5986 FINANCIAL DR
NORCROSS, GA 30071

03008-000-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03020-000-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03067-001-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03015-004-000
MRVZ PARK INVESTORS LLC
PO BOX 1462
INVERNESS, FL 34451

03066-004-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03066-004-001
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03066-006-002
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

Neighborhood Meeting Minutes

Project: Tara April Special Exception

Meeting Date & Time: May 11, 2022 at 5:30 p.m.

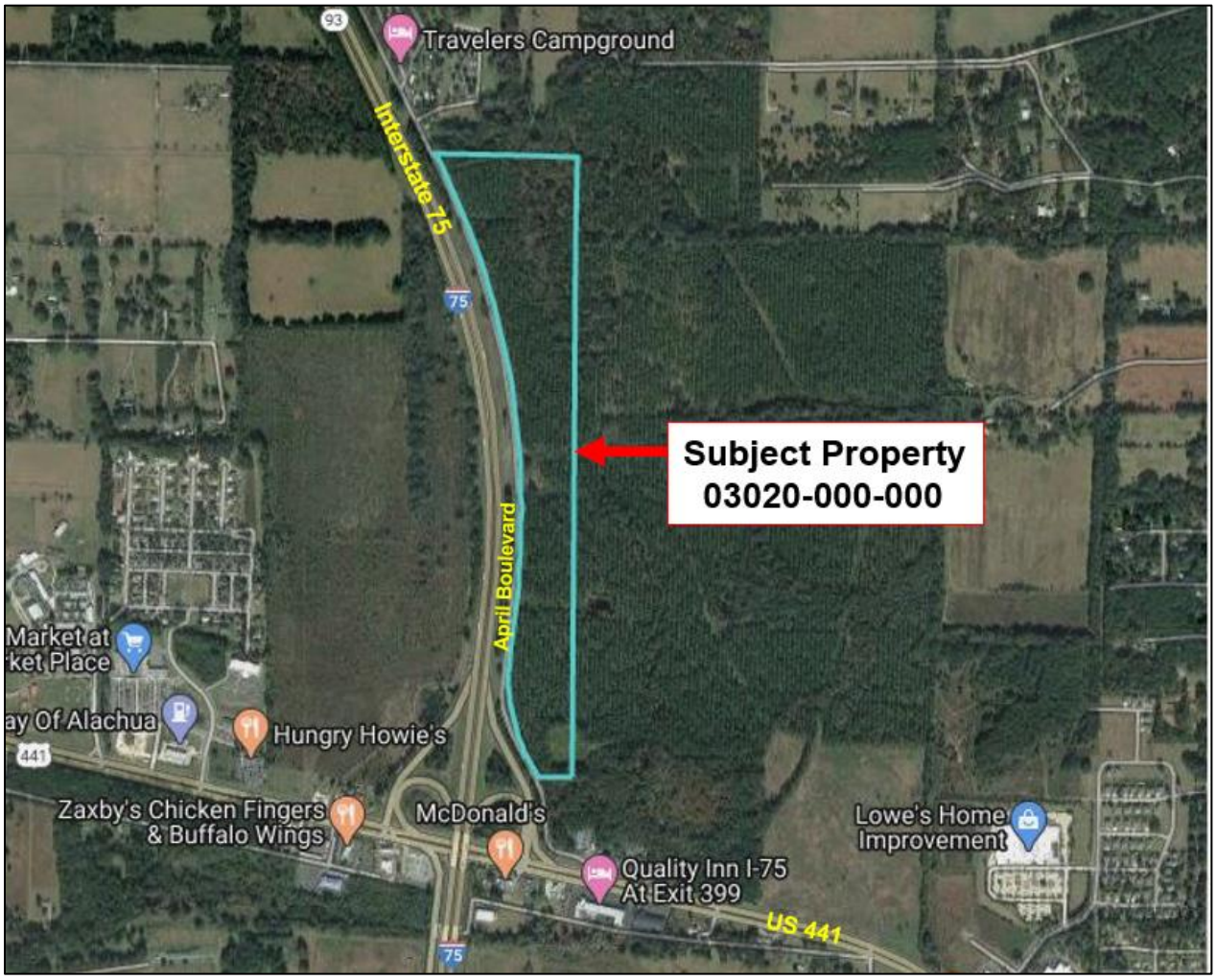
Community Participants: None

Project Representatives: Clay Sweger, eda

Meeting Minutes:

No community attendees.

Special Exception Justification Report



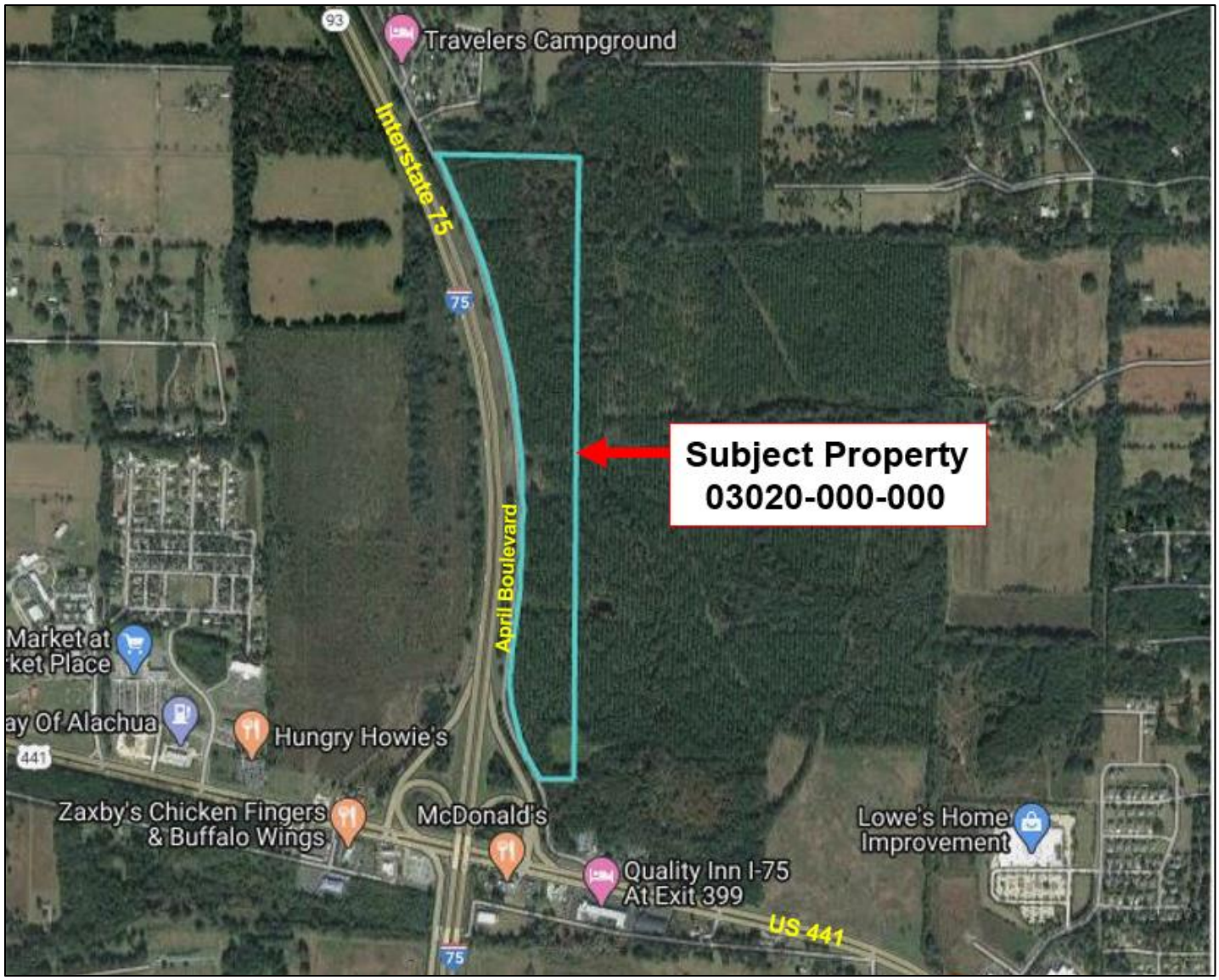
Request:	A proposed Special Exception to allow a minor utility (stormwater facility) per LDC Sec. 4.3.2(I)(4)(a).
Location:	17000 block of April Blvd.
Parcel Number:	03020-000-000 (portion of)
Acreage:	58.32 +/- Acres
Prepared By:	Clay Sweger, AICP, LEED AP
Date:	Nov. 4, 2022, Revised May 30, 2023, June 30, 2023 & Feb. 22, 2024

720 SW 2nd Ave., South Tower, Suite 300
Gainesville, FL 32601

Phone (352) 373-3541
www.edafl.com

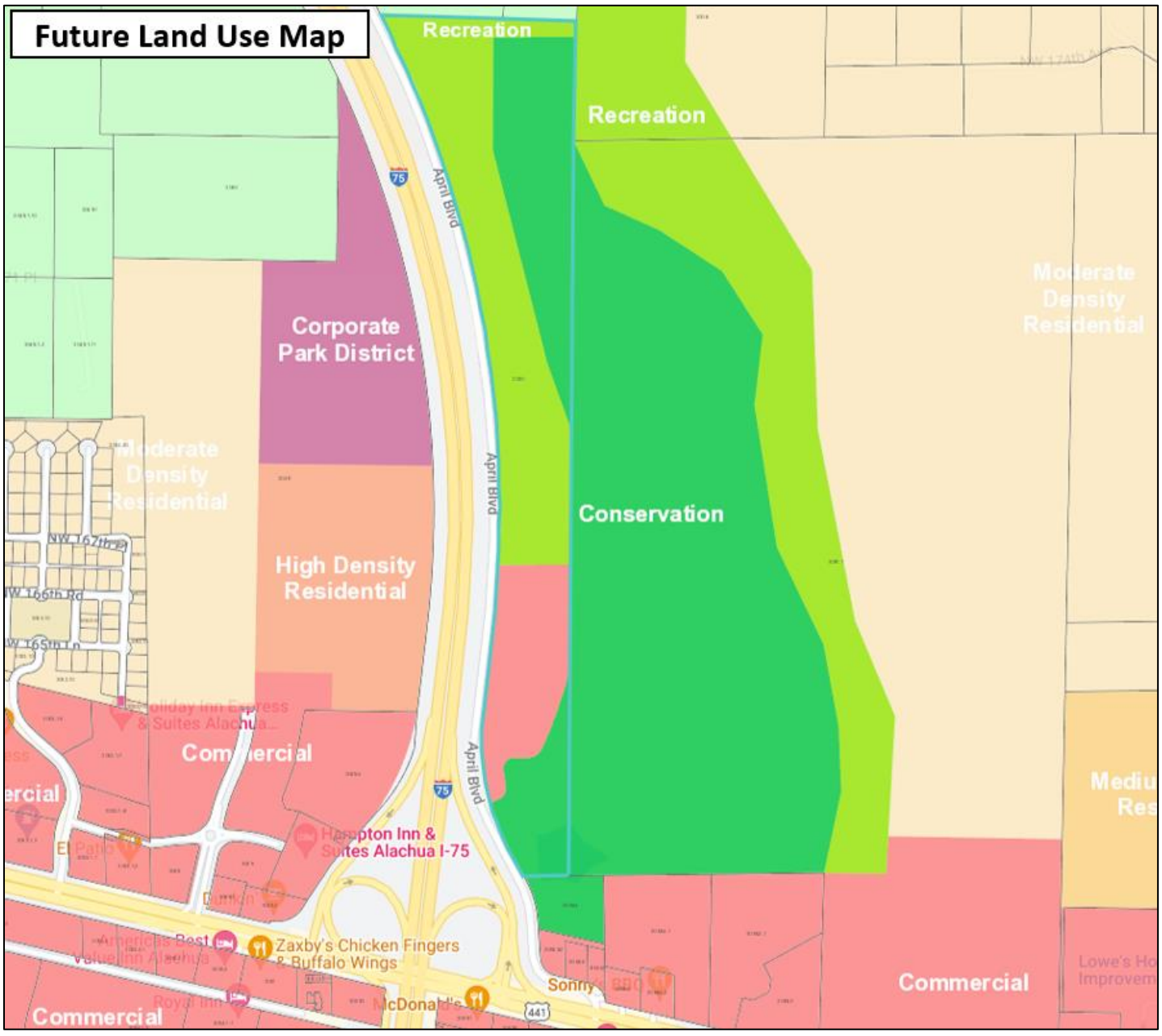
Background

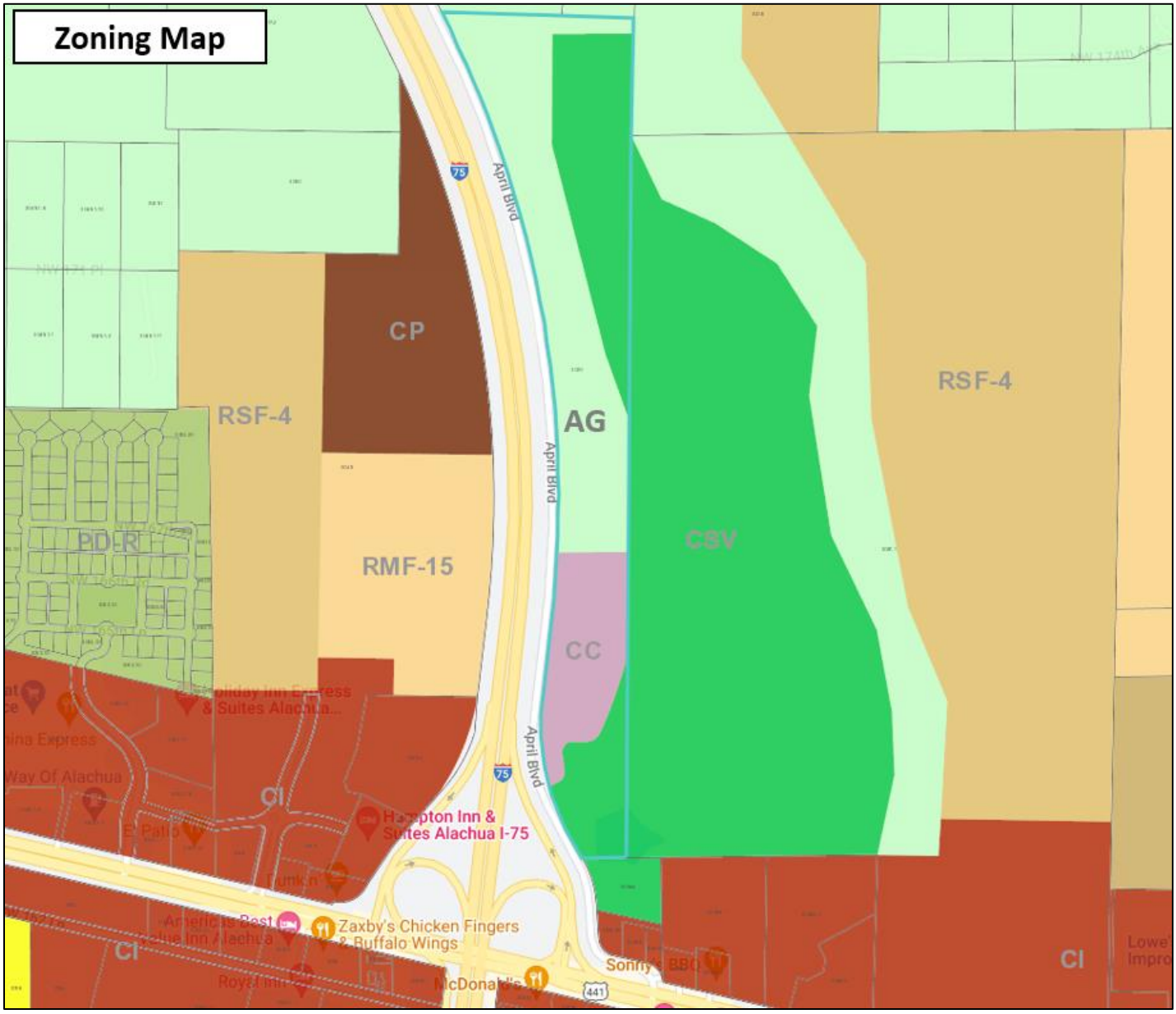
The subject property is located at the 17000 block of April Blvd. in the City of Alachua. The property is located north of US Highway 441, east of Interstate 75 and south of the Travelers Campground and is presently undeveloped. An aerial photo of the entire tax parcel (03020-000-000) is below:



In 2021, the City of Alachua approved a Comprehensive Plan future land use map amendment and rezoning for an approximately 10.5-acre portion of parcel 03020-000-000 from Recreation & Agriculture to Commercial and Community Commercial, respectively. The parcel is presently undeveloped, classified as timberland by the Property Appraiser and is located within Section 18 & 17, Township 8, Range 18.

The future land use & zoning maps for the subject property are illustrated below:





In addition to the land use and zoning map on the approximately 10.5-acre portion of the property, site specific Comprehensive Plan text was approved that allows for stormwater facility improvements within other portions of the property, including areas with Recreation future land use designation and Agriculture zoning. This text is indicated below:

Policy 1.3.h The following sub-policies shall be applicable to Tax Parcel 03020-000-000 or any subset of the parcel.

1. In order to enhance stormwater treatment conditions and to provide stormwater water quality improvements, the owner/developer of Tax Parcel 03020-000-000 will provide on-

site stormwater water quality treatment for the Florida Department of Transportation (FDOT) stormwater runoff as set forth below:

a. Concurrent with or prior to any commercial development on Parcel 03020-000-000 (or subset of the parcel), the owner/developer shall provide on-site stormwater water quality treatment volume of 0.5 inches of runoff of the I-75 drainage adjacent to the parcel that is associated with FDOT culverts 2/3 & 4/5 as indicated on the FDOT Drainage Map titled "FDOT Map I-75 Alachua County – US 441 To Columbia County Line 26260-3427." The treatment shall occur on the portion of Parcel 03020-000-000 with a Recreation land use designation.

b. The owner/developer shall coordinate the stormwater water quality improvements with the FDOT and the City of Alachua. Improvements will be in the form of a stormwater basin(s) providing volume treatment to infiltrate through the natural ground. The stormwater basin(s) shall be privately owned and maintained.

c. Construction of the stormwater water quality improvements may include partnership on the project with, but not limited to, FDOT, Suwannee River Water Management District, or another governmental agency.

d. Consistent with the Recreation future land use category on the property, the stormwater water quality treatment area shall be designed to encourage passive recreation use in the form of pervious pathways or nature trails. This passive recreation area shall be privately owned and maintained.

2. The portion of Tax Parcel 03020-000-000 (or subset of the parcel) designated as Commercial on the Future Land Use Map by Ordinance 21-XX shall be zoned Community Commercial (CC) or a less intensive zoning district.

Based on the City-approved land use change and rezoning, the property owner plans to develop the approximately 10.5-acre Commercial FLU / Community Commercial Zoning area in the future with commercial properties to serve the residents of and visitors to the City of Alachua. These developments are permitted in the underlying land use and zoning categories and will be subject to Development Plan approval by the City Planning & Zoning Board.

A related and fundamental part of the overall site design is to utilize the portion of the property with the Recreation future land use designation and Agriculture zoning district for a two-fold purpose; to construct/provide stormwater facilities that will provide the FDOT / Interstate stormwater water quality treatment as offered by the property owner in Policy 1.3.h and also to serve and treat the runoff generated by the proposed commercial properties with properly designed and permitted stormwater facilities.

Statement of Proposed Change

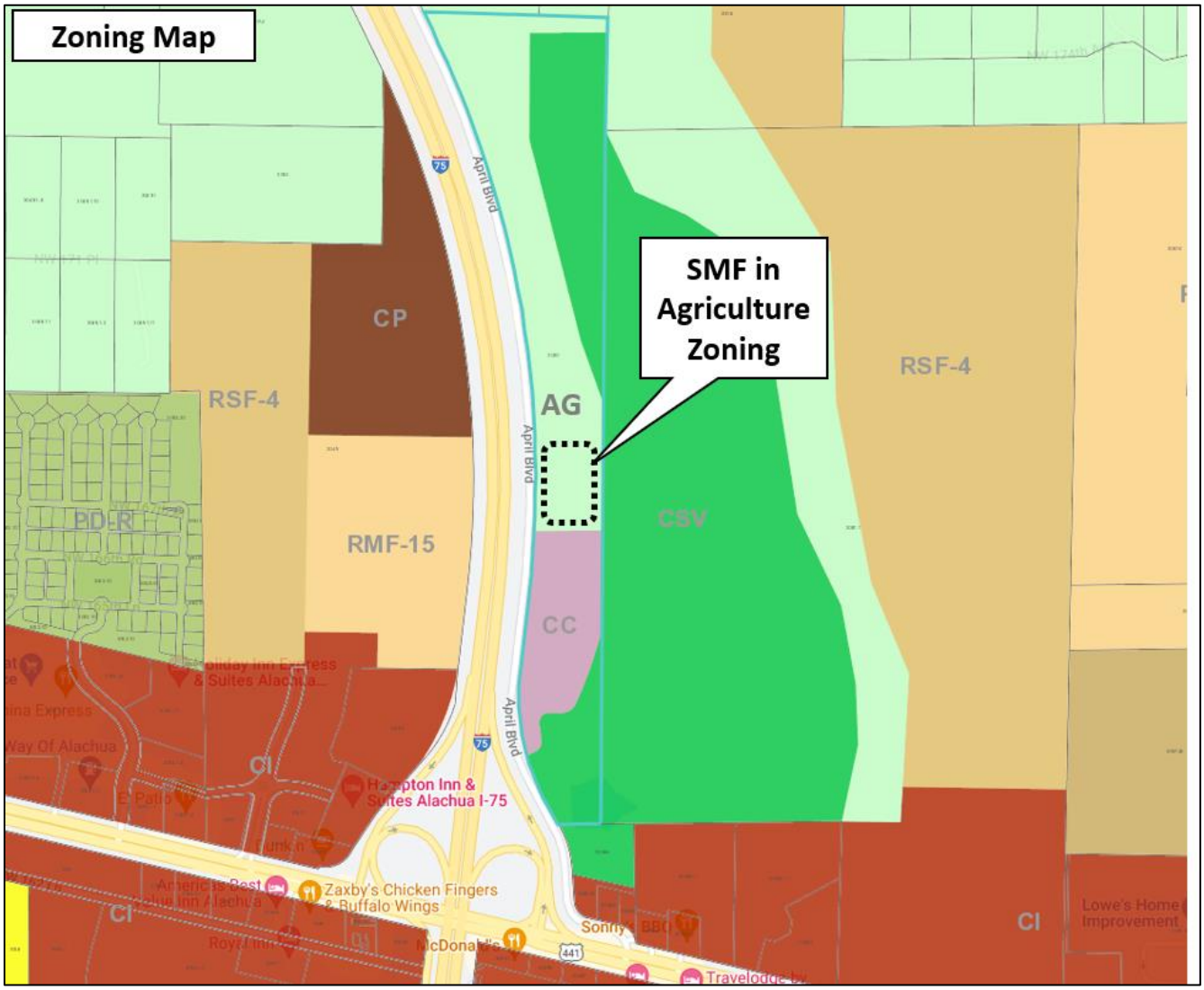
As such, the applicant proposes a Special Exception to allow a minor utility (stormwater facility) in the Agriculture zoning area of the subject property, per LDC Sec. 4.3.2(I)(4)(a).

Stormwater retention and detention facilities are considered by the City's LDC as a minor utility, as indicated in the following Code excerpt:

Sec. 10.2. Definitions.
Utility, minor, means ***infrastructure services that need to be located in or near the neighborhood or use type where the service is provided****.* ***Examples of minor utilities include*** *water and sewage pump stations, distribution electric substations, as defined in F.S. § 163.3208,* ***stormwater retention and detention facilities****, telephone exchanges, and surface transportation stops such as bus stops.*

As stormwater facilities are defined as a 'minor utility,' they are regulated accordingly in the City Land Development Code. As stated, the property owner / developer plans to develop commercial properties in the future within the Commercial / Community Commercial land use / zoning map area of the property, with the related stormwater facilities being located immediately to the north in Recreation / Agriculture land use / zoning map area on the same parcel under common ownership.

The approximate location of the proposed stormwater management facilities (SMF) in the Agriculture zoning map area is indicated below:



City of Alachua LDC Sec. 4.3.2(I)(4)(a) provides a specific mechanism for such a proposal (stormwater area associated with commercial development within Agriculture zoning), as indicated below:

4.3.2 Public and institutional use.

(I) Utilities.

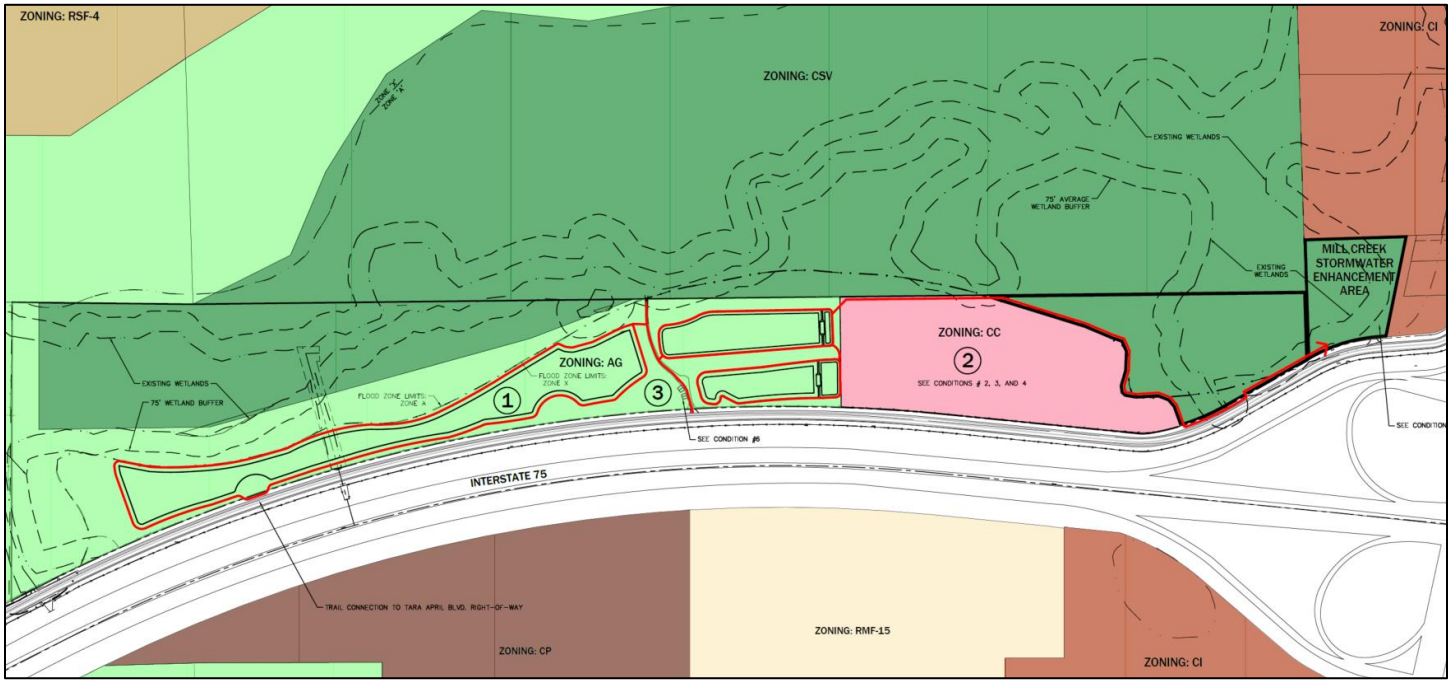
(4) Utility, minor. A minor utility use shall comply with the following standards:

(a) Location. Be located within reasonable proximity of the area to be served. ***Stormwater detention and retention facilities may be permitted by special exception permit on properties with less intense zoning district designations under common ownership.***

As stated above in Sec. 4.3.2(I)(4)(a), stormwater facilities may be permitted by special exception permit on properties with less intense zoning district designations under common ownership. In this case, since a stormwater facility is proposed in a less intense zoning district designation under common ownership, that is the exact nature of this proposed Special Exception application request.

It is the applicant's understanding that the City will review each Special Exception request individually and will consider approval based on the merits of the application and at a minimum there be a demonstration that all applicable criteria in Sec. 2.4.4(D) be met. This application meets these standards, as indicated in the 'Consistency with the Land Development Regulations' section of this report. In addition to code compliance, the applicant proposes site improvemetns that will result in a superior result in comparison to development that is allowed 'by right' without a Special Exception permit.

It is the applicant's belief that this application, which has been improved and enhanced based on input and discussions with City staff, will provide a code compliant plan and an overall 'win-win' condition for both the applicant and the residents of the City of Alachua and will result in an overall superior outcome, which is the intent of this project proposal. The exhibit on the following page is a portion of the proposed Special Exception Master Plan (and Special Exception Legend) that accompanies the Special Exception request (with larger copy included in the application material).



SPECIAL EXCEPTION LEGEND

1 PROPOSED INTERCONNECTED STORMWATER BASIN SYSTEM

2 FUTURE COMMERCIAL DEVELOPMENT AREA

3 TEMPORARY/STABILIZED PARKING AREA PARKING AREA FOR TRAIL ACCESS

PROPOSED TRAIL SYSTEM

This Special Exception Master Plan identifies three main areas of proposed improvement that would be associated with the Special Exception request, in addition to proposed Special Exception Conditions that will run with the land, as outlined below:

SPECIAL EXCEPTION CONDITIONS

1. APPLICANT SHALL INSTALL AN INTERPRETIVE KIOSK AT THE CITY WATER IMPROVEMENT PROJECT SITE (MILL CREEK STORMWATER ENHANCEMENT AREA) WITH LOCATION DETERMINED BY THE CITY OF ALACHUA.
2. SPECIFIC REGULATIONS THAT APPLY TO THE COMMERCIAL ZONING AREA INCLUDE:
   - USES PERMITTED IN THE CC ZONING ARE ALLOWABLE EXCEPT THE FOLLOWING PROHIBITED USES:
   - GASOLINE SALES, GENERAL INDUSTRIAL SERVICE (PRIMARY USE), LAUNDRY AND DRY CLEANING AND CARPET CLEANING (PRIMARY USE), TIRE SALES AND MOUNTING (PRIMARY USE), PARKING LOT (PRIMARY USE), AND PARK AND RIDE FACILITIES.
3. AT LEAST TWO (2) POINTS OF ACCESS FROM THE PROPOSED TRAIL NETWORK TO THE FUTURE COMMERCIAL DEVELOPMENT AREA (WITH TRAIL SIGNAGE) WILL BE PROVIDED WITH THE EXACT LOCATION DETERMINED AT THE TIME OF DEVELOPMENT PLAN REVIEW FOR THE COMMERCIAL AREA. POINTS OF ACCESS SHALL BE APPROVED BY CITY STAFF DURING REVIEW OF A DEVELOPMENT PLAN (e.g., SITE PLAN OR OTHER APPLICABLE DEVELOPMENT REVIEW PROCESS).
4. FUTURE COMMERCIAL DEVELOPMENT SHALL BE REQUIRED TO PROVIDE INTERNAL PEDESTRIAN NETWORK (SIDEWALK) CONNECTIONS TO THE ADJACENT TRAIL NETWORK. THE INTERNAL PEDESTRIAN NETWORK SHALL BE APPROVED BY CITY STAFF DURING REVIEW OF A DEVELOPMENT PLAN (e.g., SITE PLAN OR OTHER APPLICABLE DEVELOPMENT REVIEW PROCESS).
5. THE CONSTRUCTION OF THE TRAIL NETWORK SHOWN ON THE PLANS SHALL OCCUR WITH THE CONSTRUCTION OF THE INTERCONNECTED BASIN SYSTEM.
6. THE PARKING IN THE AREA SHALL BE TEMPORARY AND SHALL REMAIN IN PLACE UNTIL PERMANENT PARKING IS CONSTRUCTED AS PART OF FUTURE COMMERCIAL DEVELOPMENT IN AREA 2. THE TEMPORARY PARKING SHALL BE AN UNPAVED, STABILIZED SURFACE.

As indicated above, there are several proposed elements in the Special Exception proposal that will provide a superior result versus a development of the commercial property ‘by right’ without the design elements and conditions included in the Special Exception. The master planning of this unique property will accomplish several objectives for both the City and the property owner that are all supportive with and are interdependent upon each other.

The following is a summary of the proposed improvements associated with the Special Exception application, which improvements that are consistent with the Special Exception requirements for the proposed use:

1. Installation of Interconnected Trail Network

The application includes a proposed interconnected trail network to be constructed by the developer for the use and enjoyment of the public. This trail system, as identified on the Coneptual Site Plan, will provide a linkage between the proposed trails around the stormwater areas on the Recreation land use area on the subject property, continuing southward to the future commercial development area and finally to the City-owned property that includes the city’s water quality improvement project abutting Mill Creek sink. In addition, a trail stub will run eastward to the property line to provide the opportunity for a future connection to residential projects to the east of Mill Creek, which will include hundreds of proposed units.

This will be a functional recreational amenity that ties together commercial development, recreational lands and city owned assets through the installation of an approximately 1 mile trail system. This trail network is being provided to fulfill the requirements of Sec. 4.3.2(I)(4) which requries an enhanced recreational use.

2. Implementation of FDOT Stormwater Treatment Basins

The application includes the design and construction of these basins in order to provide on-site stormwater quality treatment of FDOT runoff from Interstate 75 as indicated in Comprehensive Plan Policy 1.3.h. This Special Exception plan will help maximize the potential future development wihtin the commercial development area and will help make these water quality improvements economically viable and thereby will assist in their implementation.

3. Installation of Interpretive Kiosk Near Mill Sink

The applicant proposes in this application to install an interpretive kiosk / signage within the City's Mill Creek Stormwater Enhancement Area project to highlight the environmental benefits of the City's recently completed project and offer educational opportunities to learn about this significant enviromental feature located in the City of Alachua. The kiosk would be located adjacent to the proposed trail network (as stated in Item #1 above) and the exact location of the kiosk would be deterimined by the City.

4. Additional Conditions for Future Commercial Development Area

Based on the proximity of the commercial development area on the subject property in related to off-site environmental resources to the east (Mill Creek and wetland areas), the Special Exception proposes conditions to future on-site commercial development with the intention to provide enhanced protections of these nearby enviormentally sensitive resources. Most notably, the uses that will be permitted on this property will be reduced below what is already limited in the Community Commercial zoning district, including the elimination of the following permitted uses; gasoline sales, industrial service, laundry and dry cleaning and carpet cleaning, tire sales and mounting, parking lot, and park and ride facilities. The primary goal of eliminating these otherwise permitted uses is to eliminate uses that are identified in the CC zoning that might store or utilize hazardous materials, which could put adjacent resources at risk.

In summary, the proposed design elements indicated above and on the Special Exception Master Plan are proposed in consistency with the applicable criteria found in the Land Development Code, incluidng the Special Exception requirements in Sec. 2.4.4(D) and the applicable use specific standards in Sec. 4.3.2(I). The Special Exception provides pedestrian interconnectivity and an enhanced recreational functional use to a variety of public and private uses that otherwise would not be linked, including the recently completed water quality improvement project, which will help showcase the City project to the public. This proposal will also limit commercial uses that would be in proximity to the Mill Creek conservation area, thereby provididng additional protections to that environmentally sensitive area.

The following section of this report provides a justification for approval of the Special Exception by the Planning & Zoning Board based on all of the applicable City code review criteria.

Consistency with the Land Development Code

The analysis below indicates how this Special Exception application complies with the specific requirements for a Special Exception permit in the City of Alachua. Responses following each requirement are shown in bold below:

Sec. 2.4. Specific requirements for applications for development permits.

2.4.4 Special exception permit.

(D) Special exception standards. A special exception permit shall be approved only upon a finding the applicant demonstrates all the following standards are met:

(1) Complies with use specific regulations. The proposed special exception complies with all relevant standards in Section 4.3, Use specific standards, or Section 5.2.3(B), as applicable.

Consistency: The applicable standards for this use, (stormwater facility / minor utility in a less intense zoning district under common ownership) are stated below (with consistency statement following) with applicant's statements of how the application complies with each regulation:

Sec. 4.3. Use specific standards.

4.3.2 Public and institutional use.

(I) Utilities.

(4) Utility, minor. A minor utility use shall comply with the following standards:

(a) Location. Be located within reasonable proximity of the area to be served. Stormwater detention and retention facilities may be permitted by special exception permit on properties with less intense zoning district designations under common ownership, subject to the following requirements:

(i) The zoning designation of the location of the stormwater detention and retention facility allows minor utilities; and,

Consistency: The stormwater facility is located within the Agriculture zoning designation, which is a permitted use in the City Land Development Regulations, Table 4.1-1.

(ii) The stormwater detention and retention facility meets the compatibility requirements as set forth in Subsection 4.3.2(I)(4)(b); and

Consistency: See the response to '(2) Compatibility' below for demonstration of the proposed use's compatibility with surrounding uses.

(iii) The stormwater detention and retention facility provides an enhanced natural (e.g., increased topographic relief, vegetative diversity, etc.) or recreational (e.g., perimeter trail, boardwalk, interpretive kiosk, etc.) functional use.

Consistency: The proposed stormwater area is designed in a manner to take into account the existing topographic conditions related to the natural area located to the east of the property, providing a sound transition from the FDOT Interstate to the west of the property to the environmentally sensitive areas to the east. In addition, the proposed basins and the amenities/improved in this Special Exception application will provide a functional recreational use by installing an interconnected perimeter trail network linking several public and private uses, including a linkage between the proposed trails around the stormwater areas on the Recreation land use area on the subject property, continuing southward to the future commercial development area and finally to the City-owned property that includes the city's water quality improvement project abutting Mill Creek sink. The applicant also proposes an interpretive kiosk at the City Mill Creek Stormwater Enhancement Area with the location to be determined by the City. In addition, a trail stub will run eastward to the property line to provide the opportunity for a future connection to residential projects to the east of Mill Creek, which will include hundreds of proposed units.

This will be a functional recreational amenity that ties together private development, recreational lands and city owned assets through the installation of an approximately 1 mile trail system. The applicaction will also limit commercial uses that would be in proximity to the Mill Creek conservation area and will help expedite and make financially feasible the FDOT water quality improvements as indicated in Policy 1.3.h.

(b) Compatibility. Provide adequate setbacks, screening and buffering around the perimeter of the proposed use if it is deemed necessary to ensure land use compatibility with surrounding uses.

Consistency: See the response to '(2) Compatibility' below for demonstration of the proposed use's compatibility with surrounding uses.

(c) Exemptions. The provisions of this subsection shall not be applicable when the differing zoning designations are both classified as residential districts or are both classified as business districts, as categorized in Table 3.1-1, Establishment of Base Zone Districts. Stormwater detention and retention facilities serving residential districts shall be permitted in business districts without special exception if included as part of a master stormwater permit or common development plan.

Consistency: The regulation is not applicable to this Special Exception request.

(2) Compatibility. The proposed special exception is appropriate for its location and compatible with the character of surrounding lands and the uses permitted in the zone district.

Consistency: This special exception request will not result in any incompatibility with adjacent lands. The proposed minor utility (stormwater facility) will not have any negative impacts on the surrounding land uses. The following list of adjacent uses illustrate the existing land uses for the surrounding properties:

The existing land uses and future land use designations of the adjacent properties are as follows:

North: **Proposed Stormwater Basins (on same subject property)**
Recreation future land use designation and Agriculture zoning

East: **Undeveloped Properties (on adjacent property)**
Conservation future land use designation and CSV zoning

***West*:** **April Boulevard and I-75 ROW (on adjacent property)**

***South*:** **Undeveloped Commercial Property (on same subject property)**
Commercial future land use designation and CC zoning

The proposed Special Exception to allow a minor utility (stormwater facility) is compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. Stormwater basins are, by nature, compatible with most any kind of adjacent use. As previously stated, the site is located within the urbanizing portion of the City of Alachua, within close proximity to Interstate 75. The proposed stormwater facility will help accommodate future commercial development on the portion of the property with commercial zoning to the south. To the immediate north will be stormwater basins constructed (to treat FDOT runoff) as well. There is also existing development in the immediate vicinity north of the parcel and it is adjacent to Interstate 75. In addition, no impacts to the flood zone located east of the stormwater area is proposed. Finally, the implementation of all of the additional Special Exception conditions beyond the proposed stormwater basins (trails, limitation of potentially non-compatible commercial uses and interpretive kiosk at City property) will further increase the compatibility of the proposed use with surrounding properties.

(3) Design minimizes adverse impact. The design of the proposed special exception minimizes adverse effects, including visual impacts of the proposed use on adjacent lands; furthermore, the proposed special exception avoids significant adverse impact on surrounding lands

regarding service delivery, parking and loading, odors, noise, glare, and vibration, and does not create a nuisance.

Consistency: The proposed stormwater facility by nature of its use and function will not create a negative visual, auditory, or other impact on adjacent properties. Stormwater basins do not require parking/loading, or produce odors, glare, noise or vibration. No nuisance will be created by the proposed stormwater facility within the agricultural zoned area of the property.

(4) Design minimizes environmental impact. The proposed special exception minimizes environmental impacts and does not cause significant deterioration of light, water and air resources, wildlife habitat, stormwater management, scenic resources, and other natural resources.

Consistency: The proposed facility will not cause deterioration of light, water, or air resources. It is located next to conservation area (of which an adjacent stormwater basin is a compatible and transitional use) and will not have a negative impact on the environmental resources located nearby.

As stated in this report, the property is being master planned which will accomplish several objectives that are all supportive with and are interdependent upon each other. In addition, the proposed stormwater facility will be designed to meet all city and water management criteria for treating stormwater runoff for proposed future development (and also treat existing runoff on the site from adjacent roadways).

(5) Roads and other public facilities. There is adequate public facility capacity available to serve the proposed special exception, and the proposed special exception use is designed to ensure safe ingress and egress onto the site and safe road conditions around the site.

Consistency: The proposed use (stormwater facility / minor utility) will not have an impact of public facilities provided by the City of Alachua as the use does not create any demand for those facilities. In addition, while the stormwater facility will not require regular ingress/egress or require regular access to the site, basic access will be provided for any required future maintenance activities.

(6) Not injure neighboring land or property values. The proposed special exception will not substantially injure the use of neighboring land for those uses that are permitted in the zone district, or reduce land values.

Consistency: The proposed stormwater basin that would be approved via the Special Exception application will not injure neighboring land or property values. The proposed use (stormwater basin & pedestrian trail system) does not generate any increased demand on road, utilities or any other public infrastructure and does not generate any increased noise, odor or any other potential nuisances, which in many cases, when increased, can result in negative impacts on adjacent properties both in use and land values. In addition, it is part of the property owner's

plan to provide water quality treatment for adjacent FDOT runoff before it enters Mill Creek, which is an environmental benefit, which can result in enhanced use (and increased property values) of adjacent properties.

(7) Drawings. A site plan (Subsection 2.4.9 of this section) or preliminary plat (Subsection 2.4.10(G)(3) of this section) has been prepared that demonstrates how the proposed special exception use complies with the other standards of this subsection.

Consistency: Two items have been included in the Special Exception application package to comply with this requirement. First, a Site Plan (aka in this case, Infrastructure Plans based on the proposed use) has been prepared to include the design of the proposed stormwater facilities. Sec. 2.4.4(D)(7) above states that a site plan is required for the 'special exception use,' which in this case, based on Sec. 4.3.2(I)(4)(a), the 'special exception use' is the stormwater facility (minor utility). As such, the Site Plan requirement applies to this use (stormwater) only. As such, the design of the proposed stormwater improvements and trail network is included in the Infrastructure Plan set included in this application, per Sec. 2.4.9(E)(2). Future commercial development within the commercially zoned areas do not require a Special Exception approval and therefore, a Site Plan (per Sec. 2.4.9) for future commercial development is not required as part of this specific application (and will be provided in the future at the time of proposed commercial development).

Second, the Special Exception application also includes a 'Special Exception Master Plan' document, which provides details of the location of the trail network, interpretive kiosk and also includes proposed conditions that limit the future uses on the commercially zoned property.

A Special Exception Master Plan excerpt is indicated on page 6 of the report and a complete copy included in the Special Exception application) identifies all proposed improvements included in the Special Exception request.

(8) Complies with all other relevant laws and ordinances. The proposed special exception use complies with all other relevant City laws and ordinances, State and Federal laws, and regulations.

Consistency: The proposed stormwater facility shall be designed and permitted to meet the city and water management criteria for treating stormwater runoff for proposed future development. The proposed use of the site for a stormwater facility shall comply with all relevant laws and ordinances.

Conclusion

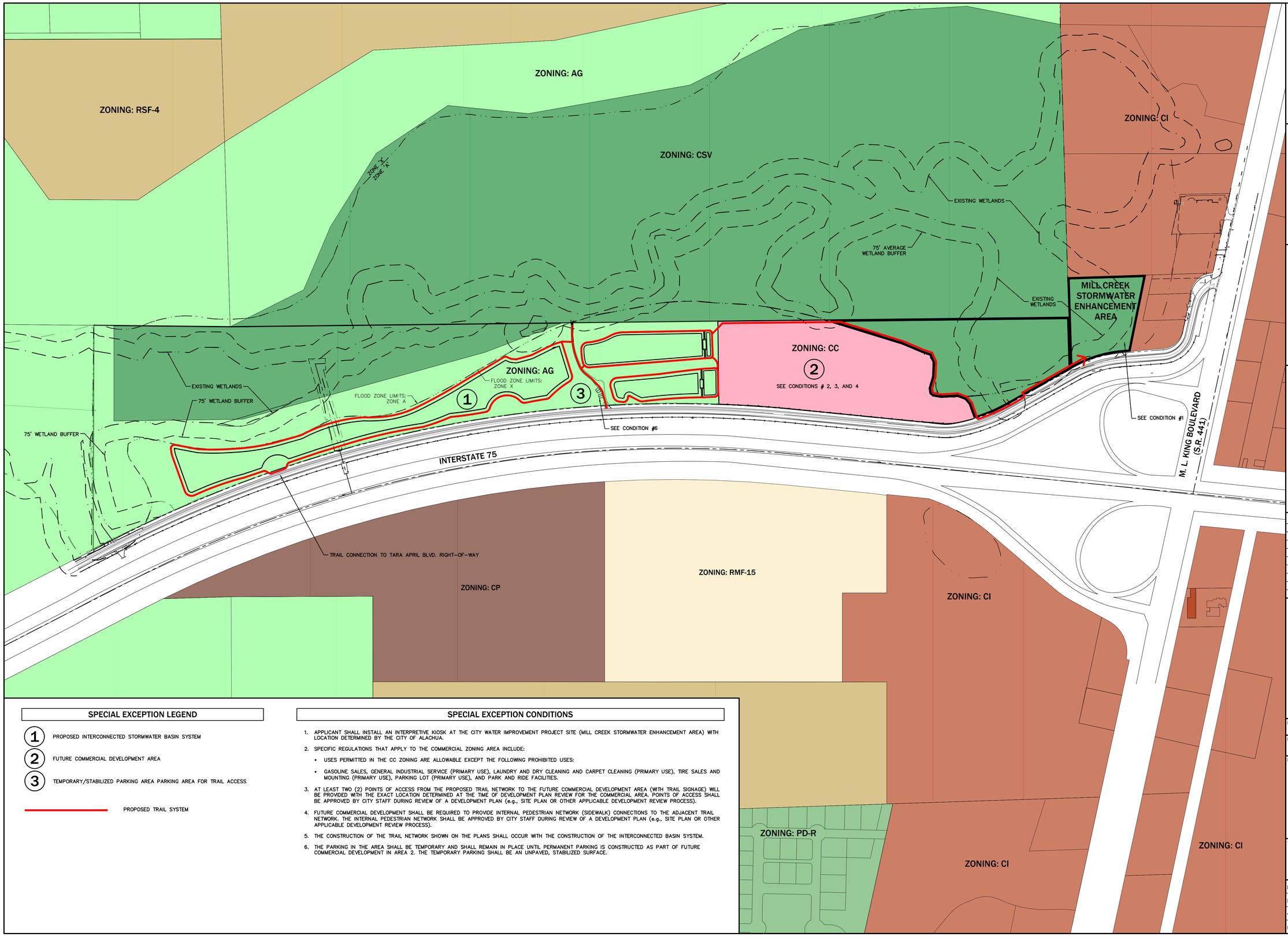
As outlined in this report, the proposed Special Exception has been prepared to demonstrate consistency with the applicable sections of the Comprehensive Plan and Land Development Code, including the review criteria for Special Exceptions in Sec. 2.4.4(D) and Section 4.3.2(I)(4) (Minor Utility

Use Specific Standards). The proposed trail network serving as an enhanced functional use along the perimeter of the proposed stormwater basins is consistent with Comprehensive Plan Policy 1.3.h (approved by the City Commission in 2021 for this property), which requires on-site stormwater water quality treatment of FDOT stormwater runoff concurrent with (or before) commercial development activity on the project site.

In addition to compliance with Comprehensive Plan and Land Development Code, the Special Exception, if approved by the City of Alachua, will allow for the implementation of the landowner's master plan, including construction of a trail network to fulfill the requirements of Sec. 4.3.2(I)(4). The Special Exception will provide a linkage between the proposed trails around the stormwater areas on the Recreation land use area on the subject property, continuing southward to the future commercial development area and finally to the City-owned property that includes the city's water quality improvement project abutting Mill Creek sink. In addition, a trail stub will run eastward to the property line to provide the opportunity for a future connection to residential projects to the east of Mill Creek, which will include hundreds of proposed units.

This will be a functional recreational amenity that ties together private development, commercial development, recreational lands and city owned assets through the installation of an approximately 1 mile trail system. The applicaction will also limit commercial uses that would be in proximity to the Mill Creek conservation area and will help expedite and make financially feasible the FDOT water quality improvements as indicated in Policy 1.3.h.

I:\server3\engprojects\Tara April - Development Plans - Parcel 03020-000-000- April Blvd - Moukhtara - 2020-0088\Plans\Current DWG\2022 - Special Exception\S200885E1.dwg, plot, 2/22/2024 4:20:25 PM, lowens



SPECIAL EXCEPTION LEGEND

1. PROPOSED INTERCONNECTED STORMWATER BASIN SYSTEM
2. FUTURE COMMERCIAL DEVELOPMENT AREA
3. TEMPORARY/STABILIZED PARKING AREA PARKING AREA FOR TRAIL ACCESS

PROPOSED TRAIL SYSTEM

SPECIAL EXCEPTION CONDITIONS

1. APPLICANT SHALL INSTALL AN INTERPRETIVE KIOSK AT THE CITY WATER IMPROVEMENT PROJECT SITE (MILL CREEK STORMWATER ENHANCEMENT AREA) WITH LOCATION DETERMINED BY THE CITY OF ALACHUA.
2. SPECIFIC REGULATIONS THAT APPLY TO THE COMMERCIAL ZONING AREA INCLUDE:
   - USES PERMITTED IN THE CC ZONING ARE ALLOWABLE EXCEPT THE FOLLOWING PROHIBITED USES:
   - GASOLINE SALES, GENERAL INDUSTRIAL SERVICE (PRIMARY USE), LAUNDRY AND DRY CLEANING AND CARPET CLEANING (PRIMARY USE), TIRE SALES AND MOUNTING (PRIMARY USE), PARKING LOT (PRIMARY USE), AND PARK AND RIDE FACILITIES.
3. AT LEAST TWO (2) POINTS OF ACCESS FROM THE PROPOSED TRAIL NETWORK TO THE FUTURE COMMERCIAL DEVELOPMENT AREA (WITH TRAIL SIGNAGE) WILL BE PROVIDED WITH THE EXACT LOCATION DETERMINED AT THE TIME OF DEVELOPMENT PLAN REVIEW FOR THE COMMERCIAL AREA. POINTS OF ACCESS SHALL BE APPROVED BY CITY STAFF DURING REVIEW OF A DEVELOPMENT PLAN (e.g., SITE PLAN OR OTHER APPLICABLE DEVELOPMENT REVIEW PROCESS).
4. FUTURE COMMERCIAL DEVELOPMENT SHALL BE REQUIRED TO PROVIDE INTERNAL PEDESTRIAN NETWORK (SIDEWALK) CONNECTIONS TO THE ADJACENT TRAIL NETWORK. THE INTERNAL PEDESTRIAN NETWORK SHALL BE APPROVED BY CITY STAFF DURING REVIEW OF A DEVELOPMENT PLAN (e.g., SITE PLAN OR OTHER APPLICABLE DEVELOPMENT REVIEW PROCESS).
5. THE CONSTRUCTION OF THE TRAIL NETWORK SHOWN ON THE PLANS SHALL OCCUR WITH THE CONSTRUCTION OF THE INTERCONNECTED BASIN SYSTEM.
6. THE PARKING IN THE AREA SHALL BE TEMPORARY AND SHALL REMAIN IN PLACE UNTIL PERMANENT PARKING IS CONSTRUCTED AS PART OF FUTURE COMMERCIAL DEVELOPMENT IN AREA 2. THE TEMPORARY PARKING SHALL BE AN UNPAVED, STABILIZED SURFACE.

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

NORTH

SCALE: 1" = 200'

0 100 200 400

GRAPHIC SCALE

No.	Date	Comment

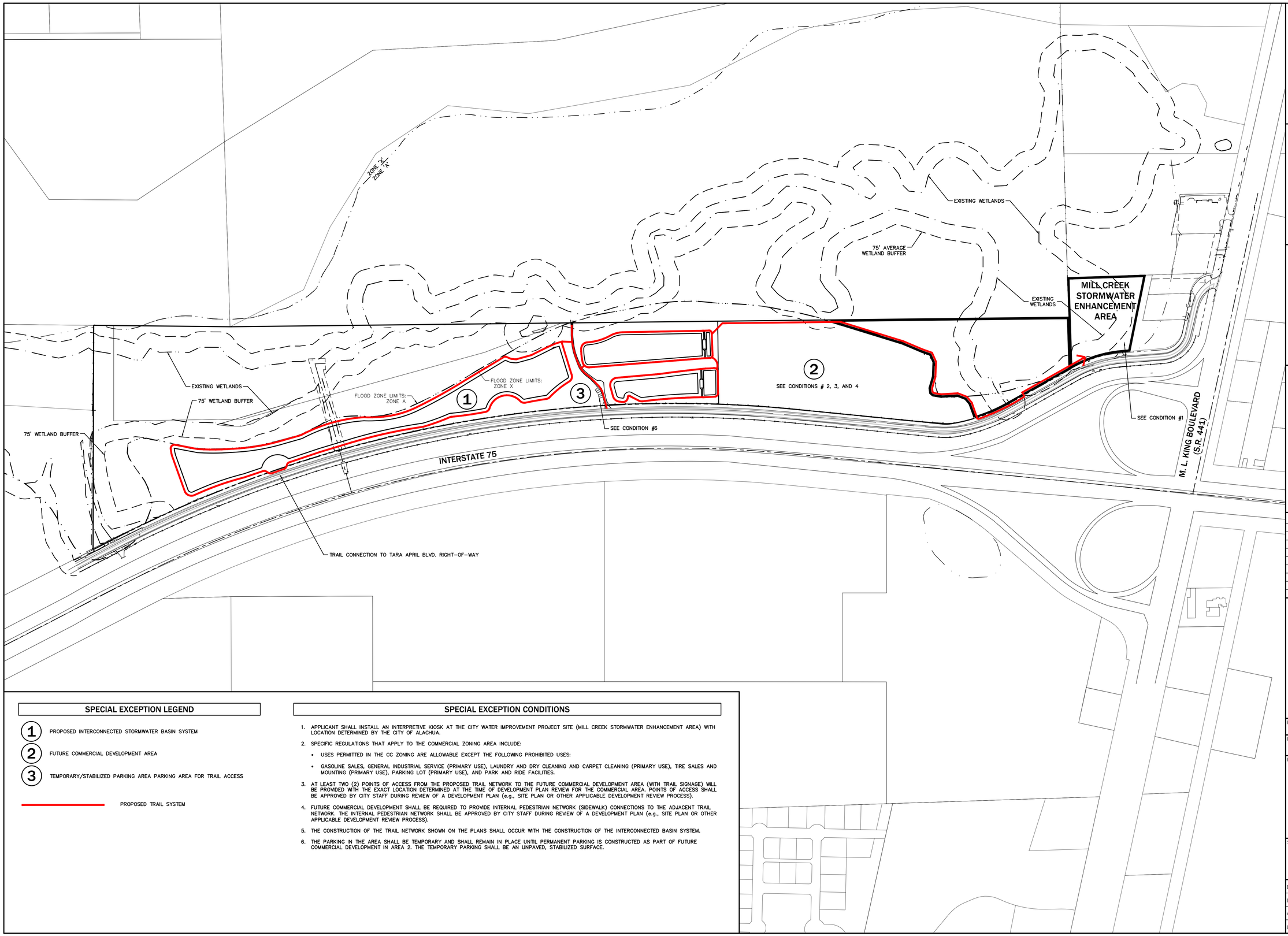
Project No: ----

Project phase: SPECIAL EXCEPTION

Project title: TARA APRIL CITY OF ALACHUA, FLORIDA

Sheet title: SPECIAL EXCEPTION MASTER PLAN (WITH ZONING OVERLAY)

Designed: SJR	Sheet No.: P100
Drawn: TAR/GRV	
Checked: CSB	
Date: 02/21/24	



SPECIAL EXCEPTION LEGEND

1. PROPOSED INTERCONNECTED STORMWATER BASIN SYSTEM
2. FUTURE COMMERCIAL DEVELOPMENT AREA
3. TEMPORARY/STABILIZED PARKING AREA PARKING AREA FOR TRAIL ACCESS

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SPECIAL EXCEPTION CONDITIONS

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6. THE PARKING IN THE AREA SHALL BE TEMPORARY AND SHALL REMAIN IN PLACE UNTIL PERMANENT PARKING IS CONSTRUCTED AS PART OF FUTURE COMMERCIAL DEVELOPMENT IN AREA 2. THE TEMPORARY PARKING SHALL BE AN UNPAVED, STABILIZED SURFACE.

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NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE

No.	Date	Comment

Project No: ----
Project phase: SPECIAL EXCEPTION
Project title: TARA APRIL CITY OF ALACHUA, FLORIDA
Sheet title: SPECIAL EXCEPTION MASTER PLAN

Designed: SJR
Drawn: TAR/GRV
Checked: CSB
Date: 02/21/24
Sheet No.: P110

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BOUNDARY AND TOPOGRAPHIC SURVEY

IN

SECTIONS 4 & 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
FOR
TARA FOREST, LLC

NOTES:

1) ELEVATIONS SHOWN HEREON WERE BASED ON AN ELEVATION OF 68.04 FEET (NAVD 1988 DATUM) ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK STAMPED "FDOT 2626002 BM1" AS SHOWN HEREON. SAID BENCHMARK IS A BRASS DISK SET IN POURED CONCRETE..

2) BEARINGS AS SHOWN HEREON WERE PROJECTED FROM A BEARING OF N 00°39'04" W ON THE EAST LINE OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST.

3) DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND WERE MEASURED ON A HORIZONTAL PLANE.

4) ALL CURB TYPES AS SHOWN ARE PER FLORIDA DEPARTMENT OF TRANSPORTATION INDEX 300.

5) THIS SURVEY CONSISTS OF 11 SHEETS AND IS NOT VALID WITHOUT ALL SHEETS.

6) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.

7) TREES WEST OF THE PAVEMENT ON APRIL BOULEVARD (OTHER THAN THOSE SHOWN HEREON) WERE NOT LOCATED.

UTILITY LOCATION NOTE:

THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN WERE BASED ON ABOVE GROUND FIXTURES, UTILITY COMPANY MAPS AVAILABLE TO THE SURVEYOR, AND ELECTRONIC DETECTION METHODS. UNLESS NOTED OTHERWISE ON THE GRAPHIC PORTION OF THIS SURVEY, NO UTILITIES WERE UNCOVERED TO VERIFY THEIR LOCATION.

NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED BY THE SURVEYOR THAT THE LOCATIONS SHOWN REPRESENT THE ACTUAL LOCATIONS OF THOSE UTILITIES, THE UTILITY TYPE, OR THAT NO OTHER UTILITIES EXIST ON THE SITE.

PRIOR TO THE DESIGN OF UTILITY CONNECTIONS, THE PROPOSED CONNECTION POINTS SHOULD BE EXCAVATED AS NECESSARY TO CONFIRM THEIR EXACT LOCATION, DEPTH AND CHARACTERISTICS.

IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 556, PRIOR TO ANY EXCAVATION, THE EXCAVATOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA AT 1-800-432-4770.

LEGAL DESCRIPTION:

THAT PART OF THE EAST 1/2 OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, LYING NORTH OF THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4671, PAGE 1059 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF APRIL BOULEVARD (A 66' WIDE ALACHUA COUNTY SERVICE ROAD RIGHT OF WAY).

TOGETHER WITH:

THAT PORTION OF THE SOUTH 1/2 OF THE EAST 1/2 OF GOVERNMENT LOT 7, IN SECTION 4, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF APRIL BOULEVARD (A 66' WIDE ALACHUA COUNTY SERVICE ROAD RIGHT OF WAY).

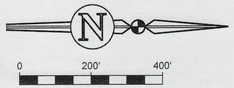
LEGEND OF SYMBOLS & ABBREVIATIONS:

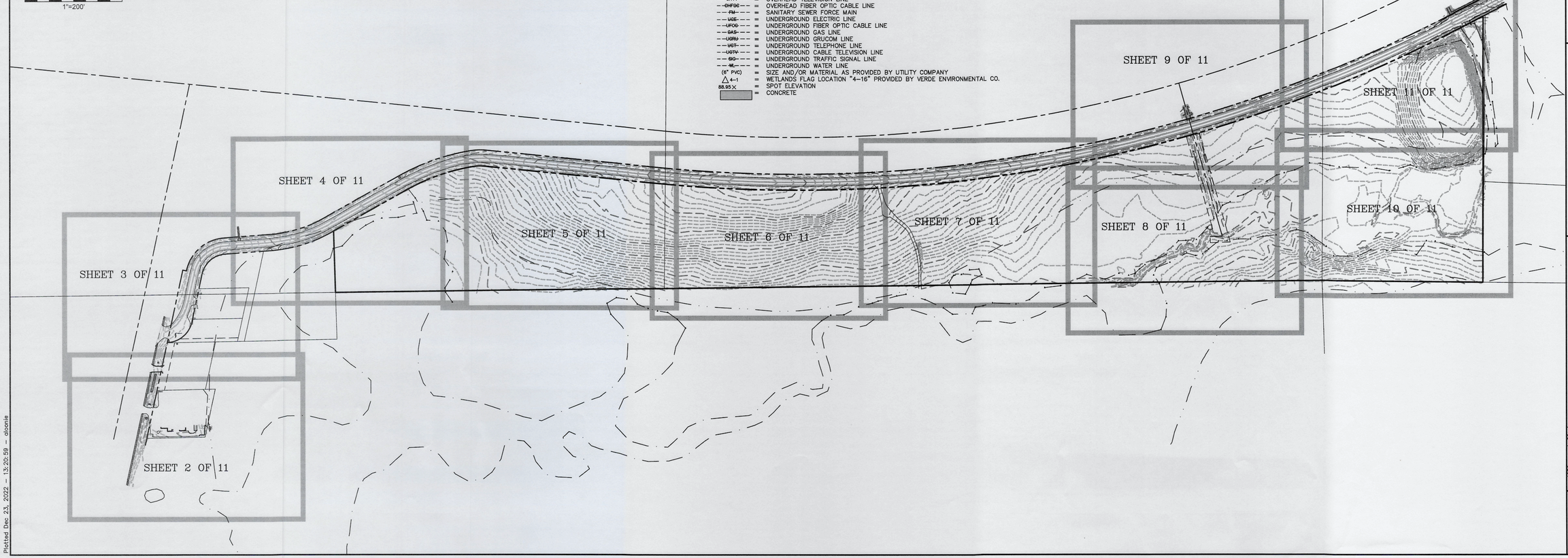
BFPR	=	WATERLINE BACKFLOW PREVENTER
cmp	=	CORRUGATED METAL PIPE
CONC	=	CONCRETE
DWS	=	DETECTABLE WARNING STRIP
D	=	DELTA (CENTRAL) ANGLE
R	=	RADIUS
A	=	ARC
T	=	TANGENT
CB	=	CHORD BEARING
CD	=	CHORD DISTANCE
ELEV	=	ELEVATION
F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
F.E.S.	=	FLARED END SECTION
GRUJB	=	GRUCOM JUNCTION BOX
ID.	=	IDENTIFICATION
Inv	=	INVERT
M.E.S.	=	MITERED END SECTION
No.	=	NUMBER
O.R.	=	OFFICIAL RECORDS BOOK
PGS.	=	PAGES
PVC	=	POLY-VINYL CHLORIDE
RCP	=	REINFORCED CONCRETE PIPE
R/W	=	RIGHT OF WAY
S BOX	=	TRAFFIC SIGNAL JUNCTION BOX
SECTION 9-8-18	=	SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST
w/	=	WITH
ANCH ⟵	=	GUY ANCHOR
O BOL	=	TRAFFIC BOLLARD
O CO	=	SANITARY OR STORM SEWER CLEAN-OUT
FH	=	FIRE HYDRANT
FOCMRK	=	FIBER OPTIC CABLE MARKER
■	=	FOUND CONCRETE MONUMENT (size, ID)
⊕	=	FOUND NAIL & DISK (ID)
●	=	FOUND REBAR & CAP (size, ID)
HBIB	=	HOSE BIB (SPIGOT)
GV	=	GAS VALVE
LT PL	=	LIGHT POLE
MBOX	=	MAIL BOX
MH	=	MANHOLE
MP	=	METER POLE
PP	=	POWER POLE
REFL	=	REFLECTOR
	=	SET 5/8" REBAR & CAP (LB 2389)
	=	SIGN
SV	=	SANITARY SEWER VALVE
TELPED	=	TELEPHONE PEDESTAL
CTVPED	=	CABLE TELEVISION PEDESTAL
WM	=	WATER METER
WV	=	WATER VALVE
90	=	ELEVATION CONTOUR LINE
X X	=	FENCE LINE
OHW	=	OVERHEAD GUY WIRE
OHGRU	=	OVERHEAD GRUCOM LINE
OHPL	=	OVERHEAD POWER LINE
OHTL	=	OVERHEAD TELEPHONE LINE
OHTV	=	OVERHEAD TELEVISION LINE
OHFOC	=	OVERHEAD FIBER OPTIC CABLE LINE
FM	=	SANITARY SEWER FORCE MAIN
UGE	=	UNDERGROUND ELECTRIC LINE
UFOC	=	UNDERGROUND FIBER OPTIC CABLE LINE
GAS	=	UNDERGROUND GAS LINE
UGRU	=	UNDERGROUND GRUCOM LINE
UGT	=	UNDERGROUND TELEPHONE LINE
UGTV	=	UNDERGROUND CABLE TELEVISION LINE
SIG	=	UNDERGROUND TRAFFIC SIGNAL LINE
W	=	UNDERGROUND WATER LINE
(6" PVC)	=	SIZE AND/OR MATERIAL AS PROVIDED BY UTILITY COMPANY
△4-1	=	WETLANDS FLAG LOCATION "4-16" PROVIDED BY VERDE ENVIRONMENTAL CO.
88.95×	=	SPOT ELEVATION
	=	CONCRETE

TREE LEGEND:

TREES WITH A DIAMETER 10" AND GREATER, EXCLUDING ALL PINE AND SUGARBERRY TREES WERE LOCATED FOR THIS SURVEY. (DIAMETER MEASURED 4.5' ABOVE GRADE)

LOCATION	SPECIES	DIAMETER AT BREAST HEIGHT	SIZE/COMMON NAME *Genus species*
•	bb10		= 10" BLUE BEECH *Carpinus caroliniana*
•	bsw13		= 13" BASSWOOD *Tilia americana*
•	cb11.16		= 11"-16" CHINABERRY *Melia azedarach*
•	ce12		= 12" SOUTHERN REDCEDAR *Juniperus silvicicola*
•	ch17		= 17" BLACK CHERRY *Prunus serotina*
•	cht14		= 14" CHINESE TALLOW *Triadica sebifera*
•	el20		= 20" FLORIDA ELM *Ulmus floridana*
•	hi22		= 22" HICKORY *Carya sp.*
•	loo17		= 17" LAUREL OAK *Quercus hemisphaerica*
•	lo15		= 15" LIVE OAK *Quercus virginiana*
•	mb11		= 11" RED MULBERRY *Morus rubra*
●	mp25		= 25" RED MAPLE *Acer rubrum*
•	po16		= 16" PALM *Sabal palmetto*
•	soo20		= 20" SWAMP CHESTNUT OAK *Quercus michauxii*
•	sg18		= 18" SWEETGUM *Liquidambar styraciflua*
●	tree23		= 23" UNIDENTIFIED TREE
•	tup15		= 15" TUPELO *Nyssa biflora*
•	wo19		= 19" WATER OAK *Quercus nigra*





FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) A & X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0326E, COMMUNITY NUMBER: 120664, PANEL: 0326E, EFFECTIVE DATE: 06/16/06 AS BEING OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. SAID MAP DESCRIBES ZONE(s) "A" AS BEING "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE "X" (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

No.	Date	Comment
2	12/23/2022	REVISED WETLANDS
1	11/29/2021	ADDED WETLANDS INFORMATION

SHEET 1 OF 11

eda consultants inc.
LB 2389
720 S.W. 2nd Ave., Suite 300
Gainesville, Florida 32601
TEL. (352) 373-3541
www.eda-fl.com

eda consultants inc.
Corporate Authorization No. LB 2389
BY: ROBERT W. CRAVER P.S.M. 4239

Project No. 2020-0088
Drawn A.L.
Check B.G.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2022

Fieldbook	Page	Survey Date	Drawing Completed	Revised
1059 1059	1-80 1-88	11/18/2021	11/18/2021	12/23/2022

PREPARED FOR: 1) TARA FOREST, LLC
2)
3)
4)

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2021), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 11/18/2021

Sheet No.:

V-001

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Plotted Dec 23, 2022 - 13:20:59 - olconle

\\SERVER3\survey_Projects\2020\2020-0088_Bdy-Topo.dwg — Sheet 2



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TREE LEGEND:

TREES WITH A DIAMETER 10" AND GREATER, EXCLUDING ALL PINE AND SUGARBERRY TREES WERE LOCATED FOR THIS SURVEY. (DIAMETER MEASURED 4.5' ABOVE GRADE)

LOCATION	SPECIES	DIAMETER AT BREAST HEIGHT		SIZE/COMMON NAME *Genus species*
•	bb10		=	10" BLUE BEECH *Carpinus caroliniana*
•	bsw13		=	13" BASSWOOD *Tilia americana*
•	cb11.16		=	11"-16" CHINABERRY *Melia azedarach*
•	ce12		=	12" SOUTHERN REDCEDAR *Juniperus silicicola*
•	ch17		=	17" BLACK CHERRY *Prunus serotina*
•	ch14		=	14" CHINESE TALLOW *Triadica sebifera*
•	el20		=	20" FLORIDA ELM *Ulmus floridana*
•	hi22		=	22" HICKORY *Carya sp.*
•	loo17		=	17" LAUREL OAK *Quercus hemisphaerica*
•	lo15		=	15" LIVE OAK *Quercus virginiana*
•	mb11		=	11" RED MULBERRY *Morus rubra*
●	mp25		=	25" RED MAPLE *Acer rubrum*
•	pa16		=	16" PALM *Sabal palmetto*
●	sco20		=	20" SWAMP CHESTNUT OAK *Quercus michauxii*
•	sg18		=	18" SWEETGUM *Liquidambar styraciflua*
●	tree23		=	23" UNIDENTIFIED TREE
•	tup15		=	15" TUPELO *Nyssa biflora*
•	wo19		=	19" WATER OAK *Quercus nigra*

WETLAND INTERPRETATION (VERDE 2020) (PER VERDE ENVIRONMENTAL CO.)

NOTE: WETLAND LINES AND POINTS AS SHOWN HEREON WERE PROVIDED BY VERDE ENVIRONMENTAL CO., PER EXHIBIT "SRWMD REVIEWED WETLANDS AND SURFACE WATERS TARA APRIL" REVIEWED BY SUWANNEE RIVER WATER MANAGEMENT DISTRICT ON 12-06-22. SAID EXHIBIT IS UNDATED, BUT RECEIVED BY THIS OFFICE DECEMBER 9, 2022 SEE SAID EXHIBIT FOR ADDITIONAL INFORMATION.
THIS SURVEYOR HAS NOT VERIFIED NOR FIELD LOCATED THESE WETLAND LINES AND POINTS AND MAKES NO GUARANTEE THAT THEY ARE CORRECT AND THAT NO OTHER WETLANDS EXIST.

Plotted: Dec 23, 2022 — 13:20:59 — elonnie

No.	Date	Comment
2	12/22/2022	REVISED WETLANDS
1	11/29/2021	ADDED WETLANDS INFORMATION

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) A & X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12086C 0005 D COMMUNITY NUMBER: 120426 PANEL: 0005 SUFFIX: D EFFECTIVE DATE: 2/05/2014 AS BEING "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE "X (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

eda consultants inc.
LB 2389
720 S.W. 2nd Avenue, Suite 300
GAINESVILLE, FLORIDA 32601
(352) 373-3541 FAX (352) 373-7268
www.edafl.com mail@edafl.com

eda consultants inc.
Corporate Authorization No. LB 2389
PAUL E. ELONNIE, P.S.M. 4239
BY: SEE SHEET 1 OF 11 FOR ORIGINAL SIGNATURE AND RAISED SEAL

Project No. 2020-0088
Drawn A.L.
Check B.C.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2022

Fieldbook	Page	Survey Date	Drawing Completed	Revised
1350 1350	1-30	11/18/2021	11/18/2021	12/23/2022

PREPARED FOR: 1) TARA FOREST, LLC
2)
3)
4)

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF: 11/18/2021

Sheet No.:

V-002

LEGEND OF SYMBOLS & ABBREVIATIONS:

BFPR	=	WATERLINE BACKFLOW PREVENTER
cmp	=	CORRUGATED METAL PIPE
CONC	=	CONCRETE
DWS	=	DETECTABLE WARNING STRIP
D	=	DELTA (CENTRAL) ANGLE
R	=	RADIUS
A	=	ARC
T	=	TANGENT
CB	=	CHORD BEARING
CD	=	CHORD DISTANCE
ELEV.	=	ELEVATION
F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
F.E.S.	=	FLARED END SECTION
GRUJB	=	GRUCOM JUNCTION BOX
ID.	=	IDENTIFICATION
Inv	=	INVERT
M.E.S.	=	MITERED END SECTION
No.	=	NUMBER
O.R.	=	OFFICIAL RECORDS BOOK
PGS.	=	PAGES
PVC	=	POLY-VINYL CHLORIDE
RCP	=	REINFORCED CONCRETE PIPE
R/W	=	RIGHT OF WAY
S BOX	=	TRAFFIC SIGNAL JUNCTION BOX
SECTION 9-8-18	=	SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST
w/	=	WITH
ANCH	=	GUY ANCHOR
BOL	=	TRAFFIC BOLLARD
CO	=	SANITARY OR STORM SEWER CLEAN-OUT
FH	=	FIRE HYDRANT
FOCMRK	=	FIBER OPTIC CABLE MARKER
	=	FOUND CONCRETE MONUMENT (size, ID)
	=	FOUND NAIL & DISK (ID)
	=	FOUND REBAR & CAP (size, ID)
HBIB	=	HOSE BIB (SPIGOT)
GV	=	GAS VALVE
LT PL	=	LIGHT POLE
MBOX	=	MAIL BOX
	=	MANHOLE
MP	=	METER POLE
PP	=	POWER POLE
REFL	=	REFLECTOR
	=	SET 5/8" REBAR & CAP (LB 2389)
	=	SIGN
SV	=	SANITARY SEWER VALVE
TELPED	=	TELEPHONE PEDESTAL
CTVPED	=	CABLE TELEVISION PEDESTAL
WM	=	WATER METER
WV	=	WATER VALVE
60	=	ELEVATION CONTOUR LINE
X X	=	FENCE LINE
OHGW	=	OVERHEAD GUY WIRE
OHGRU	=	OVERHEAD GRUCOM LINE
OHPL	=	OVERHEAD POWER LINE
OHTL	=	OVERHEAD TELEPHONE LINE
OHTV	=	OVERHEAD TELEVISION LINE
OHFOC	=	OVERHEAD FIBER OPTIC CABLE LINE
FM	=	SANITARY SEWER FORCE MAIN
UCE	=	UNDERGROUND ELECTRIC LINE
UFOD	=	UNDERGROUND FIBER OPTIC CABLE LINE
GAS	=	UNDERGROUND GAS LINE
UGRU	=	UNDERGROUND GRUCOM LINE
UCT	=	UNDERGROUND TELEPHONE LINE
UGTV	=	UNDERGROUND CABLE TELEVISION LINE
SIG	=	UNDERGROUND TRAFFIC SIGNAL LINE
W	=	UNDERGROUND WATER LINE
(6" PVC)	=	SIZE AND/OR MATERIAL AS PROVIDED BY UTILITY COMPANY
4-1	=	WETLANDS FLAG LOCATION "4-16" PROVIDED BY VERDE ENVIRONMENTAL CO.
88.95 X	=	SPOT ELEVATION
	=	CONCRETE

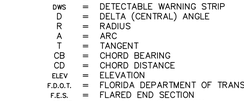
TREE LEGEND:

TREES WITH A DIAMETER 10" AND GREATER, EXCLUDING ALL PINE AND SUGARBERRY TREES WERE LOCATED FOR THIS SURVEY. (DIAMETER MEASURED 4.5' ABOVE GRADE)

LOCATION / SPECIES / DIAMETER AT BREAST HEIGHT

SIZE/COMMON NAME *Genus species*

•	bb10	= 10" BLUE BEECH *Carpinus caroliniana*
•	bswt3	= 13" BASSWOOD *Tilia americana*
◆	cb11.16	= 11"–16" CHINABERRY *Melia azedarach*
•	ce12	= 12" SOUTHERN REDCEDAR *Juniperus silicicola*
•	ch17	= 17" BLACK CHERRY *Prunus serotina*
•	cht14	= 14" CHINESE TALLOW *Triadica sebifera*
•	el20	= 20" FLORIDA ELM *Ulmus floridana*
•	hi22	= 22" HICKORY *Carya sp.*
•	loo17	= 17" LAUREL OAK *Quercus hemisphaerica*
•	lo15	= 15" LIVE OAK *Quercus virginiana*
•	mb11	= 11" RED MULBERRY *Morus rubra*
●	mp25	= 25" RED MAPLE *Acer rubrum*
•	pa16	= 16" PALM *Sabal palmetto*
•	sco20	= 20" SWAMP CHESTNUT OAK *Quercus michauxii*
•	sg18	= 18" SWEETGUM *Liquidambar styraciflua*
•	tree23	= 23" UNIDENTIFIED TREE
•	tup15	= 15" TUPELO *Nyssa biflora*
•	wo19	= 19" WATER OAK *Quercus nigra*



STATE ROAD NO. 25 (U.S. HIGHWAY NO. 441)
(200' R/W)
GAINESVILLE

ALACHUA COUNTY 66' SERVICE ROAD
APRIL BOULEVARD

EAST BOUNDARY OF SECTION 9-8-18

S.E. CORNER OF SECTION 9-8-18 (4"x4", NO ID)

N 00°39'04" W 1352.20'

TAX PARCEL 03066-004-000
O.R. 4671, PAGE 1059

TAX PARCEL 03066-006-002

TAX PARCEL 03066-006-000

TAX PARCEL 03066-006-001

TAX PARCEL 03066-005-000

APPROXIMATE LIMITS OF ZONE "X" UNSHADED

APPROXIMATE LIMITS OF ZONE "A"

WETLANDS LINE

WETLAND INTERPRETATION
(VERDE 2020)
(PER VERDE ENVIRONMENTAL CO.)

NOTE: WETLAND LINES AND POINTS AS SHOWN HEREON WERE PROVIDED BY VERDE ENVIRONMENTAL CO., PER EXHIBIT "SRWMD REVIEWED WETLANDS AND SURFACE WATERS TARA APRIL" REVIEWED BY SUWANNEE RIVER WATER MANAGEMENT DISTRICT ON 12-06-22. SAID EXHIBIT IS UNDATED, BUT RECEIVED BY THIS OFFICE DECEMBER 9, 2022 SEE SAID EXHIBIT FOR ADDITIONAL INFORMATION.
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BENCHMARK
BRASS DISK IN CONC. "FDOT 2626002 BM1"
TOP DISK ELEV=68.04'

STORM MANHOLE
top elev=65.33'
30"rcp N Inv=59.53'
30"rcp SE Inv=59.88'

STORM MANHOLE
top elev=68.41'
18"rcp E Inv=63.09'
30"rcp NW Inv=60.65'
30"rcp S Inv=64.38'

STORM HEADWALL
top elev=66.12'
15"rcp Inv=63.63'

15' DRAINAGE R/W O.R. 362, PAGE 474

N 01°04'27" W

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) A & X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0466 F, COMMUNITY NUMBER: 120064, PANEL: 0466, EFFECTIVE DATE: 12/18/2020. THE SUBJECT PROPERTY LIES IN ZONE(s) AS BEING "SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE "X (UNSHADED)" AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

No.	Date	Comment
2	12/22/2022	REVISED WETLANDS
1	11/29/2021	ADDED WETLANDS INFORMATION

eda consultants inc.
LB 2389
720 S.W. 2nd Ave. South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
352.373.3541 FAX 352.373.7249
www.edafl.com mail@edafl.com

eda consultants inc. Corporate Authorization No. LB 2389
Rtn. SEE SHEET 1 FOR ORIGINAL SIGNATURE AND RAISED SEAL
Project No. 2020-0088
Drawn A.L.
Check B.G.
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Fieldbook Page
PREPARED FOR: 1) TARA FOREST, LLC 2) 3) 4)
Survey Date 11/18/2021
Drawing Completed 11/18/2021
Revised 12/23/2022

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF: 11/18/2021

Sheet No.:
V-003

Plotted: Dec 23, 2022 – 13:20:59 – aloonie
\\SERVER3\survey\Projects\2020\2020-0088 (Tara April)\DWG\2020-0088_Bsy-Topo.dwg – Sheet 3

\\SERVER3\survey\Projects\2020\2020-0088_Bdy-Topo.dwg - Sheet 4

LEGEND OF SYMBOLS & ABBREVIATIONS:

BFPR	=	WATERLINE BACKFLOW PREVENTER
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CONC	=	CONCRETE
DWS	=	DETECTABLE WARNING STRIP
D	=	DELTA (CENTRAL) ANGLE
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ANCH	=	GUY ANCHOR
BOL	=	TRAFFIC BOLLARD
CO	=	SANITARY OR STORM SEWER CLEAN-OUT
FH	=	FIRE HYDRANT
FOCMRK	=	FIBER OPTIC CABLE MARKER
	=	FOUND CONCRETE MONUMENT (size, ID)
	=	FOUND NAIL & DISK (ID)
	=	FOUND REBAR & CAP (size, ID)
HBIB	=	HOSE BIB (SPIGOT)
GV	=	GAS VALVE
LT PL	=	LIGHT POLE
MBOX	=	MAIL BOX
	=	MANHOLE
MP	=	METER POLE
PP	=	POWER POLE
REFL	=	REFLECTOR
	=	SET 5/8" REBAR & CAP (LB 2389)
	=	SIGN
SV	=	SANITARY SEWER VALVE
TELPED	=	TELEPHONE PEDESTAL
CTVPED	=	CABLE TELEVISION PEDESTAL
WM	=	WATER METER
WV	=	WATER VALVE
80	=	ELEVATION CONTOUR LINE
x x	=	FENCE LINE
OHGW	=	OVERHEAD GUY WIRE
OHGRU	=	OVERHEAD GRUCOM LINE
OHPL	=	OVERHEAD POWER LINE
OHTL	=	OVERHEAD TELEPHONE LINE
OHTV	=	OVERHEAD TELEVISION LINE
OHFOC	=	OVERHEAD FIBER OPTIC CABLE LINE
FM	=	SANITARY SEWER FORCE MAIN
UGL	=	UNDERGROUND ELECTRIC LINE
UFOC	=	UNDERGROUND FIBER OPTIC CABLE LINE
GAS	=	UNDERGROUND GAS LINE
UGRU	=	UNDERGROUND GRUCOM LINE
UGT	=	UNDERGROUND TELEPHONE LINE
UGTV	=	UNDERGROUND CABLE TELEVISION LINE
GC	=	UNDERGROUND TRAFFIC SIGNAL LINE
WL	=	UNDERGROUND WATER LINE
(6" PVC)	=	SIZE AND/OR MATERIAL AS PROVIDED BY UTILITY COMPANY
4-1	=	WETLANDS FLAG LOCATION "4-16" PROVIDED BY VERDE ENVIRONMENTAL CO.
88.95 x	=	SPOT ELEVATION
	=	CONCRETE

TREE LEGEND:

TREES WITH A DIAMETER 10" AND GREATER, EXCLUDING ALL PINE AND SUGARBERRY TREES WERE LOCATED FOR THIS SURVEY. (DIAMETER MEASURED 4.5' ABOVE GRADE)

LOCATION / SPECIES / DIAMETER AT BREAST HEIGHT

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- ch17 = 17" BLACK CHERRY *Prunus serotina*
- ch114 = 14" CHINESE TALLOW *Triadica sebifera*
- el20 = 20" FLORIDA ELM *Ulmus floridana*
- hi22 = 22" HICKORY *Carya sp.*
- laol7 = 17" LAUREL OAK *Quercus hemisphaerica*
- live15 = 15" LIVE OAK *Quercus virginiana*
- mb11 = 11" RED MULBERRY *Morus rubra*
- mp25 = 25" RED MAPLE *Acer rubrum*
- pal6 = 16" PALM *Sabal palmetto*
- sco20 = 20" SWAMP CHESTNUT OAK *Quercus michauxii*
- sg18 = 18" SWEETGUM *Liquidambar styraciflua*
- tree23 = 23" UNIDENTIFIED TREE
- tup15 = 15" TUPELO *Nyssa biflora*
- wo19 = 19" WATER OAK *Quercus nigra*

0 30' 60'
1"=30'

INTERSTATE HIGHWAY NO. 75 (STATE ROAD NO. 93)
STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION NO. 26260-2402

ALACHUA COUNTY 66' SERVICE ROAD
APRIL BOULEVARD
ASPHALT PAVEMENT
WHITE LINE
YELLOW LINES
R/W LINE
5' WIRE FENCE
4' WIRE FENCE (POOR CONDITION)
WETLANDS LINE
UGTV LINE IS POSSIBLY ABANDONED
DIRT DRIVE
RIP-RAP

FOUND MAG NAIL & DISK "FDOT"
REFL
STORM HEADWALL top elev=54.73' 24"cmp inv=51.40'
STORM HEADWALL top elev=53.22' 24"cmp inv=50.04'
STORM HEADWALL top elev=51.91' 24"cmp inv=48.70'
STORM HEADWALL top elev=48.66' 24"cmp inv=45.45'
STORM HEADWALL top elev=66.12' 15"rcp inv=63.63'
SIGN
FDOT SURVEY MARKER SIGN
FDOT R/W SIGN
(5/8", FDOT)
D=20°11'12"
R=828.93'
A=292.05'
T=147.56'
CB=S 19°13'49" E
CD=290.54'
APPROXIMATE LIMITS OF ZONE "X" UNSHADED
APPROXIMATE LIMITS OF ZONE "A"
FOUND 4"x4" CONC MONUMENT (NO ID) S 88°18'48" W, 0.39' FROM PROPERTY CORNER
BENCHMARK 4"x4" CONC MONUMENT (NO ID) TOP MONUMENT ELEV=47.47
FOUND 1/2" REBAR & CAP (CAN'T READ CAP, UNDER WATER) N 15°16'53" E, 0.22' FROM PROPERTY CORNER
S.E. CORNER OF SECTION 9-8-18 (4"x4", NO ID)

S 29°19'25" E 340.38'
N 88°18'48" E 250.49'
S LINE OF PARCEL NO. 1 (O.R. 167, PAGE 185)
N 00°39'04" W 1352.20'
EAST BOUNDARY OF SECTION 9-8-18
N 00°39'04" W 4056.66'

58.38 ACRES, ±
(2,543,172 Square Feet)

TAX PARCEL 03020-000-000

W-3
WETLAND - ONSITE
(PER VERDE ENVIRONMENTAL CO.)

NOTE: WETLAND LINES AND POINTS AS SHOWN HEREON WERE PROVIDED BY VERDE ENVIRONMENTAL CO., PER EXHIBIT "SRWMD REVIEWED WETLANDS AND SURFACE WATERS TARA APRIL" REVIEWED BY SUWANNEE RIVER WATER MANAGEMENT DISTRICT ON 12-06-22. SAID EXHIBIT IS UNDATED, BUT RECEIVED BY THIS OFFICE DECEMBER 9, 2022 SEE SAID EXHIBIT FOR ADDITIONAL INFORMATION.
THIS SURVEYOR HAS NOT VERIFIED NOR FIELD LOCATED THESE WETLAND LINES AND POINTS AND MAKES NO GUARANTEE THAT THEY ARE CORRECT AND THAT NO OTHER WETLANDS EXIST.

TAX PARCEL 03066-004-000
O.R. 4671, PAGE 1059

TAX PARCEL 03066-006-002

WETLAND INTERPRETATION (VERDE 2020)
(PER VERDE ENVIRONMENTAL CO.)

TAX PARCEL 03067-001-000
O.R. 4738, PAGE 321

TAX PARCEL 03066-004-000
O.R. 4671, PAGE 1059

SHEET 4 OF 11

No.	Date	Comment
2	12/22/2022	REVISED WETLANDS
1	11/29/2021	ADDED WETLANDS INFORMATION

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) A & X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12086C, PANEL: 0166, COMMUNITY NUMBER: 120065, EFFECTIVE DATE: 1-6-2006 SAID MAP DESCRIBES ZONE(s) AS BEING "SPECIAL FLOOD HAZARD AREA INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE "X (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

eda consultants inc.
720 S.W. 2nd Ave. Suite 300
GAINESVILLE, FLORIDA 32601
(352) 373-3541 FAX (352) 373-7268
www.edafl.com mail@edafl.com

eda consultants inc.
Corporate Authorization No. LB 2389
Ref: SEE SHEET 1 OF 11 FOR ORIGINAL SIGNATURE AND RAISED SEAL

Project No. 2020-0088
Drawn A.L.
Check B.G.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2022

1"=30'
Page
Fieldbook 1359 1360

Survey Date	11/18/2021
Drawing Completed	11/18/2021
Revised	12/23/2022
1)	
2)	
3)	
4)	

PREPARED FOR: TARA FOREST, LLC

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 11/18/2021.

Sheet No.:

V-004

Plotted: Dec 23, 2022 - 13:20:59 - eloonie

INTERSTATE HIGHWAY NO. 75 (STATE ROAD NO. 93)
STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION NO. 26260-2402

ALACHUA COUNTY 66' SERVICE ROAD
APRIL BOULEVARD

58.38 ACRES, ±
(2,543,172 Square Feet)

TAX PARCEL 03020-000-000

TAX PARCEL 03067-001-000
O.R. 4738, PAGE 321

EAST BOUNDARY OF SECTION 9-8-18

N 00°39'04" W 4056.66'

D=20°11'12"
R=828.93'
A=292.05'
T=147.56'
CB=S 19°13'49" E
CD=290.54'

D=14°48'48"
R=167.00'
A=43.18'
T=21.71'
CB=S 01°43'49" E
CD=43.06'

UGTV LINE IS S 05°40'35" W 709.09'

UGTV LINE IS POSSIBLY ABANDONED

FENCE IS 0.6' E OF PROPERTY LINE

FOUND 5/8" FDOT REBAR & CAP N 02°32'26" W, 0.15' FROM CALCULATED CORNER

APPROXIMATE LIMITS OF ZONE "X" UNSHADED
APPROXIMATE LIMITS OF ZONE "A"

WETLAND LINE

WETLANDS OFFSITE

NOTE: WETLAND LINES AND POINTS AS SHOWN HEREON WERE PROVIDED BY VERDE ENVIRONMENTAL CO., PER EXHIBIT "SRWMD REVIEWED WETLANDS AND SURFACE WATERS TARA APRIL" REVIEWED BY SUWANNEE RIVER WATER MANAGEMENT DISTRICT ON 12-06-22. SAID EXHIBIT IS UNDATED, BUT RECEIVED BY THIS OFFICE DECEMBER 9, 2022 SEE SAID EXHIBIT FOR ADDITIONAL INFORMATION.
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SEE SHEET 4 OF 11 FOR LEGEND OF SYMBOLS & ABBREVIATIONS AND TREE LEGEND

N
0 30' 60'
1"=30'

SHEET 5 OF 11

No.	Date	Comment
2	12/22/2022	REVISED WETLANDS
1	11/29/2021	ADDED WETLANDS INFORMATION

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) A & X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12086C 0067 G COMMUNITY NUMBER: 490456 PANEL: 0067 EFFECTIVE DATE: 06/16/06. SAID MAP DESCRIBES ZONE(s) AS BEING "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE "X (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

eda consultants inc.
LB 2289
720 S.W. 2nd Ave. South, Suite 300
GAINESVILLE, FLORIDA 32601
(352) 373-3541 FAX (352) 373-7268
www.edafl.com mail@edafl.com

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Fieldbook 1050 Page 1-20
Survey Date 11/18/2021
Drawing Completed 11/18/2021
Revised 12/23/2022

PREPARED FOR: 1) TARA FOREST, LLC
2)
3)
4)

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Sheet No.:
V-005

\\SERVER3\survey_Projects\2020\2020-0088 (Tara April)\DWG\2020-0088_Bsy-Topo.dwg — Sheet 5
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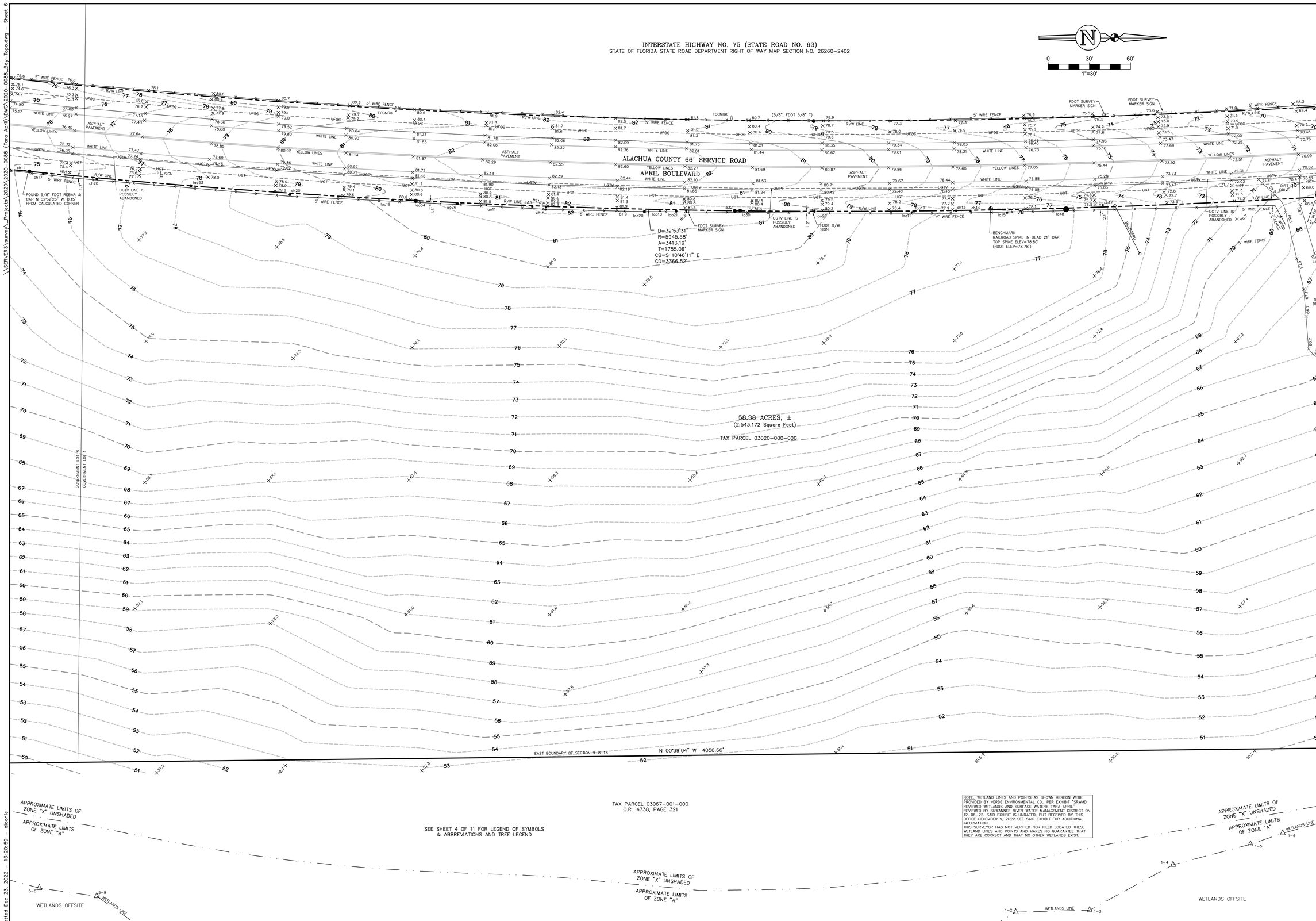

NOTE: WETLAND LINES AND POINTS AS SHOWN HEREON WERE PROVIDED BY VERDE ENVIRONMENTAL CO., PER EXHIBIT "SRWMD REVIEWED WETLANDS AND SURFACE WATERS TARA APRIL" REVIEWED BY SUWANNEE RIVER WATER MANAGEMENT DISTRICT ON 12-06-22. SAID EXHIBIT IS UNDATED, BUT RECEIVED BY THIS OFFICE DECEMBER 9, 2022 SEE SAID EXHIBIT FOR ADDITIONAL INFORMATION.
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SHEET 6 OF 11

No.	Date	Comment
2	12/22/2022	REVISED WETLANDS
1	11/29/2021	ADDED WETLANDS INFORMATION

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) A & X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0110 & 12001C0120 ; COMMUNITY NUMBER: 120664 ; PANEL: 0110 & 0120 ; EFFECTIVE DATE: 06/16/06 ; SAID MAP DESCRIBES ZONE(s) A AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE "X" (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

eda consultants inc.
LB 2389
720 S.W. 2nd Ave, South Tower, Suite 200
GAINESVILLE, FLORIDA 32601
TEL (352) 373-3541
www.edaill.com mail@edaill.com

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By: ROBERT W. GRAVER
P.S.M. 4239
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Fieldbook	Page	Survey Date	Drawing Completed	Revised
1050 1059	1-80 1-20	11/18/2021	11/18/2021	12/23/2022

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Sheet No.: V-006

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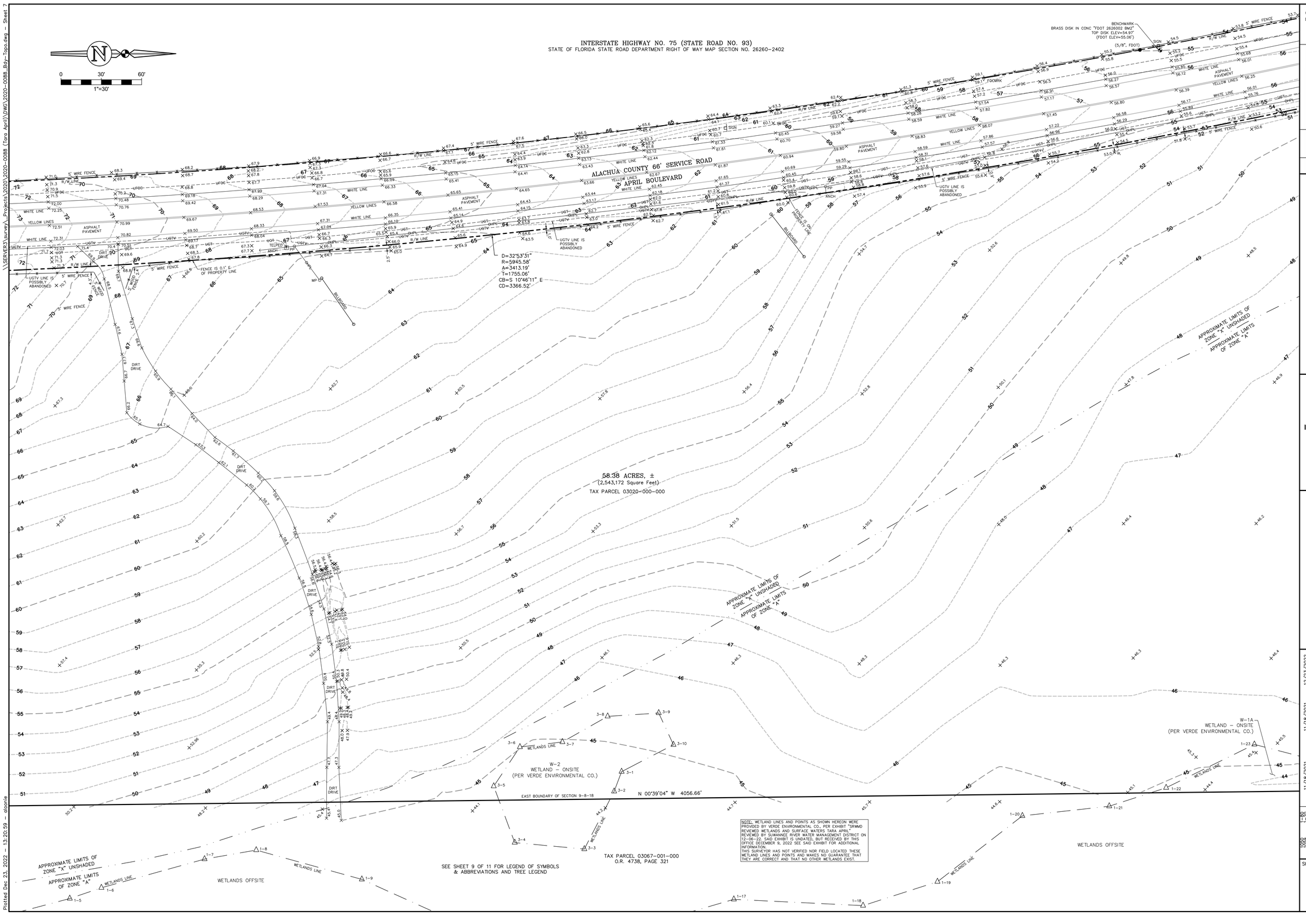

SHEET 7
OF 11

No.	Date	Comment
2	12/22/2022	REVISED WETLANDS
1	11/29/2021	ADDED WETLANDS INFORMATION

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) A & X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12086C , PANEL 0065 , SUFFIX F , COMMUNITY NUMBER 120001 , EFFECTIVE DATE: 08/18/2008 . ZONE(s) A AS BEING "SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE X (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

eda consultants inc.
LB 2389
720 S.W. 2nd Avenue, Suite 300
GAINESVILLE, FLORIDA 32601
(352) 373-3541 FAX (352) 373-7268
www.edafl.com mail@edafl.com

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Corporate Authorization No. LB 2389
FOR THE FIRM BY: _____ CHAD A. LIES, PSM No. 4239
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Fieldbook 1-80 1-82
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Survey Date 11/18/2021 Drawing Completed 11/18/2021 Revised 12/23/2022

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Sheet No.:
V-007

No.	Date	Comment
2	12/22/2022	REVISED WETLANDS
1	11/29/2021	ADDED WETLANDS INFORMATION

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) A & X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12086C, PANEL: 0067, COMMUNITY NUMBER: 120086, EFFECTIVE DATE: 9/26/2008 SAID MAP DESCRIBES ZONE(s) AS BEING "SPECIAL FLOOD HAZARD AREA INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE "X (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

eda consultants inc.
LB 2289
720 S.W. 2nd Ave. Suite 300
GAINESVILLE, FLORIDA 32601
352.373.3541 FAX 352.373.7268
www.edafl.com mail@edafl.com

eda consultants inc. Corporate Authorization No. LB 2289
BY: SEE SHEET 1 OF 11 FOR ORIGINAL SIGNATURE AND RAISED SEAL
ANDREW M. LEWIS, P.S.M. 4239

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Project No.	2020-0088
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Fieldbook	1-380
Page	1-380

Survey Date:	11/18/2021
Drawing Completed	11/18/2021
Revised	12/23/2022

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Sheet No.:

V-008

APPROXIMATE LIMITS OF ZONE "X" UNSHADED

APPROXIMATE LIMITS OF ZONE "A"

D-2
DITCH – ONSITE
(PER VERDE ENVIRONMENTAL CO.)

W-1A
WETLAND – ONSITE
(PER VERDE ENVIRONMENTAL CO.)

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58.38 ACRES, ±
(2,543,172 Square Feet)
TAX PARCEL 03020-000-000

EAST BOUNDARY OF SECTION 9-8-18

N 00°39'04" W 4056.66'

TAX PARCEL 03067-001-000
O.R. 4738, PAGE 321

WETLANDS OFFSITE

SEE SHEET 9 OF 11 FOR LEGEND OF SYMBOLS & ABBREVIATIONS AND TREE LEGEND

0 30' 60'
1"=30'

Plotted: Dec 23, 2022 – 13:20:59 – elonnie

\\SERVER3\survey_Projects\2020\2020-0088_Bdy-Topo.dwg — Sheet 9

LEGEND OF SYMBOLS & ABBREVIATIONS:

BFPR	=	WATERLINE BACKFLOW PREVENTER
cmp	=	CORRUGATED METAL PIPE
CONC	=	CONCRETE
DWS	=	DETECTABLE WARNING STRIP
D	=	DELTA (CENTRAL) ANGLE
R	=	RADIUS
A	=	ARC
T	=	TANGENT
CB	=	CHORD BEARING
CD	=	CHORD DISTANCE
ELEV	=	ELEVATION
F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
F.E.S.	=	FLARED END SECTION
GRUJB	=	GRUCOM JUNCTION BOX
ID.	=	IDENTIFICATION
Inv	=	INVERT
M.E.S.	=	MITERED END SECTION
No.	=	NUMBER
O.R.	=	OFFICIAL RECORDS BOOK
PGS.	=	PAGES
PVC	=	POLY-VINYL CHLORIDE
RCP	=	REINFORCED CONCRETE PIPE
R/W	=	RIGHT OF WAY
S BOX	=	TRAFFIC SIGNAL JUNCTION BOX
SECTION 9-8-18	=	SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST
w/	=	WITH
ANCH	=	GUY ANCHOR
BOL	=	TRAFFIC BOLLARD
CO	=	SANITARY OR STORM SEWER CLEAN-OUT
FH	=	FIRE HYDRANT
FOCMRK	=	FIBER OPTIC CABLE MARKER
	=	FOUND CONCRETE MONUMENT (size, ID)
	=	FOUND NAIL & DISK (ID)
	=	FOUND REBAR & CAP (size, ID)
HBIB	=	HOSE BIB (SPIGOT)
GV	=	GAS VALVE
LT PL	=	LIGHT POLE
MBOX	=	MAIL BOX
	=	MANHOLE
MP	=	METER POLE
PP	=	POWER POLE
REFL	=	REFLECTOR
	=	SET 5/8" REBAR & CAP (LB 2389)
	=	SIGN
SV	=	SANITARY SEWER VALVE
TELPED	=	TELEPHONE PEDESTAL
CTVPED	=	CABLE TELEVISION PEDESTAL
WM	=	WATER METER
WV	=	WATER VALVE
80	=	ELEVATION CONTOUR LINE
X X	=	FENCE LINE
OHGW	=	OVERHEAD GUY WIRE
OHGRU	=	OVERHEAD GRUCOM LINE
OHPL	=	OVERHEAD POWER LINE
OHTL	=	OVERHEAD TELEPHONE LINE
OHTV	=	OVERHEAD TELEVISION LINE
OHFOC	=	OVERHEAD FIBER OPTIC CABLE LINE
FM	=	SANITARY SEWER FORCE MAIN
UGE	=	UNDERGROUND ELECTRIC LINE
UFOC	=	UNDERGROUND FIBER OPTIC CABLE LINE
GAS	=	UNDERGROUND GAS LINE
UGRU	=	UNDERGROUND GRUCOM LINE
UGT	=	UNDERGROUND TELEPHONE LINE
UGTV	=	UNDERGROUND CABLE TELEVISION LINE
SIG	=	UNDERGROUND TRAFFIC SIGNAL LINE
WL	=	UNDERGROUND WATER LINE
(6" PVC)	=	SIZE AND/OR MATERIAL AS PROVIDED BY UTILITY COMPANY
4-1	=	WETLANDS FLAG LOCATION "4-16" PROVIDED BY VERDE ENVIRONMENTAL CO.
88.99 X	=	SPOT ELEVATION
	=	CONCRETE

TREE LEGEND:

TREES WITH A DIAMETER 10" AND GREATER, EXCLUDING ALL PINE AND SUGARBERRY TREES WERE LOCATED FOR THIS SURVEY. (DIAMETER MEASURED 4.5' ABOVE GRADE)

LOCATION / SPECIES / DIAMETER AT BREAST HEIGHT

SIZE/COMMON NAME *Genus species*

- bb10 = 10" BLUE BEECH *Carpinus caroliniana*
- bsw13 = 13" BASSWOOD *Tilia americana*
- cb11.16 = 11"-16" CHINABERRY *Melia azedarach*
- ce12 = 12" SOUTHERN REDCEDAR *Juniperus silicicola*
- ch17 = 17" BLACK CHERRY *Prunus serotina*
- ch14 = 14" CHINESE TALLOW *Triadica sebifera*
- el20 = 20" FLORIDA ELM *Ulmus floridana*
- hi22 = 22" HICKORY *Carya sp.*
- loo17 = 17" LAUREL OAK *Quercus hemisphaerica*
- lo15 = 15" LIVE OAK *Quercus virginiana*
- mb11 = 11" RED MULBERRY *Morus rubra*
- mp25 = 25" RED MAPLE *Acer rubrum*
- pa16 = 16" PALM *Sabal palmetto*
- sco20 = 20" SWAMP CHESTNUT OAK *Quercus michauxii*
- sg18 = 18" SWEETGUM *Liquidambar styraciflua*
- tree23 = 23" UNIDENTIFIED TREE
- tup15 = 15" TUPELO *Nyssa biflora*
- wo19 = 19" WATER OAK *Quercus nigra*

0 30' 60'
1"=30'

INTERSTATE HIGHWAY NO. 75 (STATE ROAD NO. 93)
STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION NO. 26260-2402
CENTERLINE

ALACHUA COUNTY 66' SERVICE ROAD
APRIL BOULEVARD

STORM HEADWALL top elev=55.63' 36"rcp N inv=51.26' 36"rcp S inv=51.31'
STORM HEADWALL top elev=53.81' 36"rcp N inv=49.69' 36"rcp S inv=49.74'
STORM HEADWALL top elev=54.71' 20"x28"cmp inv=52.62'
STORM HEADWALL top elev=53.66' 20"x28"cmp inv=50.71'
STORM HEADWALL top elev=53.33' 36"rcp N inv=49.01' 36"rcp S inv=48.84'

D=32°53'31"
R=5945.58'
A=3413.19'
T=1755.06'
CB=S 10°46'11" E
CD=3366.52'

FENCE IS 0.2' NE OF PROPERTY LINE

58.38 ACRES, ±
(2,543,172 Square Feet)
TAX PARCEL 03020-000-000

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APPROXIMATE LIMITS OF ZONE "X" UNSHADED
APPROXIMATE LIMITS OF ZONE "A"

W-1A
WETLAND - ONSITE
(PER VERDE ENVIRONMENTAL CO.)

WETLANDS LINE

BILLBOARD

SHEET 9 OF 11

No.	Date	Comment
2	12/22/2022	REVISED WETLANDS
1	11/29/2021	ADDED WETLANDS INFORMATION

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) A & X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0466 E, COMMUNITY NUMBER: 120084, PANEL: 0466, SUFFIX: E, EFFECTIVE DATE: 12/06/2000. SAID MAP DESCRIBES ZONE(s) AS BEING "SPECIAL FLOOD HAZARD AREAS INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE "X (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

eda consultants inc.
LB 2389
Corporate Authorization No. LB 2389
720 S.W. 2nd Ave. South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
(352) 373-3541 FAX (352) 373-7268
www.edafl.com mail@edafl.com

Project No.	2020-0088
Drawn	A.L.
Check	B.G.

eda consultants inc. 4239
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Fieldbook	1050, 1083	Survey Date	11/18/2021
Page	1-20	Drawing Completed	11/18/2021
		Revised	12/23/2022

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Sheet No.:

V-009

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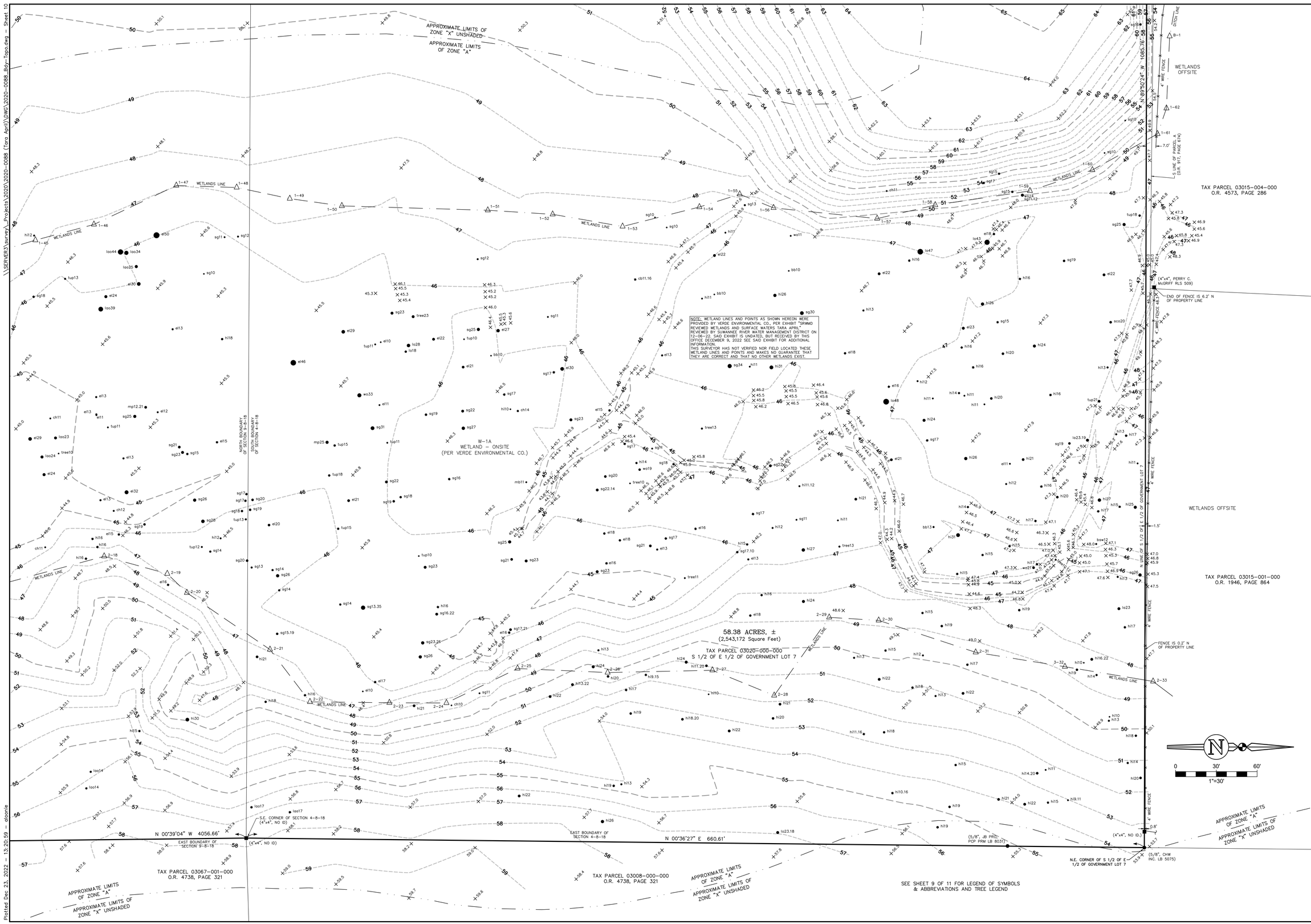

SHEET 10 OF 11

No.	Date	Comment
2	12/22/2022	REVISED WETLANDS
1	11/29/2021	ADDED WETLANDS INFORMATION

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) A & X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12041C0066E, COMMUNITY NUMBER: 120084, PANEL: 0066, SUFFIX: E, EFFECTIVE DATE: 2/05/2014. SAID MAP DESCRIBES ZONE(s) AS BEING "SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE "X (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

eda consultants inc.
LB 2389
720 S.W. 2nd Avenue, Suite 300
GAINESVILLE, FLORIDA 32601
(352) 373-3541 FAX 373-7268
www.edafl.com mail@edafl.com

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Project No.	2020-0088
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Scale	1"=30'
Page	1 of 1
Fieldbook	1359 1360 1369

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Survey Date	11/18/2021
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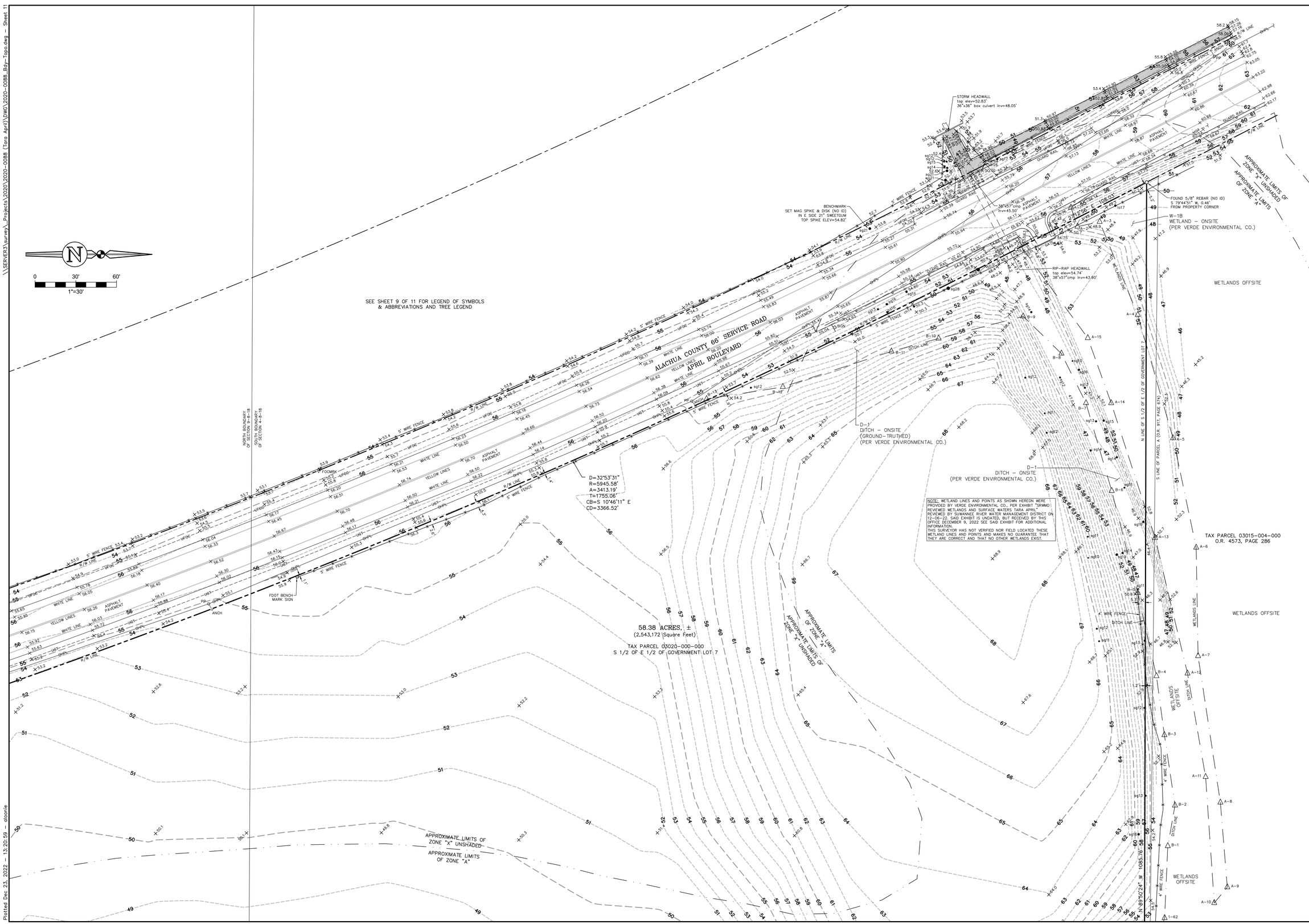
Sheet No.:

V-010

\\SERVER3\aurvey_Projects\2020\2020-0088_Bay-Topo.dwg — Sheet 11



SHEET 11 OF 11

No.	Date	Comment
2	12/22/2022	REVISED WETLANDS
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eda consultants inc.
LB 2289
720 S.W. 2nd Ave., South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
(352) 373-3541 FAX: (352) 373-7249
www.edafl.com mail@edafl.com

eda consultants inc.
Corporate Authorization No. LB 2289
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Sheet No.:

V-011

Plotted: Dec 23, 2022 – 13:20:59 – dlonnie

GSE Engineering & Consulting, Inc.

October 18, 2022

Sayed Moukhtara
Tara Forest, LLC
7717 NW 20th Lane
Gainesville, Florida 32605

Summary Report of a Geological Review and Active Ground Loss Evaluation
Tara Forest West, Tara Phoenicia, Tara April
Alachua, Alachua County, Florida
GSE Project No. 14759B

GSE Engineering & Consulting, Inc. (GSE) has performed a geological review to provide an opinion on the locations of active ground loss at the Tara Forest West, Tara Phoenicia and Tara April projects in Alachua, Florida. This review and report have been prepared at your request.

Background Information

We understand that you propose to develop these properties into residential and commercial developments. The sites are generally located at the northeast quadrant of the U.S. Highway 441 and I-75 intersection in Alachua, Florida and contains approximately 555 +/- acres. Figure 1 indicates the project location.

GSE has performed geotechnical explorations at these sites to assist with stormwater management facility and infrastructure design. Please refer to reports under GSE Project Numbers 14759, 14759A, 14891 and 15138 previously submitted.

We understand the City of Alachua retained Wood Environment & Infrastructure Solutions, Inc. (Wood) to assist with the development review process. As part of this review, Wood had concerns that active ground loss may be occurring below ground elevations of 75 feet. Wood recommended that the portion of the site lower than elevation 75 feet be analyzed further with engineering and geologic studies to identify if there is actual active ground loss occurring.

This geologic review has been performed to evaluate whether active ground loss is occurring at the site.

Regional Geology

In order to understand the mechanisms of ground loss, the regional geology of the site must be reviewed and considered. Ground loss in Alachua County typically occurs from soil erosion and sinkhole development. Ground loss from soil consolidation typically does not occur, as the majority of the soils in Alachua County are over consolidated from prior land form changes (sea level rise/recession and soil deposition) that occurred in the geologic past (millions of years ago).

Alachua County straddles two physiographic provinces: Northern Highlands and Coastal Lowlands[1]. A broad karst escarpment known as the Cody Scarp separates these two provinces.

The Northern Highlands, which lie north and east of the Cody Scarp, are underlain by a thick sequence of relatively impermeable Miocene to Pleistocene sediments. Because of this thick sequence of sediments, the Northern Highlands Province contains few karst features. This upland plateau is nearly level, sloping gently to the west, north and east. Elevation ranges from about 150 to 200 feet above sea level. The plateau, which originally extended completely across the county, has many swamps. Sinkholes are not common within the plateau, but a few are found near its margin.

Thin Plio-Pleistocene sediments overlying thin and discontinuous, residual Miocene strata and Eocene limestone characterize the Lowlands. Karst features are numerous in the Lowlands. The western plains region has low relief. Elevation ranges from about 50 to 80 feet above sea level. The plain is devoid of stream channels, but it is dotted with sinks and limestone mines. While the Ocala Limestone is essentially near the surface in this region, many of the old sinks have become filled (some to a depth of 250 feet) with sand, clayey sand, and sandy clay. These soil materials come from marine submergence, soil creep and slumping, and stream transport from the Northern Highlands. This sinkhole fill tends to mask many of the karst irregularities of the Ocala surface.

The Cody Scarp, which separates the Northern Highlands from the Coastal Lowlands, contains large sinkholes, sinking streams, and other karst features. The bottoms of the karst features often penetrate to the Ocala Limestone and the depressions are usually filled with organic soils, fluvial and lacustrine sediments, and clay-rich soils. The hills within the scarp contain Miocene sediments similar to the Northern Highlands Province. Many of the large, flat-bottomed lakes and wet prairies are associated with the scarp and represent coalescent sinkholes known as poljes and uvalas. Many of these level prairies and lakes, most of which are near or below 60 feet NGVD, are associated with ground water levels.

Three major geologic formations occur at or near the surface within the county. These formations have influenced soil development. They are, in order of decreasing age, the Ocala Limestone of Eocene age, the Miocene to Pliocene Hawthorn Group, and the Plio-Pleistocene Terrace Deposits.

The Ocala Limestone underlies the entire county; exposures are common in the Coastal Lowlands in the southern and western parts of the county. Here a limestone plain is formed which is covered by a veneer of loose sand in most places. Thin and discontinuous beds of clay-rich soils may also occur in this region of the county. The Ocala Limestone consists of soft, white to cream colored, chalky, limestone that is approximately 98 percent calcium carbonate. Boulders and irregular masses of chert are common near the top. In many areas the Ocala is cavernous and fractured.

The Miocene Hawthorn Group includes at least three formations in Alachua County. These are, from bottom to top, the Penny Farms Formation, Marks Head Formation, and Coosawhatchie Formation[2]. All three formations consist of varying proportions of interbedded clay, sand, limestone, and dolostone, all of which are phosphatic.

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1 White, W.A., 1970. The Geomorphology of the Florida Peninsula. Florida Geological Survey, Bulletin 51.

2 Scott, T.M., 1988. The Lithostratigraphy of the Hawthorn Group (Miocene) of Florida. Florida Geological Survey, Bulletin No. 59.

The Hawthorn Group crops out in isolated areas around the town of Micanopy and in an irregular pattern along the Cody Scarp from Lochloosa Lake northwestward through Gainesville and into the north-Northern and northwestern part of the county. Much of the outcrop area is hill and valley terrain created by the formation of karst features at the foot of the escarpment. A thin veneer of loose sands of the older Plio-Pleistocene Terrace deposits covers the Hawthorn Group of sediments in the Cody Scarp and Northern Highlands. The Hawthorn Group lies unconformably on the solution-pitted Ocala Limestone surface.

The most recent formation is a surface mantle of fine to medium sand, silt, and clay that formed as Pliocene and Pleistocene sea levels fluctuated and periodically inundated portions of the county. Primarily, the terrace deposits overlie the Hawthorn Group. They are exposed in the Northern and eastern parts of the county.

The site is located in the rolling hills topography of Alachua County that lies within the Cody Scarp geology. Site elevations range from about 45 feet to more than 150 feet. The site is located just northeast of the Mill Creek Sink Cave. The Mill Creek Sink Cave is a well-documented sinkhole that is connected to an underground cavern system that is commonly used for cave diving. The Wood report identifies the approximate location of the cave system, which runs to the south across U.S. Highway 441 and to the east along the northern edge of U.S. Highway 441. Cave divers have documented that the cave system to the north has collapsed and is infilled with soil. The cave system is generally on the order of 100 to 200+ feet below land surface.

General Site Observations and Historic Site Use

Mr. Kenneth L. Hill, P.E. and Mr. Jason E. Gowland, P.E. with GSE have visited the site on numerous occasions to observe the site conditions. In addition, we have reviewed historical aerials of the site to observe the changes in the surface conditions of the site.

The site is currently mostly open land that is grown up in tall weeds. There are tree lines and wooded areas scattered throughout the site. Mill Creek is wooded along its banks. The majority of the site below elevation 75 feet is a valley along Mill Creek, with moderate to steep topography sloping up to the east and west from the creek.

From approximately 2004 to 2020, the site was planted in pine trees. The pine trees were harvested around 2020. Prior to 2004, the site was mostly open pasture with scattered tree lines and wooded areas dating back to 1964.

The 1964 aerial, attached as Figure 4, indicates that some of the site had been disturbed. The northern portion of the site and an area along the north side of U.S. Highway 441 appear disturbed, and possibly used as borrow areas or construction staging. This aerial is from the time period when the I-75 construction was nearing completion (there are no autos on I-75 but autos are present on U.S Highway 441). Ponds and wetland areas are easily identifiable on the aerial, along with the meandering Mill Creek. Mill Creek appears to be dry in this aerial, as this creek primarily transports stormwater runoff. A wet weather pond in the central portion of the site east of Mill Creek appears to be man made and from the land disturbance.

The 1971 aerial, attached as Figure 5, indicates the site is mostly pasture with scattered tree lines and woods. The majority of Mill Creek is located in open pasture and appears wet. Wetlands and ponds are identifiable. The disturbed areas are somewhat overgrown with pasture, but appear to have poor coverage.

The 1982 aerial, attached as Figure 6, shows that the site has remained pasture with no significant change since 1971. The poor established pasture in the northern disturbed area is more established. The site appears dry, with no water in Mill Creek and the ponds and wet weather pond areas showing less standing water. The most obvious change is the presence of a "black dot" in the northern portion of the site. The dot is believed to be a small chimney sinkhole, as this dot is at the location of a cluster of chimney sinkholes that are present on the site. These sinkholes were previously evaluated by GSE in our Project No. 14759A.

The 1994 aerial, attached as Figure 7, shows that the site is essentially in the same condition as prior years. Mill Creek appears wet. There is no vegetation along the majority of the creek. The location of the "black dot" now has two or three dots, indicating additional chimney sinkholes have developed. A 1999 aerial, not shown, indicates a fence has been constructed around the area of the "black dots" in a square shape. Remnants of this fence remain on the site today and surround the cluster of chimney sinkholes. This confirms the black dots on the aerial are chimney sinkholes which developed from about 1982 to 1999. The 2004 aerial shows the site is planted in pine trees, and remained in this condition until their harvest around 2020.

Evaluation and Discussion of Active Ground Loss

Wood has concerns with the potential of active ground loss in the lower elevations of the site. Based upon our observation of the site and review of historical data, we agree that active ground loss is occurring at the north end of the site at the location of the cluster of chimney sinkholes (see GSE Project No. 14759A). It is our opinion that active ground loss, other than normal surface erosion, is not occurring over the remainder of the site.

Wood specifically is concerned with two features they believe are swallets. The Wood report describes the locations of these features as *immediately adjacent to the western boundary of the property (in the lower 1/3 of the property boundary) and the other on the western side of Mill Creek immediately south of the first one.* The Wood Figure 5 shows the location of one swallet. The locations of both swallets described by Wood are not within the property boundaries (they are off site) and it is our opinion they have no impact on the Tara properties.

During a telephone conference with Wood, they believed that slow ground subsidence has occurred in the lower elevations along Mill Creek over the years. This opinion was based upon comparison of USGS Topographic Maps (digitizing the elevations and overlaying them). It is our opinion this conclusion cannot be made based upon the quality of the data. USGS Map Accuracy Standards[3] states the accuracy of 1:24,0000 USGS Topographic Maps is 5 feet vertically and 40 feet horizontally. This means that any point on the map may have an elevation that is 5 feet higher or lower than what is shown. Further, any point may be 40 feet in any direction away from where it is shown.

As a comparison of the accuracy of the USGS Topographic Maps, we overlayed the USGS topographic maps from 1963 and 1999 (Figures 2 and 3) onto the site topographic surveys. The topographic surveys were provided by eda and JBPro. These overlays show that the horizontal and vertical accuracy is reasonably within this range for the portion of the site above elevation 75 feet. Below elevation 75 feet, the horizontal accuracy is far less than 40 feet (the 50 feet contour lines are approximately 175 apart) and the vertical accuracy is generally beyond 5 feet. This is shown on Figures 2 and 3.

3 USGS Fact Sheet 171-99, November 1999

An opinion that a few feet of ground subsidence has occurred cannot be supported by data with this accuracy. Further, there are other sites nearby and that border this site that have improvements that are below elevation 75 feet, including portions of U.S Highway 441. If slow ground subsidence was actively occurring below elevation 75 feet, there would be reported damage to existing facilities. We are not aware of slow ground subsidence damage to nearby properties. We are aware of sudden ground subsidence caused by collapse type sinkholes.

GSE agrees that ground subsidence related to soil erosion is and can continue to occur at this site. This is entirely related to the quality of ground cover and rainfall intensity. Soil erosion is occurring along Mill Creek and in natural and man-made drainage swales where ground cover is poor. It is our opinion that slow ground subsidence related to karst geology is not occurring.

Sinkholes in Alachua County are typically sudden collapse type features. The typical geology of the Cody Scarp is a thin sand layer covering clay-rich soils. A pinnacled limestone formation is below the clay-rich soil at varying depths. A surficial groundwater table is typically not present or is a transient perched condition on the clays. Sinkholes develop from the sudden erosion or collapse of soil into cracks, crevices and voids in the upper portion of the limestone formation and the development of sinkholes is commonly related to high intensity rain events. These sinkholes typically vary from a few feet in diameter to 10 to 20 feet in diameter. The cluster of sinkholes at the north end of the site are typical sinkholes for the Cody Scarp geology. GSE is not aware of a slow ground subsidence type sinkhole occurring in the Cody Scarp geology of Alachua County.

Slow ground subsidence related to karst geology is common in the Central Florida region where the geology is different. The geology in Central Florida typically consists of 40+ feet of sandy soil that overlies confining clay-rich soils. Limestone is typically at depths of 100+ feet. A surficial groundwater table is typically present within 10 feet of land surface. Slow ground subsidence occurs from the raveling (erosion) of the sandy soils through breaches in the clay confining layer into voids in the limestone formation from the infiltration of the surficial water table into the Floridan Aquifer (groundwater recharge). This type of ground subsidence can take days or years to develop. This area of Alachua County does not have this type of geology (there is no persistent surficial groundwater table to slowly infiltrate and induce raveling), and therefore, does not have slow ground subsidence related to karst geology.

Summary

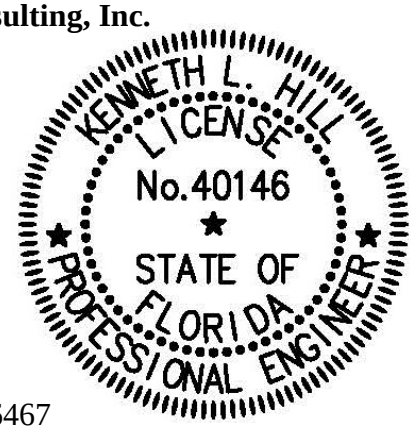
GSE has performed additional analysis and evaluations of the Tara project sites in Alachua, Florida to evaluate the potential for active ground loss. It is GSE's opinion that one isolated area at the northern portion of the site has active ground loss in the form of a cluster of chimney sinkholes that developed from approximately 1982 through 1999. These features were evaluated in GSE Project Number 14759A. It is GSE's opinion that active ground loss is not occurring in the portions of the site lower than elevation 75 feet over the remainder of the site. The two swallets identified by Wood are located off site and in our opinion have no impact on these sites. It is GSE's opinion that requiring further geological or geotechnical studies to evaluate active ground loss is an unnecessary requirement that is not warranted by the regional geology.

Closure

GSE appreciates this opportunity to provide these engineering services to you on this important matter. If you have any questions, or if we can provide any additional information, please contact us.

Sincerely,

GSE Engineering & Consulting, Inc.



This item has been digitally signed and sealed by

on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Jason E. Gowland, P.E.
Senior Engineer
Florida Registration No. 66467

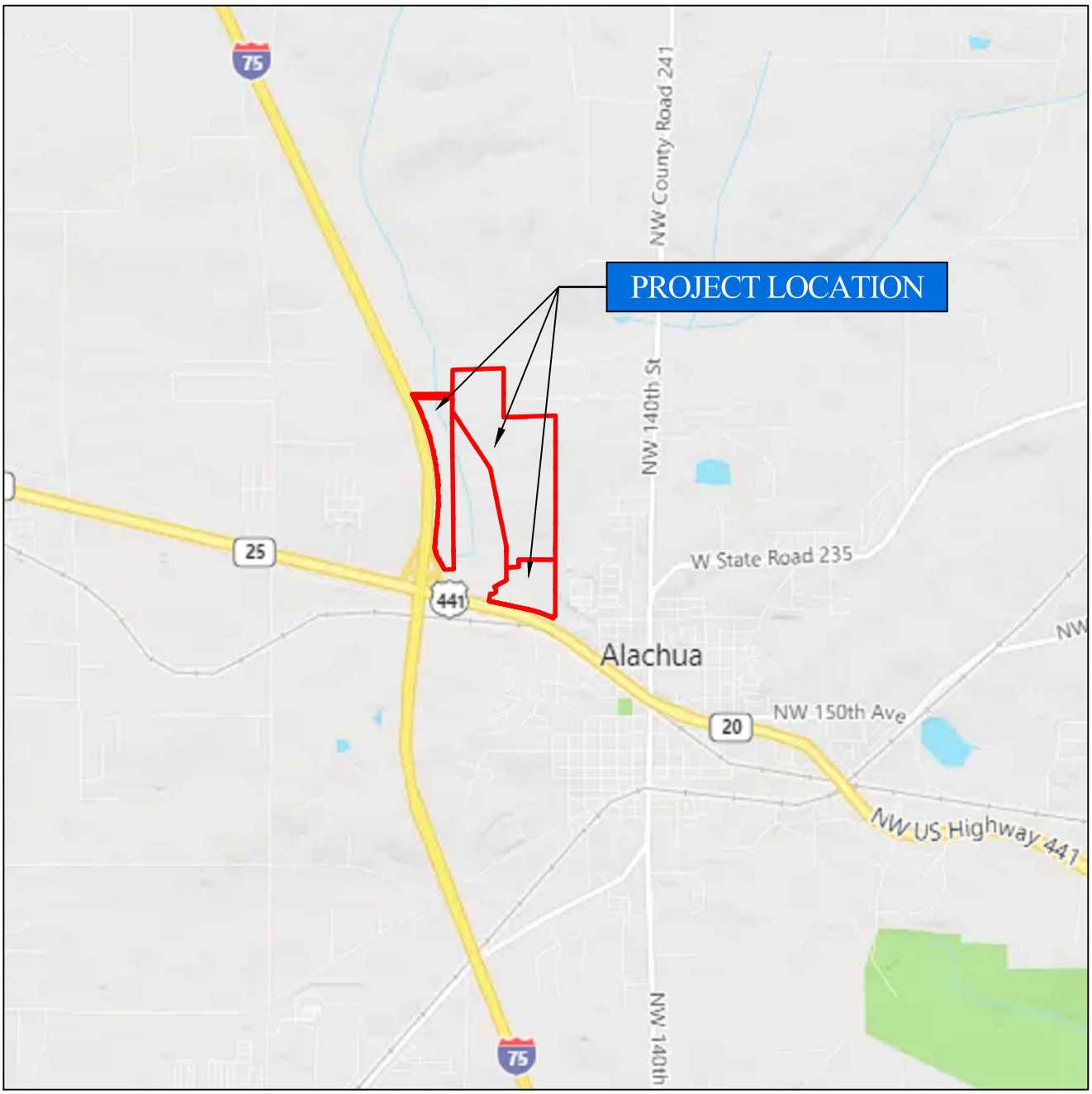
Kenneth L. Hill, P.E.
Principal Engineer
Florida Registration Number 40146

KLH/ JEG:ldj
Q:\Projects\14759B Tara Forest West - Ground Subsidence Evaluation\14759B.docx

Attachments: Figure 1 – Site Location Map
Figure 2 – 1963 USGS Topo Map Overlay on Current Topo
Figure 3 – 1999 USGS Topo Map Overlay on Current Topo
Figure 4 – 1964 Aerial
Figure 5 – 1971 Aerial
Figure 6 – 1982 Aerial
Figure 7 – 1994 Aerial

Distribution: Addressee (1)
File (1)

ATTACHMENTS



NORTH

NOT TO SCALE

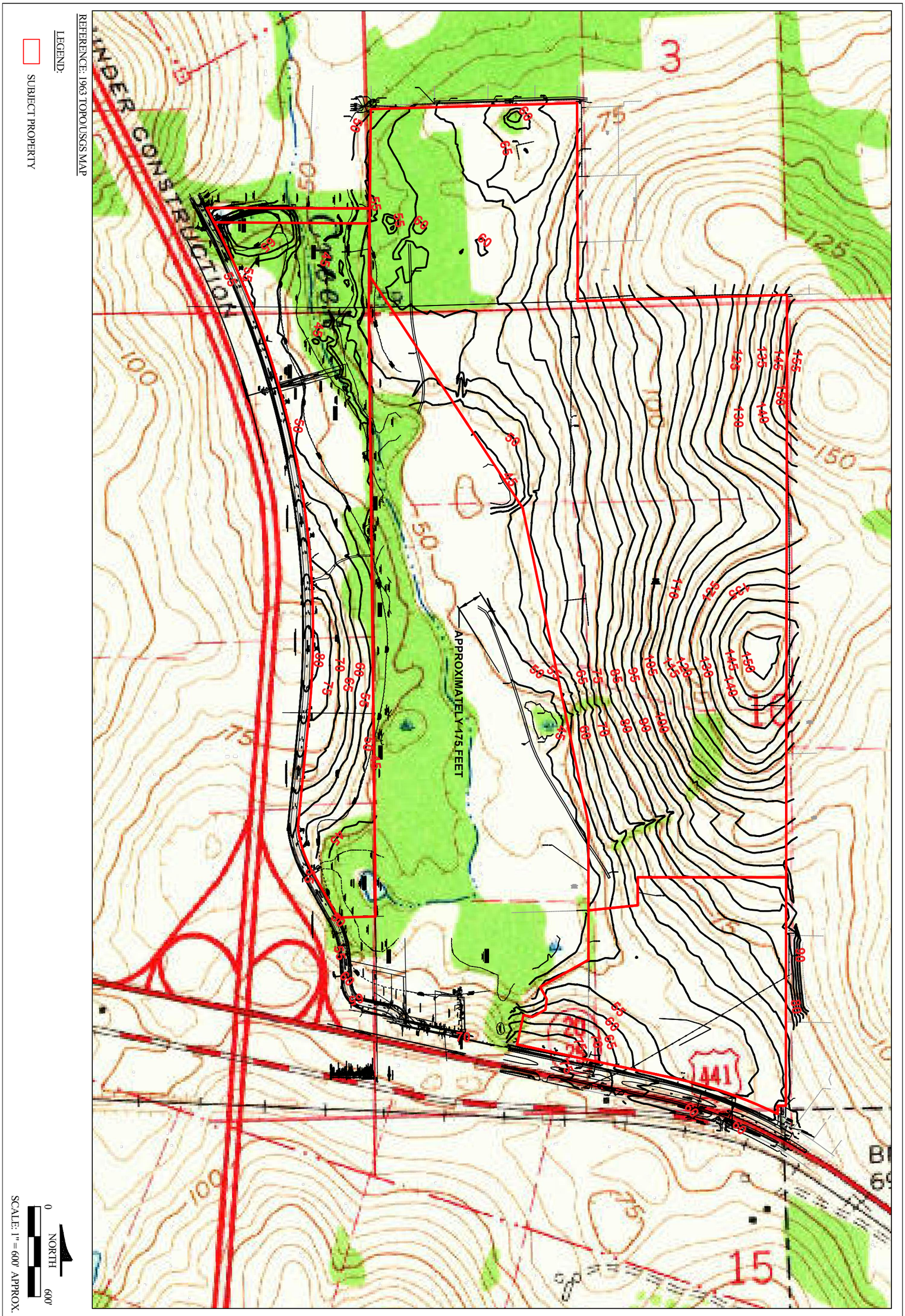
TARA FOREST WEST, TARA PHOENICIA & TARA APRIL
ALACHUA, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 14759B

PROJECT SITE LOCATION MAP

DESIGNED BY: KLH
CHECKED BY : JEG
DRAWN BY : JMG

GSE Engineering & Consulting, Inc.

FIGURE 1



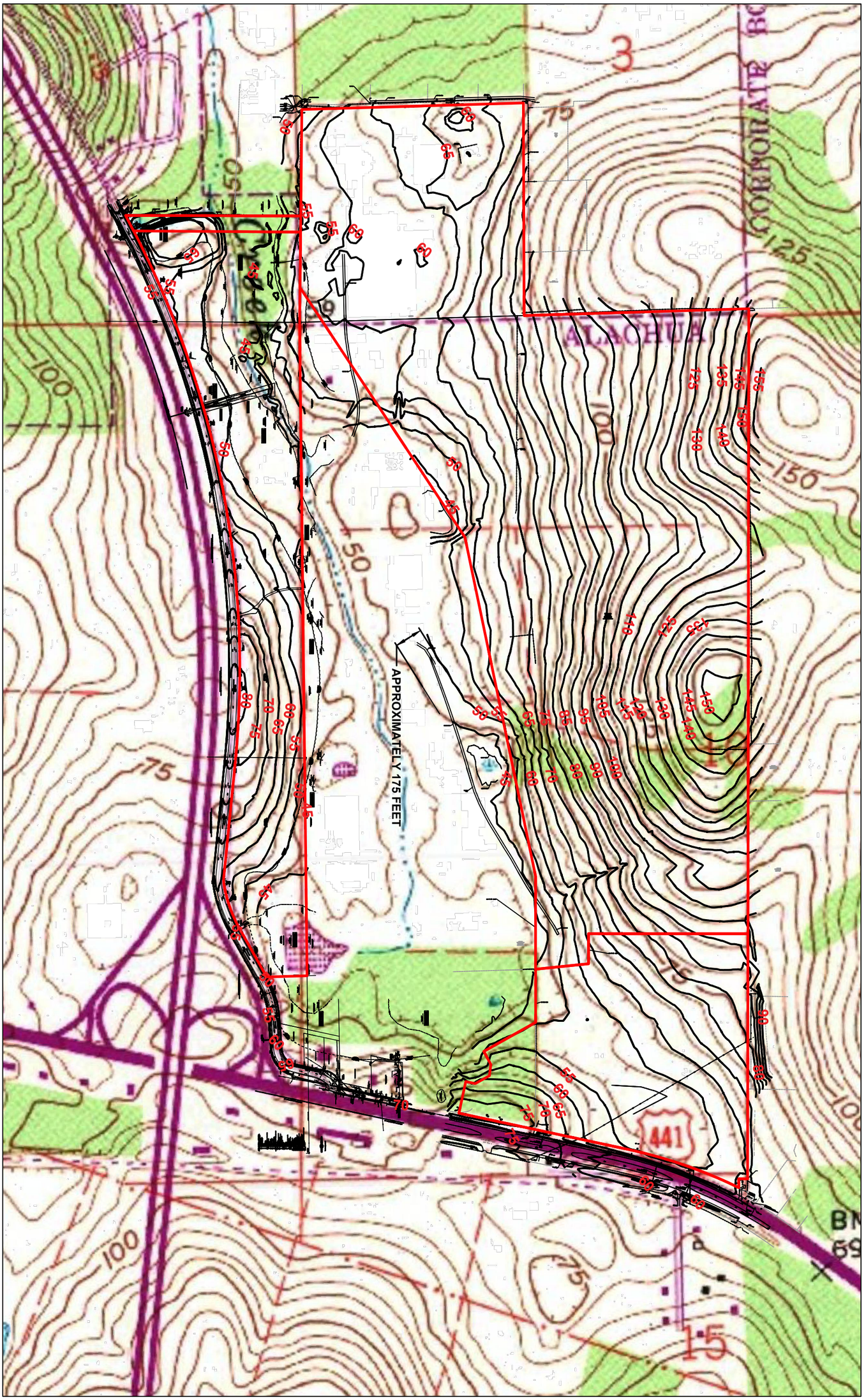
1963 USGS TOPO MAP OVERLAY ON CURRENT TOPO

TARA FOREST WEST, TARA PHOENICIA & TARA APRIL
ALACHUA, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 14759B

DESIGNED BY: KLH
CHECKED BY : JEG
DRAWN BY : JMG

GSE Engineering & Consulting, Inc.

FIGURE
2



1998 USGS TOPO MAP OVERLAY ON CURRENT TOPO

TARA FOREST WEST, TARA PHOENICIA & TARA APRIL
ALACHUA, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 14759B

DESIGNED BY: KLH
CHECKED BY : JEG
DRAWN BY : JMG

GSE Engineering & Consulting, Inc.

FIGURE
3

LEGEND:

SUBJECT PROPERTY

REFERENCE: 64 CROPPED AERIAL



NORTH

NOT TO SCALE

1964 AERIAL

TARA FOREST WEST, TARA PHOENICIA & TARA APRIL
ALACHUA, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 14759B

DESIGNED BY: KLH
CHECKED BY : JEG
DRAWN BY : JMG

GSE Engineering & Consulting, Inc.

FIGURE

4



REFERENCE: 71 CROPPED AERIAL

LEGEND:

SUBJECT PROPERTY

NORTH
NOT TO SCALE

1971 AERIAL

TARA FOREST WEST, TARA PHOENICIA & TARA APRIL
ALACHUA, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 14759B

DESIGNED BY : KLH
CHECKED BY : JEG
DRAWN BY : JMG

GSE Engineering & Consulting, Inc.

FIGURE 5



REFERENCE: 82 CROPPED AERIAL

LEGEND:

SUBJECT PROPERTY

NORTH

NOT TO SCALE

1982 AERIAL

TARA FOREST WEST, TARA PHOENICIA & TARA APRIL
ALACHUA, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 14759B

DESIGNED BY : KLH
CHECKED BY : JEG
DRAWN BY : JMG

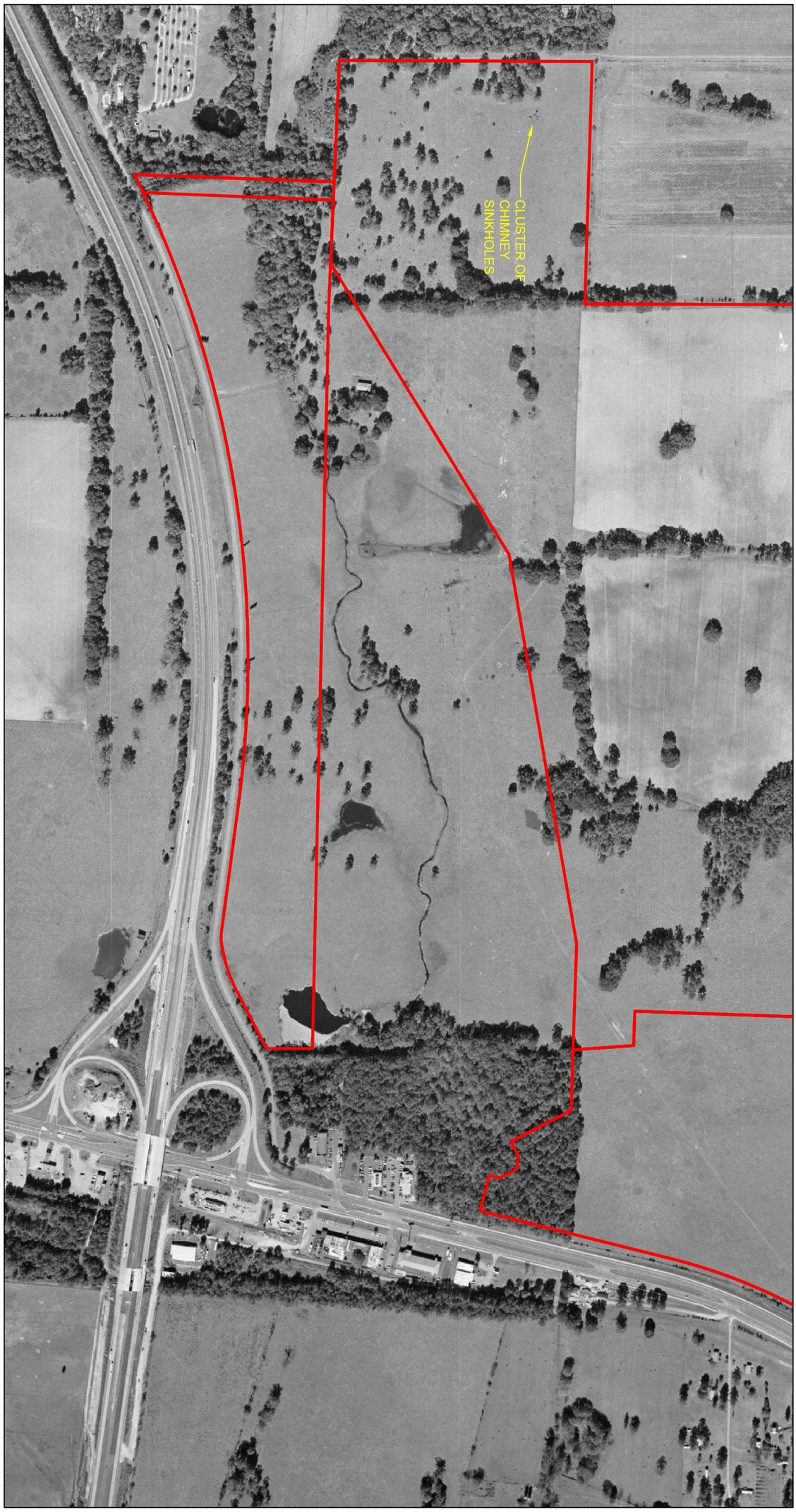
GSE Engineering & Consulting, Inc.

FIGURE 6

LEGEND:

SUBJECT PROPERTY

REFERENCE: 94 CROPPED AERIAL



NORTH

NOT TO SCALE

TARA FOREST WEST, TARA PHOENICIA & TARA APRIL
ALACHUA, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 14759B

1994 AERIAL

DESIGNED BY: KLH
CHECKED BY : JEG
DRAWN BY : JMG

GSE Engineering & Consulting, Inc.

FIGURE

7

Carson J. Crockett

From: Kyla Sneed <kylamarie2013@gmail.com>
Sent: Monday, January 5, 2026 11:54 AM
To: Planning Division
Subject: Concern Regarding Proposed Development Over Cave System

Dear City of Alachua Officials,

I am writing to express my concern regarding the proposed plan to build over the cave system in Alachua.

Caves and karst features are not just geological curiosities. They are fragile natural systems that play an important role in groundwater protection, ecosystem stability, and public safety. Building over a cave presents real risks, including structural instability, sinkhole development, and potential contamination of groundwater resources that serve the surrounding community.

Beyond the practical risks, caves are irreplaceable natural features. Once damaged or filled, they cannot be restored. Many cave systems also support unique wildlife and serve as part of Florida's broader karst landscape, which deserves careful consideration and protection.

I understand the need for growth and development, but I strongly encourage the city to consider alternatives that avoid building directly over this cave system. Thorough environmental and geological assessments, transparency with the public, and a long-term perspective are essential when making decisions that could permanently alter the land and impact future generations.

Thank you for your time and for your service to the community. I hope the city will prioritize environmental stewardship, public safety, and responsible planning in this matter.

Sincerely,
Kyla

Carson J. Crockett

From: John Sustarich <John.Sustarich@outlook.com>
Sent: Monday, January 5, 2026 11:50 AM
To: Planning Division
Subject: Vote No

To whom it may concern,

Please vote to protect the Mill Creek Sink cave and its water. Say no to Tara April on January 13th.

Runoff from development will feed into the Mill Creek Sink which feeds into the aquifer, an underwater cave system, drinking water, and springs.

Reject Tara's plan to build over the cave at Mill Creek Sink. It's not safe.

Sincerely,

John Sustarich
NSS-CDS Member

Carson J. Crockett

From: esustarich@gmail.com
Sent: Monday, January 5, 2026 11:46 AM
To: Planning Division
Subject: Comment - Tara April 1/13

To whom it may concern,

Please vote to protect the Mill Creek Sink and its water. Say no to Tara April on January 13th.

Runoff from development will feed into the Mill Creek Sink which feeds into the aquifer, an underwater cave system, drinking water, and springs.

Reject Tara's plan to build over the cave at Mill Creek Sink. It's not safe.

Sincerely,

Emily Sustarich
NSS-CDS Member

Carson J. Crockett

From: greg traub <greg.traub@gmail.com>
Sent: Monday, January 5, 2026 10:57 AM
To: Planning Division
Subject: Say no to Tara April 1/13

Greetings City Commissioners,

Am I writing to implore you not to allow development of the land near the Mill Creek Sink system.
Building over this sensitive water system that provides water recharge for the local aquifer would be ill advised. When so much has already been developed in this county, it seems like a poor idea to further degrade the local aquifer by building over it. An aquifer that has provided so much to local tourism economy and that attracts so many to this area. Please say NO to this development proposal.

Best regards,
Greg Traub

Carson J. Crockett

From: Johnnie Holton <holton.bennie@gmail.com>
Sent: Sunday, January 4, 2026 1:00 PM
To: Planning Division
Cc: City Commissioners
Subject: Protect Alachua's Water - Say NO to Tara!

Dear Planning Department, Mayor, and Commissioners, In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater. Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations. Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water. Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe. Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West. Sincerely, Bennie Holton

Carson J. Crockett

From: Cathy Messersmith <catherinemessersmith@gmail.com>
Sent: Sunday, January 4, 2026 12:19 PM
To: Planning Division
Subject: Mill Creek Sink

All
Please do not approve the proposed development next to a highly sensitive water source. I don't think that we even need a development to begin with. The roads in that area are already congested. But to put the development in that space is crazy. That particular developer is not known for his consideration of the environment.
Please, think of the future. Water is life.

Please do the right thing,

Cathy Messersmith

Carson J. Crockett

From: Johnnie Holton <holton.bennie@gmail.com>
Sent: Sunday, January 4, 2026 10:47 AM
To: Planning Division
Cc: City Commissioners
Subject: Protect Alachua's Water - Say NO to Tara!

Dear Planning Department, Mayor, and Commissioners, In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater. Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations. Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water. Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe. Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West. Sincerely, Bennie Holton

Carson J. Crockett

From: Christina Butler <christinab.rn01@yahoo.com>
Sent: Saturday, January 3, 2026 8:47 PM
To: Planning Division
Cc: City Commissioners
Subject: Protect Alachua's Water - Say NO to Tara!

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Christina Butler

Sent from my iPhone

Carson J. Crockett

From: dhpdorfman <dhpdorfman@gmail.com>
Sent: Saturday, January 3, 2026 7:54 PM
To: Planning Division
Cc: City Commissioners
Subject: Protect Mill Creek Sink - Say NO to Tara!

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Sincerely,

Paul and Doris Dorfman

Sent from my T-Mobile 5G Device

Carson J. Crockett

From: Christopher Gmuer <chrisg@gmuereng.com>
Sent: Friday, January 2, 2026 1:31 PM
To: Carson J. Crockett; Bryan Thomas
Cc: Planning Division; Scott Stewart; Chad Stewart; Chad Appell; Heather Hinson
Subject: Re: Ellianos Alachua Cafe - Minor Site Plan Submittal

Hey Carson, any update on the Minor Site Plan comments for the Ellianos Alachua Cafe?

Sincerely,
Christopher A. Gmuer, PE
President, Gmuer Engineering
chrisg@gmuereng.com
(352) 281-4928

From: Carson J. Crockett <ca_crockett@cityofalachua.org>
Sent: Thursday, December 11, 2025 3:44 PM
To: Heather Hinson <heatherh@gmuereng.com>; Bryan Thomas <br_thomas@cityofalachua.org>
Cc: Planning Division <planning@cityofalachua.org>; Christopher Gmuer <chrisg@gmuereng.com>
Subject: RE: Ellianos Alachua Cafe - Minor Site Plan Submittal

Heather,

Confirming receipt. Thank you,

City of ALACHUA
the good life community

CARSON J.CROCKETT
Principal Planner
386.418.6137
ccrockett@cityofalachua.org
www.cityofalachua.org

City Hall is open 7:30am – 6:00pm, Monday through Thursday.
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.

From: Heather Hinson <heatherh@gmuereng.com>
Sent: Monday, December 8, 2025 12:00 PM
To: Carson J. Crockett <ca_crockett@cityofalachua.org>; Bryan Thomas <br_thomas@cityofalachua.org>
Cc: Planning Division <planning@cityofalachua.org>; Christopher Gmuer <chrisg@gmuereng.com>
Subject: Ellianos Alachua Cafe - Minor Site Plan Submittal

Good morning,

Please click the link below to access the electronic files for this submittal. Chris will deliver the hardcopies later today. Please let me know if you have any trouble accessing the files.

https://www.dropbox.com/scl/fo/stbkog4xgt98bi1bdiym0/AMkaFlE0vxWyY5pzp7IzsBY?rlkey=k2wbfkmcuxjsdydx44dcz0t0q&st=gkvc9uk2&dl=0

Sincerely,
Heather Hinson
Sr. Project Coordinator
heatherh@gmuereng.com
(352) 593-3134

www.gmuereng.com

Carson J. Crockett

From: S M <sophymott@gmail.com>
Sent: Friday, January 2, 2026 10:07 AM
To: Planning Division
Subject: Comment-Tara April 1/13

I am opposed to this irreparable and irresponsible damage to our natural resources.

Best regards,

Sophy Mott

Carson J. Crockett

From: Cathy Messersmith <cat2love@icloud.com>
Sent: Friday, January 2, 2026 8:49 AM
To: Planning Division
Cc: City Commissioners
Subject: Protect Alachua's Water - Say NO to Tara!

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
(Robert Messersmith

Sent from my iPhone

Carson J. Crockett

From: Cathy Messersmith <cat2love@icloud.com>
Sent: Friday, January 2, 2026 8:49 AM
To: Planning Division
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Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
(Cathy Messersmith)

Sent from my iPhone

Carson J. Crockett

From: Rowan M <varanidaes@gmail.com>
Sent: Thursday, January 1, 2026 7:55 PM
To: Planning Division
Subject: Comment - Tara April 1/13

Dear Alachua County Commissioners,

I am writing to share substantive concerns regarding the proposed development plans that would build residential and commercial structures directly over the Mill Creek Sink and associated cave system in Alachua County.

Mill Creek Sink is not only one of the most significant geological and hydrological features in our region but also a critical part of the Floridan Aquifer recharge system. The sink and its subterranean cave network drain more than 70 square miles of surface watershed and connect to springs and wells that supply water to numerous communities, including Hornsby Spring, High Springs, and the Santa Fe River Basin. Dye-trace studies and county environmental assessments have demonstrated direct hydrological connectivity between this karst system and surface water resources, indicating that pollutants introduced here can travel far beyond the immediate area.

High-density development over karst limestone poses inherent risks. The introduction of impervious surfaces associated with housing and commercial structures increases stormwater runoff and reduces natural filtration, elevating the likelihood of contaminants entering the aquifer. Even with engineered stormwater plans, there remains scientific and community concern that existing mitigation measures may not adequately protect water quality or prevent unintended impacts such as sinkhole formation or long-term degradation of groundwater resources. Independent geotechnical reviews commissioned by Alachua County have identified uncertainties in subsurface conditions and recommended further study before permitting action proceeds.

From an environmental standpoint, degradation of Mill Creek Sink would impair one of our county's most fragile and irreplaceable natural resources. As a geological window into the Floridan Aquifer and a functional element of regional hydrology, its health supports the water security not only of current residents but also future generations. Additionally, the potential for long-range impacts on springs and groundwater quality directly affects the public interest, local ecosystems, and long-term sustainability of water supplies.

For these reasons, I respectfully urge Alachua City Commissioners to reconsider moving forward with approvals that would allow construction directly over Mill Creek Sink without comprehensive, peer-reviewed hydrogeological analysis and guaranteed safeguards for water quality and geological stability.

Thank you for your attention to this matter.

Sincerely,
Rowan Martin

Carson J. Crockett

From: Marvin Scaff <marvin@scaff.net>
Sent: Thursday, January 1, 2026 7:14 PM
To: Planning Division
Cc: City Commissioners
Subject: Protect Alachua's Water - Say NO to Tara!

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

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Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Marvin Scaff

Carson J. Crockett

From: Kristin Rubin <rubinka2591@gmail.com>
Sent: Thursday, January 1, 2026 5:45 PM
To: Planning Division
Cc: City Commissioners
Subject: Protect Alachua's Water - Say NO to Tara!

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

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Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Kristin Rubin

Kristin Rubin

Carson J. Crockett

From: lynne weixel <lynneweixel0@gmail.com>
Sent: Thursday, January 1, 2026 4:50 PM
To: Planning Division
Subject: Protect Mill Creek Sink & Floridan Aquifer from Hazardous Development

Dear Bill Smith

Mill Creek Sink sits atop karst limestone, a porous rock with underground caves and channels that can swallow structures, send stormwater runoff and pollutants directly into the Floridan Aquifer, and threaten our drinking water.

The proposed Tara developments are located over this sensitive karst zone. Past county motions have warned of the risk of sinkholes and contamination.

I urge you to deny these proposals, or at a minimum, drastically reduce their density to protect one of our region's most sensitive and significant natural resources. I urge you to require karst-specific geotechnical studies, low-impact stormwater design, strong limits on impervious surfaces, and extraordinary preservation buffers around Mill Creek and Mill Creek Sink.

Thank you for protecting our water and community.

Sincerely,

Lynne Weixel, PhD and Gary Sewell

Carson J. Crockett

From: lynne weixel <lynneweixel0@gmail.com>
Sent: Thursday, January 1, 2026 4:49 PM
To: Planning Division
Subject: Protect Mill Creek Sink & Aquifer from Hazardous Development

Dear Virginia John's

Mill Creek Sink sits atop karst limestone, a porous rock with underground caves and channels that can swallow structures, send stormwater runoff and pollutants directly into the Floridan Aquifer, and threaten our drinking water.

The proposed Tara developments are located over this sensitive karst zone. Past county motions have warned of the risk of sinkholes and contamination.

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Thank you for protecting our water and community.

Sincerely,

Lynne Weixel, PhD and Gary Sewell

Carson J. Crockett

From: lynne weixel <lynneweixel0@gmail.com>
Sent: Thursday, January 1, 2026 4:47 PM
To: Planning Division
Subject: Protect Mill Creek Sink & Floridan Aquifer from Hazardous Development

Dear William Menadier

Mill Creek Sink sits atop karst limestone, a porous rock with underground caves and channels that can swallow structures, send stormwater runoff and pollutants directly into the Floridan Aquifer, and threaten our drinking water.

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I urge you to deny these proposals, or at a minimum, drastically reduce their density to protect one of our region's most sensitive and significant natural resources. I urge you to require karst-specific geotechnical studies, low-impact stormwater design, strong limits on impervious surfaces, and extraordinary preservation buffers around Mill Creek and Mill Creek Sink.

Thank you for protecting our water and community.

Sincerely,

Lynne Weixel, PhD and Gary Sewell

Carson J. Crockett

From: lynne weixel <lynneweixel0@gmail.com>
Sent: Thursday, January 1, 2026 4:46 PM
To: Planning Division
Subject: Protect Mill Creek Sink & Floridan Aquifer from Hazardous Development

Dear Danielle Judd

Mill Creek Sink sits atop karst limestone, a porous rock with underground caves and channels that can swallow structures, send stormwater runoff and pollutants directly into the Floridan Aquifer, and threaten our drinking water.

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Thank you for protecting our water and community.

Sincerely,

Lynne Weixel, PhD and Gary Sewell

Carson J. Crockett

From: lynne weixel <lynneweixel0@gmail.com>
Sent: Thursday, January 1, 2026 4:44 PM
To: Planning Division
Subject: Protect Mill Creek Sink & Floridan Aquifer from Hazardous Development

Dear Jenny Highlander

Mill Creek Sink sits atop karst limestone, a porous rock with underground caves and channels that can swallow structures, send stormwater runoff and pollutants directly into the Floridan Aquifer, and threaten our drinking water.

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Thank you for protecting our water and community.

Sincerely,

Lynne Weixel, PhD and Gary Sewell

Carson J. Crockett

From: Nancy Tommaso <ntommaso1950@gmail.com>
Sent: Thursday, January 1, 2026 1:41 PM
To: Planning Division
Cc: floridacaves@gmail.com
Subject: Say No To Tara

Commissioners,

I am a High Springs resident who is OPPOSED to the proposed Tara development near Mill Creek Sink. Not only will it affect our area's unique caves, but will also negatively impact our water system based on the dye trace study of 2005.

You wisely stopped the construction of a Walmart in this area. You should also NOT APPROVE this planned development.

SIGNED:

Nancy Tommaso
mobile (847) 275-9011

Carson J. Crockett

From: Porter Horne <porterh@windstream.net>
Sent: Wednesday, December 17, 2025 8:58 AM
To: Planning Division
Subject: PLEASE deny the Tara April Stormwater Permit at your Planning & Zoning meeting on January 13 at 6 PM

PLEASE deny the Tara April Stormwater Permit at your Planning & Zoning meeting on January 13 at 6 PM. The project would have a disastrous impact on Mill Creek Sink, a critical feature feeding a vast cave system connected to the Floridan aquifer and lying directly beneath the proposed development.

Porter Horne

Carson J. Crockett

From: Emmy Brooks <emmybrooks10@gmail.com>
Sent: Saturday, December 6, 2025 1:12 PM
To: Planning Division
Cc: City Commissioners
Subject: Protect Alachua's Water - Say NO to Tara!

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Mary Brooks

Sent from my iPhone

Carson J. Crockett

From: Matt <confuted@gmail.com>
Sent: Monday, December 1, 2025 3:10 PM
To: Planning Division
Cc: ouralachuawater@gmail.com
Subject: Comment - Tara April 1/13

Hello,

I'm a local resident, cave diver and explorer. I dive in springs across north Florida and I've noticed significant degradation to water quality and plant life over the last 7 years. Earlier this year, I was exploring in a private cave system just outside of High Springs, where I ran into strings of gooey bacterial muck hanging from the ceiling. I took this video to show the effects of nutrient pollution on our aquifer. Sadly, the neighbor's well taps directly into this water - I heard the pump run while underwater, and confirmed it by mapping the tunnel.

I won't be able to make it to the Tara development meeting, but I hope you can find a way to show the commission this video. I'm strongly against further development in such a sensitive area; our drinking water is already suffering enough.

https://drive.google.com/file/d/1ZDNkduKHcm-K6-EkDEUYniPgDVSi0fMA/view?usp=drivesdk

Thank you,

Matt Hansen
2025 NSS-CDS Explorer of the Year

Carson J. Crockett

From: Laurie Sudbrink <laurie@unlimitedcoaching.com>
Sent: Monday, December 1, 2025 11:46 AM
To: Planning Division
Cc: ouralachuawater@gmail.com
Subject: opposition to the proposed Special Exception Permit

I am writing to express my strong opposition to the proposed Special Exception Permit. Mill Creek Sink is a uniquely sensitive swallet that sends surface water directly into the Floridan Aquifer and the connected cave system that feeds nearby residential wells, Hornsby Springs, and the Santa Fe River. Any additional stormwater or pollutants from commercial development in this location would move quickly into the aquifer, putting drinking water, springs, and the river at unnecessary risk.

The County's dye trace work has already confirmed the direct connection between Mill Creek Sink and nearby wells and springs, underscoring that this is the last place where stormwater facilities and commercial development should be concentrated. The proposal to build next to this fragile feature raises serious concerns about water quality, land stability, and long-term impacts that cannot easily be reversed.

In addition, the surrounding forested land provides important bird habitat and a wildlife corridor. Fragmenting this area with new development, noise, and light pollution would degrade one of the remaining natural areas that local residents and visitors deeply value.

For these reasons, I respectfully urge you to deny the Tara April Special Exception Permit and instead prioritize protection of Mill Creek Sink and its surrounding lands. Safeguarding this critical recharge area is an investment in clean water, healthy springs, and the long-term well-being of our entire North Florida community.

Thank you for your consideration and for your service to our county.

Sincerely,

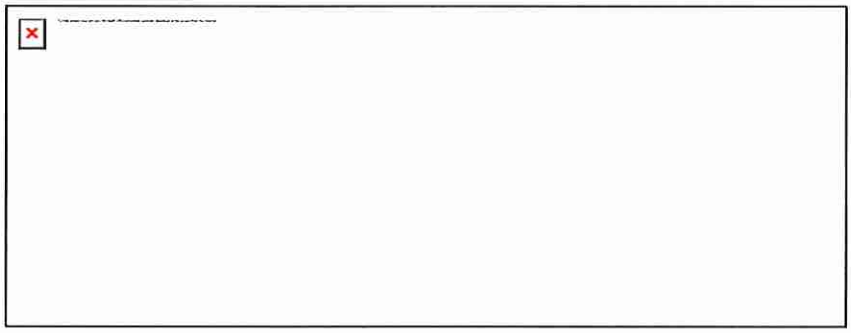
Laurie Sudbrink, Suwannee County Resident

Making GRIT Happen,
Laurie

P.S. Don't miss this! Unveil the game-changing WorkSmart Manager Modules in our must-see video—click now to transform how you work!

"Keep your face always toward the sunshine ○ - and shadows will fall behind you." ~ Walt Whitman

Take the Free GRIT assessment!



Laurie Sudbrink **i/D DiSC style**
Founder, Unlimited Coaching Solutions, Inc.
p:585.248.9322 | www.LeadingWithGRIT.com

IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

Carson J. Crockett

From: Kiefer,Hannah P <hannahkiefer@ufl.edu>
Sent: Wednesday, November 26, 2025 12:11 PM
To: Planning Division
Cc: City Commissioners
Subject: Protect Alachua's Water - Say NO to Tara!

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Stop building on our natural resources!!!!!!!!!!!!!!! Protect our natural resources for future generations. We don't need more housing in Florida.

Sincerely,
Hannah Kiefer

Carson J. Crockett

From: Jennifer Batchelor <mrs.jmcclellan79@gmail.com>
Sent: Monday, November 24, 2025 7:39 AM
To: Planning Division
Cc: City Commissioners
Subject: Protect Alachua's Water - Say NO to Tara!

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

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Building over a cave system does not protect it. Vote to save Mill Creek Sink. We demand that you vote to protect the cave and its water.

We MUST reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Jennifer Batchelor

SUNSHINE CITY LAW

Jane Graham, Esq.
16703 Early Riser Avenue Ste 272
Land O'Lakes, Florida 34638

City of Alachua Planning and Zoning Board
City of Alachua
15100 NW 142 Terrace
Alachua, FL 32615
RE: Tara April Special Exception

November 17, 2025

Re: Tara April Objections from National Speleological Society, Inc.

Dear Planning and Zoning Board members,

I am writing on behalf of my client, the National Speleological Society, Inc, ("NSS") to provide information on its affected party status, procedural and substantive objections, and evidence relating to the Tara April Special Exception Application #PSE22-0002 ("Tara April"), to be considered by the Planning and Zoning Board on November 18 2024. Based on the foregoing, NSS respectfully requests the Board denies Tara April.

I. Affected Party Status

NSS is a non-profit membership organization dedicated to the scientific study of caves and karst; protecting caves and their natural contents through conservation, ownership, stewardship, and public education; and promoting responsible cave exploration and fellowship among those interested in caves. NSS owns an 8.58-acre parcel of land bordering Tara Forest in close proximity to the Tara April project known as the Mill Creek Sink Nature Preserve. As a national association dedicated to the study of caves and as neighboring property owner by the Tara Forest and Tara April Special exception, NSS is a uniquely affected party which will suffer special injury by the introduction of stormwater areas in a karst area, increasing susceptibility to cave collapse and impacts on the ecological system within the Mill Creek Sink. NSS will suffer as both as a neighboring property owner from direct impact to the value of its property, as well as organizationally through harm to the cave system and its members' opportunity for safe cave exploration in the area.

Section 2.3 of the City of Alachua Land Development Regulations affords any affected party a reasonably opportunity to present testimony in opposition to the application and to ask questions of the applicant. NSS respectfully requests 30 minutes presentation time for November 18, 2025 hearing, which will include 1) Jane Graham, attorney, speaking to legal argument for 10 minutes, 2) Prof. Thomas Sawicki, PhD., speaking to subterranean biodiversity and impacts from the proposed Tara April project for 10 minutes; and 3) Stephen Boyes, P.G., speaking about how changing land use drainage patterns dramatically increase the risk of sinkhole related subsidence

Jane Graham, Esq.
16703 Early Riser Avenue Ste 272
Land O'Lakes, Florida 34638

and collapse for 10 minutes. NSS also reserves time for cross examination and rebuttal of Applicant and City witnesses.

II. Application fails to meet threshold procedural requirements for a special exception and must be considered as part of the Tara development plan

Without delving into the politics and controversy surrounding the recent history of the Tara development projects, it is clear that the Tara April stormwater project is procedurally insufficient. As former city manager Mike DaRoza wrote to Mr. Moukhtara on June 29, 2022, in reference to Tara Forest West, Tara April, and Tara Phoenicia,

> [N]umerous aspects and requirements from them are inextricably intertwined or dependent on other prerequisites before they can be considered for final approval. In other words, none of the above projects stands on their own merit, but instead, they are dependent on the approval of the other application.
>
> As such, Staff, including Planning and Community Development and Public Services, will not be proceeding with further review of each of these projects in their current form, as it does not appear that any of them can receive ultimate final approval standing individual on their own merit. (Staff Report at 34).

Nevertheless, since then, the City has considered these projects in a piecemeal fashion without adequately accounting for their interdependence. The Tara April application omits any transparent accounting of how much stormwater capacity/floodplain compensation is needed for future commercial development on the Tara April parcel versus how much is proposed to support the other Tara projects, such as Tara Phoenicia.

Section 2.4.4(A) of the City's LDRs states that uses that require a special exception permit are those which are, "…generally compatible with the other uses permitted in a zone district, but require individual review of their location, design, configuration, density, intensity, and public facility impact to determine the appropriateness of the use on any particular site in the district and their compatibility with adjacent uses." Here, it is impossible and premature to determine the design, configuration, density, intensity, and appropriateness of the use on the particular site and compatibility with adjacent uses because there is no information on how the commercial areas of the Tara April site will be developed in the future, and how it will be connected, or not, with the other Tara projects. The Community

Jane Graham, Esq.
16703 Early Riser Avenue Ste 272
Land O'Lakes, Florida 34638

Commercial use, per Section 4.1, table of uses, covers a wide variety of uses, including various residential uses, intensive commercial uses like hospitals and medical clinics, convention center, nursing home, and numerous others. It is impossible to know whether the design and configuration of the minor utility is appropriate, given the fact that the stormwater needs of the development are unknown. The Board needs to know what they are mitigating for first, and then can decide whether the proposal is appropriate.

III. Application fails to meet the criteria under Section 2.4.4(D)

The Applicant has the burden to meet, and fails the required criteria under Section 2.4.4(D) of the City's Land Development Regulations (LDRs), which provides:

> *Special exception standards.* A special exception permit shall be approved only upon a finding the applicant demonstrates all the following standards are met:
>
> (1) *Complies with use specific regulations.* The proposed special exception complies with all relevant standards in Section 4.3, Use specific standards, or Section 5.2.3(B), as applicable.
>
> (2) *Compatibility.* The proposed special exception is appropriate for its location and compatible with the character of surrounding lands and the uses permitted in the zone district.
>
> (3) *Design minimizes adverse impact.* The design of the proposed special exception minimizes adverse effects, including visual impacts of the proposed use on adjacent lands; furthermore, the proposed special exception avoids significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration, and does not create a nuisance.
>
> (4) *Design minimizes environmental impact.* The proposed special exception minimizes environmental impacts and does not cause significant deterioration of light, water and air resources, wildlife habitat, stormwater management, scenic resources, and other natural resources.

Jane Graham, Esq.
16703 Early Riser Avenue Ste 272
Land O'Lakes, Florida 34638

> (5) *Roads* and *other public facilities.* There is adequate public facility capacity available to serve the proposed special exception, and the proposed special exception use is designed to ensure safe ingress and egress onto the site and safe road conditions around the site.
>
> (6) *Not injure neighboring land or property values.* The proposed special exception will not substantially injure the use of neighboring land for those uses that are permitted in the zone district, or reduce land values.
>
> (7) *Drawings.* A site plan (Subsection 2.4.9 of this section) or preliminary plat (Subsection 2.4.10(G)(3) of this section) has been prepared that demonstrates how the proposed special exception use complies with the other standards of this subsection.
>
> (8) *Complies with all other relevant laws* and *ordinances.* The proposed special exception use complies with all other relevant City laws and ordinances, State and Federal laws, and regulations.

A. Fails to comply with use specific regulations (Section 2.4.4(D)(1))

The staff report analyzes this Application through the lens of Section 4.3.2(I)(4) for standards for minor utilities. Section 10.2 defines a minor utility as

> infrastructure services that need to be located in or near the neighborhood or use type where the service is provided.

Thus, a minor utility provides a known infrastructure service for a specific use type. However, here the staff report explains,

> The proposed Special Exception Permit is a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., applicant and agent for Tara Forest, LLC, property owner, for consideration of a Special Exception Permit **to allow the placement of a minor utility (stormwater management facilities) in the Agricultural (A) zoning**

district that could potentially support future development on adjacent lands zoned Community Commercial (CC) on portions of Tax Parcel number 03020-000-000.

The use type is unknown, and at best, speculative. There is no known infrastructure service because while it is known generally that it "potentially" could support future development on lands zoned Community Commercial, we have no idea what that development will be, or what stormwater needs are associated with it. Given the Live Local Act, it could potentially be high density residential, which means the density, intensity, range of uses and needs are undefined and vague. Characterizing a stormwater pond as a "minor utility" fails on its face because it is unknown as to what it is providing infrastructure services.

Likewise, Section 4.3.2(I)(4)(a) requires a minor utility to be located within a reasonable proximity of the area to be served. If this project is "potentially" supporting future development on the CC parcel, but we understand may also be providing benefits to other Tara projects, how can we evaluate whether it is in reasonable proximity to the area to be served?

Section 4.3.2(I)(4)(a)(iii) requires the applicant to demonstrate that the development proposed by this Special Exception Permit would provide an enhanced natural or recreational functional use. The applicant has not demonstrated how the proposed trails surrounding the stormwater basins connections would result in a legitimate functional use, because the future commercial development and the City-owned property are not presently accessible to the public.

B. Fails to demonstrate compatibility (Section 2.4.4(D)(2))

The staff report finds that the proposed stormwater facilities, which include a series of walking trails, are relatively passive that are compatible with the uses in the surrounding area, agricultural zoning and vacant lands. The staff report correctly states that Compatibility is defined by the City's Comprehensive Plan as, "a condition in which land uses or conditions can coexist in relative proximity to each other in a **stable fashion** over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."

In this case, as to be further explained regarding ecological impacts, there is nothing stable about adding a stormwater pond in close proximity to Mill Creek Sink Nature Preserve, which could potentially cave or suffer other catastrophic impacts. Without the appropriate scientific analysis, it is unknown whether the Application is compatible or whether NSS's nearby property is negatively impacted.

Jane Graham, Esq.
16703 Early Riser Avenue Ste 272
Land O'Lakes, Florida 34638

C. Fails to show design minimizes environmental impact. (Section 2.4.4(D)(4))

The Staff report admits

> Additional data will be required at the infrastructure plan stage concerning minimization of environmental impacts, if any, to the subsurface conditions of the subject property.

The Applicant cannot punt the evaluation of subsurface impacts into a future evaluation, when it is a critical issue relating to environmental impacts now. Attached and during the hearing, NSS provides testimony from Prof. Thomas Sawicki on the subterranean ecosystem and potential impacts from Tara April.

D. Fails to show it does not injure neighboring land or property values. (Section 2.4.4(D)(6))

The staff report states,

> It is not anticipated that the proposed special exception would have any substantial impact which would injure the use of neighboring land for the uses permitted in the current zoning districts or reduce land values.

NSS's use of its property and its value is contingent on its continued safe use of the Mill Creek cavern and cave system for its members and tourists. Without ground penetrating radar or electromagnetic imaging, it is impossible to know whether there will be impacts to the cave system and whether its members are at risk, with potentially fatal results. Attached and during the hearing, NSS provides testimony from Stephen Boyes, P.G., speaking about how changing land use drainage patterns dramatically increase the risk of sinkhole related subsidence and risks associated with those at Tara April and nearby properties.

E. Does not comply with all other relevant laws and ordinances.

The Application fails to demonstrate compliance with several policies of the City of Alachua Comprehensive Plan, notably:

> ***Objective 1.7, Conservation and open Space Element***
>
> Geological Resources The City shall identify, protect and conserve significant geological resources and their natural functions.

Jane Graham, Esq.
16703 Early Riser Avenue Ste 272
Land O'Lakes, Florida 34638

Because the Applicant fails to meet the burden of these criteria, Tara April must be denied.

IV. Evidence

Enclosed please find the following documents for submission into the record for this item:

1.	National Speleological Society property deed	p.1
2.	Alachua Property Appraiser's website, NSS Property in relation to Tara April	p.3
3.	NSS website, Mission Statement, Mill Creek Sink Nature Preserve	p.4
4.	NSS Mill Creek Sink Nature Preserve Management Plan	p.15
5.	DaRosa letter, June 29, 2022	p.21
6.	Wood Tara Forest, Tara Phoenicia, Tara Baywood Site Environmental Resource Assessment, December 2021	p. 23
7.	Alachua County Environmental Protection Department, Protecting the Aquifer in the Vicinity of Mill Sink, Oct. 1, 2024	p. 52
8.	Stephen Boyes Resume	p. 87
9.	Sidebar 12-5, Sam Upchurch	p. 89
10.	USGS Topo map of the Mill Creek drainage basin and its many sinkholes	p. 90
11.	USGS map	p. 91
12.	Tara Forest Soils map	p. 92
13.	Mill Creek and Lee Sinks Dye Trace Alachua County, FL July-December 2005	p. 94
14.	Thomas Sawicki resume	p. 265
15.	Sawicki letter, November 15, 2025	p.277
16.	Sawicki Presentation, Mill Creek Sink Biology	p.279

Thank you. We appreciate the opportunity to share our perspectives on this Application and the need to protect Alachua's future.

Sincerely,

Jane Graham, Esq.
Sunshine City Law

National Speleological Society Evidence Package
November 17, 2025

1. National Speleological Society property deed p.1
2. Alachua Property Appraiser's website, NSS Property in relation to Tara April p.3
3. NSS website, Mission Statement, Mill Creek Sink Nature Preserve p.4
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16. Sawicki Presentation, Mill Creek Sink Biology p.279

10.50
10

This Instrument Prepared By
And Return to:
Stephen L. Evans
Post Office Box 3518
Plant City, Florida 33564-3518

Grantee Social Security Number:
Federal ID No. 54-6026867

Property Appraiser's Parcel Identification Number: 3066-007-00 ~~5987-000-00~~

OFFICIAL RECORDS
93 DEC -6 PM 4:00
CLERK CIRCUIT COURT
ALACHUA COUNTY, FL

National Speleological Society Inc
2813 Cave Ave
Huntsville, AL 35810

Doc. St. Amt. $ .70
J.K. "Buddy" Irby, Clerk of Circuit Court
Alachua County - By

FEE SIMPLE DEED

THIS INDENTURE, made this 7th day of June, 1993, Between Asgrow Florida Company whose post office address is 4144 Highway 39 North, Plant City, Florida 33565, of the County of Hillsborough, State of Florida, hereinafter referred to as Grantor, and National Speleological Society, Inc., a corporation existing under the laws of the District of Columbia, whose post office address is Cave Avenue, Huntsville, Alabama 35810, hereinafter referred to as Grantee,

WITNESSETH, that said Grantor, for and in consideration of the sum of One Hundred Dollars ($100.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

A tract of land situated in Section 10, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at a concrete monument at the Southwest corner of the aforementioned Section 10, Township 8 South, Range 18 East for a point of reference and run N.88°24'02"E., along the South line of said Section 10, a distance of 792.27 feet; thence run N.00°39'21"W., along the East line of the West 792.16 feet of the S.W. 1/4 of the S.W. 1/4 of said Section 10, a distance of 508.06 feet to a concrete monument (LS #3456) on the Northerly right of way line of State Road No. 20-25 A.K.A. U.S. Highway No. 441 (200 foot right of way) and the **TRUE POINT OF BEGINNING**; thence run S.77°51'07"E., along said Northerly right of way line, a distance of 143.86 feet to a concrete monument (LS #3456); thence run N.12°08'53"E., a distance of 200.00 feet to a concrete monument (LS #3456); thence run S.77°51'07"E., a distance of 59.81 feet to a concrete monument (LS #3456); thence run N.60°49'36"E., a distance of 101.29 feet to a concrete monument (LS #3456); thence run N.07°01'30"E., a distance of 70.52 feet to a concrete monument (LS #3456); thence run N.28°08'16"W., a distance of 91.36 feet to a concrete monument (LS #3456); thence run N.60°43'36"E., a distance of 367.96 feet to a concrete monument (LS #3456) on the East line of the aforementioned S.W. 1/4 of the S.W. 1/4 of Section 10; thence run N.00°00'26"W., along said East line, a distance of 330.30 feet to a concrete monument at the Northeast corner of said S.W. 1/4 of the S.W. 1/4; thence run S.88°18'34"W., along the North line of said S.W. 1/4 of the S.W. 1/4, a distance of 626.05 feet to a concrete monument (LS #3456); thence run S.00°39'21"E., along the aforementioned East line of the West 792.16 feet of the S.W. 1/4 of the S.W. 1/4, a distance of 844.40 feet to the **TRUE POINT OF BEGINNING**, containing 8.581 acres more or less.

SUBJECT TO:

1. Taxes for the year 1992 and subsequent years.

2. Conditions, easements and restrictions of record, if any, but this reference shall not operate to reimpose any of them.

3. Zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.

4. All matters of record.

To have and to hold the same unto the Grantee, its heirs and assigns, to their proper use, benefits and enjoyment forever.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Asgrow Florida Company,
a Florida corporation,

Rebecca McCormich

Rebecca McCormich

By: Gerald L. Crane

Dr. Gerald L. Crane, President
4144 Highway 39 North
Plant City, Florida 33565

Stephen Evans

Stephen Evans

STATE OF FLORIDA:
COUNTY OF HILLSBOROUGH:

The foregoing instrument was acknowledged before me this 7th day of June, 1993, by Dr. Gerald L. Crane, president of Asgrow Florida Company, a Florida corporation, on behalf of the corporation. He is personally known to me or has produced a valid Florida Drivers license as identification and did take an oath.

Stephen L. Evans
Commission No. CC 022093
Notary Public, State of Florida
My Commission Expires: June 17, 1994

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JUNE 17, 1994
BONDED THRU AGENT'S NOTARY BROKERAGE

O.R. BK 1938 PG2426

2

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE · COMMUNITY FOCUSED · COMMITTED

Layers | Home | Map | Real Property Search | Tangible Property Search | Sales Search | Sales List | Comp Search | Results | Report | Tax Estimator | Storm / Calamity Damage Form | Sales Results | Property Use Code Reults | Comp Resu

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  - Historic Arcs
  - Easement Arcs
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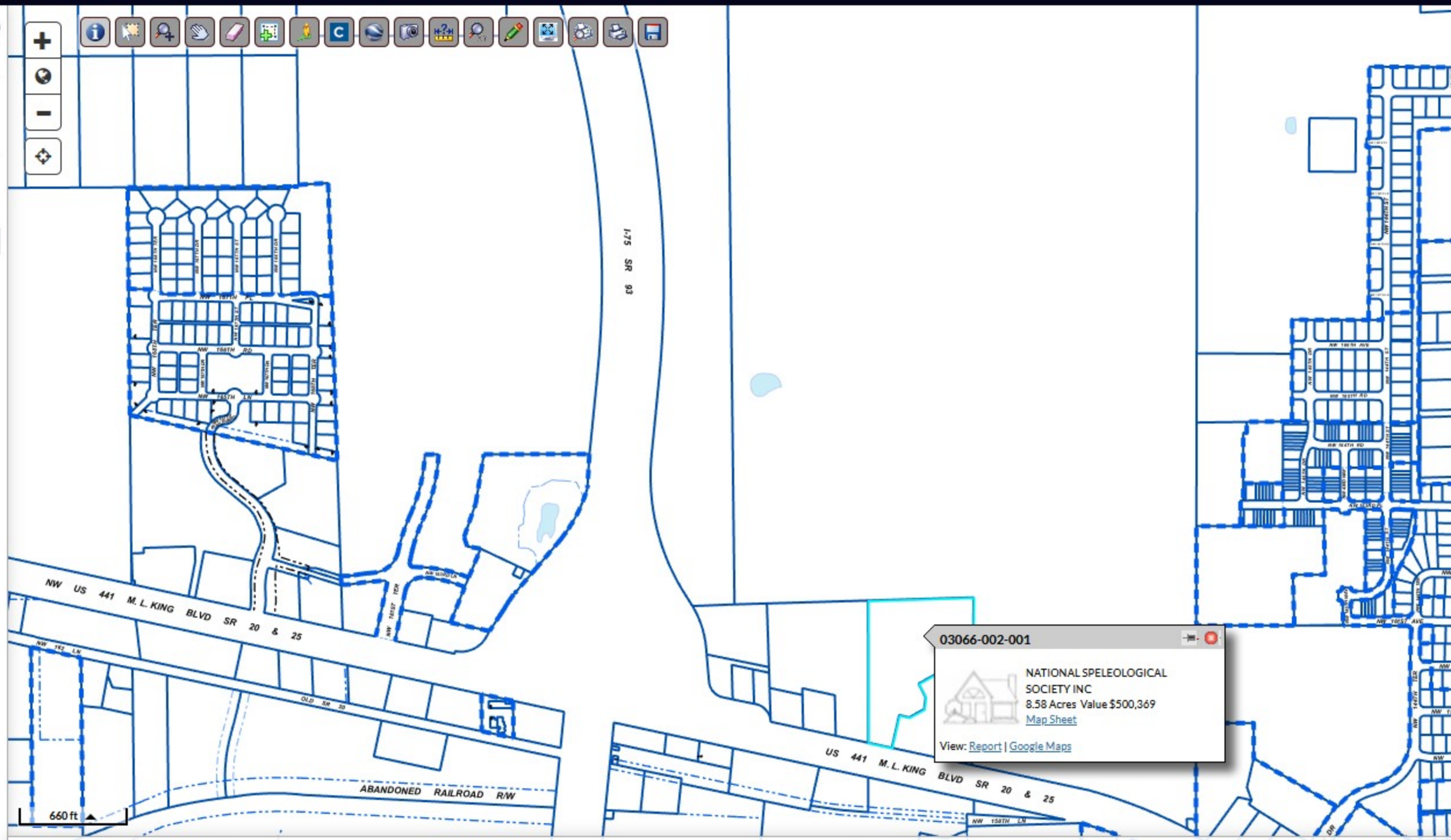
- Administrative Boundary
- Education
- Sales
- Terrain & Subsurface
- Transportation
- Voting Districts
- Census Blocks (2010)
- Water & Wetlands
- Zoning
- Imagery
- Base Map

TPP Search

Restore Layer Defaults



Parcel ID	03066-002-001	**Prop ID**	12753	**Owner Address**	NATIONAL SPELEOLOGICAL SOCIETY INC
Sec/Twp/Rng	10-08-18	**Class**	VACANT COMM		6001 PULASKI PIKE NW
Property Address		**Acreage**	8.58		HUNTSVILLE, AL 35810
District	1700 - ALACHUA				

Brief Tax Description
COM SW COR SEC E 792.27 FT N 508.06 FT TO N R/W US 441 POB S 77 DEG E 143.86 FT N 12 DEG E 200 FT S 77 DEG E 59.81 FT N 60 DEG E 101.29 FT N 7 DEG E 70.52 FT N 28 DEG W 91.36 844.40 FT TO POB OR 1938/2425
(Note: Not to be used on legal documents)



We are the National Speleological Society

Founded in 1941, the NSS is the largest membership organization dedicated to caves & caving. Composed of over 8,000 members and 250+ local chapters - known as grottos - we work to connect cavers so they can work on exploring, studying, and conserving caves worldwide.

Whether you are just starting or have been caving for years, membership in the NSS means being a part of the largest community of cavers in the world.

Attending a grotto meeting - held all over the country every week - means being involved in countless caving trips, projects, and conservation efforts

What We Do

- Connect Cavers Worldwide
- Recreation & Fellowship
- Conservation & Preservation
- Cave Exploration
- Science
- Education

Mission Statement

4

The National Speleological Society (NSS) is a non-profit membership organization dedicated to the scientific study of caves and karst; protecting caves and their natural contents through conservation, ownership, stewardship, and public education; and promoting responsible cave exploration and fellowship among those interested in caves.



Come caving with us!

Whether you are just starting or have been caving for years, the NSS is the best place to start. With over 250 local chapters - known as grottos - there is a community of cavers near you!

SELECT A STATE

5

Our Focus



Caving community

Being an NSS member means connecting with other cavers and staying on top of discoveries, gear, and developments in speleology. With events throughout the year, there are plenty of ways to connect! Plus membership means discounts on gear and events!

- Annual Convention
- Regional Events
- Grottos

6



Cave protection

With over 23 preserves and countless other initiatives, the NSS works everyday to preserve the underground environment for future generations. Learn about our conservation efforts, visit a preserve, or get involved today!

- NSS Preserves
- Cave Conservation



Cave exploration

Few activities provide the opportunity to explore never-before-seen places on earth. Every year NSS members are involved in exploring some of the most significant caves on earth.

→ Learn About Cave Cartography

8



Cave Science

Whether through scientific grants or the work of it's members, the NSS is dedicated to furthering human knowledge about the underground environment.

→ Learn about White Nose Syndrome

Interested in becoming a member?

Be a part of the largest cave membership organization in the world and help us explore, protect, and study caves! Sign up today and get access to:

- Digital or Print NSS Publications
- Gear Discounts
- Event & Training Discounts
- Access to NSS Grants
- Caving Trips

Join today, find your grotto, and start caving!

JOIN NOW

9



JOIN NSS

With over 8,000 Members the NSS is the largest caving focused membership organization in the world. Find out why you belong.

JOIN

SUPPORT

Donations to the NSS help support programs advancing cave science, preservation, exploration, and education. Find out how you can help.

DONATE

GET INVOLVED

The heart and soul of the NSS is our volunteers. Find out how you can get involved and help promote caving science, exploration and preservation.

VOLUNTEER

NATIONAL SPELEOLOGICAL SOCIETY

6001 Pulaski Pike
Huntsville, AL 35810-1122 USA
(256) 852-1300

nss@caves.org

CONTACT

PHOTOGRAPHERS & CARTOGRAPHERS

PRIVACY POLICY

OPEN POSITIONS

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Mill Creek Sink Nature Preserve (Alachua Sinks)



In 1993, the NSS accepted the donation of Mill Creek Sink, which is a completely water-filled cave. The surface stream system is dissected by more than 10 swallow holes that divert water underground, draining a basin of more than 70 square miles. The sinkhole slopes steeply nearly 50 feet down to the water's edge. The sinkhole is filled with very dark, tannic-stained water for most of the year, as well as fallen trees and debris. Clear water is not encountered for a considerable distance into the system. The main cave system has tunnel both upstream and downstream with depths known to 227 feet.

KEY STATS

LOCATION
Alachua County, Florida

YEAR ACQUIRED
1993

LENGTH
>1500 ft

Want to Visit?

12

Access to the preserve is limited to qualified cave divers only. Visitation will only be permitted for research, data collection, water sampling, or survey. No training activities are allowed. All visitors must contact PreservesScience@caves.org for activity approval prior to requesting a permit.

GET PERMIT

SEE ACCESS RULES





→ Biology

↓ Geology

Mill Creek Sink lies along a persistent topographical feature known as the Cody Escarpment. This westward-facing escarpment is the erosional boundary between an upland plateau to the east and a karst plain to the west. The upland plateau, with elevations up to the 190 feet mean sea level (MSL), is known as the Hawthorne Plateau or the Northern Highlands. The plateau once extended completely across Alachua County, and is composed of marine and deltaic sediments. Karst features are scarce on the plateaus due to the impervious clays of the Hawthorne Formation. The plateau landscape is characterized by very low relief, which along with a high water table forms swampy pine flatwoods and cypress ponds.

Retreat of the escarpment has exposed the underlying limestone sediments of the karst plain, which were reduced to their present topographically low level (less than 75 feet MSL) through the action of solution and modified by the Pleistocene higher sea level stands. Small short caves, solution pipes, and cenote like sinkholes are common on the karst plain.

The site consists of 8.8 acres of land, most of which lies below the 100 year flood plain, and thus has very little commercial development potential. However, there is a 50-foot wide section of land to the east of the sinkhole, which comes out to front on US Hwy. 441. It is important to note that the Mill Creek Sink property does not include any land on the high ground west of the sinkhole. All of the property between the sinkhole and Sonny's BAR-B-Q is privately owned. The property is managed for diving, research, and educational purposes and both the committee members and the Alachua Police Department monitors its use.

Mill Creek Sink is a water-filled sinkhole connected to a water filled cave located near I-75 in the city of Alachua, Florida. Mill Creek Sink is the only known window to the underground Mill Creek Stream System. The sinkhole slopes steeply nearly 50 feet down to the water's edge. Most of the year the sinkhole is filled with very dark, tannic-stained water as well as fallen trees and debris. Clear water is normally not encountered for a considerable distance into the system. The main cave system has tunnel both upstream and downstream with depths to 227 feet.

→ Hydrology

13

→ Management Plan

→ Preserve Access Rules

→ Email Contact For Preserve Access



JOIN NSS

With over 8,000 Members the NSS is the largest caving focused membership organization in the world. Find out why you belong.

JOIN

SUPPORT

Donations to the NSS help support programs advancing cave science, preservation, exploration, and education. Find out how you can help.

DONATE

GET INVOLVED

The heart and soul of the NSS is our volunteers. Find out how you can get involved and help promote caving science, exploration and preservation.

VOLUNTEER

NATIONAL SPELEOLOGICAL SOCIETY

6001 Pulaski Pike
Huntsville, AL 35810-1122 USA
(256) 852-1300

nss@caves.org

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MILL CREEK SINK NATURE PRESERVE MANAGEMENT PLAN

The following Preserve Management Plan was adopted by the Board of Governors of the National Speleological Society to define management of Mill Creek Sink Nature Preserve (Alachua County, Florida). The intention of this plan is to protect the property and promote good relations between the NSS and neighboring landowners. Please observe the rules and encourage others to do the same so that this unique and outstanding cave may be enjoyed by all. Contact the NSS Property Managers at MillCreekPreserve@caves.org if you have any questions or need to request special arrangements.

INTRODUCTION

The Mill Creek Sink property is owned by the National Speleological Society (NSS), and managed by the Cave Diving Section of the NSS (NSS-CDS). Because of the nature and complexity of the underwater cave system, access to the cave shall be permitted to only qualified cave divers. The goal of the management plan is to allow continued access to Mill Creek Sink for cave diving and to protect this valuable resource so that future cave divers can visit and appreciate a cave in near pristine condition. To this end, a management committee shall set cave diving requirements. In addition, fences and gates are installed as necessary to prevent unauthorized visitation to the site.

Equally important is the protection of the surrounding property and connected water resources due to development in the region. Mill Creek Sink is located within the City of Alachua and is adjacent to I-75. As with most of Florida, development is occurring at a rapid rate. By educating and working with local officials with the goal to minimize the impact of growth in the area on the cave system.

HISTORY

Mill Creek Sink is located in the city of Alachua, Florida and was originally established by the NSS as the Alachua Sink Preserve on November 7, 19921. The donor of the property was the Asgrow Florida Corporation, a division of the Upjohn Company. John Kibler, a long time NSS-CDS member and Asgrow employee, was one of the driving forces behind the donation to the NSS. The NSS interest in the ownership of this property is primarily due to its significant value as a hydrological resource and to protect access to this site.

SURFACE RESOURCES

Biological

Several species of plants exist in the floodplain and on the rim and rim slopes that are uncommon to the area. The site represents a southern refugium for some species that normally occur north of the area or west in the Florida Panhandle area. The floodplain may represent a pre-Columbian forest remnant, which has not been logged as such for one reason or another. Large cypress and water elm dominate the canopy in the low elevation.

Dr. Dana Griffin of the University of Florida suggests that the water elms *(Planera aquatica)* girth measurements may be of champion tree dimensions.

Out of range or uncommon plants occurring at the site are:
• Collinsonia canadensis (Horse Balm)
• Arisaema draconian (Green Dragon)
• Triadenum walteri (Marsh St. John's Wort)
• Aristolichus serpentaria (Snakeroot)
• Thelypteris dentata (Downy-shield fern)
• Onoclea sensibilis (Sensitive fern)

Geological
Mill Creek Sink lies along a persistent topographical feature known as the Cody Escarpment. This westward-facing escarpment is the erosional boundary between an upland plateau to the east and a karst plain to the west. The upland plateau, with elevations up to the 190 feet mean sea level (MSL), is known as the Hawthorne Plateau or the Northern Highlands. The plateau once extended completely across Alachua County, and is composed of marine and deltaic sediments. Karst features are scarce on the plateaus due to the impervious clays of the Hawthorne Formation. The plateau landscape is characterized by very low relief, which along with a high water table forms swampy pine flatwoods and cypress ponds.

Retreat of the escarpment has exposed the underlying limestone sediments of the karst plain, which were reduced to their present topographically low level (less than 75 feet MSL) through the action of solution and modified by the Pleistocene higher sea level stands. Small short caves, solution pipes, and cenote like sinkholes are common on the karst plain.
The site consists of 8.8 acres of land, most of which lies below the 100 year flood plain, and thus has very little commercial development potential. However, there is a 50-foot wide section of land to the east of the sinkhole, which comes out to front on US Hwy. 441. It is important to note that the Mill Creek Sink property does not include any land on the high ground west of the sinkhole. All of the property between the sinkhole and Sonny's BAR-B-Q is privately owned. The property is managed for diving, research, and educational purposes and both the committee members and the Alachua Police Department monitors its use.

Hydrological
The surface stream, Mill Creek and Townsend Branch, drains over 70 square miles north of Mill Creek Sink and is dissected by over 10 swallow holes. Mill Creek Sink is the only known window that allows access to the underwater cave. There is a swallow hole located north of the main sinkhole, which provides an in feeder of surface runoff into the system. The other sinks are alluviated to the extent that the investigators cannot extend them.

UNDERGROUND RESOURCES

Biological
Mill Creek Sink is home to turtles, both soft-shell and snapping varieties. Alligators are occasionally seen also. Brim and catfish are seen in the basin and catfish have been spotted throughout the cave system. Blind cave crayfish, the Pallid Cave crayfish (*Procambarus pallidus*), the Florida Cave Amphipod (*Crangonyx grandimus*) and the Hobb's Cave Amphipod (*Crangonyx hobsi*) are also found in the cave and are "species of special concern" designated by the State of Florida. The Florida

Committee on Rare and Endangers Biota of Florida has published the selected information for State of Florida Game and Freshwater Fish Commission. This information supports and recommends protection of these and other related cave species.

Geological
Mill Creek Sink is a water filled sinkhole connected to a water filled cave located near I-75 in the city of Alachua, Florida. Mill Creek Sink is the only known window to the underground Mill Creek Stream System. The sinkhole slopes steeply nearly 50 feet down to the water's edge. Most of the year the sinkhole is filled with very dark, tannic-stained water as well as fallen trees and debris. Clear water is normally not encountered for a considerable distance into the system. The main cave system has tunnel both upstream and downstream with depths to 227 feet.

Hydrological
Dye tracing studies3 done by the NSS-CDS in February of 1976 and 2006 revealed that Mill Creek Sink is connected to Hornsby Springs, a straight line distance of six miles. Hornsby Springs is a tributary water source for the Santa Fe River. The Santa Fe River is designated as an "Outstanding Florida Waterway" which is the most prominent designation for a river in the State of Florida. The uniqueness of this hydrological relationship provides an upstream karst window to a sensitive water source, which is part of a major conduit feeding the Florida Aquifer. Further understanding of the hydrology of Mill Creek Sink is needed and can be gained through exploration and survey of the system. Protection from point and non-point pollution is the primary reason in favor of NSS ownership. Additionally, NSS ownership with local management by the Mill Creek Sink Management Committee (MCSMC) would provide the basis for ongoing field study in this area.

MANAGEMENT COMMITTEE
The NSS-CDS manages Mill Creek Sink (formerly Alachua Sink) for the NSS and shall delegate certain responsibilities set forth below to the Mill Creek Sink Management Committee (MCSMC). The management of the cave is authorized and complies with NSS Act 26-505. The NSS-CDS shall be the sole diving authority for the site. The CDS shall ensure the MCSMC adheres to current standards and practices. All diving practices shall be reviewed and approved by the NSS-CDS Training Chairman. The MCSMC shall report to the CDS quarterly as to all site activity.

The MCSMC shall retain day-to-day site management activities. The NSS-CDS shall endorse all reports prepared for the NSS by the MCSMC prior to submission to the NSS. The MCSMC shall be chaired by a NSS-CDS appointed Site Manager who shall have the authority to appoint guides with the concurrence of the guide committee and the advice and consent of the NSS-CDS BoD. All divers (term divers shall include MCSMC guides) shall attest to their level of training in Cave Diving and mixed gas diving. All divers are required to have dive accident insurance. All divers shall use current NSS-CDS liability waivers. Guides are required to have current CPR training and shall be required to be members of the NSS and the NSS-CDS. All guides shall submit copies of current CPR training and NSS membership to the Site Manager by the beginning of the new year in order to retain guiding privileges

Alachua Sink shall be reserved as a scientific and research cave diving site. Recreational diving is not permitted. All dives shall be for specific scientific purposes or in preparation for scientific purposes. All divers and the guides shall be considered volunteers of the NSS and the NSS-CDS. A post dive report shall be prepared and endorsed by the guide and divers upon conclusion of each dive. All post dive reports and liability waivers shall be submitted by the guide to the Site Manager

quarterly for storage in NSS-CDS archives This policy affords the NSS and the NSS-CDS the protection of the Florida Volunteer Act (F.S. 768.1355). It will fulfill the mission statement of the NSS-CDS and the Guidelines for Research on Property Owned or Managed by the National Speleological Society (Refer to Act 88-480) There shall be no fees or reimbursements to any person in order to dive this site.

ACCESS POLICY

The depth of the system, the extremely poor visibility in the basin, and the presence of a restriction in the downstream at 190 feet makes Mill Creek Sink a very advanced level dive. All divers who elect to dive Mill Creek Sink, do so on a voluntary basis. No training dives are allowed. Commercial diving is not allowed. No fees may be charged for access to the site by anyone, including authorized guides. Access to the cave system shall only be permitted within the framework of the MCSMC Access Policy.

Eligibility to Dive

Divers may be granted access to dive Mill Creek Sink under any of the three access policies:

1. Guided Diving Access

a. Shall be a member of the NSS and the NSS-CDS
b. Shall be "Full Cave Diver" certified
c. Shall show proof of the Abe Davis Award4 or equivalent experience.
d. Shall have logged 3 cave dives to 150 feet with required decompression of 45 minutes or more.
e. Shall be certified to utilize breathing gases appropriate for depths beyond 130 FFW per NSS-CDS Standards and Procedures.
f. Shall have DAN diving accident Insurance or equivalent.
g. Shall sign an NSS-CDS liability waiver on the day of diving.
h. Shall be accompanied on the dive by an MCSMC guide.
i. Shall be limited to dive teams of 1 guide and two divers. In order to dive the downstream tunnel; a diver shall have completed three dives in the upstream section.

2. Unguided Diving Access

Divers are permitted to dive MCS unguided. The Mill Creek Sink Site Manager or designee shall approve such dives in advance. Divers shall submit to the Site Manager:
a. A dive plan to include the names of the divers.
b. A brief experience history.
c. The date, time and purpose of the proposed dive.
The divers may then be assigned a MCS guide to act as 'dive coordinator'. The divers, individually, shall meet all of the above requirements. Additionally, they shall have sufficient credentials and logged dives within other complex cave systems that demonstrates diving proficiency that surpasses the criteria needed for safe diving at Mill Creek Sink. The MCSMC guide has the following responsibilities:
a. Review of the divers diving credentials.
b. Schedule an appropriate dive time so unaccompanied dive teams may be limited to one team per day. (Research Teams are not subject to dive team limits except as otherwise provided.)
c. Brief the dive team, review dive plan run times and witness the NSS-CDS diver liability release on the day of the dive.
d. Collection of post dive reports indicating Research/Scientific observations.

3. Research/Scientific Diving Access

Divers may be granted unencumbered access for volunteer Research /Scientific Diving if:
a. They are, or have served as, guides or the former Alachua Sink Management Committee. Research/Scientific Divers shall not lead "Guided Dives" but may elect to form dive teams of other Research/Scientific Divers as their assistants.
b. They apply and receive approval for Project Status to the Board of Directors of the NSS-CDS and meet access policies. For administrative purposes, the Site Manager may appoint an MCSMC Research/Scientific Diver or Guide to act as liaison to the Research/Scientific Project.

GUIDES

Responsibilities of Guides

All visitors shall execute an NSS-CDS Liability Release prior to entering the site. The guide shall submit the signed liability releases to the Site Manager for filing one week. Guides shall notify the Site Manager of intended activities prior to visiting the system. It is the guide's responsibility to determine safe site conditions prior to visitation. The guide has the final decision to allow a particular guided or unguided dive to continue and may stop the dive at any time for any reason. All MCSMC Guides are volunteers approved by the Site Manger based upon their experience with Mill Creek Sink. At a minimum, a candidate seeking to be a volunteer guide shall have completed 10 dives in the system with two different guides. Guides shall be certified to utilize breathing gas mixtures appropriate for depths beyond 130 FFW per NSS-CDS Standards and Procedures. All guides shall have DAN diving accident insurance or equivalent.

Additionally, they shall meet the following requirements:
a. Have a current, signed NSS-CDS release prior to diving.
b. Have current CPR training.

Number of Guides

The number of may fluctuate depending on the activity and availability of the individual guides.

PUBLICITY POLICY

There have been several ongoing research projects at Mill Creek Sink in recent years. Scientist or explorers interested in projects at Mill Creek Sink are encouraged to contact the Mill Creek Sink Management Committee with a carefully planned, written project proposal. All data collected shall be made available to the MCSMC, NSS-CDS and the NSS. Interaction with educational, scientific and government institutions and agencies.
The MCSMC shall maintain relations with local officials and provide education and input into issues that may affect the cave system or the drainage area that feeds the cave system. It is particularly important that the City of Alachua, as the primary local governing body, be kept informed of site conditions. They have provided invaluable assistance in patrolling the site for trespassers and have a significant public safety interest. All public comments in reference to NSS-CDS and NSS policy shall be deferred to the Chairman of the NSS-CDS.

SURFACE MANAGEMENT

The Mill Creek Sink Management Committee shall install and maintain a locked gate at the primary access point to the sink. The property shall be posted, and arrangements have been made with the Alachua Police Department to monitor for unauthorized access. A parking area shall be maintained and a parking permit system implemented. Occupants of vehicles not displaying the proper permits are considered to be trespassing.

FUTURE PLANS

Steps from the parking lot to the water have been constructed. Additional site improvements to facilitate conservation, preservation and safety are an ongoing priority of the MCSMC.
Long range plans for the property includes 'nature trails' that would provide kiosks and plant identification markers as well as benches and picnic areas. Other long-term ideas include the possibility of a joint venture between the school district, Santa Fe Community College and the NSS, to utilize the property as a karst environmental educational area. All such future plans for the site would assure continued access for divers.

The property to the west of Mill Creek Sink should be considered for acquisition by the NSS or NSS-CDS to preclude development of the property adjacent to the sink. Contact with the property owner has been initiated, but there is no immediate interest on their part in transferring ownership. The owner suggested yearly contact be made, in writing, expressing continued interest in the property.

REFERENCES

1 NSS Acts Section 26, Act 26-505.
2 Source: Geology of the Western Part of Alachua County, Florida by: Williams, Nicol and Randazzo, 1977, Bureau of Geology.
3 Source: Sheck Exley, private communication
4 The Abe Davis Award is granted by the NSS-CDS to those individuals who have successfully completed 100 safe cave dives.

Developed and submitted jointly by the Mill Creek Sink Preserve Management Committee and the National Speleological Society Cave Diving Section for adoption by the National Speleological Society Board of Directors

Approved: June 2007 - Jim Taylor, Manager, Mill Creek Sink Preserve Management Committee
Approved: June 2007 - NSS-CDS Board of Directors
Approved: July 2007 - NSS Board of Governors

Commercial Use Statement: The Board of Governors of the National Speleological Society reaffirms its standing policy that bans the commercial use of our properties, and specifically, prohibits any activity where a charge of any type is made or a payment of any type made to anyone organizing or leading a trip to the cave preserve.

City of Alachua

MAYOR GIB COERPER
Vice Mayor Jennifer Blalock
Commissioner Shirley Green Brown
Commissioner Dayna Miller
Commissioner Edward Potts

OFFICE OF THE CITY MANAGER
MIKE DAROZA

June 29, 2022

Sayed Moukhtara
7717 NW 20th Lane
Gainesville, Florida 32605

RE: TARA FOREST WEST, TARA APRIL & TARA PHOENICIA

Dear Mr. Moukhtara:

This letter is in regards to the above referenced projects.

It has come to the attention of City staff ("Staff") during the review of development applications involving the above three referenced projects that were submitted at various times, that numerous aspects and requirements for them are inextricably intertwined or dependent on other prerequisites before they can be considered for final approval. In other words, none of the above projects stands on their own merit, but instead, they are dependent on the approval of the other applications.

As such, Staff, including Planning & Community Development and Public Services, will not be proceeding with further review of each of these projects in their current form, as it does not appear that any of them can receive ultimate final approval standing individually on their own merit. As Staff has been reviewing the viability of the above referenced projects, the interdependency of one project on the other or on other applications has become readily apparent. Staff does not wish to mislead any applicant regarding the success of an application.

If you wish to discuss the above, a meeting with City staff can be arranged.

Regards,

Mike DaRoza
City Manager

Cc: Kathy Winburn, Planning & Community Development Director
Rodolfo Valladares, Public Services Director
Justin Tabor, AICP, Principal Planner
Adam Hall, AICP, Principal Planner

EXHIBIT
tabbies
A

Tara Forest, Tara Phoenicia, and Tara Baywood Site Environmental Resource Assessment

Alachua, Florida

Technical Review Report

Prepared for:

City of Alachua

15100 NW 142nd Terrace/ PO Box 9
Alachua, Florida 32616

Prepared by:

Wood Environment & Infrastructure Solutions, Inc.

404 SW 140th Terrace
Gainesville, FL 32601

Prepared by:
Shannon McMorrow, PWS
Senior Scientist

Reviewed by:
Suzy Baird
Senior Scientist

Wood Project No.: 2402210028

December 2021

Tara Forest, Tara Phoenicia, and Tara Baywood Site Environmental Resource Assessment

Technical Review Report

Alachua, Florida
Project # 2402210028 | City of Alachua

Prepared for:

City of Alachua
15100 NW 142nd Terrace/ PO Box 9, Alachua, FL 32616

Prepared by:

Wood Environment & Infrastructure Solutions, Inc.
404 SW 140th Terrace
Newberry, FL 32669
USA
T: 352.332.3318

December 2021

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Third-party disclaimer

Any disclosure of this report to a third party is subject to this disclaimer. The report was prepared by Wood at the instruction of, and for use by, our client named on the front of the report. It does not in any way constitute advice to any third party who is able to access it by any means. Wood excludes to the fullest extent lawfully permitted all liability whatsoever for any loss or damage howsoever arising from reliance on the contents of this report. We do not however exclude our liability (if any) for personal injury or death resulting from our negligence, for fraud or any other matter in relation to which we cannot legally exclude liability.

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List of Appendices

Appendix A USFWS Information for Planning and Consultation (IPaC) Resource List Report

List of Acronyms

CFR	Code of Federal Regulations
City	City of Alachua
ERP	Environmental Resource Permit
FAC	Florida Administrative Code
FDEP	Florida Department of Environmental Protection
FNAI	Florida Natural Areas Inventory
FWC	Florida Fish and Wildlife Conservation Commission
IPaC	Information for Planning and Consultation
SRWMD	Suwannee River Water Management District
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
Wood	Wood Environment & Infrastructure Solutions, Inc.

1.0 Introduction

1.1 Purpose

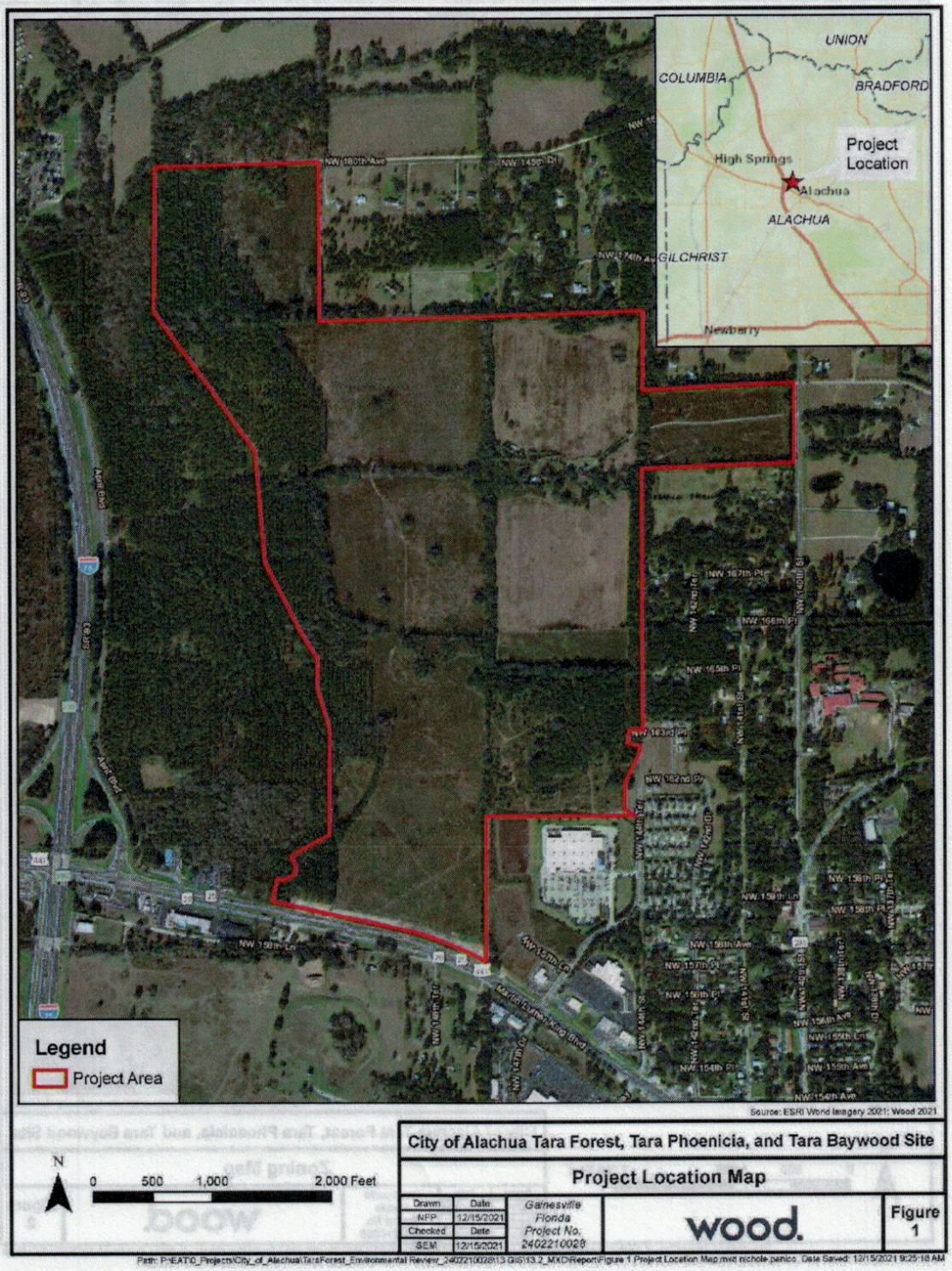
Wood Environment & Infrastructure Solutions, Inc. (Wood) was authorized by the City of Alachua (the City) to perform technical review of the Environmental Resource Assessment Report prepared by Creative Environmental Solutions, Inc (July 2021) for the Tara Forest, Tara Phoenicia, and Tara Baywood Site.

1.2 Background

Tara Forest, LLC. submitted an Environmental Resource Assessment Report to the City for the Tara Forest, Tara Phoenicia, and Tara Baywood Site prepared by Creative Environmental Solutions, Inc. (dated July 2021). The City has requested Wood review the report because the subject parcel is east of and upgradient from Mill Creek and Mill Creek Sink. Due to the Karst environment and presence of sink holes in the vicinity of the Project Site, the City requested a review of readily available information on underground caves, and potential design considerations and/or avoidance areas.

The applicant (Tara Forest, LLC) is seeking to develop a portion of Tara Forest, Tara Phoenicia and Tara Baywood Site (**Figure 1**). The 378 +/- acre property is located northeast of the intersection of Interstate 75 and US Highway 441 and is currently zoned as Agriculture, Commercial, Conservation, and Residential (**Figure 2**).

Wood scientists have reviewed the Environmental Resource Assessment Report to verify if the report findings are professionally acceptable. The findings of the review of the Environmental Resource Assessment are presented in Section 2 and 3.

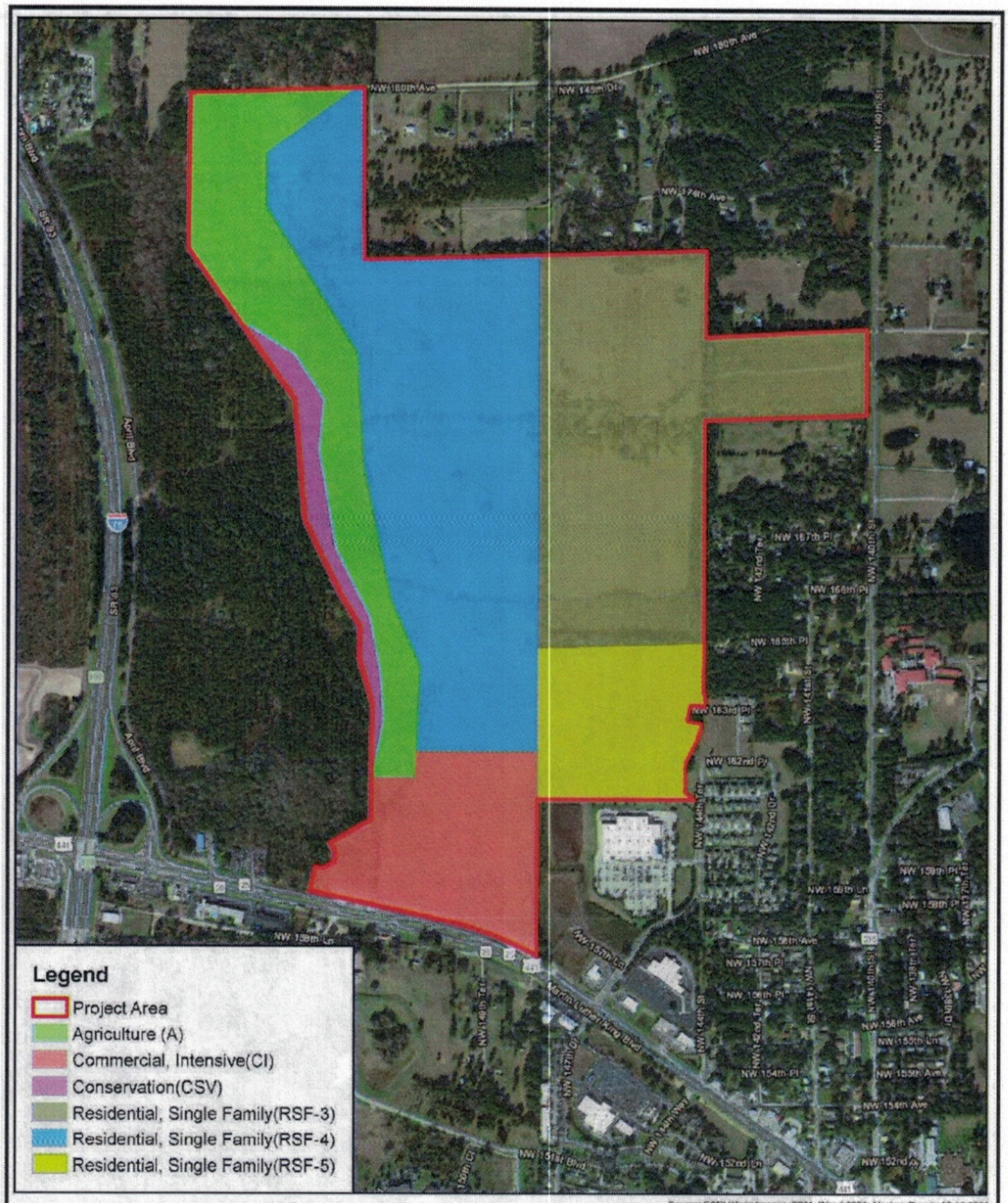


City of Alachua Tara Forest, Tara Phoenicia, and Tara Baywood Site

Project Location Map

Drawn	Date	Gainesville Florida Project No. 2402210028	wood.	Figure 1
NFP	12/15/2021			
Checked	Date			
SEM	12/15/2021			

Path: P:\EAT\0_Projects\City_of_Alachua\TaraForest_Environmental Review_2402210028\13 GIS\13.2_MXD\Report\Figure 1 Project Location Map.mxd nichole.penico Date Saved: 12/15/2021 9:25:18 AM


Legend
Project Area
Agriculture (A)
Commercial, Intensive(CI)
Conservation(CSV)
Residential, Single Family(RSF-3)
Residential, Single Family(RSF-4)
Residential, Single Family(RSF-5)
N
0 500 1,000 2,000 Feet
Source: ESRI World Imagery 2021; Wood 2021; Alachua County 10-19-2021
City of Alachua Tara Forest, Tara Phoenicia, and Tara Baywood Site
Zoning Map
Drawn Date
NFP 12/15/2021
Checked Date
SEM 12/15/2021
Gainesville Florida Project No. 2402210028
wood.
Figure 2
Path: P:\EATG_Projects\City_of_Alachua\TaraForest_Environmental Review_2402210028\13 GIS\13.2_MXD\Report\Figure 2 Zoning Map.mxd nichole.panico. Date Saved: 12/15/2021 9:47:15 AM

2.0 Environmental Assessment and Listed Species Survey Review

Wood environmental scientists conducted a desktop review and site assessment to confirm or deny the findings of the Environmental Resource Assessment report. The site assessment included review of wetland delineation lines for consistency with 1987 United States Army Corps of Engineers (USACE) "Corps of Engineers Wetlands Delineation Manual" and the Florida wetland delineation method, "Delineation of the Landward Extent of Wetlands and Surface Waters" (Chapter 62-340). In addition, the site was reviewed for potential presence of protected species or their habitat.

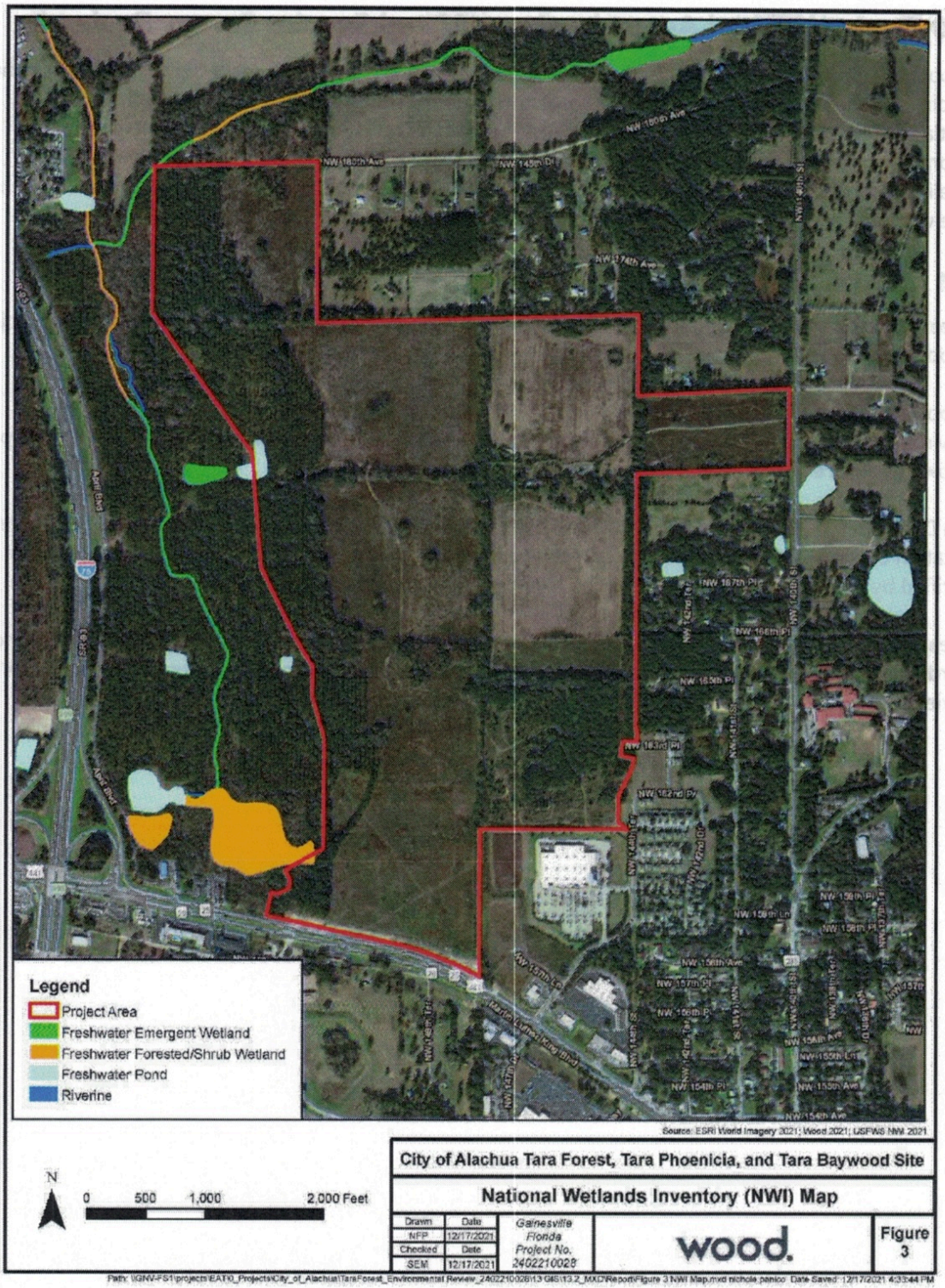
2.1 Wetland Delineation Review

Creative Environmental Solutions scientists delineated the wetland habitat on and adjacent to the subject property on June 11, 2021.

Wood scientist reviewed the USFWS National Wetland Inventory and NRCS soils (provided in the Environmental Resource Assessment report) to aid in identification of wetlands. The USFWS NWI map is shown as **Figure 3**.

On December 14, 2021, Wood scientists reviewed the wetland delineation and agreed with the general location of the wetland boundary lines. Prior to development, the wetland delineation will need to be verified by Alachua County and Suwannee River Water Management District (SRWMD).

Creative Environmental Solutions, Inc. also mapped upland habitats throughout the property as upland hardwood forest, mixed hardwood-pine, floodplain marsh, and coniferous plantation. Wood scientists reviewed the property and generally agreed with Creative Environmental Solutions assessment.


Legend
Project Area
Freshwater Emergent Wetland
Freshwater Forested/Shrub Wetland
Freshwater Pond
Riverine
Source: ESRI World Imagery 2021; Wood 2021; USFWS NWI 2021
N
0 500 1,000 2,000 Feet
City of Alachua Tara Forest, Tara Phoenicia, and Tara Baywood Site
National Wetlands Inventory (NWI) Map
Drawn NFP Date 12/17/2021
Checked SEM Date 12/17/2021
Gainesville Florida Project No. 2402210028
wood.
Figure 3
Path: \\GNV-FS1\projects\EAT\0_Projects\City_of_Alachua\TaraForest_Environmental Review_2402210028\13 GIS\13.2_MXD\Report\Figure 3 NWI Map.mxd nichole.panico Date Saved: 12/17/2021 4:33:44 PM

2.2 Threatened & Endangered Species Review

Creative Environmental Solutions scientists performed a desktop survey for the potential presence of threatened and endangered species using Florida Natural Areas Inventory (FNAI) and performed a site investigation for evidence of listed species and their habitat. Wood scientists reviewed the Creative Environmental Solutions assessment. The methods used by Creative Environmental Solutions are consistent with methods that Wood scientists follow for listed species evaluations. However, we also use the USFWS Information for Planning and Consultation (IPaC) Resource List Report (USFWS, 2021a). The IPaC resources list report includes an informal list of endangered species, critical habitat, migratory birds, wildlife refuges, and wetlands (collectively referred to as trust resources) under the USFWS jurisdiction that are known or expected to be on or near the project area (**Appendix A**).

The IPaC resources list included three species not included in the FNAI species list for the project site. These included the eastern black rail (*Laterallus jamaicensis ssp. jamaicensis*), the frosted flatwoods salamander (*Ambystoma cingulatum)*, and Monarch Butterfly (*Danaus plexippus*). **Table 1** outlines the species listed in the IPaC resource lists, their preferred habitat, and if that preferred habitat is found on the subject property. Foraging habitat for the eastern black rail (freshwater marshes) is noted as being present in the wetlands of the subject property. Although the frosted flatwoods salamander was listed by IPAC for the subject property, the current range for this species does not overlap with the subject property (USFWS, 2021b). The monarch butterfly was recently announced as a candidate species by USFWS, but it is not yet listed or proposed for listing, and there are no Section 7 of the Endangered Species Act requirements at this time (USFWS, 2021b). Creative Environmental Solutions also did not discuss several state listed wildlife species that were listed by FNAI as potentially occurring on the subject site. These species include the burrowing owl and the Florida mouse. These species, their preferred habitat, and if that preferred habitat is found on the subject property is included in **Table 1**.

On December 14, 2021 Wood scientists evaluated the onsite habitat compared with preferred habitats for the listed species identified by FNAI and IPaC. Wood scientists agreed with the habitat assessments made by Creative Environmental Solutions scientists. Creative Environmental Solutions observed 2 gopher tortoise burrows, and Wood scientists observed a third burrow on December 14, 2021 (**Figure 4**). Based on Creative Environmental Solutions assessment, they anticipate 6.8 (7) gopher tortoises inhabit the site. Prior to development, a Florida Fish and Wildlife Conservation Commission (FWC) compliant gopher tortoise survey would be required.

Creative Environmental Solutions did not discuss the state listed plant species that may occur on the subject property. **Table 1** includes the listed plants identified in the FNAI species report. No listed plant species are anticipated to occur on the subject property, and were not observed during Wood's site assessment on December 14, 2021.

No threatened or endangered wildlife or plant species were observed during Wood's site assessment.

2.3 Tree Protection

The Creative Environmental Solutions report did not discuss tree protection. Wood scientists observed many large trees on the property. If large trees are to be removed as part of the development, a City of Alachua Tree Removal Permit will be required.

Table 1. Threatened and Endangered Species with Potential for Occurrence on the Project Area

Scientific Name[a]	Common Name[a]	Listing Status [a]	Preferred Habitat [b]	Habitat Present on Project Site[d]
Laterallus jamaicensis ssp. *jamaicensis*	Eastern Black Rail	PT	Salt, brackish, and freshwater marshes[c]	Yes
Ambystoma cingulatum	Frosted Flatwoods Salamander	FT	Slash and longleaf pine flatwoods with a wiregrass floor and scattered wetlands	No, subject property outside current range of species.
Danaus plexippus	Monarch Butterfly	FC	Milkweed host plant (primarily *Asclepias spp.*) [c]	No
Athene cunicularia floridana	Florida Burrowing Owl	ST	Open prairies with little understory vegetation	No, subject property outside current range
Podomys floridanus	Florida Mouse	SSC	Xeric uplands with sandy soils, such as sandhill and scrub	No
Agrimonia incisa	Incised Groove-bur	ST	Fire maintained longleaf pine forest [f]	No
Calopogon multiflorus	Many-flowered Grass-pink	ST	Dry to moist flatwoods with longleaf pine, wiregrass, saw palmetto [e]	No
Hartwrightia floridana	Hartwrightia floridana	ST	Seepage slopes, edge of baygalls and springheads, wet prairies, and wet flatwoods [e]	No
Litsea aestivalis	Pondspice	SE	Peaty soils in edges of baygalls, flatwoods ponds, and cypress domes [e]	No
Matelea floridana	Florida Spiny-pod	SE	Upland hardwood forests [f]	Yes
Pycnanthemum floridanum	Florida Mountain Mint	ST	Wet swales/depressions in pine flatwoods, wet prairies, floodplain forest [f]	No
Salix floridana	Florida Willow	SE	Very wet, calcareous soils usually in dense floodplain forest [f]	No
Sideroxylon alachuense	Silver Buckthorn	SE	Upland hardwood forests around lime sinks and on shell mounds [e]	No

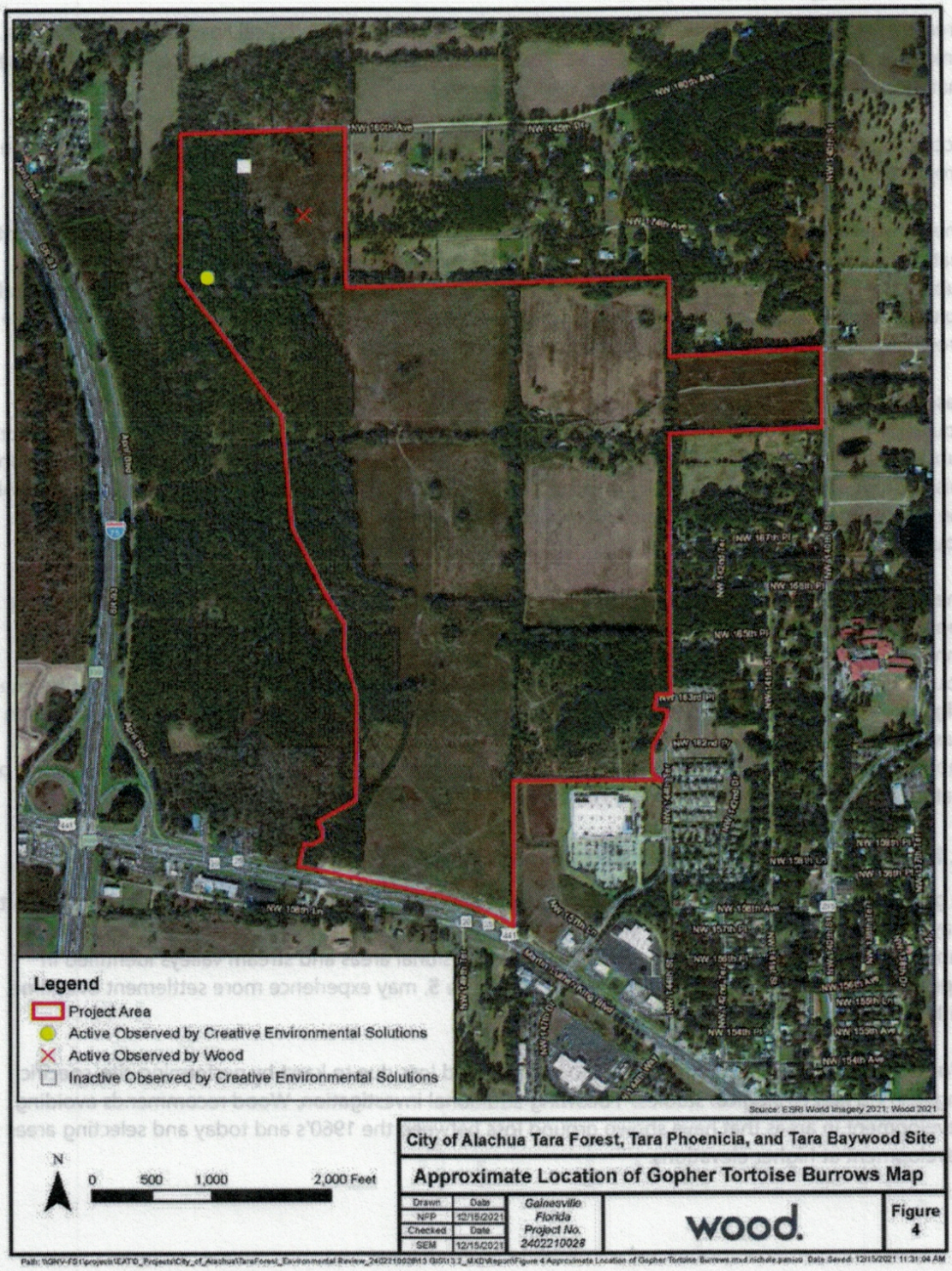
Prepared by: SEM Checked by: JLM

Note:

PT = Federally Proposed Threatened
FT = Federally Designated Threatened
FE = Federally Designated Endangered
ST = State Designated Threatened
FC = Federal Candidate
SE = State Endangered

Sources:

(a) USFWS. 2021a. IPaC Resource Report. 12/9/2021. Generated from website: https://ecos.fws.gov/ipac/.
(b) Preferred habitat determined using FWC species profiles (FWC 2021), unless otherwise stated
  a. FWC. 2021. Species Profiles. Website accessed December 2021: https://myfwc.com/wildlifehabitats/profiles/.
(c) Preferred habitat determined using USFWS species profiles (USFWS 2021b)
  a. USFWS. 2021b. Southeastern Wildlife, Species Profiles. Website accessed December 2021: https://www.fws.gov/southeast/wildlife/.
(d) Wood. 2021. Site Visit on December 14, 2021.
(e) FNAI, 2019. Florida Natural Area Inventory Field Guide. Species Field Guides - Florida Natural Areas Inventory (fnai.org).
(f) Nature Serve, 2021. Nature Server Explorer. Search Results | NatureServe Explorer . Accessed December 15, 2021.


Legend
Project Area
Active Observed by Creative Environmental Solutions
Active Observed by Wood
Inactive Observed by Creative Environmental Solutions
Source: ESRI World Imagery 2021; Wood 2021
N
0 500 1,000 2,000 Feet
City of Alachua Tara Forest, Tara Phoenicia, and Tara Baywood Site
Approximate Location of Gopher Tortoise Burrows Map
Drawn Date NPP 12/15/2021
Checked Date SEM 12/15/2021
Gainesville Florida Project No. 2402210028
wood.
Figure 4

3.0 Geological Assessment

Creative Environmental Solutions' report indicated "No significant Geological Features (caves, springs, sinkholes, etc.) were observed on the site". They also indicated there were no surface features observed that indicated a direct connection to the Floridan aquifer.

According to Butt et al. (2006), the Mill Creek Sink Cave is located along the southern perimeter of the project site (**Figure 5**) and is a direct connection to the Floridan Aquifer.

The entire study area is known to be underlain with an extensive cave network and to have active karst features such as sinkholes, swallets (sinking streams), and areas that have experienced substantial subsidence. The sink noted just off the southwest corner of the property in the Creative Environmental Solutions report and shown in (**Figure 5**) is the Mill Creek Sink and is a very large water-filled sinkhole providing direct diver access to a large tunnel network in the upper Florida Aquifer.

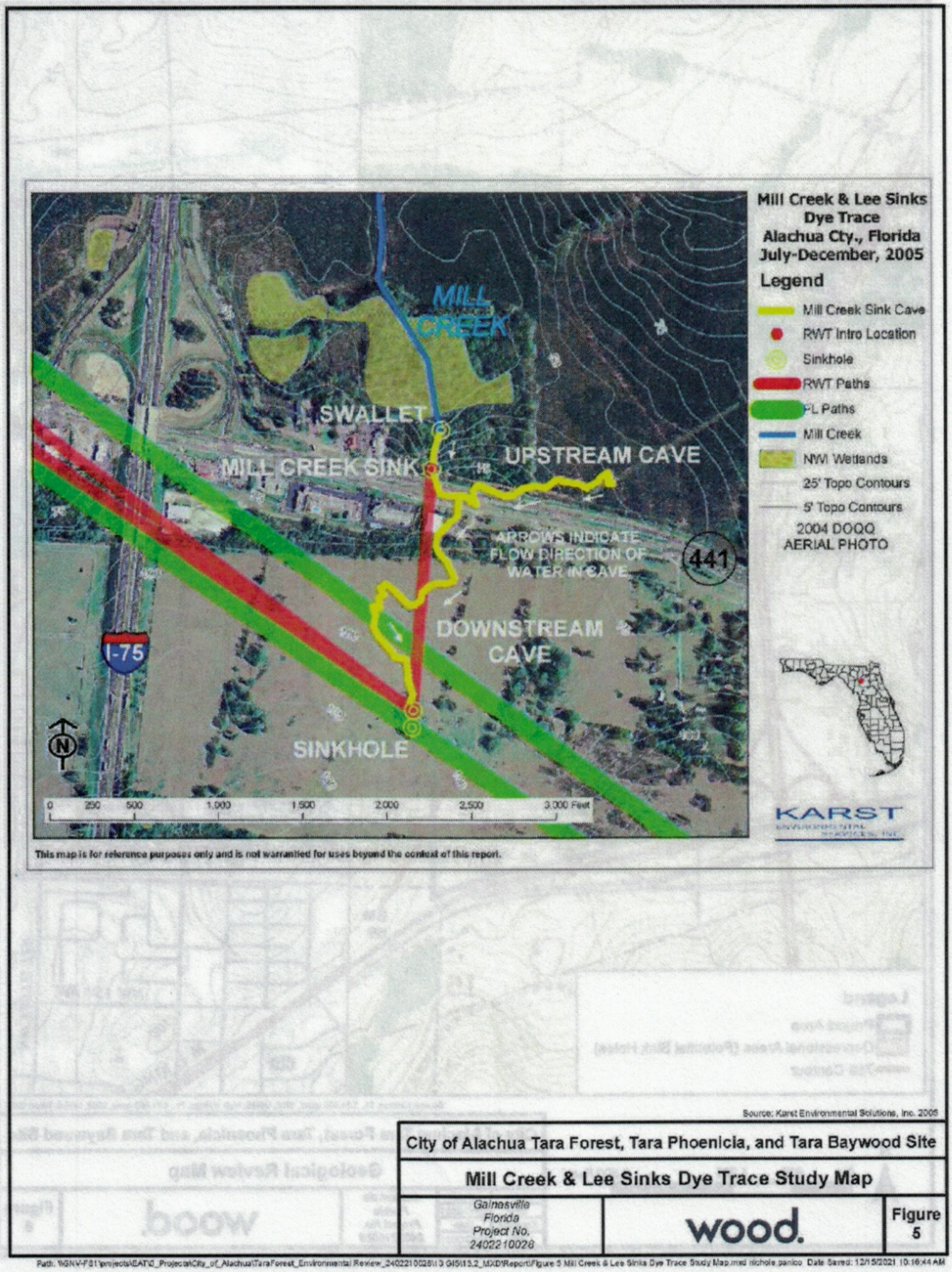
Based on a comparison of the site topographic information since 1962 (USGS), the entire western boundary of the property (<75ft elevation) appears to be an area potentially experiencing active ground subsidence. Based on the 1962 topographic map there are sinkholes present at multiple locations along this western boundary. The historical topographic maps (USGS), also indicate the presence of a sinkhole in the northwestern portion of the site and in the general vicinity of the northern portion of the eastern boundary (**Figure 6**).

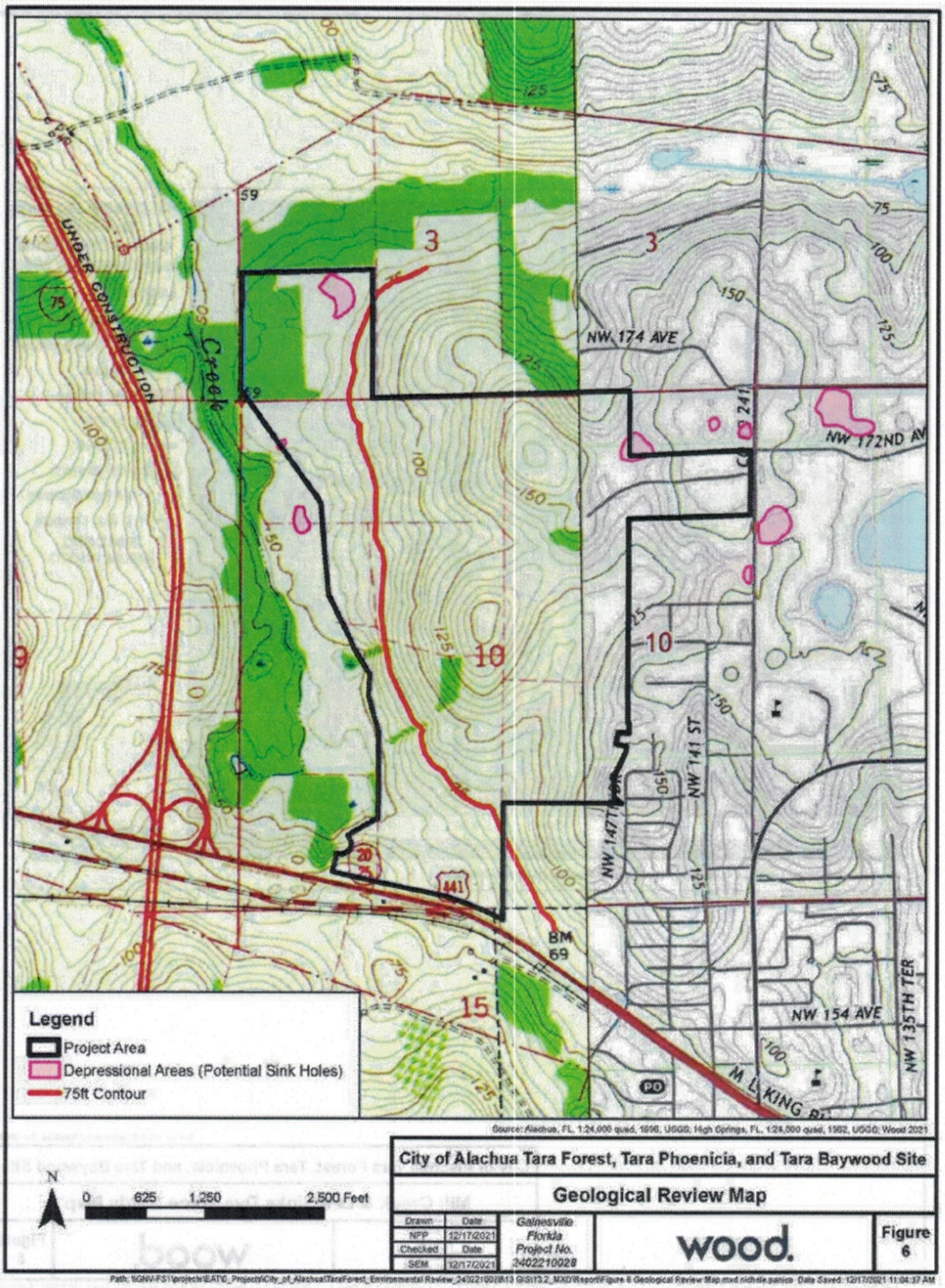
The Mill Creek Sink is directly connected to the Upper Floridan Aquifer and there at least two features shown on the 1962 topographic map along Mill Creek stream valley that appear to be swallets; one immediately adjacent to the western boundary of the property (in the lower 1/3rd of the property boundary) and the other on the western side of Mill Creek immediately south and west of the first one) (**Figure 6**). There are isolated locations along the northern and eastern portion of the property and in at least one stream valley cutting diagonally across the property that appear to be exhibiting ground subsidence consistent with the formation and development of sinkholes. Whether or not these types of features are directly connected to the Floridan Aquifer would need to be demonstrated in the field.

3.1 Avoidance Areas and Recommendations

In general, within the lower Mill Creek Valley (elevation < 75 ft contour, western portion of the property), may be susceptible to subsidence, and development in these areas should consider the possibility of subsidence or sinkhole formation. Further, the depressional areas and stream valleys identified in **Figure 6**, and the Mill Creek Sink Cave shown in **Figure 5**, may experience more settlement over time, with potential for sink hole formation.

Wood recommends evaluating the likelihood of ground loss due to karst by performing site-specific engineering and geological studies. Following additional investigation, Wood recommends avoiding development in areas that have shown ground loss between the 1960's and today and selecting areas for development at higher elevations.


MILL CREEK
SWALLET
MILL CREEK SINK
UPSTREAM CAVE
ARROWS INDICATE FLOW DIRECTION OF WATER IN CAVE
441
DOWNSTREAM CAVE
I-75
SINKHOLE
N
0 250 500 1,000 1,500 2,000 2,500 3,000 Feet
Mill Creek & Lee Sinks
Dye Trace
Alachua Cty., Florida
July-December, 2005
Legend
Mill Creek Sink Cave
RWT Intro Location
Sinkhole
RWT Paths
PL Paths
Mill Creek
NWI Wetlands
25' Topo Contours
5' Topo Contours
2004 DOQQ
AERIAL PHOTO
KARST
This map is for reference purposes only and is not warranted for uses beyond the context of this report.
Source: Karst Environmental Solutions, Inc. 2005
City of Alachua Tara Forest, Tara Phoenicia, and Tara Baywood Site
Mill Creek & Lee Sinks Dye Trace Study Map
Gainesville
Florida
Project No.
2402210028
wood.
Figure
5


Legend
Project Area
Depressional Areas (Potential Sink Holes)
75ft Contour
UNDER CONSTRUCTION
Creek
NW 174 AVE
NW 172ND AV
NW 141 ST
NW 147TH TER
NW 154 AVE
NW 135TH TER
M L KING BL
441
BM 69
N
0 625 1,250 2,500 Feet
Source: Alachua, FL, 1:24,000 quad, 1996, USGS; High Springs, FL, 1:24,000 quad, 1982, USGS; Wood 2021
City of Alachua Tara Forest, Tara Phoenicia, and Tara Baywood Site
Geological Review Map
Drawn NFP 12/17/2021
Checked SEM 12/17/2021
Gainesville Florida Project No. 2402210028
wood.
Figure 6

4.0 Summary and Conclusions

Wood scientists generally agree with the Environmental Resource Assessment Report for the Tara Forest, Tara Phoenicia, and Tara Baywood Site prepared by Creative Environmental Solutions. Although, the report did not address some of the listed species with the potential to occur on the site, species on the IPAC resources list and state listed plant species, impact to listed species are not anticipated.

Wetlands are protected under Rule 62-330.020 Environmental Resource Permitting of the Florida Administrative Code (F.A.C.), Section 404 of the Clean Water Act [United States Environmental Protection Agency (USEPA)], and Alachua County Code of Ordinances (Part II, Title 7, Chapter 77). If future development includes impacts to these wetlands or the wetland buffer (as defined by Alachua County and SRWMD) Environmental Resource Permit (ERP) and Alachua County development permits will be required.

The assessment of geologic features within the subject site did not include a thorough review of historical topographic maps or published reports about the karst nature of the surrounding landscape. Section 3 of this report outlines concerns and recommendations associated with the geology of the subject site. Additional site-specific engineering and geological studies are recommended.

5.0 References

Florida Fish and Wildlife Conservation Commission (FWC). 2021. Species Profiles. Website accessed December 2021: https://myfwc.com/wildlifehabitats/profiles/.

Florida Natural Area Inventory. 2019. Florida Natural Area Inventory Field Guide. Species Field Guides - Florida Natural Areas Inventory (fnai.org).

Butt, P.L., S. Boyes, and T.L. Morris. 2006. Mill Creek and Lee Sinks Dye Trace, July through December 2005. Karst Environmental Services, Inc. for Alachua County Environmental Protection Department. June 7, 2006

Nature Serve. 2021. Nature Server Explorer. Search Results | NatureServe Explorer. Accessed December 15, 2021.

United States Fish and Wildlife Service (USFWS). 2021a. Information for Planning and Consultation (IPaC) Resource Report. 12/9/2021. Generated from website: https://ecos.fws.gov/ipac/.

USFWS. 2021b. Southeastern Wildlife, Species Profiles. Website accessed December 2021: https://www.fws.gov/southeast/wildlife/.

wood.

Appendix A
USFWS Information for Planning and Consultation (IPaC) Resource List Report

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

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Location

Alachua County, Florida



Local office

North Florida Ecological Services Field Office

(904) 731-3336
(904) 731-3045

7915 Baymeadows Way, Suite 200
Jacksonville, FL 32256-7517

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

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1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Birds

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NAME	STATUS
Eastern Black Rail Laterallus jamaicensis ssp. jamaicensis Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10477	Threatened
Wood Stork Mycteria americana No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8477	Threatened

Reptiles

NAME	STATUS
Eastern Indigo Snake Drymarchon corais couperi Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/646	Threatened
Gopher Tortoise Gopherus polyphemus No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6994	Candidate

Amphibians

NAME	STATUS
Frosted Flatwoods Salamander Ambystoma cingulatum Wherever found There is **final** critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/4981	Threatened

Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

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THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Nationwide conservation measures for birds http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN

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THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)

American Kestrel Falco sparverius paulus — Breeds Apr 1 to Aug 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

https://ecos.fws.gov/ecp/species/9587

Bald Eagle Haliaeetus leucocephalus — Breeds Sep 1 to Jul 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

https://ecos.fws.gov/ecp/species/1626

Great Blue Heron Ardea herodias occidentalis — Breeds Jan 1 to Dec 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Lesser Yellowlegs Tringa flavipes — Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

https://ecos.fws.gov/ecp/species/9679

Magnificent Frigatebird Fregata magnificens — Breeds Oct 1 to Apr 30

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Prairie Warbler Dendroica discolor — Breeds May 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Red-headed Woodpecker Melanerpes erythrocephalus — Breeds May 10 to Sep 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Swallow-tailed Kite Elanoides forficatus — Breeds Mar 10 to Jun 30

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

https://ecos.fws.gov/ecp/species/8938

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Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (▪)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (▪)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

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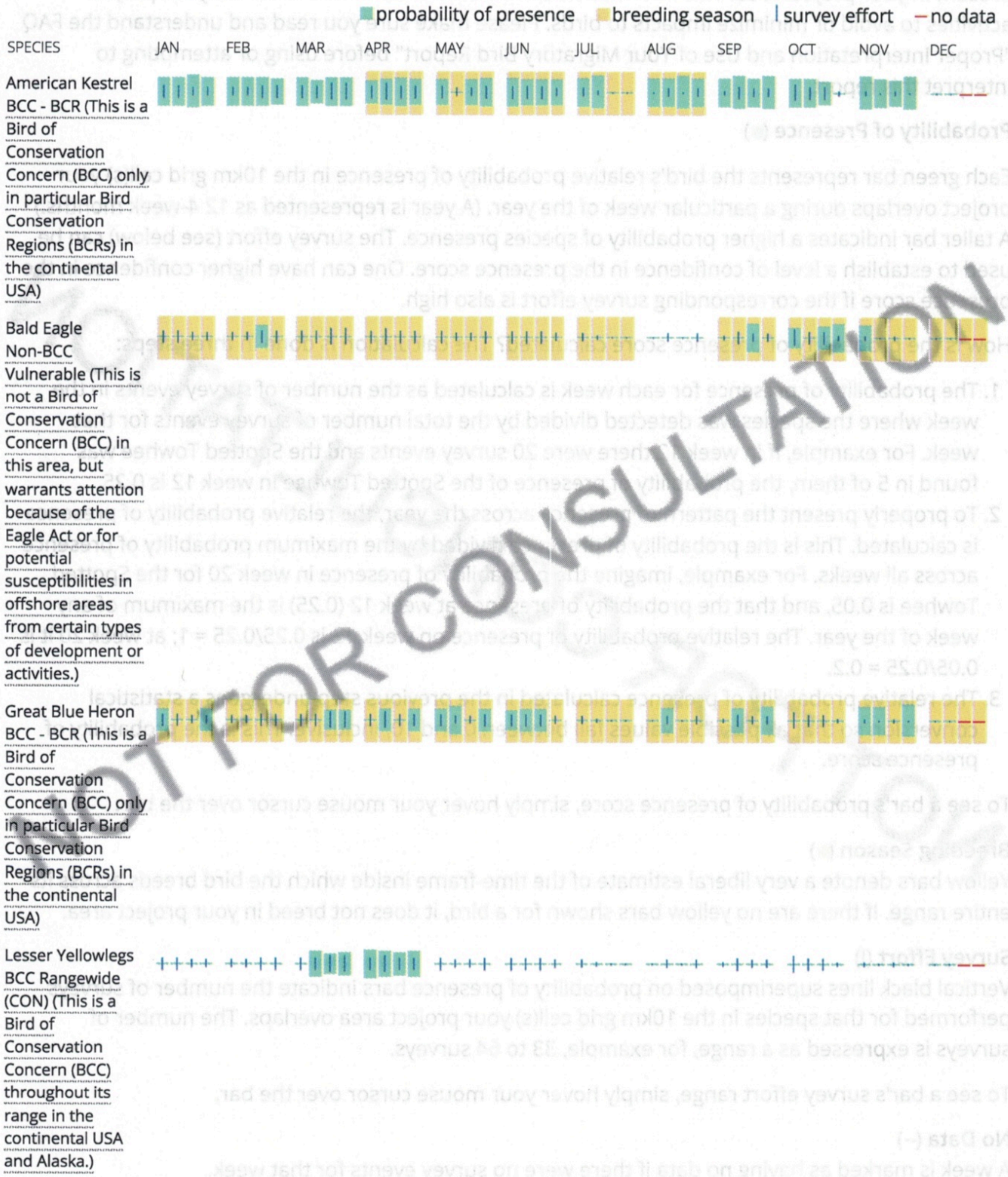
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



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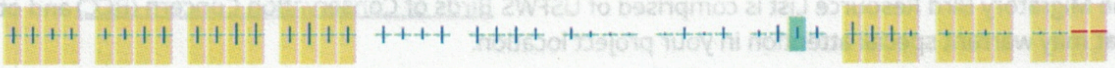
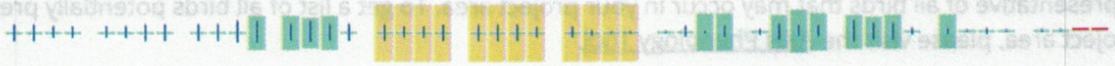
Magnificent Frigatebird BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)



Prairie Warbler BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Red-headed Woodpecker BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Swallow-tailed Kite BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



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Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the AKN Phenology Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

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For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

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Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

WETLAND INFORMATION IS NOT AVAILABLE AT THIS TIME

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the NWI map to view wetlands at this location.

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Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in

activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

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Protecting the Aquifer in the Vicinity of Mill Sink

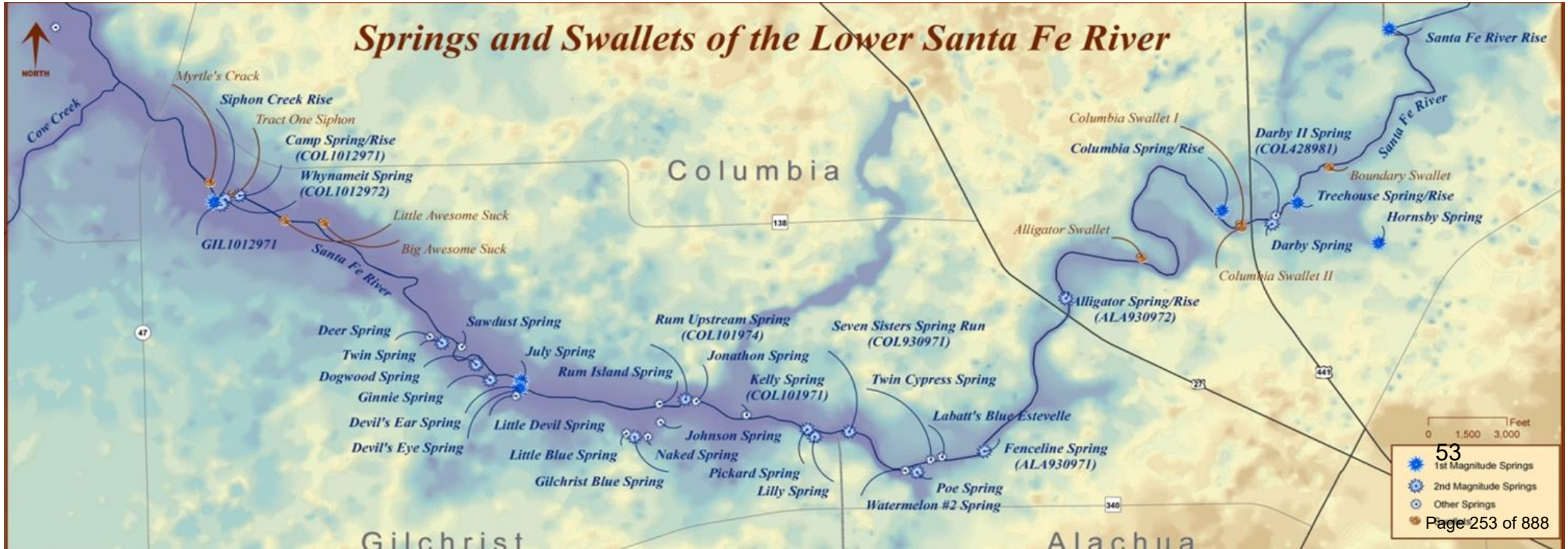


Alachua County Environmental Protection Department
October 1, 2024

Santa Fe River and Springs



A 2013 study attributed $84 million (in recreation alone) to the Santa Fe Springs.



The Aquifer is Vulnerable to Pollution and Overpumping



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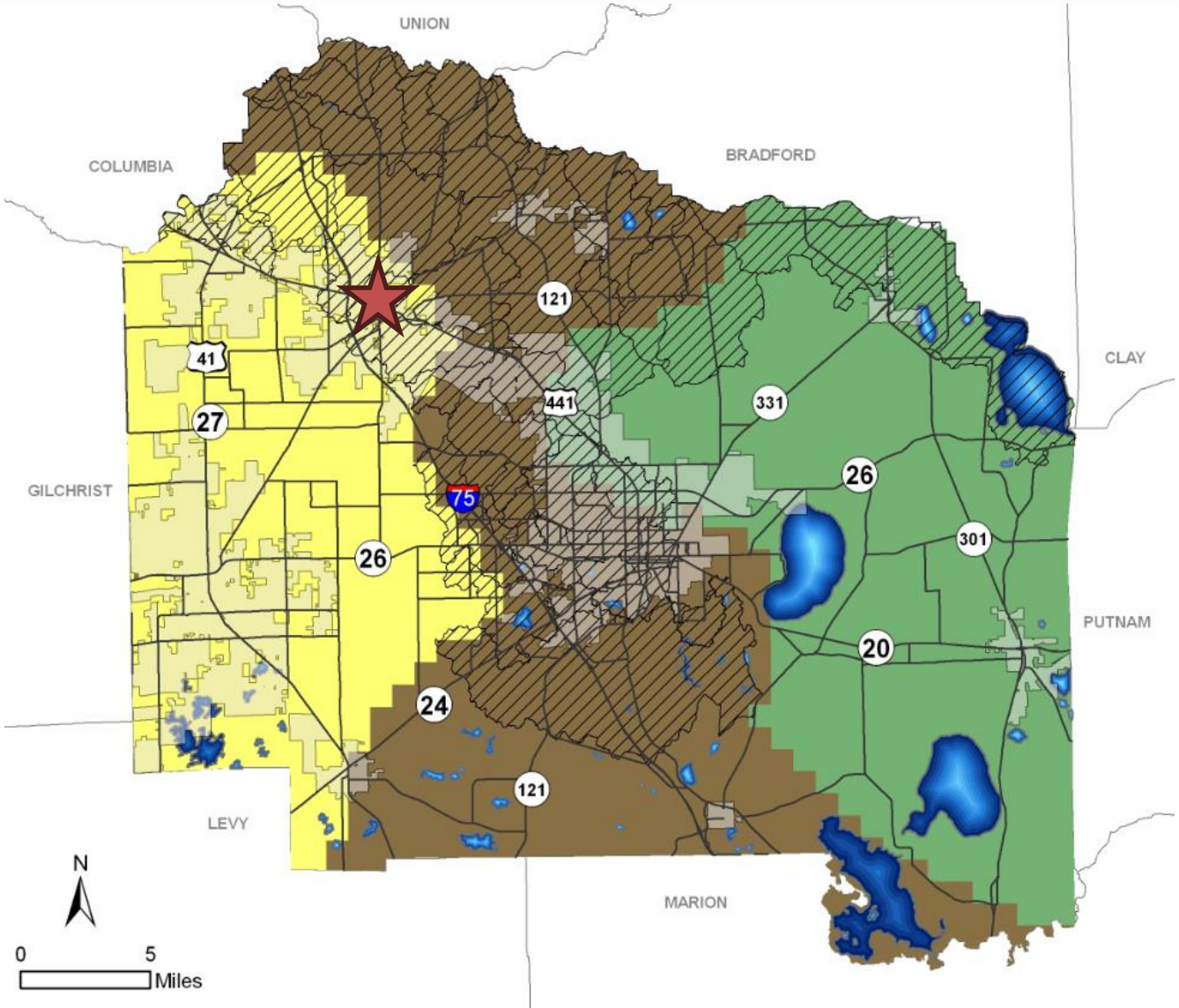
Image from Wes Skiles "Waters Journey (Karst Productions)"

Alachua County Floridan High Aquifer Recharge Map





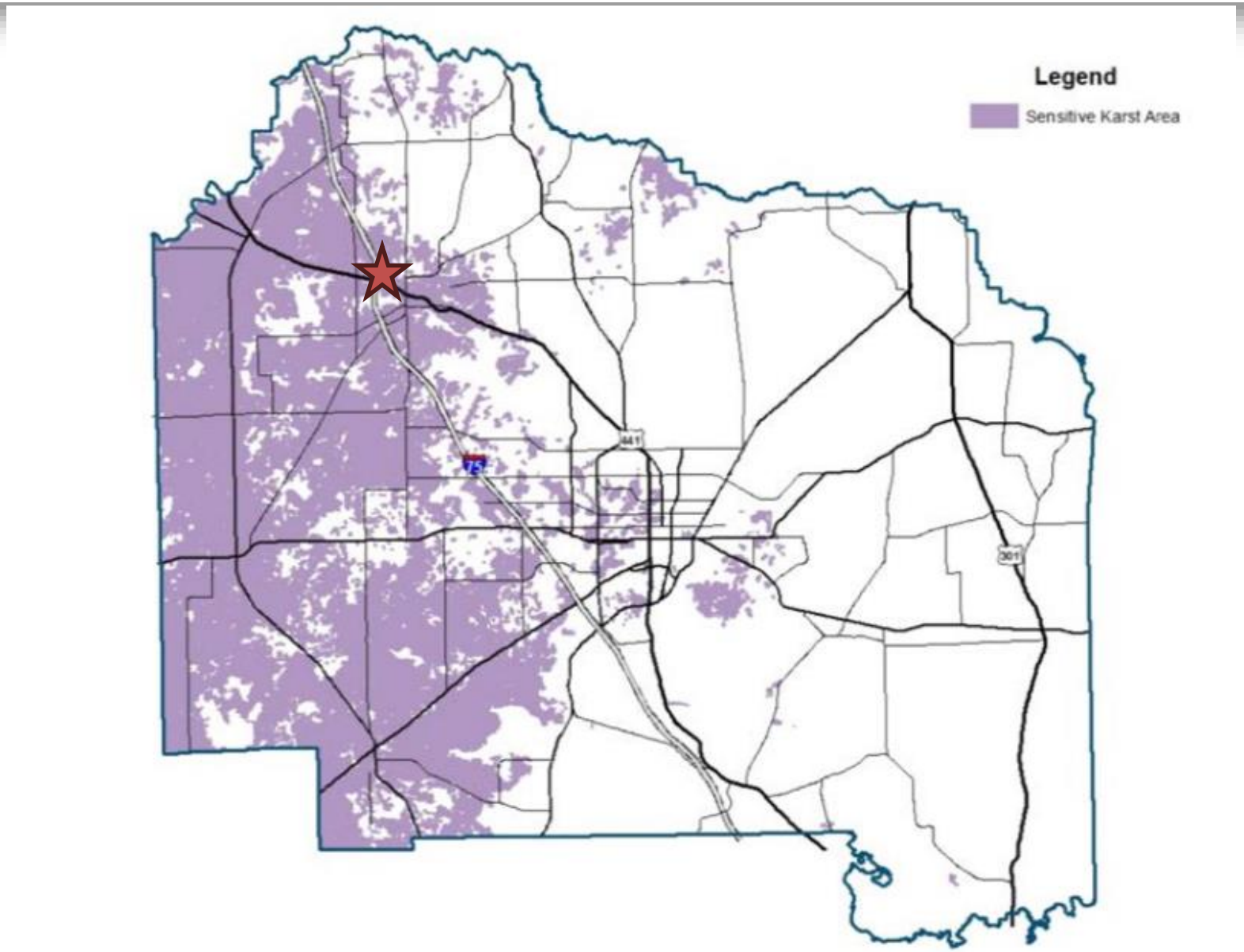
Legend

Generalized Vulnerability Rating

- Low Vulnerability
- Vulnerable
- High Vulnerability
- Stream-to-Sink Basins
- Municipalities
- Major Roads
- Lakes

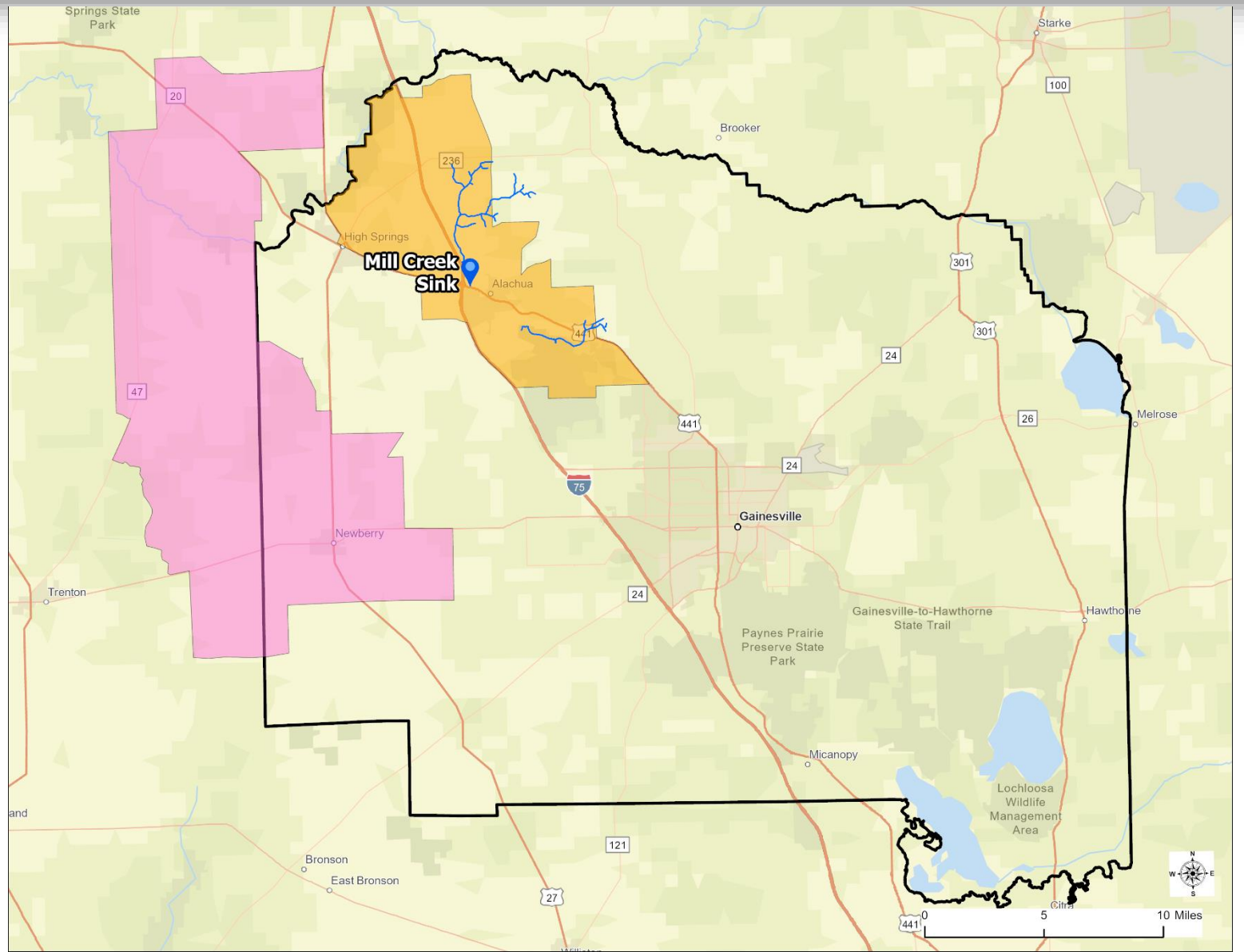
Alachua County Sensitive Karst Areas





Hornsby Springs Priority Focus Area





Mill Creek Sink

Mill Creek

PFA

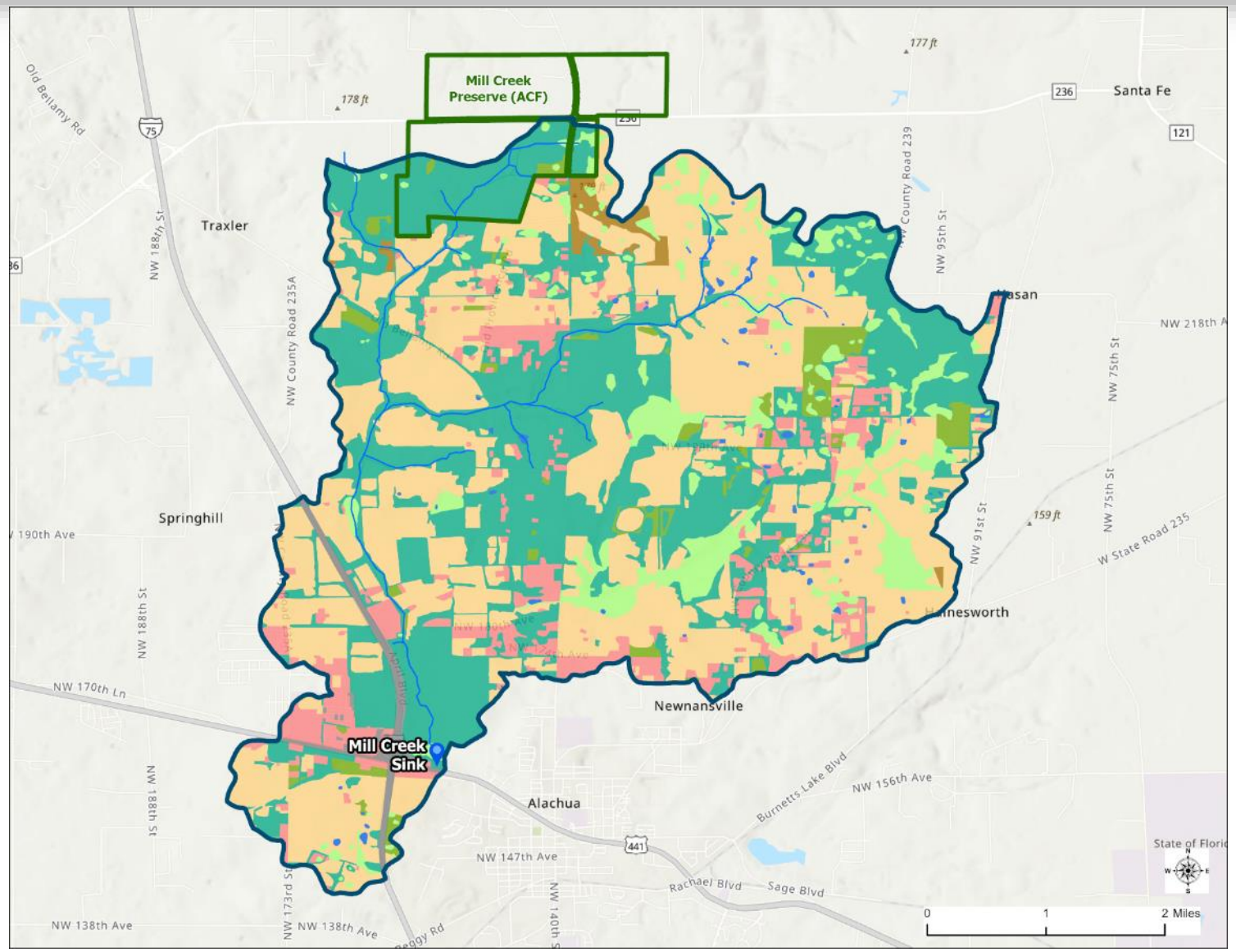
Devil's Spring

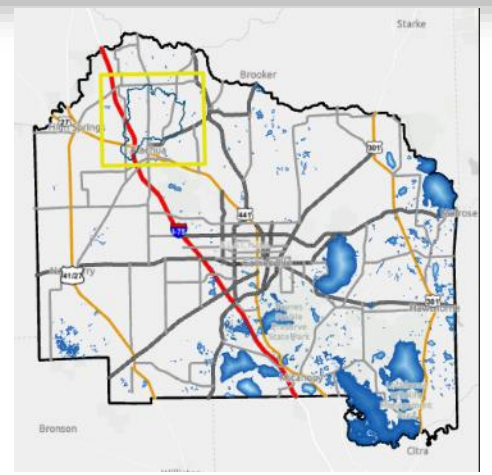
Hornsby Spring

County Boundary

Mill Creek Watershed







Mill Creek Sink

Mill Creek

Mill Creek Preserve (ACF)

Mill Creek Watershed

Land-Use Type

- Agriculture
- Barren Land
- Rangeland
- Transportation, Communication, and Utilities
- Upland Forest
- Urban and Built-Up
- Water
- Wetlands

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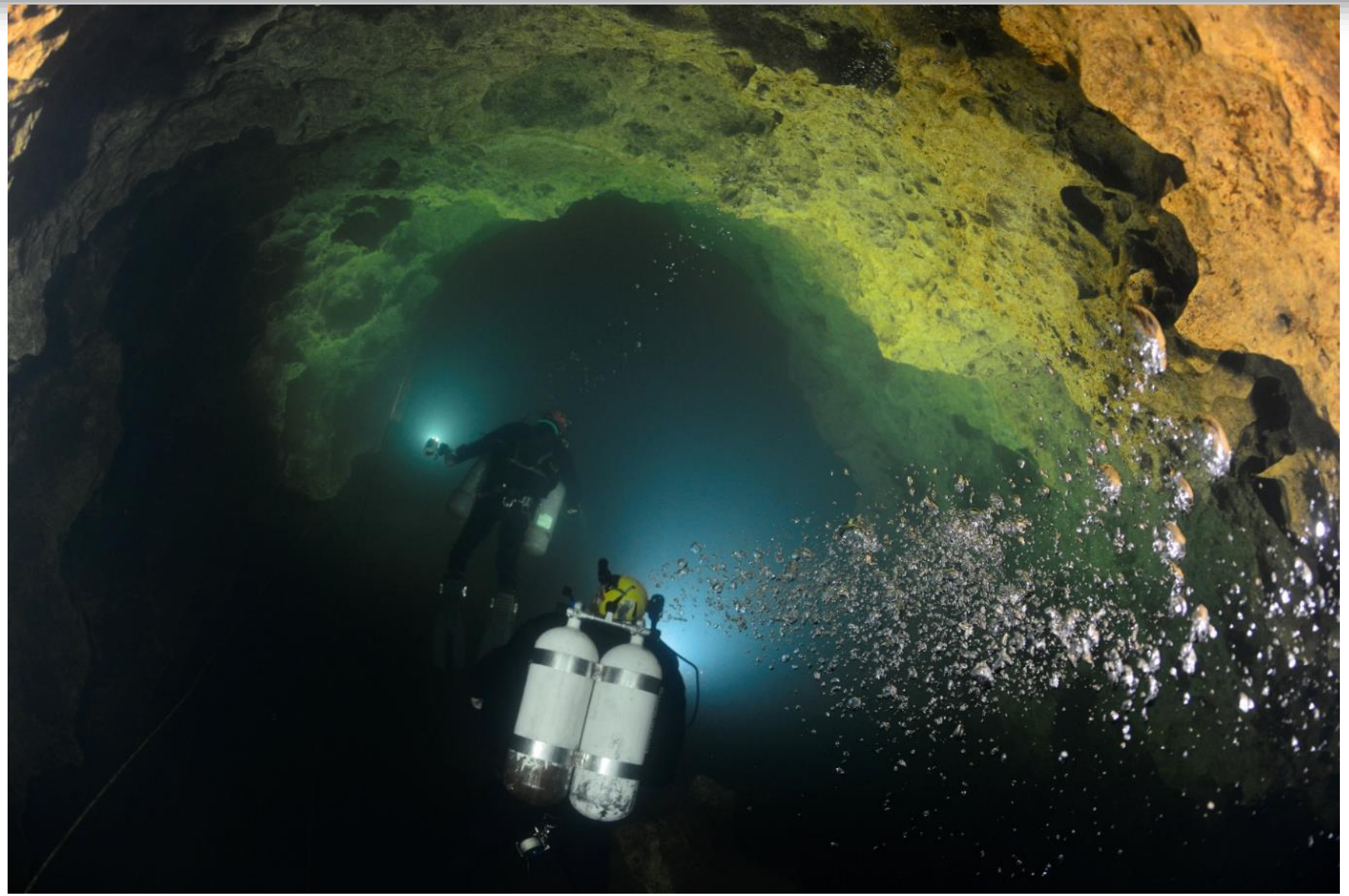
Mill Creek Sink



- Terminus of Mill Creek and Townsend Branch
- Part of an ancient drainage system, connected to Hornsby Spring and the Santa Fe River
- Hundreds of feet of mapped cave, several large rooms, and complex system of conduits extending to depths up to 215 feet

Mill Creek Sink Cave

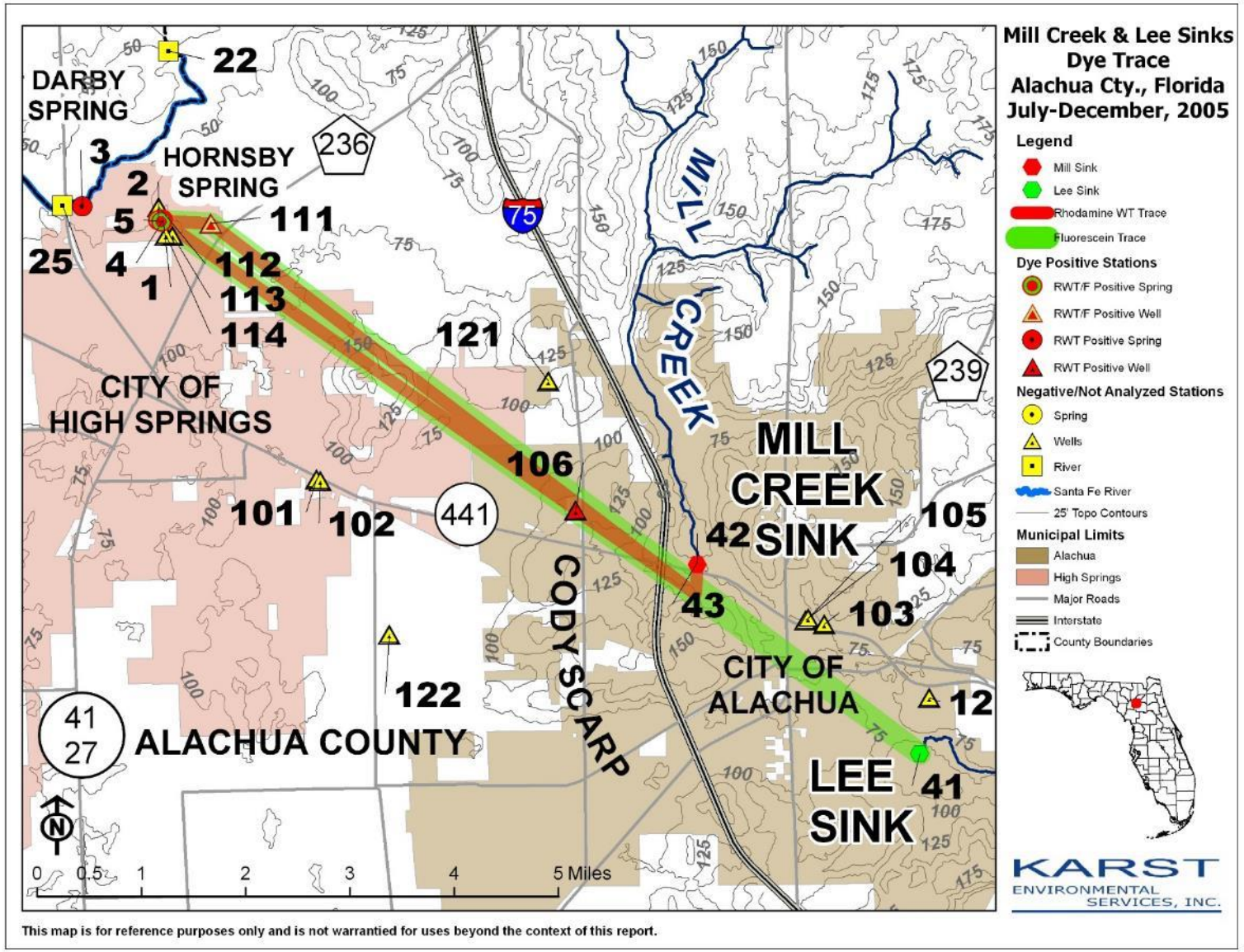


Mill Creek Sink Dye Trace



- 2005 study hydrologically linked Mill Creek Sink to Hornsby Spring and Santa Fe Hills.
  - Dye was deployed at the sink and detected 6 miles away at Hornsby Springs within 12 days.
  - Detections also reported at Santa Fe Hills Well (1.27 miles away) and Darby Spring (6 miles).
  - Dye was detected up to as late as 154 days later at Hornsby Spring.

Mill Creek Sink Dye Trace



Mill Creek Sink Biological Survey



- ACEPD and Karst Environmental completed a 2022 survey for Troglobitic Species (cave adapted).
- Over 30 cave adapted isopods and amphipods were recorded, 1st ever recording of such species in this location.
- One cave adapted crayfish, *Procambarus pallidus* (Florida endemic species) was identified.

Mill Creek Sink Survey

Pallid Cave Crayfish (*Procambarus pallidus)*



Mill Creek Sink Water Quality Improvement Project



$2M project implemented by the City of Alachua funded by SRWMD and FDEP (Phase I of Mill Creek Sink Project grant).



Mill Creek Sink Water Quality Improvement Project

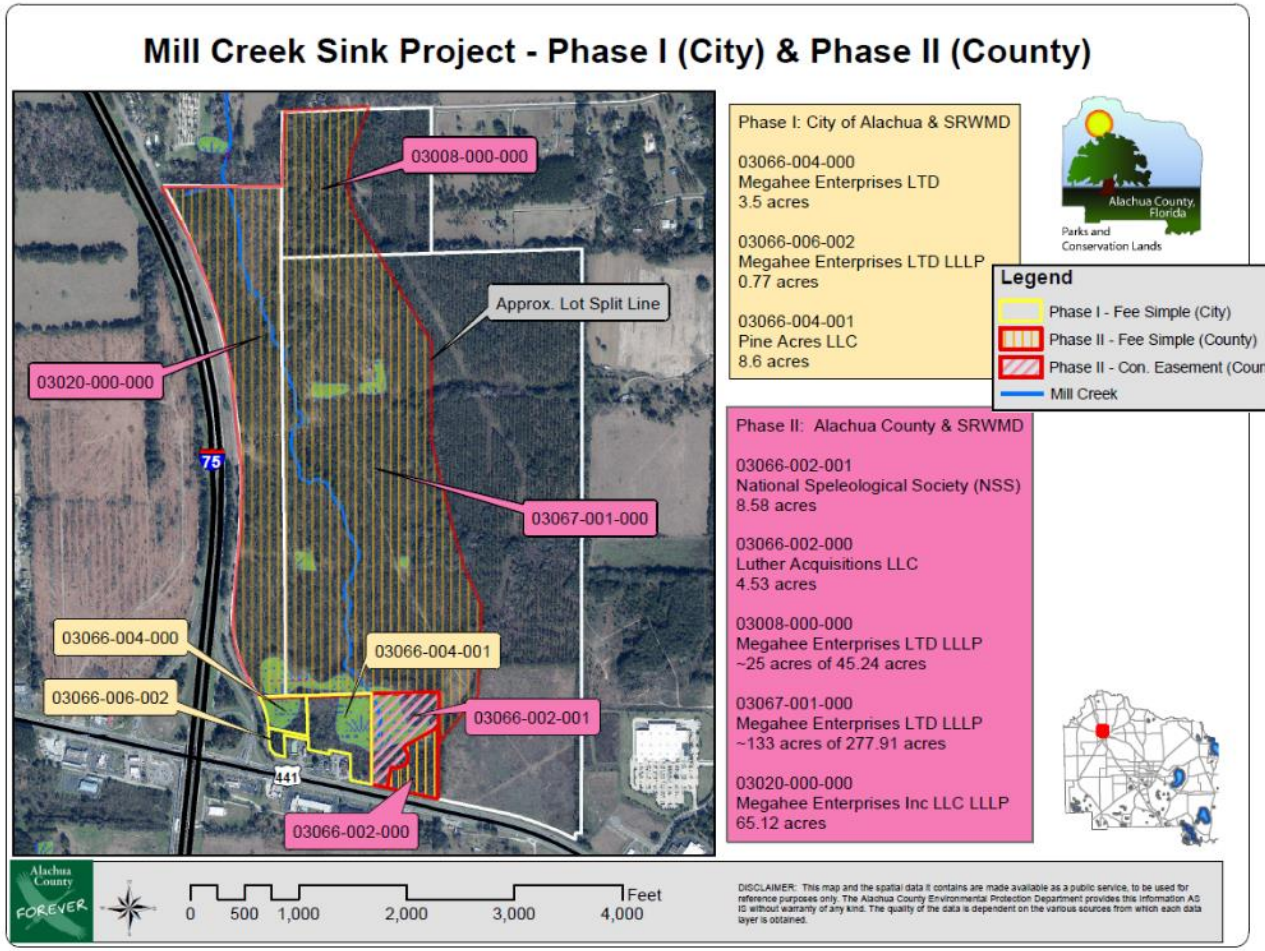


- Primary goal to reduce nitrogen loading to the Santa Fe River Basin, which is listed as impaired for nitrogen.
- Also intended to remove other pollutants such as heavy metals, polycyclic aromatic hydrocarbons, and suspended solids.



Land Conservation

- Portions of the property were added to the County Active Acquisition List in 2018.
- ACEPD received acquisition funding from SRWMD and FDEP. (Phase II of Mill Creek Sink Project grant).
- County staff were not able to negotiate an agreement with the current landowner.



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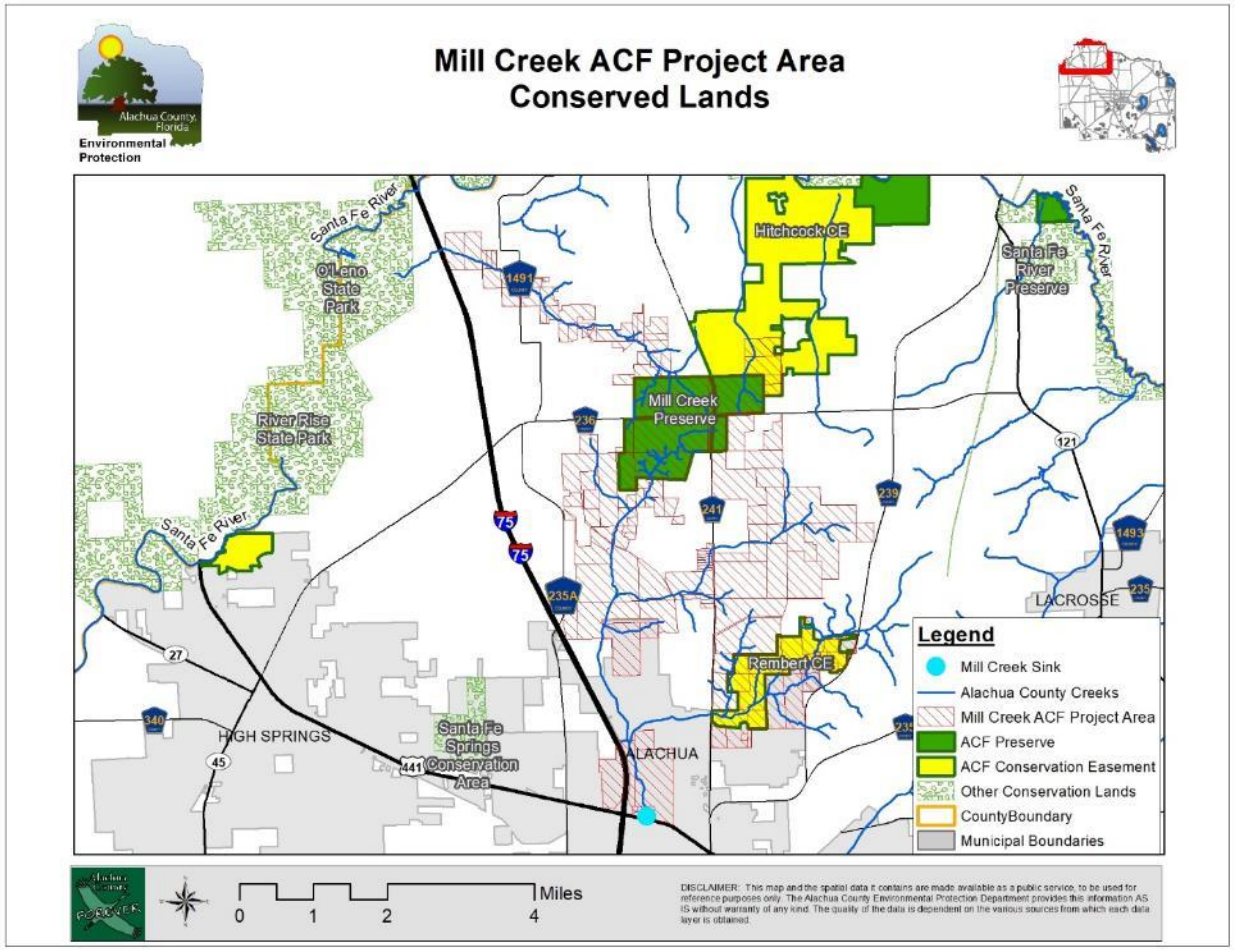
Land Conservation

Mill Creek ACF Project Area

- Mill Creek Preserve
- Rembert Conservation Easement
- Hitchcock Ranch Conservation Easement

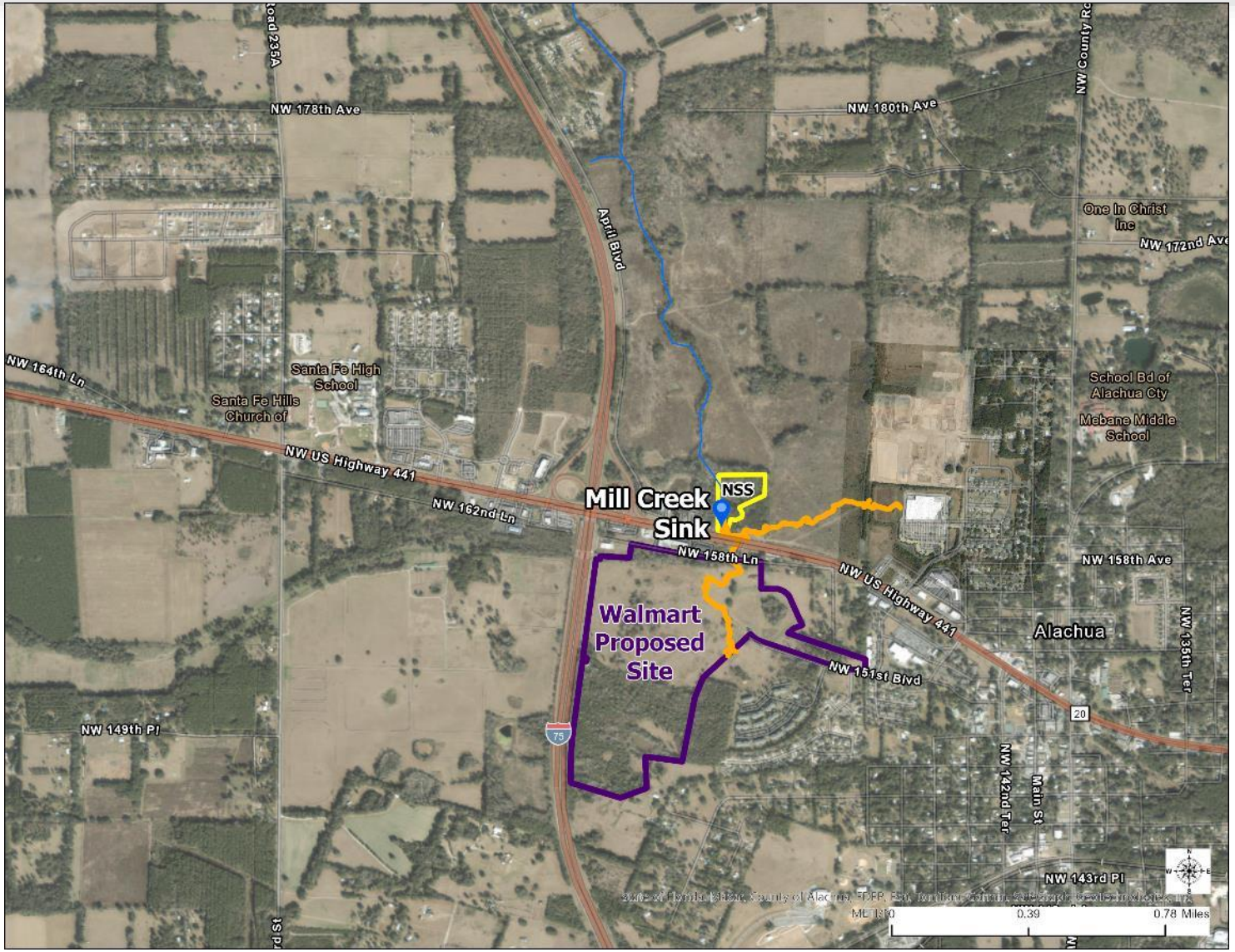


History of Mill Creek Sink Issues and County Involvement



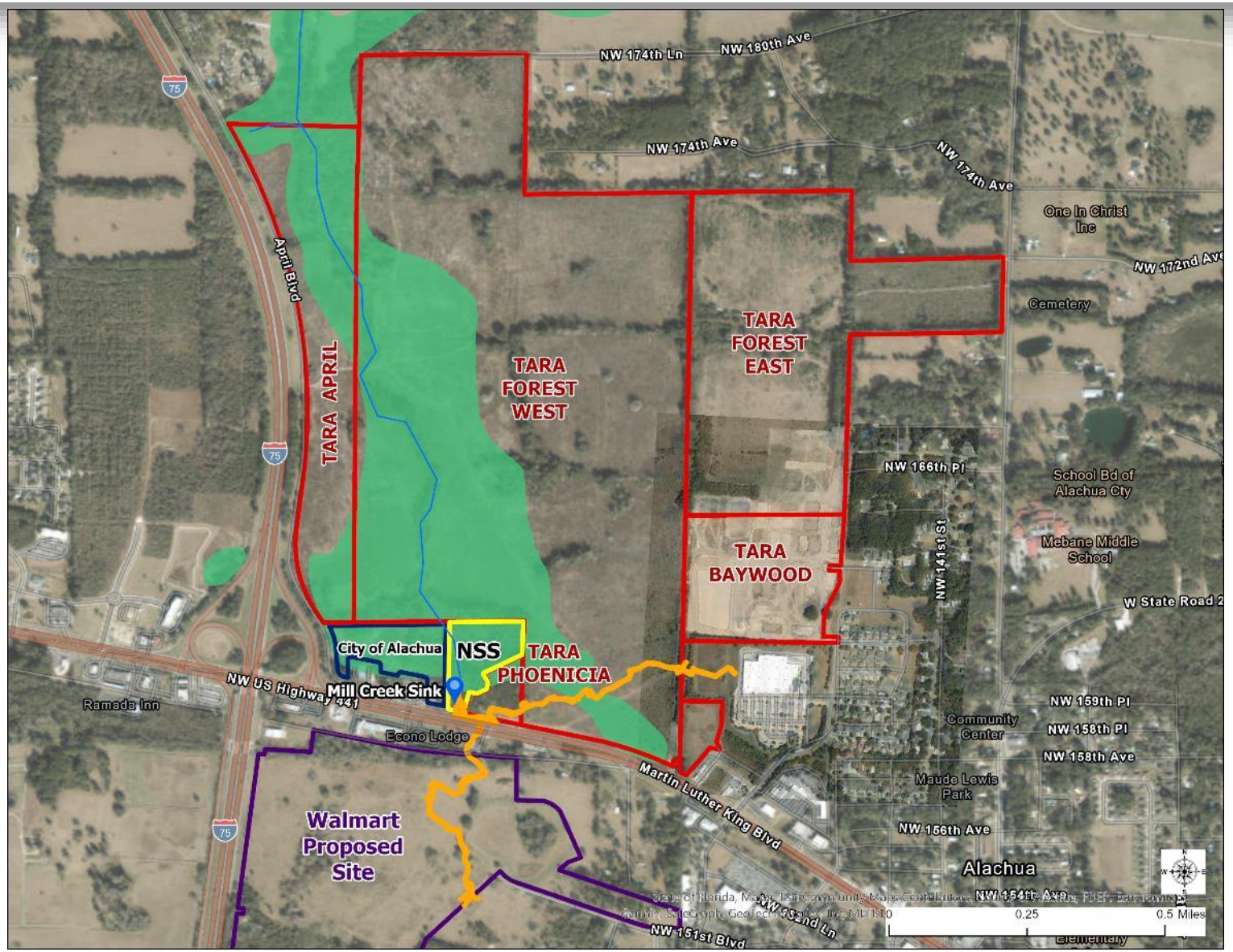
- Walmart 2006 Agreement
- 2015 Settlement Agreement and deed restrictions
- These discussions played a part in the adoption of Countywide regulations for improved stormwater treatment and an Advanced Stormwater Treatment Manual

2006 Walmart Proposal

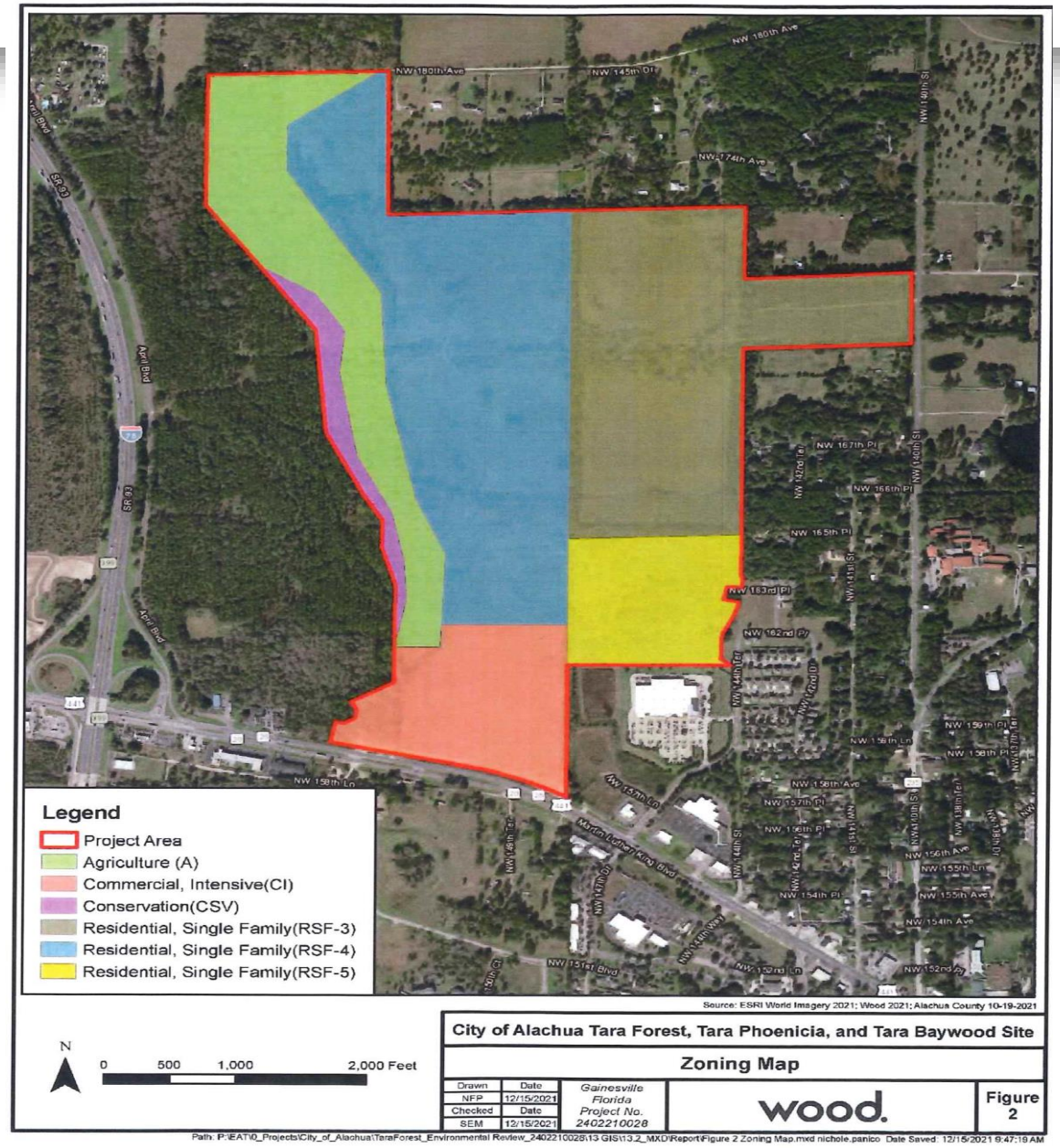


- Mill Creek Sink
- Mill Creek
- 2016 Mill Creek Sink Cave System
- Mill Creek Sink Nature Preserve (NSS)
- Walmart Proposed Site

Proposed Tara Developments



Proposed Tara Developments

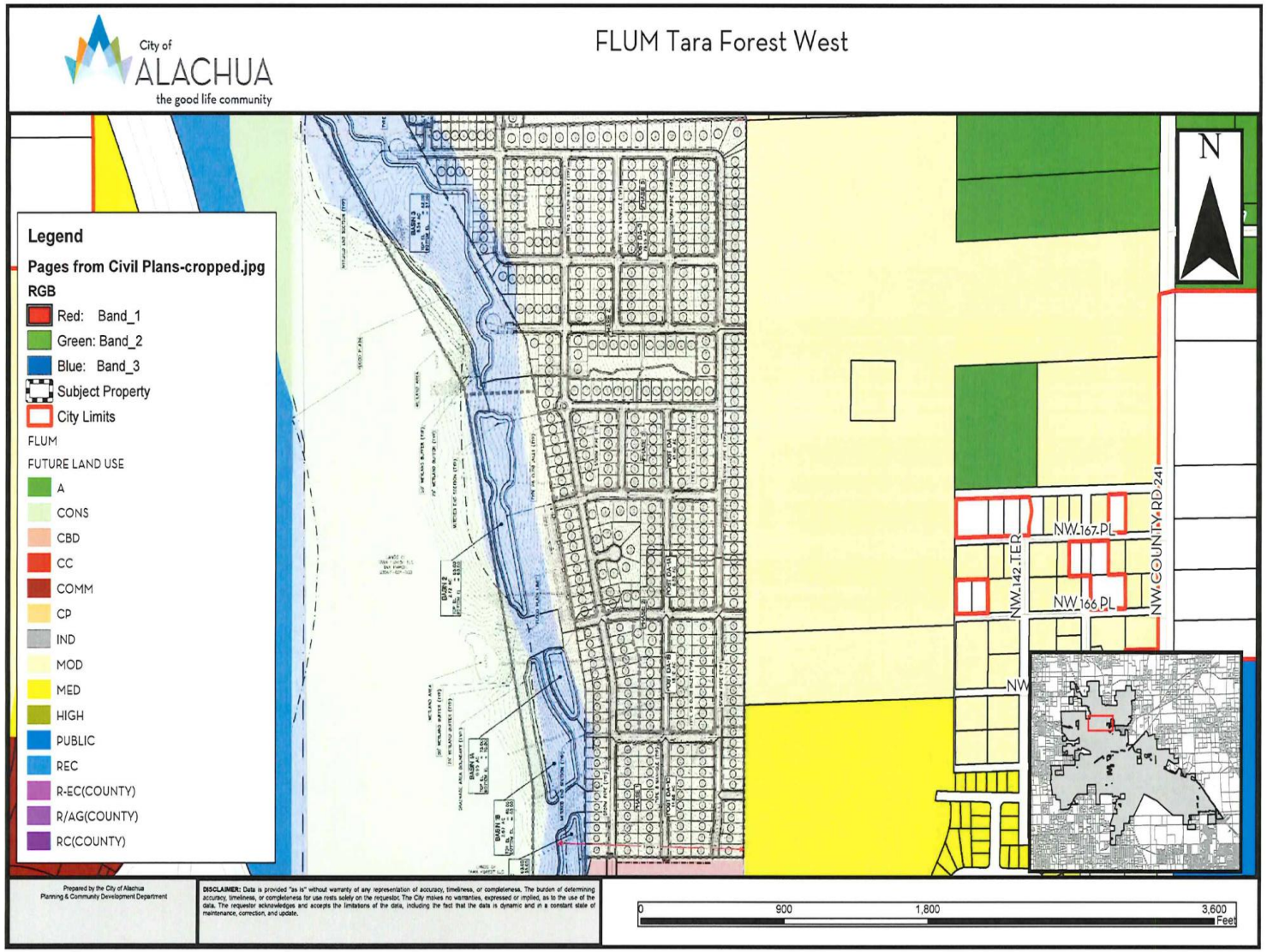


Proposed Tara Developments

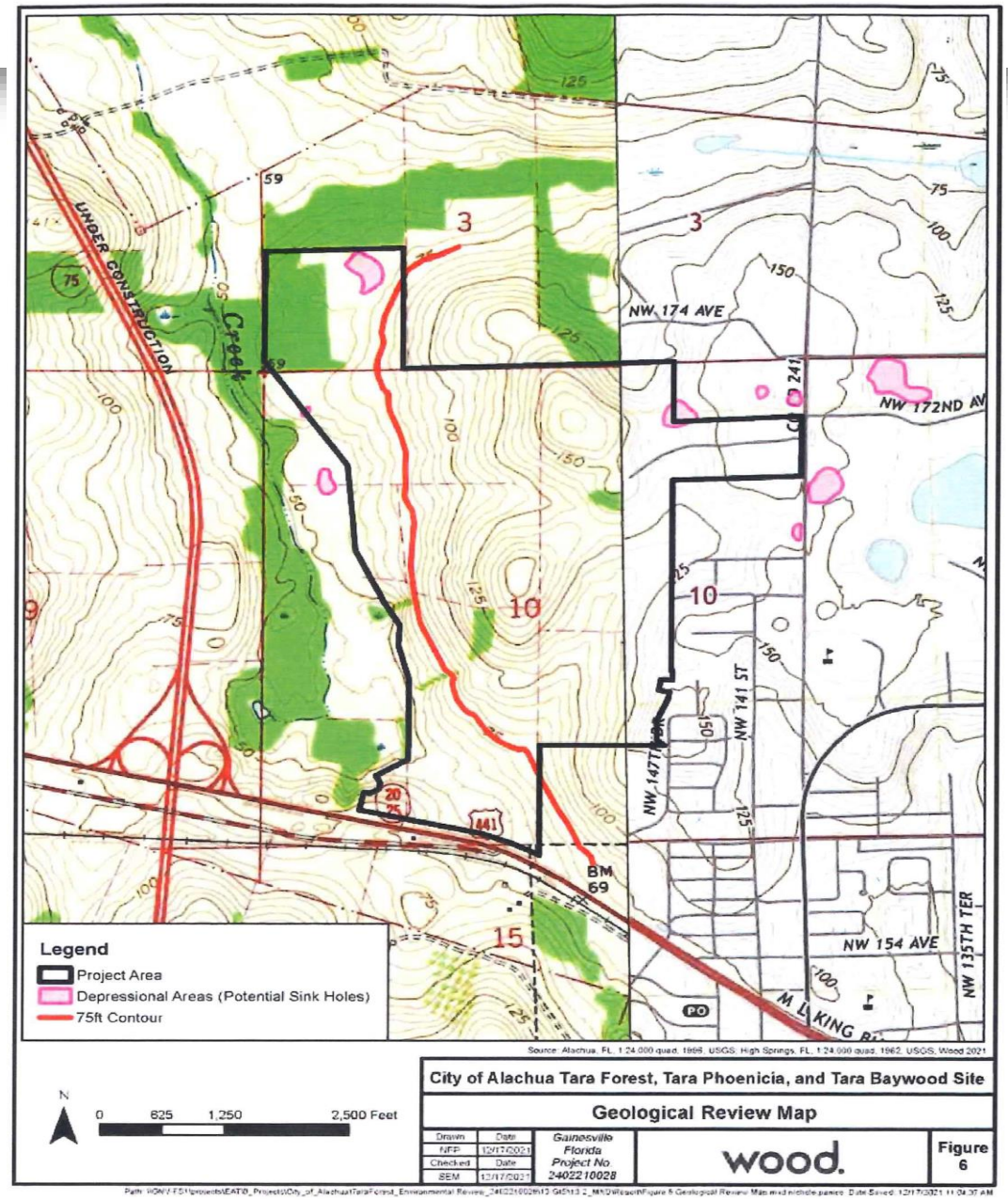


Name	Acreage	Proposed Land Use & # Lots	Status
Tara Baywood	36 Ac.	Residential- Townhomes 211 lots	Final Plat Approved (Ph. 2) July, 2024 Under Construction
Tara Forest East	148 Ac.	Residential 340 Lots	Final Plat Approved (Ph. 2) July, 2024
Tara Forest West	395 Ac.	Residential 540 Lots	Preliminary Plat Approved July, 2024
Tara April	Included w/TFW	SW & Floodplain Infrastructure for TF West	Awaiting Public Hearing
Tara Phoenicia	Included w/TFW	Commercial	Under Review

Proposed Tara Developments



Proposed Tara Developments



Mill Creek Sink – Development Concerns



- Developing within karst geology increases chances of sinkholes.
  - Sinkholes can damage property and create a direct conduit for pollutants to contaminate drinking water and springs.

- Proposed development patterns result in high water use for landscapes.
  - Manicured landscapes also contribute to nitrogen pollution from fertilizers.

Actions to Protect the Watershed



- Creating a conservation area is the most protective option.
- If the area is developed, low impact development techniques should be in place.
- Monitoring wells should be installed to demonstrate protection of the Floridan aquifer.

Low Impact Development (LID)



LID is most successful when incorporated into earliest stages of planning.



Avoidance (LID)

- Map natural infrastructure
- Preserve open spaces, natural areas, trees and native soils
- Retain natural hydrologic and topographic features in site plan



Minimization (LID)

- Limit and disconnect impervious surfaces
- Mimic and maximize pre-developmet hydrologc processes
- Integrate practices that provide co-benefits and multifunctional areas



Mitigation (GSI)

- Implement runoff source control measures
- Employ natural processes to treat and retain stormwater
- Provide treatment and attenuation in multiple areas across the site

Low Impact Development Best Management Practices (BMPs)



Site Planning (Avoidance)

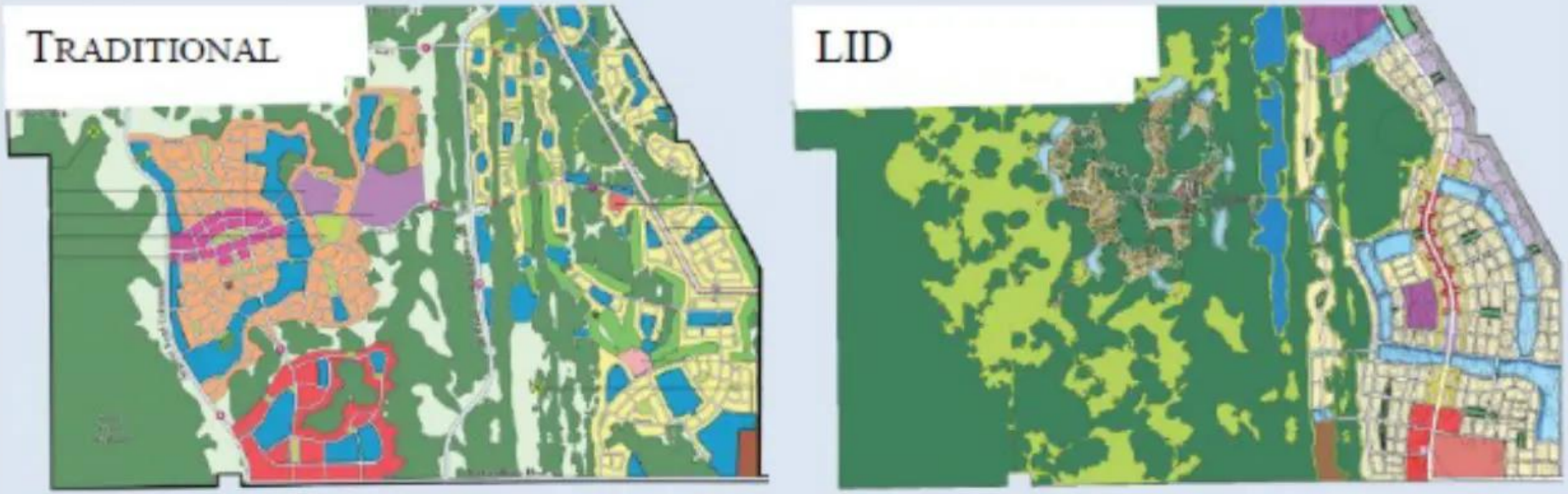
- Inventory site assets (hydrology, topography, soils, vegetation, structures)
- Protect surface waters, wetlands and groundwater
- Preserve open space
- Retain tree canopy and native landscapes
- Cluster design and maximize gross density
- Minimize building footprint
- Minimize total impervious area
- Minimize directly-connected impervious area
- Eliminate curbs and implement curb cuts

Low Impact Development



Site Planning

LID DESIGN FOR A FLORIDA DEVELOPMENT OF REGIONAL IMPACT: *RESTORATION*



In this example of a planned development in East Central Florida, the LID master plan protects sensitive wetlands and hydrologic features while significantly reducing impervious area. LID design strategies used include preserving open spaces, clustering, building vertically, minimizing new landscaped area requiring supplemental inputs, and nonpotable water for irrigation needs.

Image source: Marine Resource Council

Low Impact Development Best Management Practices (BMPs)



Source Control (Minimization)

- Retain natural landscape depressions
- Minimize clearing and grading
- Minimize soil disturbance and compaction
- Build with landscape slope
- Retain native landscapes at the lot level
- Florida-friendly landscapes
- Rainfall interceptor trees
- Minimize/eliminate fertilizer & irrigation
- Community and home-owner education

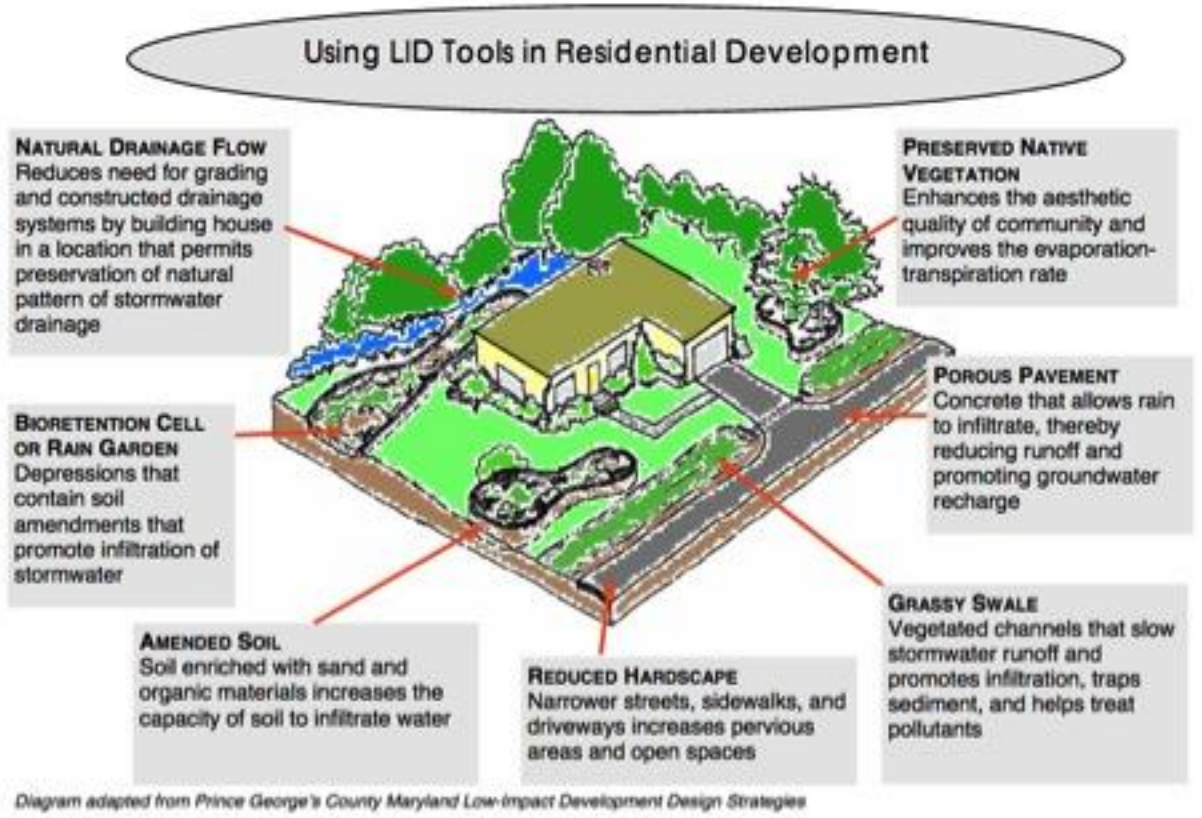


Diagram adapted from Prince George's County Maryland Low-Impact Development Design Strategies

Low Impact Development Best Management Practices (BMPs)



Structural (Mitigation)

- Retention basin
- Exfiltration trench
- Underground storage and retention
- Rain gardens
- Bioswales
- Vegetated buffers
- Permeable pavements
- Green roofs
- Stormwater harvesting
- Wet detention systems
- Filter systems
- Managed aquatic plant systems
- Biofiltration systems

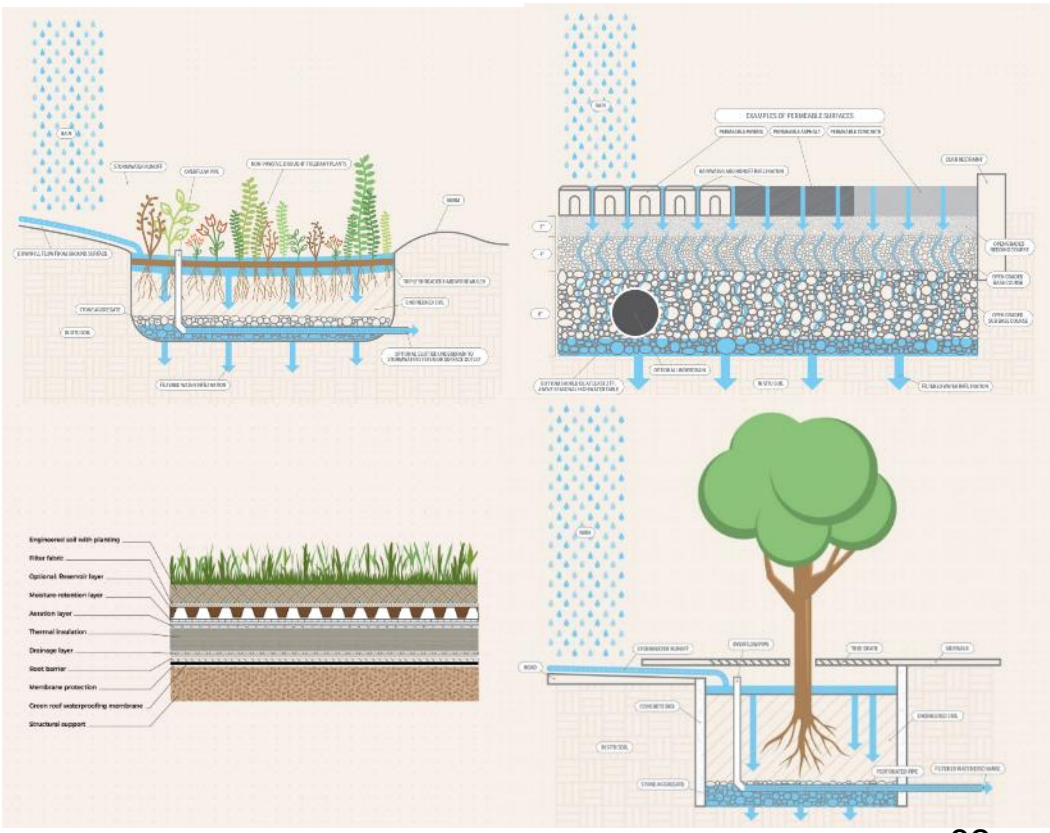


Image source: FDEP

Low Impact Development Best Management Practices (BMPs)



- For the lowest impact, site planning BMPs should be prioritized.
- Second priority should be given to source control BMPs.
- Finally, as a last resort and considered more of a retrofit, structural BMPs should be implemented.

Low Impact Development- Landscaping and Irrigation



Through Covenants Codes and Restrictions (CCR) or Utility Use Agreements on lots and common areas:

- Prohibit permanent landscape irrigation
- Prohibit irrigation wells
- Require native and/or Florida Friendly Landscaping™
- Require Soil amendments

Next Steps



- Attend future City of Alachua public meetings and hearing related to any of the mentioned development projects to retain affected party status
- Meet with City staff to discuss concerns and propose strategies to address these concerns with existing applications
- Meet with development representatives and WMD
- Provide updates to the BOCC on status of projects moving forward

Looking Ahead



- Evaluate effectiveness of Stormwater Code (Article IV of Water Quality Code) and self-certification process.
- Continue assessing properties in the watershed for acquisition.
- Improve collaboration with municipalities to involve staff earlier in project development.
  - Formal agreement (interlocal agreement, etc.)?

STEPHEN R. BOYES, P.G.
6510 Lake Shore Drive
Gainesville, Florida 32641
(352) 538-1857 cell
Geosolutions86@yahoo.com

PROFESSIONAL QUALIFICATIONS AND EXPERIENCE

GeoSolutions Inc., Gainesville, Florida: President and Principal Hydrogeologist, September 1986 to March 2017

Founded and managed hydrogeologic and engineering consulting firm specializing in environmental consulting, remediation design and implementation, and regulatory reporting and compliance.
Scope of professional work also includes: hydrogeologic investigations; geophysical investigations; aerial photo interpretation; fracture trace analysis; karst groundwater dye trace investigations, spring watershed delineations, groundwater quality assessments; hazardous waste assessments and cleanups; landfill permitting and closure monitoring; expert testimony, sewage treatment plant permitting/geotechnical design; sinkhole investigations; storage tank closure audits; contamination assessments, remedial actions; and real estate transactional audits;

Handex Corporation, Odenton, Maryland: Senior Hydrogeologist, March 1986 to September 1986

Responsibilities involved supervising and coordinating hydrocarbon groundwater contamination assessments and remediation operations.

Groundwater Technology, Inc., A Division of Oil Recovery Systems, Tampa, Florida: Senior Hydrogeologist and Manager, Southeastern Regional Office, Tampa, April 1984 to March 1986

Developed and managed the southeastern regional consulting office for ORS-GT. Hired and supervised a staff of 16. Designed, installed, and monitored product recovery and groundwater quality restoration programs for gasoline spills; directed hazardous waste site investigations, assessments and buried drum removals; and applied geophysical methods for geologic and waste site mapping as well as performed environmental permitting and consent order development for industrial clients.

Florida Department of Environmental Regulation, Tallahassee and Tampa, Florida: 1978 - 1984

Hydrogeologist, DER Southwest District, Tampa, Oct. 1982 to April 1984
Technical advisor on all groundwater issues; expert witness in circuit court and administrative hearings; groundwater program development; permit and enforcement case review; site investigations and assessment as well as staff training.

--Hydrogeologist, DER Groundwater Section, Tallahassee - Feb. 1980 to Oct. 1982
Responsible for hydrogeologic and geophysical field investigations of groundwater contamination sites including spills, landfills, and impoundments; soil, water and hazardous materials sampling; and Superfund site assessments and geophysical investigations. Provided technical assistance to the agency's Hazardous Waste, Solid Waste, and Underground Injection Control programs, the Division of Environmental Permitting, Office of General Counsel and the Secretary; developed geophysical (electromagnetic) field methods and sampling techniques now used by the agency to
assess and characterize the impacts of waste sites on groundwater.

--Groundwater Geologist, DER Bureau of Drinking Water and Special Programs, Tallahassee - Aug. 1978 to Jan. 1980
Mapped and described the shallow aquifer systems of Florida; inventoried and assessed the
pollution potential of surface impoundments situated in southern Florida.

Geophysical Service, Inc., A Subsidiary of Texas Instruments, Inc.: Geophysical Engineer, GSI, Saudi Arabia, June 1975 to April 1977

Planned, collected, and interpreted data from an uphole program, the evaluation of near-surface seismic velocities in severely weathered limestone and sand terrains; correlation of geologic conditions to seismic velocity anomalies; well shoots; seismic reflection data quality control; drill crew management; seismic field crew management.

--Geophysical Engineer, GSI Field Operations, Chickasha, OK - Jan. 1975 to May 1975
Trained in field positions related to seismic data collection, quality control and surveying.

--Geophysical Engineer - GSI Seismic Processing Center, Midland, TX - Jan. 1975 to May 1975
Vibrasize seismic data computer input, processing and quality control evaluation and final data evaluation and preparation in seismic sections.

EDUCATION

B.A.,Geology, University of South Florida, Tampa, FL 1974.
A.A., University of South Florida, Tampa, FL 1972.
Post-graduate work in groundwater geology, advanced hydrogeology, geophysics, coastal plain geology, computer programming, University of Florida, Gainesville, FL, 1977 and 1978. Course work in geophysics, groundwater geochemistry and clays, University of South Florida, Tampa, FL, 1983.

ADDITIONAL TRAINING AND CERTIFICATION

U.S. EPA -- Evaluating the groundwater pollution potential of surface impoundments, 1978.
U.S. Geological Survey -- Geophysical well logging, 1981.
U.S. EPA -- Field monitoring and sampling of hazardous materials, 1982.
OSHA -- Certificate of completion, occupational safety training 1991.

PROFESSIONAL REGISTRATIONS

State of Florida, Professional Geologist License Number 184

MEMBERSHIPS

Formerly a member National Ground Water Association

LISTINGS

Who's Who in the Science and Engineering, 1996-97
Who's Who in the South and Southwest, 1991-92
Who's Who in the World, 1994
Who's Who in the America, 1998 and 2013

PUBLICATIONS

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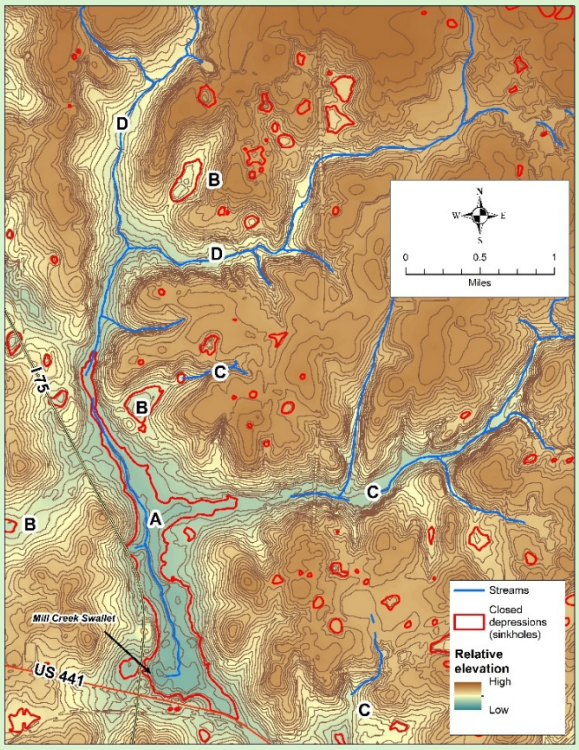
Hydrogeologic Review of the Proposed Taylor Road Landfill, Hillsborough County, FL, Fla. Dept. of Environmental Regulation, April 1980.
Groundwater Investigation of the Cabot Carbon Site, Gainesville, FL, Fla. DER, Aug. 1980. Co-author, G. Watts.
Report of Investigation, Domestic Water Well Contamination, Capitola, Leon County, FL., Fla. Dept. of Environmental Regulation, May 1982. Co-authors, J. Gentry, G. Watts.
Hydrogeologic Review and Geophysical Investigation: Schuykill Metals Company, Tampa, FL, Fla. Dept. of Environmental Regulation, Sept. 1982.
White House Oil Pits, Duval County, Fla.: Remedial Investigation, Fla. Dept. of Environmental Regulation, Feb. 1984. Co-author, J. Gentry.
Hydrogeologic Setting of the Surficial Aquifer System Upper Etonia Creek Basin, Clay County, Florida. GeoSolutions Inc. For Clay County Board of County Commissioners, 1992.
Mill Creek and Lee Sinks Dye Trace – Alachua County, Florida, July – December, 2005. Butt, P. L., S. Boyes, T. L. Morris, 2006. Prepared for Alachua County Environmental Protection Department under contract number 42189.
……

Sidebar 12-5: HOW MUCH SEDIMENT HAS ENTERED MILL CREEK SINK CAVE?

We can estimate the volume of sediment that enters a cave over time by estimating the volume of the eroded watershed that drains into it. The figure to the right is a topographic map of the famous Mill Creek Sink in Alachua County. We will visit this sink in Chapter 24. For now, let's get a sense of how much sand and clay have entered the cave system as the sinkhole and drainage basin of Mill Creek have developed.

The Mill Creek drainage basin was once much larger and more complex. Sometime during the Pliocene or Pleistocene, a sinkhole developed at the location shown on the map as the Mill Creek swallet. Once that sinkhole developed and began to capture the flow in the creek, all the sediments eroded by the stream upstream of the swallet were either dissolved and entered the sink as chemical constituents or became sand and clay sediment that entered the cave.

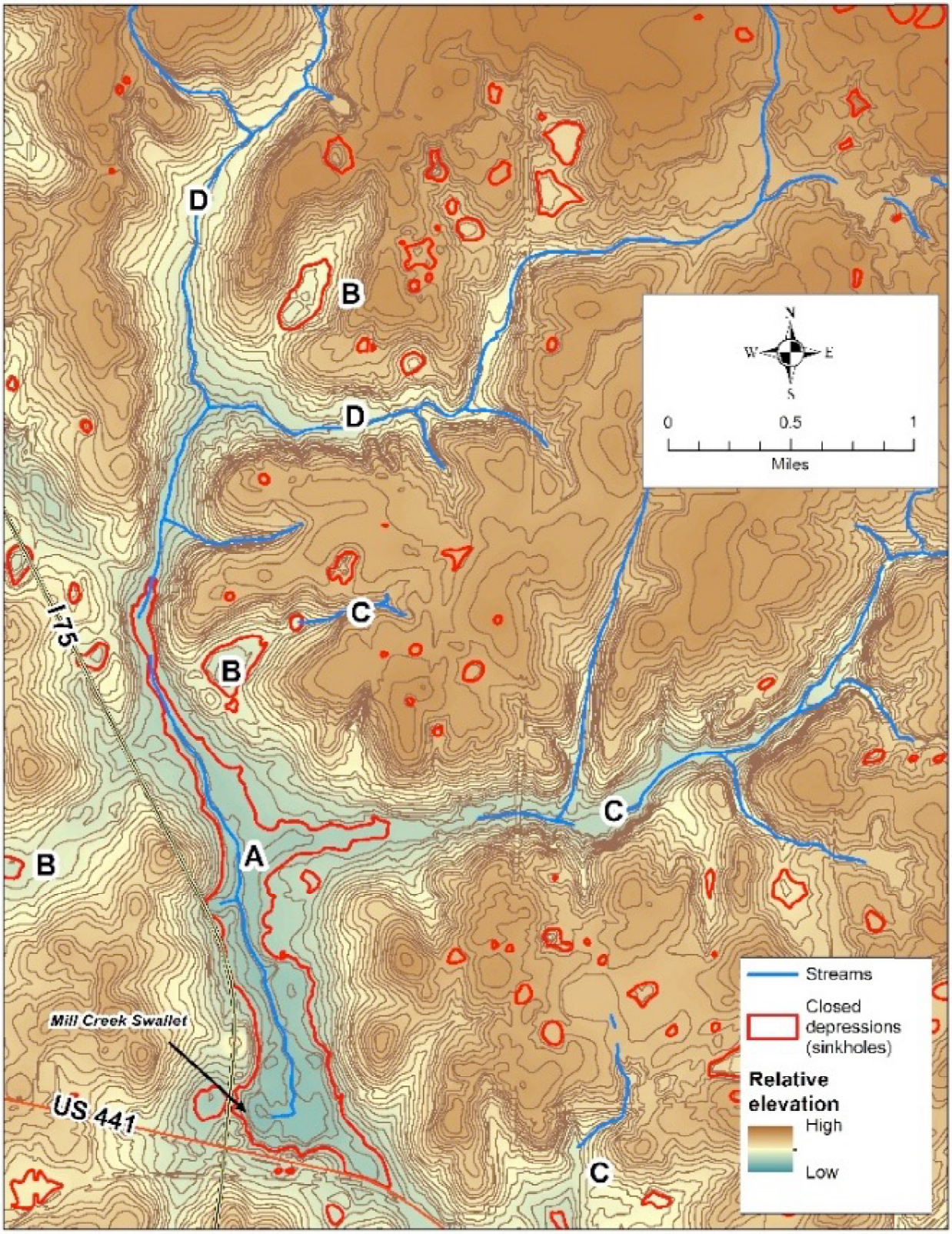
In a 2005 presentation to the Southeastern Geological Society, Sam Upchurch estimated the amount of this insoluble sediment that had gone underground. He assumed that the sediments and rocks upstream from the swallet were half carbonates, which dissolved, and half insoluble sand and clay. Based on measurements of the drainage basin volume, he estimated that the Mill Creek sinkhole and drainage basin once contained 12.6 million cubic yards of sediment, the insoluble part of which has entered the Mill Creek cave. Based on this estimate, approximately 634,000 20-yard dump trucks of sand and clay are currently found within the underlying cave system. Given the large number of caves with swallets and sinkholes in northern and central Florida, the amount of sand and clay trapped in caves of the upper Floridan aquifer has to be enormous.



Topographic map of the Mill Creek drainage basin and its many sinkholes. A is the closed depression (sinkhole) into which the creek drains. The other areas marked by B and outlined in red are also sinkholes. The stream segments shown by the letter C are parts of the Mill Creek drainage system that go underground before flowing to the main swallet. The stream segment marked by D is above the sinkholes that capture sediment.

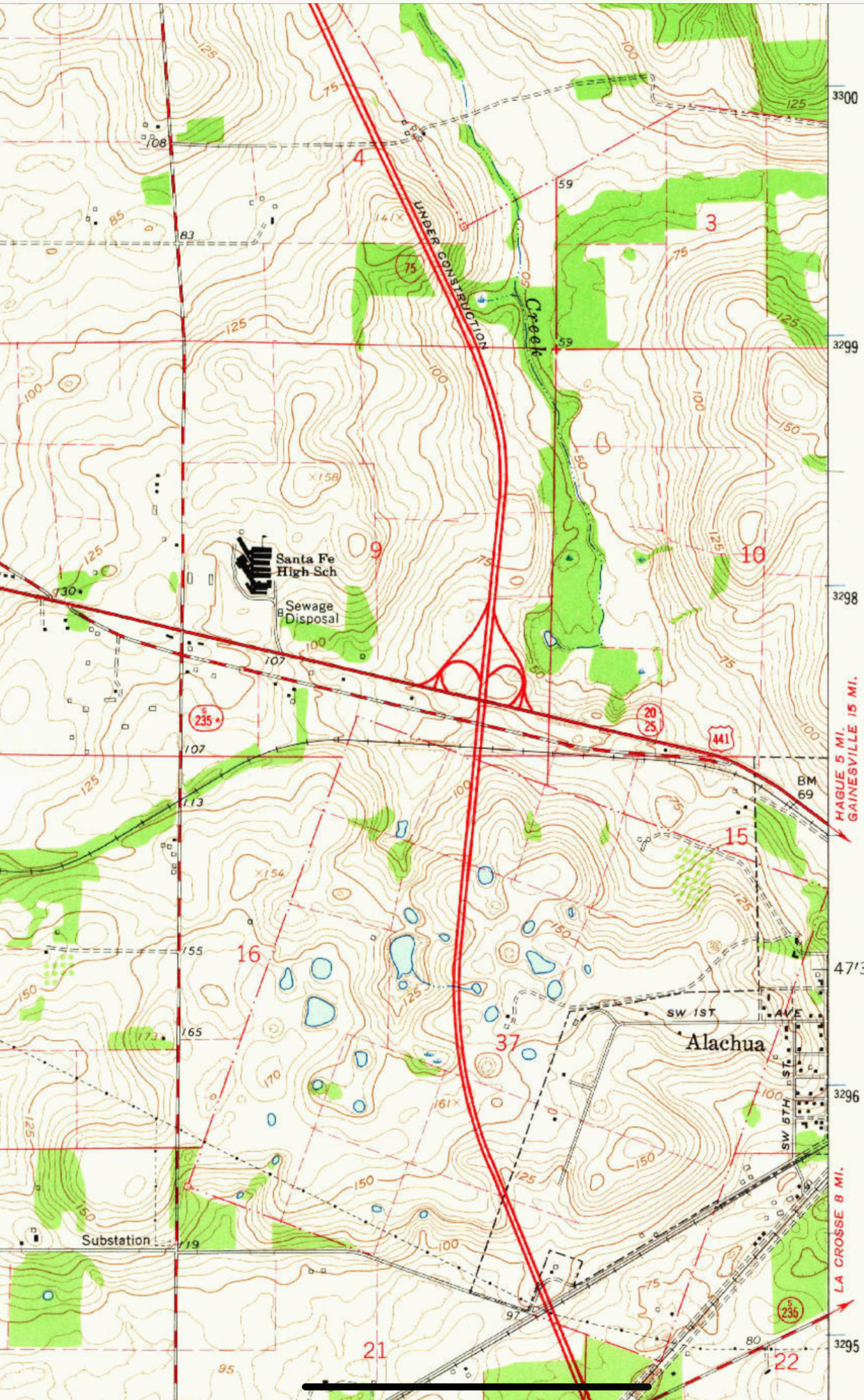
SRB Source: Personal communication from Upchurch 2025.

Topographic map of the Mill Creek drainage basin and its many sinkholes.



Personal comunication Sam Upchurch, Sidebar 12-5, 11/14/2025 to Stephen R Boyes, P.G. Florida License PG184.

"A is the closed depression (sinkhole) into which the creek drains. The other areas marked by **B** and outlined in red are also sinkholes. The stream segments shown by the letter **C** are parts of the Mill Creek drainage system that go underground before flowing to the main swallet. The stream segment marked by **D** is above the sinkholes that capture sediment." Sam Upchurch 2025.


UNDER CONSTRUCTION
Creek
Santa Fe High Sch
Sewage Disposal
Substation
Alachua
SW 1ST AVE
SW 67TH ST
BM 69
HAGUE 5 MI.
GAINESVILLE 15 MI.
LA CROSSE 8 MI.
3300
3299
3298
3296
3295
47'30"
4
3
9
10
15
16
37
21
22
441
235
20
25

SOILS MAP
TARA FOREST
ALACHUA, FLORIDA
TARA FOREST
WEST
MAY 2024
C1.0
JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
PRELIMINARY
NOT FOR
CONSTRUCTION
PROJECT BOUNDARY
Exit 399

PG 2368

MILL CREEK and LEE SINKS
DYE TRACE
ALACHUA COUNTY, FLORIDA
JULY-DECEMBER, 2005



Prepared for:
Alachua County Environmental Protection Department
201 SE 2nd Avenue, Suite 201
Gainesville, FL 32601

Prepared by:
Peter L. Butt, Stephen Boyes, P.G. and Thomas L. Morris

Karst Environmental Services, Inc.
5779 NE County Road 340,
High Springs, FL 32643

June 7, 2006

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REPORT CERTIFICATION

Re: Mill Creek and Lee Sinks Dye Trace, Alachua County, Florida
July-December, 2005

This report was prepared by Karst Environmental Services, Inc. under the supervision of Stephen R. Boyes a Florida-licensed Professional Geologist.

The information contained herein and the interpretations derived follow accepted and approved professional practice in the field of hydrogeology, and are true and correct to the best of our knowledge.

SIGNATURE: _____

Stephen R. Boyes, P.G.
Florida License No: 184



Date: June 7, 2006

EXECUTIVE SUMMARY

The Mill Creek and Lee Sinks Dye Trace was undertaken by Karst Environmental Services, Inc. (KES) to investigate potential connections between Mill Creek Sink and Lee Sink and springs on the Santa Fe River and wells located near and down gradient of the two disappearing stream systems. The investigation was performed under contract with the Alachua County Environmental Protection Department.

Mill Creek Sink is the swallet (sinkhole that swallows the stream) for Mill Creek, and Lee Sink is the swallet for Cellon Creek. Both sinks lie along the northwestern reach of the Cross-County Fracture Zone in northwest Alachua County. The Cross-County Fracture Zone is one of Alachua County's most prominent hydrogeologic features and extends from Orange Lake, southwest of Gainesville to the Santa Fe River area. Other significant features associated with the fracture system are Hornsby Spring, Splitrock Sink and Big Otter (Moose's Echo) Sink within the San Felasco State Preserve, the Devils Millhopper and Alachua Sink in Paines Prairie.

Twenty pounds of fluorescein dye were released at Lee Sink and twenty pounds of rhodamine WT dye were released at Mill Creek Sink on July 26, 2005 (Day Zero) by KES personnel. Water samples and charcoal dye samplers were placed, collected and replaced at scheduled intervals at eleven spring and five river monitoring locations and from thirteen water supply wells in the study area. Nine-hundred and eighteen (918) charcoal samplers and water samples were collected and of those 194 were analyzed.

The first detection of dye was rhodamine WT, from Mill Creek Sink, at Hornsby Spring and the River Ranch Well between days 12 and 13. The positive detection indicates a direct hydrologic connection between Mill Creek Sink and the Hornsby Spring Cave System. Hornsby Spring is located 6.09 miles and the River Ranch Well 5.69 miles from Mill Creek Sink.

Fluorescein dye, from Lee Sink, was detected at Hornsby Spring and the River Ranch Well between days 28 and 31. The positive detection of fluorescein dye documents a direct hydrologic connection between Lee Sink and the Hornsby Spring Cave System. Hornsby Spring is located 8.9 miles and the River Ranch Well 8.5 miles from Lee Sink.

The detection of both dyes at the River Ranch Well clearly indicates hydrologic connection of the north branch of passage in the Hornsby Cave System to both sinks. Both dyes continued to be detected at Hornsby Spring as late as Day 154, (December 27, 2005).

One water supply well sampling station, a public supply well in Santa Fe Hills Subdivision, detected the arrival of rhodamine WT between days 24 and 28. This well is located 1.27 miles from Mill Creek Sink. No dye was detected in samples collected from the Alachua and High Springs municipal supply wells.

Rhodamine WT was also detected at Darby Spring between Days 31 and 38. Darby Spring is located 6.82 miles from Mill Creek Sink. This may demonstrate a hydrologic connection between Mill Creek Sink and Darby Spring, however, observations made during the study may indicate the potential for an indirect connection.

The dye trace investigation indicates a direct hydrologic connection between two recharge features on the Cross-County Fracture Zone and a spring discharge feature on the same fracture system. The apparent measured rate of groundwater flow in the fracture system is between 1,400 to 2,400 feet per day.

ACKNOWLEDGMENTS

Karst Environmental Services, Inc. would like to acknowledge and thank the following individuals and organizations for their support and contributions to the success of this study:

Phil Yountz, Mike Hopkins, their staff and the Seventh-Day Adventist Conference in Florida for their generous assistance and access to Camp Kulaqua and Hornsby Spring.

The National Speleological Society and its Cave Diving Section for access to the Mill Creek Sink Nature Preserve.

Mike New, Scott Roane and Horace Jenkins; City of Alachua Public Works Department.

Jim Drumm, Lavern Hodge and Don Deadwiler; City of High Springs Public Works Department.

Leonard Withee; Alachua County Public Works – Santa Fe Hills Water System.

The staff of Poe Springs County Park.

Staff of the Division of Recreation and Parks; Bureau of Parks, District 2.

Randy Brown, Park Manager, and Sam Cole, Park Biologist; San Felasco State Preserve.

Dale Kendrick, Park Manager; O'Leno State Park.

Edward Bell, Copeland Farms.

Jim Fleming, Tropic Tradition, Inc.

The Alachua Progress Center; Innovation Partners and Regeneration Technologies.

Cindy Butler; for use of Mill Creek Sink Cave underwater photographs and cave information.

John Moseley; cartographic assistance.

Wayne Kinard; volunteer cave diver.

Diana Gijselaers; GIS and ArcView assistance.

Tom Mirti and the Suwannee River Water Management District.

Tom Greenhalgh and the Florida Geologic Survey.

Tim Hazlett; Hazlett-Kincaid, Inc.

John Davis, PG.; Florida Dept. of Environmental Protection NE District Office.

Stephen J. Emmons; Surveyor, Alachua County Public Works Dept.

Robin R. Hallbourg, P.G. and James L. Myles; Alachua County Environmental Protection Department.

Karst Environmental Services, Inc. staff;
Mark Long
Georgia Shemitz

INTRODUCTION

Authorization

Karst Environmental Services, Inc. (KES) was contracted by the Alachua County to perform a qualitative dye trace to determine any hydrogeologic connections of Mill Creek Sink and Lee Sink with Hornsby Spring, Poe Spring, Darby Spring and other springs along the Santa Fe River. This work was authorized by Alachua County Contract Number 42189, executed on September 30, 2004. Coordination and administration of this project for Alachua County was with the Alachua County Environmental Protection Department (ACEPD).

Purpose and Scope

The primary purpose of this study was to determine the hydrogeologic connections of Mill Creek Sink (also known as Alachua Sink) and Lee Sink with Hornsby Spring, Poe, Darby and other springs along the Santa Fe River through the use of a qualitative dye trace. Secondary goals included: determining connections with selected public and private water supply wells, determining the approximate arrival time of the dye at the springs and wells, the relative strength of dyes present, and duration of dye.

The scope of this qualitative dye trace included the following elements:

1. Dye trace design, planning and logistics: coordination and scheduling of personnel; identification of dye introduction and sampling locations/stations; development of sampling schedules; obtaining site and well access permissions (where needed); securing FDEP approvals; notification of the Alachua County Health Dept. and other public agencies.

2. Establish dye sampling stations and conduct background sampling and analysis.

3. Introduction of the dyes into the groundwater at the Mill Creek Sink and Lee Sink sites.

4. Dye sampler collection and replacement and water sample collection during the study period, along with sampler handling and preparation and shipment to the analytical laboratory.

5. Analyses of dye samplers and water samples.

6. Data management and reporting.

Personnel

This study was designed, organized and supervised by Peter L. Butt and Stephen Boyes, Florida P.G. #184. Dye release was conducted by Pete Butt, Mark Long and Tom Morris, with assistance form ACEPD staff. Charcoal sampler and water sample collection was conducted by Peter Butt, Tom Morris and KES staff. This report was prepared by Peter Butt, Stephen Boyes and Tom Morris.

Location

The study area is located in northwestern Alachua County, and includes the cities of Alachua, High Springs and surrounding area. See Figures 1 and 2. Sampling sites were also located in extreme northeast Gilchrist County and southern Columbia County. The Santa Fe River forms the boundary between Alachua and Gilchrist Counties on its south and east side with Columbia County on the north and west side in the study area. All springs in this study discharge into the Santa Fe River.

Mill Creek Sink is located approximately 1.1 miles northwest of the City of Alachua, in the northeast quadrant of the Interstate 75 and Highway 441 interchange. Lee Sink is located approximately 1.85 miles southeast of the City of Alachua, south of the Progress Center Industrial Park and within the western section of the San Felasco Hammock State Preserve. Hornsby Spring is located approximately 1.6 miles north of High Springs, and within the grounds of Camp Kulaqua. Poe Spring is located approximately 3.1 miles west of High Springs, within the Poe Springs County Park.

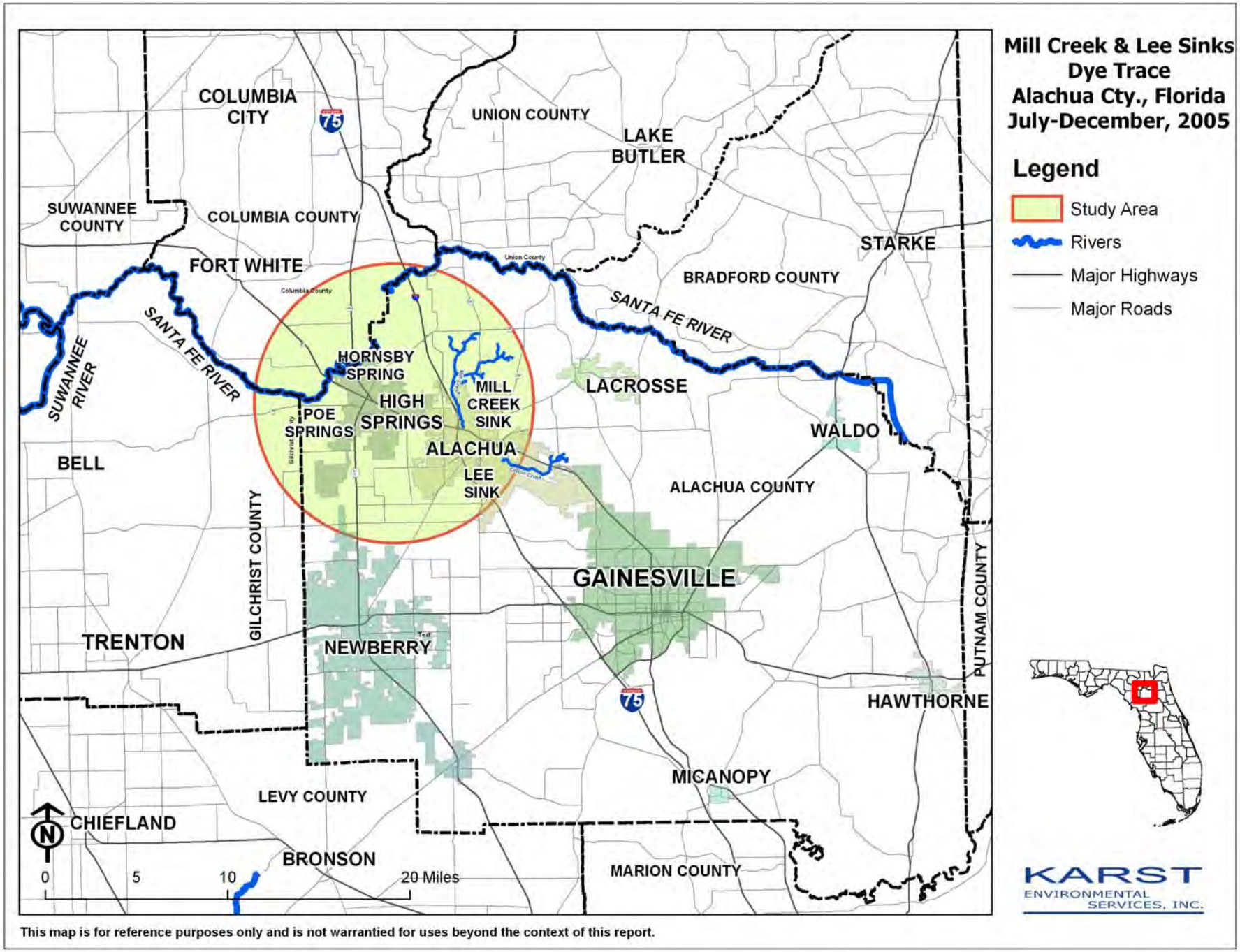

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Figure 1. Location and General Vicinity Map.

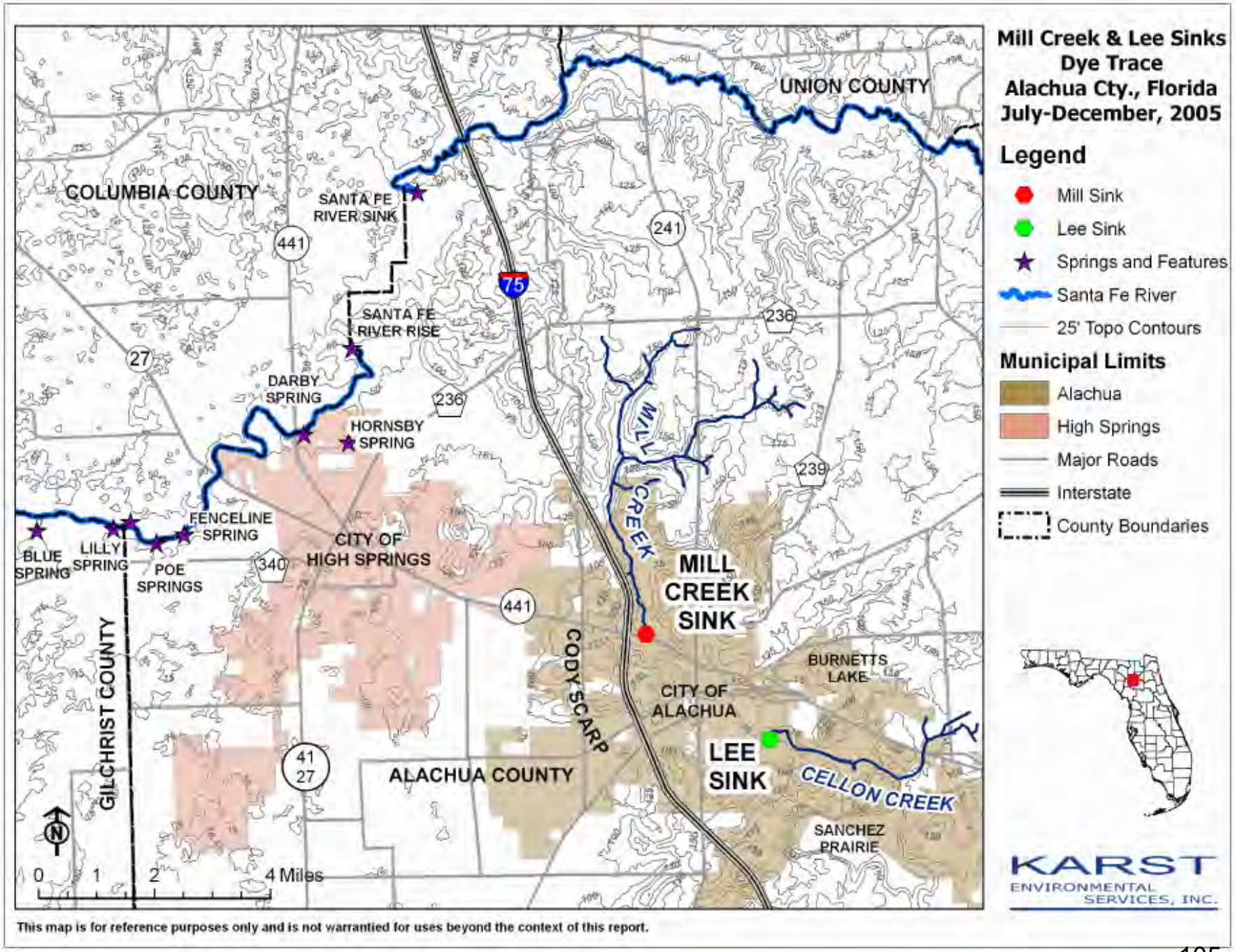

Figure 2. Study Area Surface Features Map.

HYDROGEOLOGIC SETTING

The study area falls in the Northern Highlands Marginal Zone, the Western Valley and the High Springs Gap. " The Northern Highlands are separated from several ridges of the Central Highlands of the Florida peninsula…the Northern Highlands are separated from the northern end of the Brooksville Ridge only by the High Springs Gap some 12 miles across… All of the Highlands seem to be dissevered remnants of a once continuous residual highland" (White, 1970). "The topographic character of the Northern Highlands east of the Suwannee River is various…In general the terrain is maturely dissected in a gentle rolling manner for some 10 to 20 miles back from the toe of the (Cody) scarp zone… In the flatter undisected parts of the area toward the north, streams in general have little freeboard and flow in shallow channels essentially at the level of the surrounding terrain. In the dissected peripheral zone (dye trace study area) … the streams trend to be incised and with surprising frequency go underground into cavernous subterranean avenues as they approach the toe of the scarp" (White, 1970).

This study focuses on features located within this transition area: Mill Creek Sink, Lee Sink, Hornsby and Darby Springs, the Santa Fe River Sink and Rise, Poe Springs, and other springs on the Santa Fe River. Figure 2 provides a partial copy of the topographic map (25 foot contour interval) of the study area. Figure 3 provides a physiographic map, modified from Williams, 1977, in which the study area is located. The Northern Highlands Marginal Zone is characterized by layers of undifferentiated sediments overlying clayey sediments of the Hawthorn Group. This association of overlying sediments and limestone bedrock leads to a well defined system of streams which disappear into sinks as the streams approach the toe of the (Cody) scarp and the Hawthorn Group materials are thin and are breached by sinkholes. The Western Valley is a subdued limestone plain overlain by a thin mantle of soil and residual hills containing remnants of Hawthorn Group sediments.

The Alachua Stream System is located in the vicinity of the City of Alachua, and is a stream system dissected by the formation of sinkholes. Figure 4 provides a map of the Alachua Stream system (Williams, 1977). The system of multiple disappearing streams drains a basin of over 70 square miles. The system as a whole contains more than ten swallet holes that divert water underground and directly recharge the Floridan aquifer. The Alachua Stream System includes Mill, Cellon, Turkey, and Blues Creeks, Townsend Branch, Bad Dog Branch and others. Sinkhole and other features here include Mill Creek, Lee, Splitrock and Big Otter Swallets, and Burnetts Lake and Sanchez Prairie. Both Mill Creek and Cellon Creek emanate from and drain portions of the Northern Highlands. These creeks disappear near the Cody Scarp and the karst terrain of the Western Valley.

Investigation by Macesich, 1988 provides an interpretation of the aquifer pollution potential in Alachua County and names this transition area where streams are captured the perforated zone. "The perforated zone trends (from the northwest) southeastward in a variable, one-to-five mile wide band roughly paralleling Interstate 75. Sediments underlying the perforated zone may contain substantial thickness of clays, but are perforated by numerous karst features. These features allow direct hydraulic access to the aquifer" (Macesich, 1988).

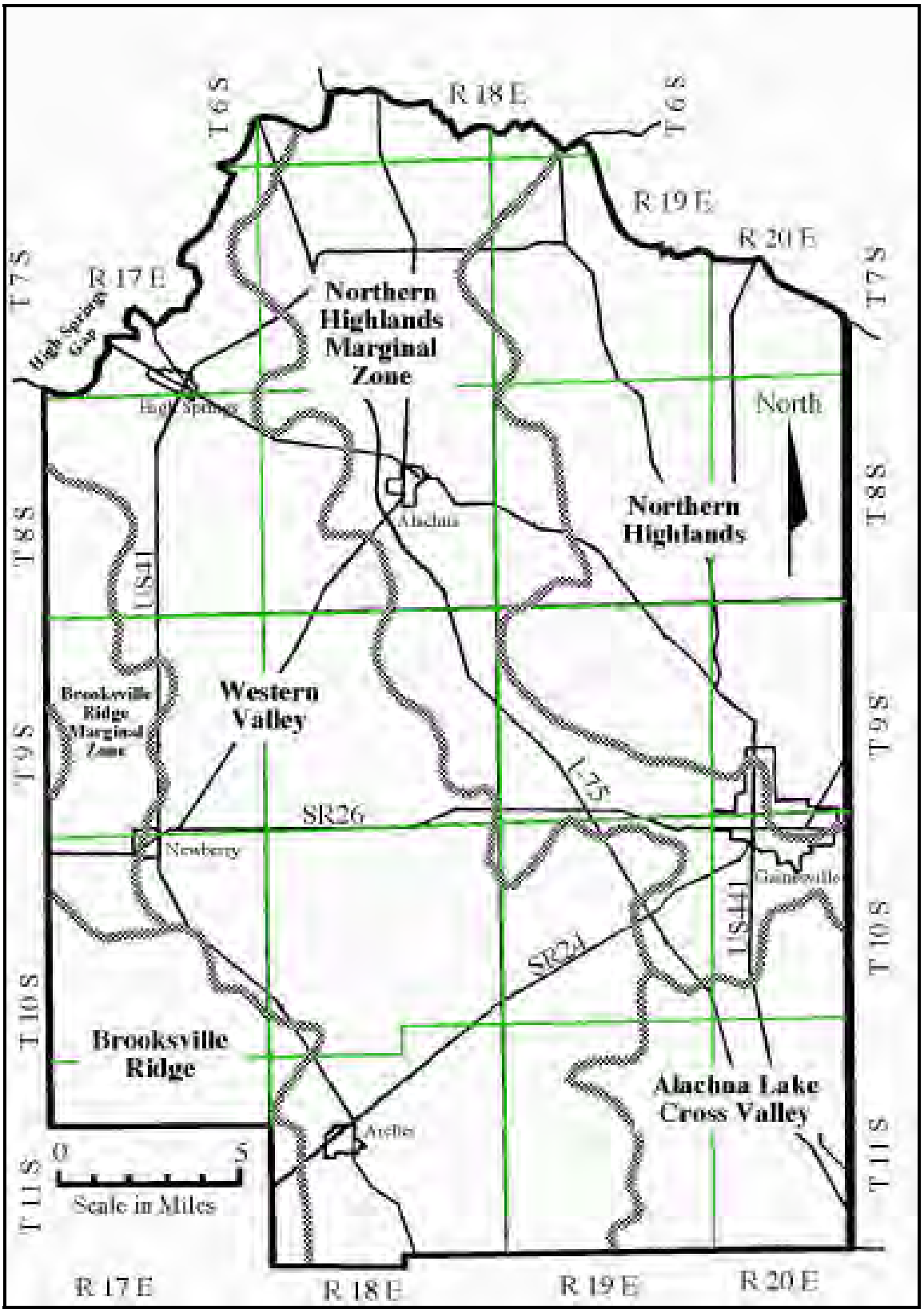

Figure 3. Physiographic Zones, Western Alachua County (after Williams, 1977, Modified).

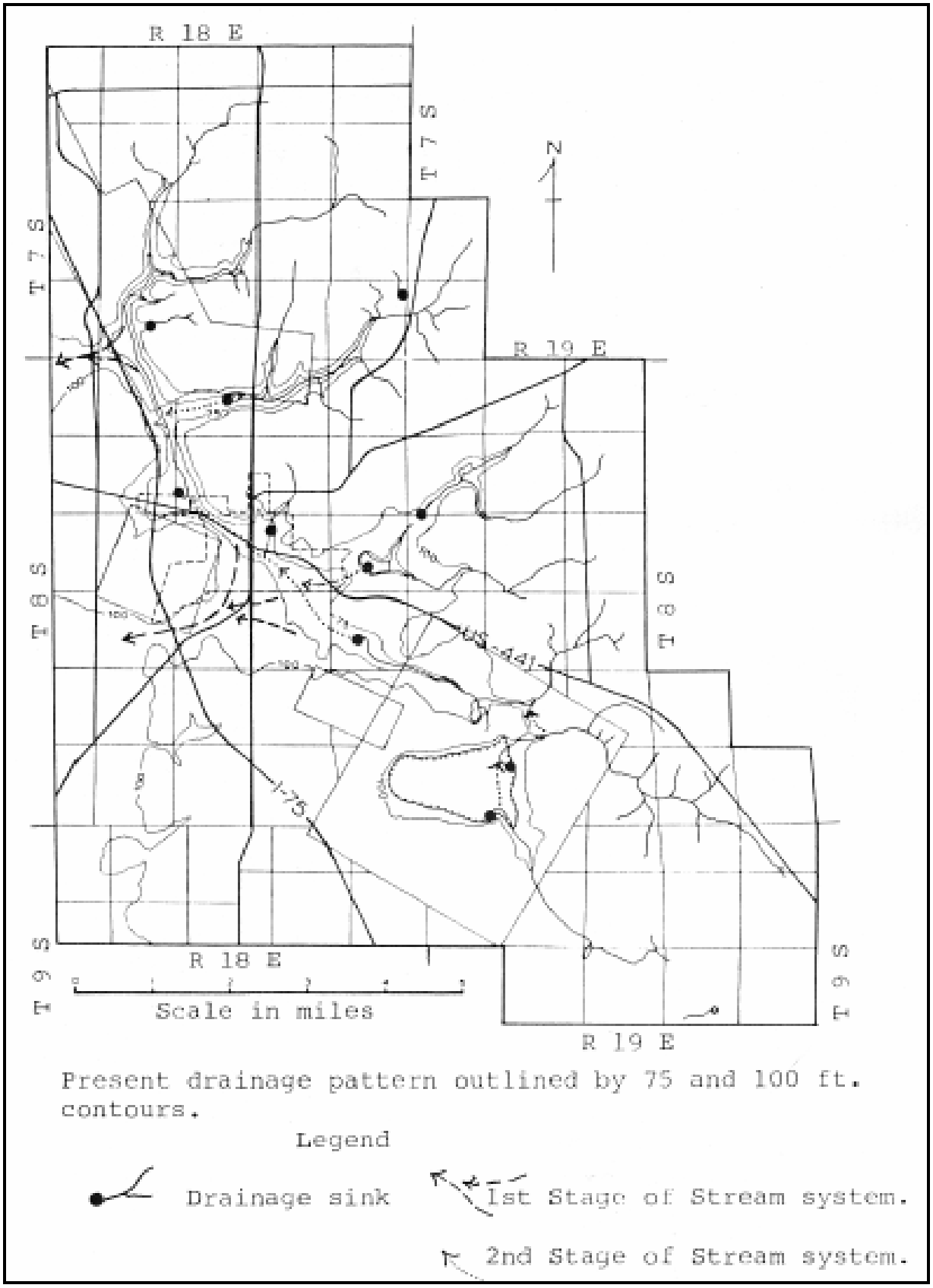

Figure 4. Alachua Stream System. Figure is from Williams, et.al., 1977; Florida Bureau of Geology Report of Investigations No. 85.

Figure 5a provides a stratigraphic column for the study area and Figure 5b provides a hydrostratigraphic column applicable for the area. In the study area, undifferentiated sediments composed of sands and clayey sands, overlie a thin to absent Hawthorn Group. The Eocene-aged Ocala Limestones (formerly "Ocala Group") underlie the entire area. The undifferentiated sands and clays are of varying thickness and are found at the surface in both the Northern Highlands and the Gulf Coastal Lowlands. These sediments are predominantly fine and medium sands and contain discontinuous lenses of clayey sands.

The Hawthorn Group underlies the undifferentiated sediments in the Northern Highlands and is reported to be between 60 and 150 feet thick. The erosional front of the Hawthorn Group is termed the Cody Scarp and defines the boundary of the Northern Highlands and the Western Valley Gulf Coastal Lowlands.

The Hawthorn Group is comprised of clays, phosphatic sands, limestone and dolomite. In areas where the Hawthorn Group is sufficiently thick it forms the intermediate aquifer system and intermediate confining bed. The Hawthorn Group as a whole behaves as an aquitard overlying of the Floridan aquifer. In the study area the Hawthorn Group is thin to absent and where present behaves as an aquitard perching water above the regional water table, the potentiometric surface of the Floridan aquifer.

The Floridan aquifer is the only aquifer present through the entire study area. The aquifer is composed of fractured and cavernous limestones and is approximately 1,300 feet thick in the study area. The direction of groundwater flow is to the northwest toward the Santa Fe River.

In the Western Valley, High Springs Gap and the Gulf Coastal Lowlands erosion removed much of the sediments younger than the Eocene-aged Ocala Limestone and subsequent deposition created the thin veneer of undifferentiated sediments, sands and clayey sands, overlying the limestones.

The dominant structural features present in the study area are joints. Joints are vertical breaks, fractures in the limestone, that have shown no displacement. These structures provide flow paths for the movement of water in the subsurface. The joints and bedding planes present in the limestone erode and chemically dissolve by the circulation of water within them to form (secondary porosity) caverns and solution channels. The caverns and solution channels over time enlarge and become the dominant groundwater flow paths within the limestone.

Structurally the study area is impacted by the Ocala platform (formerly "uplift") . "The crest of the uplift is extensively fractured…The western part of Alachua County is on the northeastern flank of the Ocala uplift" Williams, 1977). The Cross-County Fracture Zone is a "lineation of karst solution features within Alachua County that extends from Orange Lake to the south, northwest to the Santa Fe River Sink in a direction of N 40 W" (Williams, 1977). Figure 6 provides a map of the cross Cross-County Fracture Zone presented by Williams, 1977. The drainage sinks and discharge mapped by this investigation occur in the Cross-County Fracture Zone.

System	Series	Formation
Quaternary	Holocene	Undiferentiated Sands and Clays
	Pleistocene	
Tertiary	Pliocene	
	Miocene	Hawthorn Group
	Oligocene	absent
	Eocene	Ocala Limestone
		Avon Park Formation

Figure 5a. Stratigraphic Column for the study area. Figure is adapted from Hoenstine, et.al., 1991; Florida Geological Survey Special Publication No. 33.

Hydrostratigraphic Unit	Geologic Unit	Series
Surficial aquifer system	undiferentiated terrace, marine and fluvial deposits	Post-Miocene
Intermediate aquifer system or Intermediate confining unit	Hawthorn Group	Miocene
Floridan aquifer system	Ocala Limestone	Eocene
	Avon Park Formation	

Figure 5b. Hydrographic correlation chart for the study area (modified from Southeastern Geological Society Ad Hoc Committee, 1985). Figure is adapted from Hoenstine, et.al., 1991; Florida Geological Survey Special Publication No. 33.

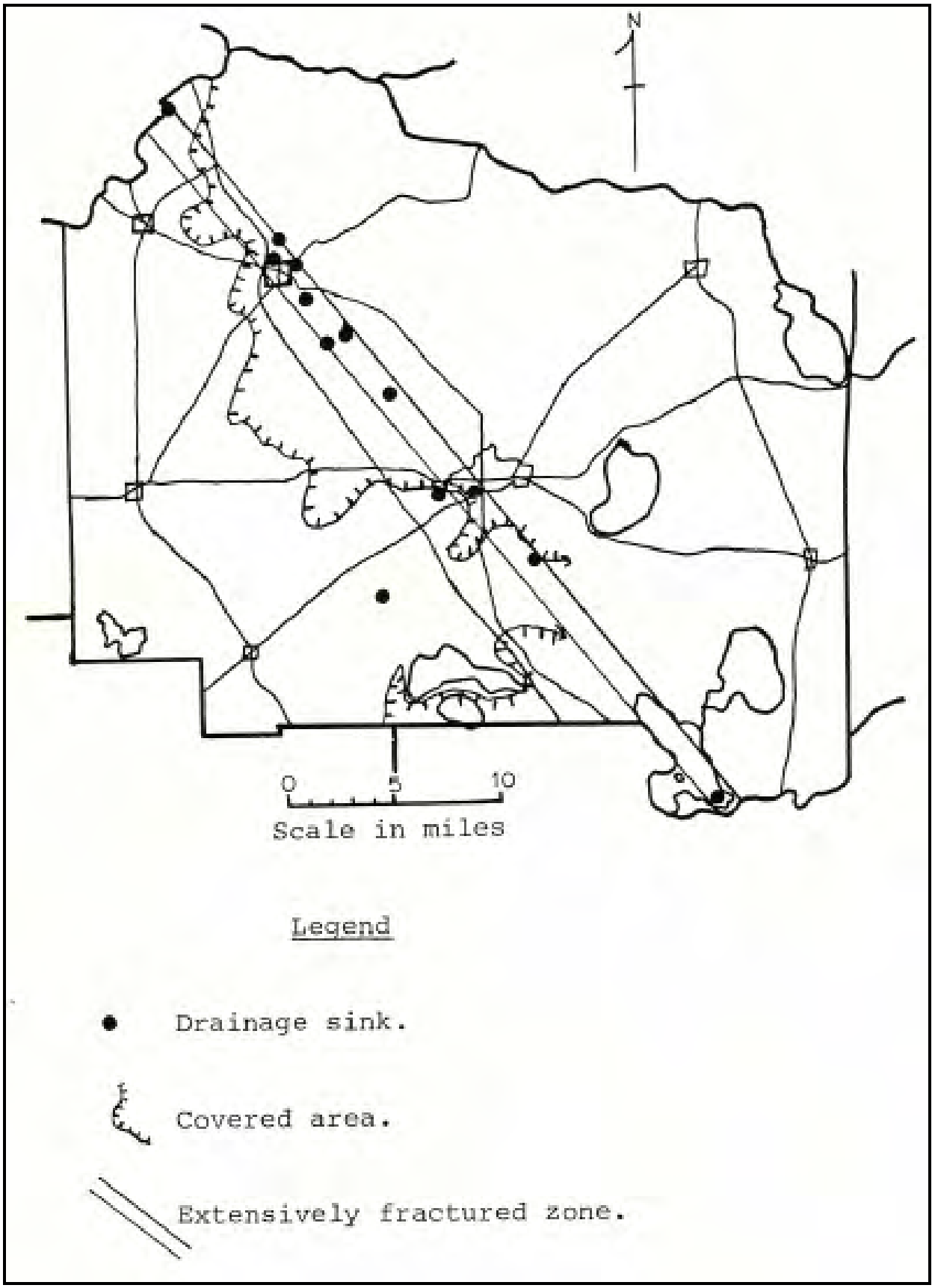

Figure 6. Cross-County Fracture Zone. Figure is from Williams, et.al., 1977; Florida Bureau of Geology Report of Investigations No. 85.

The Cross-County Fracture Zone originally formed as a result of fracturing related to the Ocala platform. In recent geologic time the fracture zone underwent extensive solution development in relation to runoff recharge flowing into it from the Northern Highlands. The Cross-County Fracture Zone is one of Alachua County's most prominent hydrogeologic features. In the county the fracture zone includes portions of the Santa Fe River (Sink and Rise), a large sink in Orange Lake 45 miles southeast of the Santa Fe River, Alachua Sink which is the predominant drain for Paynes Prairie, a number of sinks on the campus of the University of Florida, the Devils Mill Hopper and the Alachua Stream System which includes the sinks investigated in this report. The Cross-County Fracture Zone receives much of the runoff generated from the northeastern half of Alachua County.

The project area is completely underlain by the Floridan aquifer. Figures 7a and 7b provide recent potentiometric surface maps of the area. The thin veneer of undifferentiated sediments do not provide for the formation of the Surficial or Intermediate Aquifer systems, nor do they form a confining layer over the Floridan aquifer. In the study area, the Floridan aquifer is unconfined. The potentiometric surface of the aquifer and the water table are the same. The disappearing streams flow directly into the Floridan aquifer.

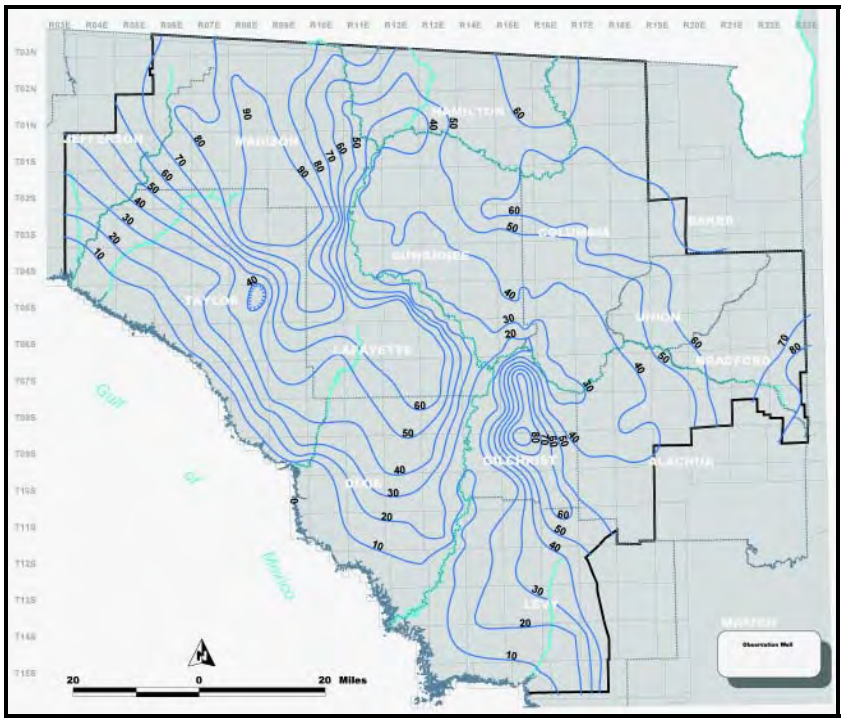

Figure 7a. Potentiometric Surface of the Upper Floridan Aquifer in the Suwannee River Water Management District, May 2005 (SRWMD, 2005).

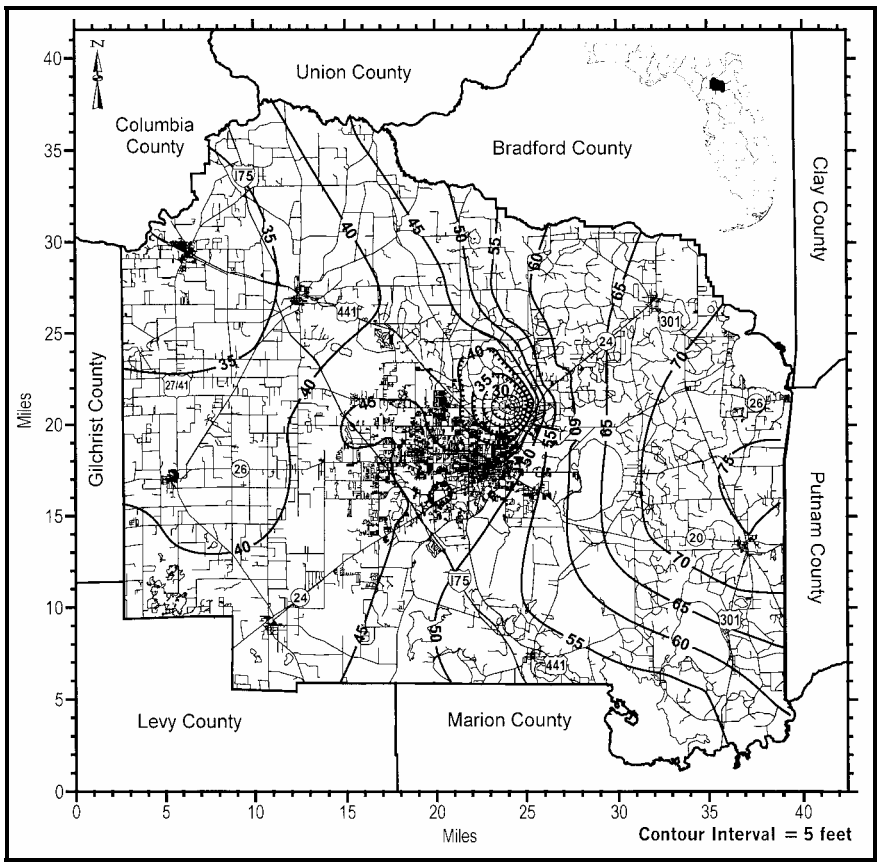

Figure 7b. May 2004 Floridan Aquifer potentiometric surface map in Alachua County (ACEPD, 2005).

DESCRIPTION OF THE STUDY AREA

All features discussed within this report are located within Alachua County with the exception of "The Crack" and Twin Cypress Springs, which are located in Columbia County, and Lilly, Pickard and Blue Springs, which are located in Gilchrist County. Please refer to Figure 2.

Water depths presented in the following descriptions are approximate, and represent the conditions usually encountered by divers during normal water levels in these locations. The variation in the levels of the water table, creeks and the Santa Fe River will affect depth gauge readings. There are also minor variations between the individual depth gauges used.

Mill Creek Sink, Swallet and Cave

Mill Creek Sink and Swallet are the present day endpoints of Mill Creek. Mill Creek and its northern tributary, theTownsend Branch, currently drain about 13 square miles northwest of the city of Alachua. The Mill Creek drainage was part of the ancient Alachua Stream System (Williams, et.al., 1977). See Figure 4. This formerly integrated surface drainage system has been reduced to localized segments that end at swallets, including Mill, Lee, Splitrock and Big Otter swallets and Burnetts Lake. Mill Creek Sink and Swallet were the most downstream of these drainage features.

Mill Creek is an ephemeral stream with highly variable flow. It drains into a large, closed basin with several ponds, and flows through a cypress swamp and into Mill Creek Swallet. See Plate 1. The swallet connects to the Sink via an underground passage, about 200 feet long, and running at a depth of about 40 feet. This passage opens into the north side of Mill Creek Sink's large vertical passage. See Figures 8 and 18.

Mill Creek Sink, located on the north side of State Highway 441, is within 100 feet of that roadway, and the water surface is typically about 35 feet below the sinkhole rim. See Plate 2. Mill Creek Sink and Swallet are owned by the National Speleological Society (NSS), and with the surrounding property, comprise the NSS' Mill Creek Sink Nature Preserve. The NSS has installed stairs to allow divers to access the sink.

The large vertical passage, or cavern, within Mill Creek Sink is the beginning and entrance into Mill Creek Sink Cave. This cavern continues to a depth of 150 feet, where a junction divides the cave conduit into upstream and downstream passages. See Plates 3 and 4. The upstream conduit continues to the northeast from the junction for about 40 feet, where it opens into a large room. This room spans about 50 feet across and the ceiling reaches a water depth of about 70 feet. A large, partially eroded bank of clay on the floor is the salient feature dominating this room. See Plate 5.

The passage continues beyond this room, narrowing to about 10 feet wide by 7 feet high. It then opens into a second room, about 30 feet wide by 15 feet high by 50 feet long. The passage again narrows until it reaches a third room. Beyond this point, passage dimensions get smaller, and two drops in cave depth are encountered, the first to 185 feet deep, followed within 400 feet to a drop to 215 feet. The cave passage has several branches at this point, and becomes complex. The present limit of exploration and survey is in this area. Plate 6 shows passage typical of the upstream cave.

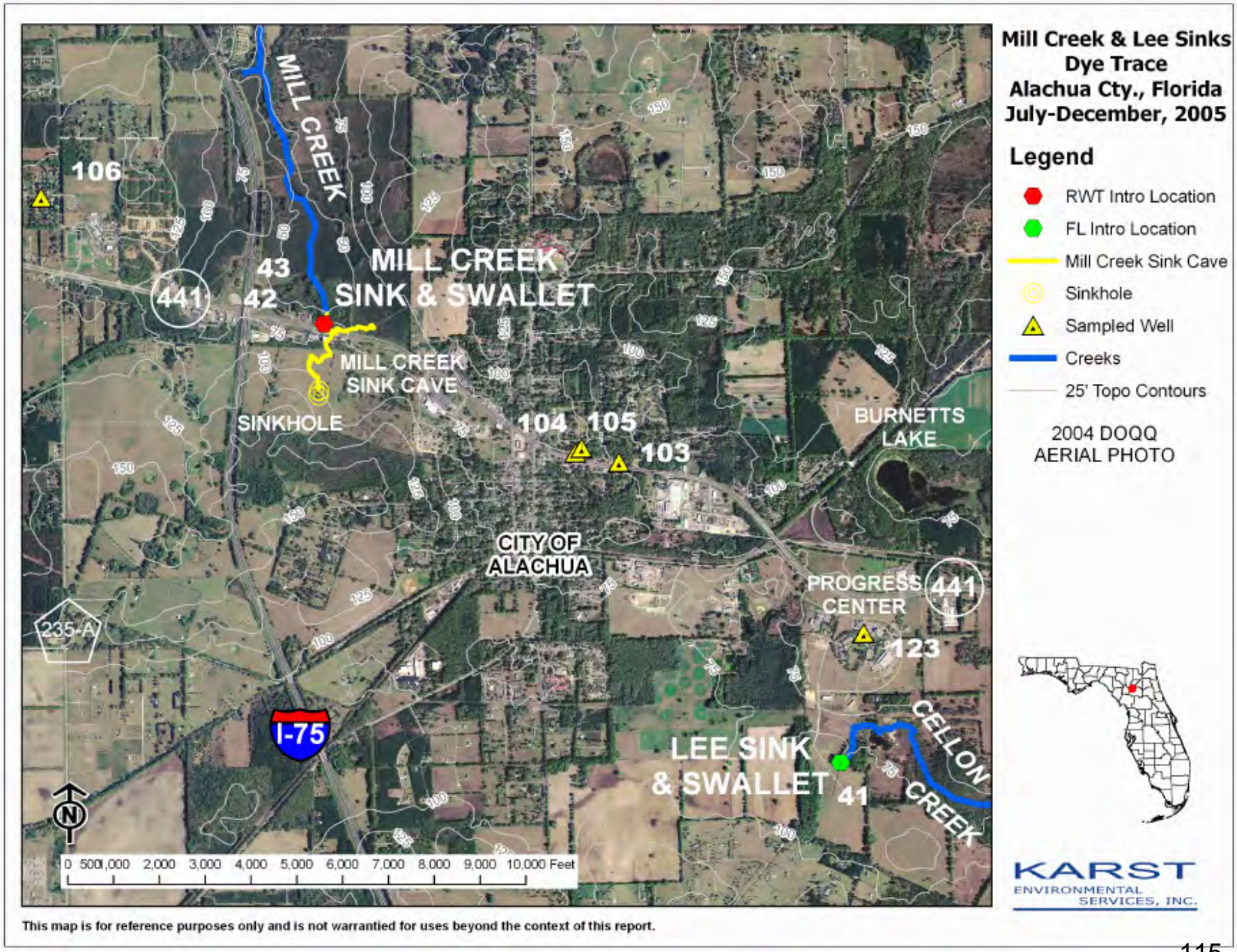

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Figure 8. Mill Creek Sink Cave and Lee Sink

The downstream passage drops quickly from 150 feet deep at the junction to 190 feet deep. After a short distance (30 feet) it continues back up along a sediment bank to a depth of 120 feet, where the passage levels off. It continues at that depth for about 100 feet and then drops to 160 feet and into a section of passage known to divers as the "Subway". Beyond the Subway, the cave rises to a depth of 100 feet and runs at that depth for 300 feet until it again descends into a narrow passage about 200 feet deep. This passage continues for about 150 feet until it reaches a section that has a ceiling with narrowing walls that extends upwards to a water depth of 70 feet. There is also a breakdown or debris pile here. This section opens into the "Terminal Room", and is a complex section of this cave. This subterranean room has been recently identified through the use of a radiolocation device to be in the vicinity of a sinkhole on the surface. See Plate 7. Beyond the Terminal Room, the cave splits into three distributary passages. This area represents the present extent of exploration of the downstream section.

Lee Sink and Swallet

Lee Sink is the surface endpoint for Cellon Creek, and lies at the western end of the San Felasco Hammock State Preserve. See Figure 8 and Plate 8. The area collectively referred to as "Lee Sink" is composed of two features: the swallet where the incoming flow from Cellon Creek flows underground and the large sink immediately to the west of the swallet. These features are separated by a ridge. Casual observations during this dye trace indicated that when the swallet water level was high, the sink level was lower. There was always water in the sink.

For the purposes of this study, references made herein to Lee Sink specifically refer to the swallet portion. The swallet was the point of dye introduction. During late November, Cellon Creek ceased to flow into the swallet, and many of the normally submerged features there were exposed. See Plate 9. Two "peninsulas" jut in from both sides of the channel around the active section of the swallet, and may be man-made. It was speculated that the materials in these features were brought in to create a barrier to retard flow into the swallet, probably for agricultural water needs. This barrier is now breached, and the water flows freely into the swallet. Eyewitness accounts from prior droughts indicate that the depression in the bottom of the swallet dries up but remains covered with a mantle of alluvium.

Santa Fe River

The Santa Fe River was the primary axis for almost all of the natural features sampled during this dye trace. The portion of the Santa Fe River that was included in this study ran from just above the river sink at O'Leno State Park to the river rise (about 3 miles of natural bridge) and then downstream to Blue Springs in Gilchrist County (about 10 river miles). The river is the discharge point for all springs monitored during this study.

This river is the boundary between Alachua County and adjacent Gilchrist County on its east and southern banks, and Columbia County on its north bank. The bridges for State Highways 27 and 441 cross the river within the study site, west of the City of High Springs. The SRWMD water level gauge and recorder at the Highway 441 bridge location was utilized in this study. See Plate 10.

The Santa Fe River contains many unique features in the study area, including: the river sink, natural bridge and rise at O'Leno State Park; several river swallets and rises; and, numerous springs including Hornsby, Darby, Poe, Watermelon, Fenceline, Twin Cypress, The Crack, and

Lilly Springs. During periods of low water, this river receives most, and sometimes all, of its water from groundwater sources.

Hornsby Spring and Cave

Hornsby Spring is located on the southeast side of the Santa Fe River, with 4,200 feet of run to the river. See Plate 11. It lies within Camp Kulaqua, a privately-owned park northwest of the city of High Springs. Hornsby Spring is classed a first magnitude spring, with discharges measurements as high as 250 cubic feet per second (CFS) (Scott, et.al., 2004). The spring itself is the recreational waterfront for the park. It flows from a 35 foot deep pool surrounded by limestone ledges. The water is clear, but tends to be greenish and sometimes dark-brown in color. The run flows out into a bottomland swamp towards the Santa Fe River. Some of the water in the run enters at least four known swallets. There are two swallets, one of which is known as Treehouse Swallet, that share a cave system that has been explored by divers. This cave is extensive and runs towards the river, but with no known point of discharge. Two more swallets with relatively short caves are located further down the run. One of these discharges is at Treehouse Spring on the Santa Fe River, and the other discharges back into the lower section of the Hornsby Spring Run.

The spring is fed by a network of cave passages that have been explored and surveyed by cave divers since the 1970's. See Figure 9. Near the spring, the passage runs south and then east, where a passage splits off of the main passage and runs south. The main passage continues to run east for 1,400 feet to a large sink. This sink is open to the cave, and is often used as an entry point for explorers. This main cave passage continues to run east for about 900 feet where it splits into a north and south passage. These passages continue to run east, beyond County Road 236.

Darby Spring

Darby Spring is located on the south bank of a small island in the Santa Fe River, about 800 feet upstream from the Highway 441 bridge. See Plate 12. The spring opens to a channel on the south side of the island. This channel is part of a man-made system that is connected further upstream to the Hornsby Spring Run. The property on the south bank is owned by Camp Kulaqua.

This spring has no noticeable discharge, and is reported by cave divers to be colder than any other area springs. It opens to a small, winding passage that runs beneath the island, looping west and then back east for over 3,000 feet to beneath another small un-named spring on the Columbia County side of the river. This un-named spring is located about 350 feet northeast of Darby Spring, and has been given the catalog number of COL428981 by the Suwannee River Water Management District (SRWMD). Observations made by cave divers indicate that this smaller spring may also function as a swallet at higher river levels. The cave passage runs at depths of 60 to 80 feet deep, and is very silty.

Poe Springs Area

Poe Springs is the largest spring of a group of springs along the Santa Fe River that lie 2.5 to 4 miles west of High Springs. These springs all have a greenish color to their waters, suggesting an influence by tannin-stained surface waters. Except for Poe Spring and "The Crack", none of these springs are known to have any enterable cave passage.

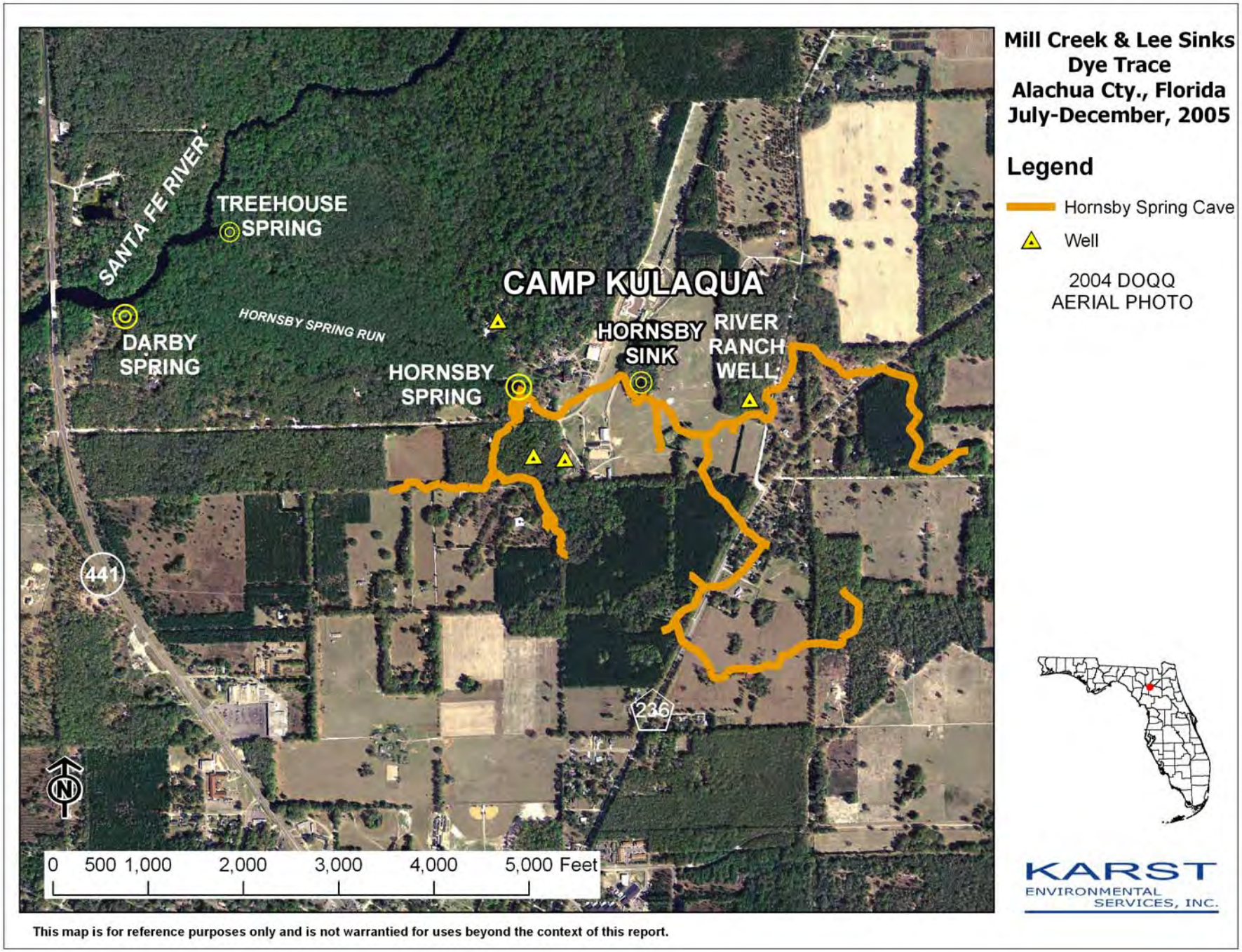

Figure 9. Hornsby Spring Cave Map.

Poe Springs is located within Poe Springs County Park, and is the focus of recreation activities there. See Plate 13. It has a 120 foot diameter circular head pool, with a depth of about 19 feet. There are numerous vents in the exposed limestone bedrock within the head pool area. A small, restrictive cave has been explored for about 50 feet, to a depth of about 50 feet. A 75 foot run flows to the Santa Fe River. Poe Spring's discharges have been measured as high as 93.1 CFS, and as low as 6.1 CFS (Scott, et.al., 2004). The water is clear, but tends to have a greenish color.

Other springs within the park include Watermelon Spring, located about 300 feet west of Poe Spring Run. This small spring discharges into a long run that flows west and parallel to the river. Watermelon Spring #2 is a much stronger spring located on the bottom of the Santa Fe River, just out from the riverbank near Watermelon Spring. This vent produces a noticeable raised boil on the surface of the river under normal water conditions.

Upstream of Poe Spring, there are three springs identified for this study. Fenceline Spring is about 2,600 feet upstream of Poe, and discharges from the bottom of the river near the Alachua County side. "The Crack" spring is located on the Columbia County side, about 1,000 feet upstream of Poe Spring. It is a limestone fissure about 30 feet long and 30 feet deep. It has cave passages that have been explored for at least 700 feet, to a depth of about 60 feet. The cave passage is small, silty and is considered and advanced cave dive. Twin Cypress Spring discharges from the bottom of the river along the Columbia County bank, and is about 700 feet upstream of Poe Spring.

The run from Seven Sisters Spring discharges on the Columbia County side, about 3,500 feet down-river from Poe Springs. The Seven Sisters Spring is a complex group of vents that are located in the bottomland floodplain forest flanking the river, about 450 feet north of the river. The water discharged here is typically greenish-brown in color.

Lilly Spring and Pickard Spring are located 4,700 and 4,900 feet, respectively, downstream of Poe Spring, on the Gilchrist County side. Lilly Springs discharges waters with a greenish-brown color, while the waters at the nearly adjacent Pickard Springs appear to be less colored. Neither of these springs have explorable cave passage.

METHODS

Planning and Logistics

Key planning elements for this study included: the selection of appropriate dye introduction and sampling points; selection of dyes and quantity to be used; methods for dye recovery and analyses; observation and anticipation of weather and water conditions. Logistical concerns included: scheduling of staff, background sampling, dye release, and the collection, preservation and shipping of samples. Procedures generally followed those as outlined in the "Groundwater Tracing Handbook" (Aley, 1999) and "Procedures And Criteria - Analysis of Fluorescein, Eosine, Rhodamine WT, Sulforhodamine B, and Pyranine Dyes In Water and Charcoal Samplers" (Aley, 2003).

Weather and Water Conditions

The pre-conditions considered desirable for the success of this dye trace included falling river hydrographs and at least some inflow into the sinks selected for dye release. These desirable conditions were in place during July of 2005. Rainfall, that earlier in the year had raised river levels, ceased after mid-July. The total rainfall for July was measured at 5.98 inches; at least 75 percent of this amount fell during the first half of that month. The rainfall data cited here was provided by SRWMD (2006[1]), and was collected at the High Springs Forestry Tower, about six miles south of High Springs.

This previous rainfall had delivered enough water locally to maintain a flow from Cellon Creek into Lee Sink of 2.45 CFS, as measured on July 1. See Table 1. Santa Fe River levels peaked during mid-July, and began a slow drop as monitored at the Highway 441 bridge water level gauge (SRWMD, 2006[1]). This created optimal conditions for a late July or early August dye release.

Inflowing water conditions were present at Lee Sink Swallet during the dye introduction on July 26, 2005, even through the flow in Cellon Creek had dropped (0.11 CFS on July 27, 2005). There was no flow from Mill Creek into the Mill Creek Swallet on July 27, and evidence of only very minimal inflow was observed on a few occasions after that.

Rainfall was below average during the study, with 3.05 inches recorded for August, no rainfall recorded for September, 3.21 inches in October, and 1.95 inches recorded for November (SRWMD, 2006[1]). Cellon Creek maintained flow, measured once more by KES, at 0.39 CFS on October 5. See Table 1. After that, the water dropped significantly at Lee Sink. Levels dropped below the study staff gauge and the sink basin all but dryed up during late November and early December. See Plate 9.

Two routine discharge measurements were made by the SRWMD at Hornsby Spring during the study. The first was discharge measured was 190 CFS on August 24, 2005, and the second was 150 CFS, measured on October 11, 2005 (SRWMD, 2006[2]).

TABLE 1. WATER LEVEL and DISCHARGE MEASUREMENTS											
Mill Creek and Lee Sinks Dye Trace, Alachua County, Florida, July-December, 2005											
Summary Table of Water Level, Rainfall and Discharge Measurements Recorded During the Study.											
	441 Bridge		**Mill Creek Swallet**					**Lee Sink Swallet**			**Misc.**
		Gauge**	**Staff Gauge***			**Elevation**		**Staff Gauge***		**Elevation**	**Discharge**
Date:	**Time:**	**Reading:**	**Time:**	**Reading:**	**NGVD:**	**Difference:**	**Time:**	**Reading:**	**NGVD:**	**Difference:**	**Msmnts.:**
7/1/2005	14:00	33.32	-	-	-	**-**	13:35	2.02	**63.28**	**29.96**	**2.45 CFS***
7/13/2005	11:00	34.391	-	-	-	**-**	11:10	4.29	65.55	**31.159**	(Cellon Creek)
7/19/2005	12:00	34.199	11:42	2.43	39.11	**4.911**	11:53	4.11	65.37	**31.171**	
7/25/2005	14:00	33.57	-	-	-	**-**	14:04	3.4	64.66	**31.09**	
7/26/2005	11:00	33.48	12:04	2.4	39.08	**5.6**	10:48	3.3	64.56	**31.08**	
7/27/2005	14:00	33.41	11:45	2.41	39.09	**5.68**	14:30	3.11	**64.37**	**30.96**	**0.11 CFS***
8/1/2005	12:00	33.15	12:50	2.33	39.01	**5.86**	11:57	2.5	63.76	**30.61**	(Cellon Creek)
8/2/2005	16:00	33.18	15:32	2.35	39.03	**5.85**	-	-	-	**-**	
8/3/2005	14:00	33.18	17:59	2.41	39.09	**5.91**	14:25	2.18	63.44	**30.26**	
8/4/2005	17:00	33.16	17:00	2.41	39.09	**5.93**	-	-	-	**-**	
8/5/2005	14:00	33.18	-	-	-	**-**	13:50	1.9	63.16	**29.98**	
8/7/2005	19:00	33.26	19:15	2.41	39.09	**5.83**	-	-	-	**-**	
8/8/2005	14:00	33.34	-	-	-	**-**	13:50	3.1	64.36	**31.02**	
8/9/2005	14:00	33.381	13:53	2.38	39.06	**5.679**	-	-	-	**-**	
8/11/2005	16:00	33.461	-	-	-	**-**	16:15	3.15	64.41	**30.949**	
8/13/2005	18:00	33.381	18:05	2.36	39.04	**5.659**	-	-	-	**-**	
8/15/2005	16:00	33.23	-	-	-	**-**	16:30	2.98	64.24	**31.01**	
8/17/2005	17:00	33.1	17:27	2.34	39.02	**5.92**	-	-	-	**-**	
8/23/2005	16:00	32.869	**-**	-	-	**-**	15:45	2.17	63.43	**30.561**	
8/24/2005	12:00	**32.859**	**-**	-	-	**-**	-	-	-	**-**	**190 CFS****
8/26/2005	18:00	32.859	**-**	-	-	**-**	17:45	2.51	63.77	**30.911**	(Hornsby Spring)
8/29/2005	17:00	32.82	17:25	2.25	38.93	**6.11**	17:05	3.04	64.3	**31.48**	
8/31/2005	13:00	32.83	12:03	2.22	38.9	**6.07**	13:06	3.56	64.82	**31.99**	
9/2/2005	18:00	32.859	17:30	2.38	39.06	**6.201**	18:10	4.5	65.76	**32.901**	
9/9/2005	19:00	32.77	17:36	2.21	38.89	**6.12**	18:45	4.2	65.46	**32.69**	
9/16/2005	14:00	32.66	14:40	2.07	38.75	**6.09**	14:15	3.37	64.63	**31.97**	
9/23/2009	17:00	32.58	**-**	-	-	**-**	17:25	2.34	63.6	**31.02**	
9/30/2005	16:00	32.51	16:45	1.9	38.58	**6.07**	16:15	1.19	62.45	**29.94**	(Cellon Creek)
10/5/2005	15:00	32.5	16:32	1.93	38.61	**6.11**	15:00	0.25	**61.51**	**29.01**	**0.39 CFS***
10/11/2005	12:00	**32.82**	**-**	-	-	**-**	-	-	-	**-**	**150 CFS****
10/14/2005	14:00	32.779	14:03	1.78	38.46	**5.681**	13:52	1.99	63.25	**30.471**	(Hornsby Spring)
10/25/2005	13:00	32.49	13:47	1.62	38.3	**5.81**	13:30	0.84	62.1	**29.61**	
Study Averages:		**33.12**			**38.91**	**5.85**			**64.01**	**30.91**	

Monthly Rainfall Averages (2005)**		Lee Sink (Swallet) Staff Gauge:	Mill Creek Swallet Staff Gauge:
(in inches)		6.60' on Gauge = 67.86'	6.60' on Gauge = 43.28'
July:	**5.98**	0' on Gauge = 61.26'	0' on Gauge = 36.68'
August:	**3.05**	Reference monument elevation = 67.92'	Reference monument elevation = 42.68'
September:	**0**	Elevation data for staff gauges provided by Alachua County Public Works Department.	
October:	**3.21**		
November:	**1.95**		
(Rainfall recorded at the High Spring Forestry Tower.)			

Notes:	All elevations are NGVD 1929.	* Data Collected by KES.	** Unpublished data provided by SRWMD.

Water Level Elevations

Water level elevations were monitored at the dye introduction sites and at river and spring locations to observe hydrologic gradients during the study. Prior to dye release, KES installed enamel staff gauges at each swallet. Alachua County surveyors then installed elevation benchmarks, and provided an elevation conversion for each staff gauge. Water levels on these staff gauges were recorded whenever the sites were visited during the study. The record of these levels through late October are presented in Table 1, where they are compared with the simultaneous levels of the Santa Fe River at the Highway 441 Bridge water level gauge and recorder, just downstream of Hornsby Spring (SRWMD, 2006[1]).

An average of readings taken during the study indicates that the water level at Mill Creek Sink was at an elevation of about 5-6 feet higher than the water level at Hornsby Spring. These readings also showed that the Lee Sink Swallet pool water level maintained an elevation of about 30-31 feet higher than the water level at Hornsby Spring.

Dye Selection

The dyes selected for this study were rhodamine WT and fluorescein. These dyes are the most economical of all available dyes and are used routinely throughout the United States for water tracing studies. Rhodamine WT and fluorescein dyes ultimately dissipate and deteriorate in the natural environment. When these are analyzed using a synchronous scan protocol they produce separate and distinct fluorescence peaks.

Dyes for this study were supplied by Ozark Underground Laboratory (OUL) of Protem Missouri. This is also useful as OUL performed all of the sample analyses for this study. For the dye obtained from OUL, the fluorescein is a mixture of 75% dye and 25% diluent, and the rhodamine WT is a 20% solution.

A large quantity of rhodamine WT was used at O'Leno State Park during a separate and un-related dye trace in June, 2005. It was anticipated that this dye would be flushed from the cave system and Santa Fe River by the start of this trace; the results of that trace and analyses of background samples taken after its completion indicated that this was the case.

Rhodamine WT, also called Fluorescent Red, has a color index name of Acid Red 388, and is available in liquid form. Rhodamine WT was chosen for release at Mill Creek Sink Cave. Twenty pounds of liquid in pre-measured containers were obtained from OUL.

Fluorescein, also called sodium fluorescein or uranine, has a color index name of Acid Yellow 73 and comes in a powder form. In high concentrations, this dye will appear bright green under sunlight or in a beam of artificial light. Fluorescein was selected for release at Lee Sink. Fluorescein is known to have the greatest resistance to adsorption onto inorganic materials, show up better in wells, and perform better in low flow areas. Twenty pounds of powder in pre-measured containers were obtained from OUL.

Dye Release

Both dyes were released on Tuesday, July 26, 2005 (Day Zero). See Plate 14. The first dye introduction was done at Lee Sink Swallet. The weighted end of a hose was placed on the bottom of the swallet basin, and a large funnel used at the upper end to receive the dye. Twenty pounds of pre-measured fluorescein was mixed and poured via the hose into the dye introduction point beginning at 10:06 hours. Jugs of water were used to chase residual dye from the funnel and hose used for dye introduction, with release and cleanup completed by 10:30 hours. A plume of dye was visible on the surface for a relatively short period of time, with all visible traces of the dye gone by 14:00 hours, indicating that the dye had been successfully pulled underground with the incoming water from Cellon Creek.

Twenty pounds of rhodamine WT liquid, from twenty, one-pound containers was introduced into the dye introduction tube at Mill Creek Sink at 11:34 hours. See Plate 15. A system of tygon tubing previously placed by cave divers for this purpose was used to deliver the dye to the intersection of the entrance cavern and cave passage at approximately 150 feet of depth, where the dye flowed into the downstream passage. A small pump was used to assist the introduction of the dye. Jugs of water were used to chase residual dye from the mixing bucket, pump and hose used for the dye introduction. Dye release and cleanup was completed by 12:18 hours. Residual dye remained in the tubing, but no significant amount of dye was released into the sink basin.

At both dye release sites, all containers, bags, personal protective equipment and other dye-contaminated materials were collected and sealed in trash bags for proper disposal or cleaning. A mild bleach spray was used to further eliminate any dye contamination on equipment and surfaces, and all personnel involved did not have contact with any sampling sites, devices, or samplers until they had fully bathed, changed clothing and otherwise removed all traces of any residual dye.

TABLE 2. DYE INTRODUCTION SITES LOCATIONS and DISTANCES.

Mill Creek and Lee Sinks Dye Trace, Alachua County, Florida, July-December, 2005

		GPS Coordinates*			
	Station	DECIMAL MINUTES		Distance From:	
STATION NAME:	Number	LATITUDE	LONGITUDE	Mill Creek Sink	Lee Sink
Lee Sink Swallet	**41**	N 29° 46.448'	W 82° 28.413'	2.82 Miles	-
(ridge between sink and swallet)					
Mill Creek Sink/Swallet	**42**	N 29° 48.079'	W 82° 30.518'	-	2.82 Miles
(ridge between sink and swallet)					
Mill Creek Sink Cave Entrance	**43**	N 29° 48.079'	W 82° 30.518'	-	2.82 Miles
Sinkhole in vicinity of "Terminal Room"	**-**	N 29° 47.803'	W 82° 30.542'	1750 Feet	2.64 Miles
(Determined from in-cave radiolocation.)					

*From hand-held GPS positions taken during this study, WGS 84 Map Datum; distances are estimated from these positions.

Sampling Procedures

Charcoal packets and water sample vials were used to sample for the presence or absence of dye. Charcoal packets, containing activated carbon, were used to accumulate dye at a sampling station through the sampling interval. Analysis of the charcoal packet indicates the presence or absence of dye during that sampling interval. The packets are especially useful for performing initial qualitative traces, if the dye is present in very small concentrations, and to monitor sites with a low sampling frequency.

Charcoal packets supplied by OUL are envelopes of fiberglass window screen about two inches by four inches in size, filled with 4.25 grams of Barneby and Sutcliffe activated coconut shell carbon, size 6 to 12 mesh. The packets are heat-sealed.

At spring sites, bricks or similar weights with a large loop of stiff wire were used to secure the charcoal packets. These allowed for maximum exposure of the packet to the water flow. These samplers were either lowered into position underwater with a length of cord, or placed directly by wading or snorkeling. Efforts taken to conceal the samplers from disturbance or vandalism were successful; very few were disturbed during the study, and two were destroyed by animals.

At water-well sample stations, water was routed through a specialized PVC packet holder that facilitated packet change-out. Water flow through the holder was controlled with a gate valve, and one-way valves that prevented backflow were used as appropriate on any public water supply. The packet holders were connected upstream of any chlorinators. Water would flow through these holders only when the pump was in operation; only two wells allowed for the use of a continuous flow. Plate 16 shows the River Ranch Well (Station 111) set up for sampling.

Whirlpak® bags were used to isolate, transport, and store charcoal packets between sample locations. Each Whirlpak® bag was labeled with the sample station number. The sample station number, location, date, and time for each sample was recorded on the Sample Collection Data Sheet. Samples were isolated from sunlight in the field to prevent photodegradation of the dye.

Water samples were collected simultaneously with each charcoal packet change-out in plastic vials supplied by OUL. Analysis of the water samples will yield the concentration of dye in that water, at that location, at that point in time.

As this was a qualitative trace, analysis of the charcoal packets took priority; the water samples collected provided a back-up for the charcoal packets.

A suitable number of background samples (both charcoal and water) were collected at each sampling station to show conditions prior to any release of dye. These were available as needed for analysis. Background samples from Hornsby Spring and the River Rise were analyzed prior to dye release, and confirmed the absence of any dye that might bias sampling results. None of the other background sampler packets were analyzed because the results of any dye-positive stations were preceded by dye-negative sampler packets collected after the dyes were released. These dye-negative samplers functioned as de-facto background samples.

All samples were shipped to OUL via Federal Express, with a Sample Collection Data Sheet that was signed and returned by OUL Staff, providing a chain of custody from KES to OUL.

Sampling Frequency and Intervals

Background sampling was typically conducted in rounds of at least one week. After dye release, samples were collected at varying intervals for each category of site. Intervals used were typically semi-weekly (twice per 7 day period) or weekly (once per seven day period). Daily sampling was used at a few selected stations early in the trace, and multi-weekly intervals were used at some locations late in the trace.

As Hornsby Spring was the primary focus of this dye trace, samplers here were collected at more frequent intervals. This included a daily sampling station, along with semi-weekly intervals at most stations in this area. The semi-weekly sampling rounds continued to about Day 60, with weekly sampling continuing past Day 90. Multi-week sampling intervals continued until Day 179, the termination of the study. The River Ranch Well (Station 111) was sampled semi-weekly though Day 31, and then weekly until Day 66. Darby Spring and the other Camp Kulaqua wells were sampled at weekly intervals beyond Day 60.

The selected vents at Poe Springs and Watermelon Spring #2 were sampled on a semi-weekly basis through Day 59. Weekly sampling then continued to Day 79. Sampling at Poe Spring Run was performed weekly from Day 15 through Day 88. The surrounding upstream and downstream Poe-area springs, and Blue Springs, were sampled on a weekly basis until Day 59.

Municipal wells at three sites were sampled on a semi-weekly basis for at least 30 days. Weekly sampling continued at these sites beyond Day 66. Private wells were sampled weekly until Day 66.

Sampling stations at the Santa Fe River Sink and Rise, and at the three river locations, were sampled on a weekly basis until Day 71.

Water sampling was performed at Mill Creek Sink to observe for the fluorescein dye released to the east at Lee Sink. The injection line used to release the rhodamine WT into the cave was pumped and sampled on a nearly daily basis until Day 24, and for two additional intervals until Day 45.

The Sample Collection Data Sheets and the OUL Certificate of Analysis sheets show the exact placement and collection times for each specific sample.

Sampling Locations

Samples were collected at the following numbered stations. See Figures 10 and 11, and Tables 3 and 4. Specific information relative to each of the sites is presented, along with the number and name assigned to them during this study.

Hornsby Spring Area (Camp Kulaqua)

1) Hornsby Spring Main: Initially, the packet holder was placed on the bottom of the spring pool to the left of the diving area and tethered with a cord attached a tree on the bank. It was later moved to the floating deck were it was suspended in mid-water by a cord.

2) Hornsby Spring Canoe Landing: This station functioned as a back-up and quality control station for Station 1. The packet holder was placed on the run bottom and tethered with a cord attached to the upstream end of the canoe launch dock.

3) Hornsby Spring Daily: Charcoal and water samples were collected here at least once per day during the first eighteen days of the trace. The packet holder was suspended in mid-water from the floating dock by a cord.

4) Darby Spring: The packet holder was lowered into the entrance of the cave and tethered with a cord attached to the bank. This station was serviced by snorkeling.

5) Hornsby Spring South: This station was established after the trace began to monitor any differences in the south cave entrance. The packet holder was placed on the spring pool bottom in the south cave entrance, and tethered with a cord attached to the deck.

Poe Springs Area

11) Poe Spring (Shallow Vent): The packet holder was placed inside of a small, shallow vent on the east side of the spring pool. It was hidden from view, and not tethered. This station was serviced by snorkeling.

12) Poe Spring (Gauge Vent): Analysis of samples collected at this spring was contingent on the results of the Poe Springs Shallow Vent or Run. The packet holder was placed inside of a vent in front of the water level recorder on the west side of the spring pool. It was hidden from view, and not tethered. This station was serviced by snorkeling.

13) Watermelon Spring #2: Analysis of samples collected at this spring was contingent on the results of Poe Springs. The packet holder was placed inside of a vent on the bottom of the river. It was hidden from view, and not tethered. This station was serviced by snorkeling.

17) Poe Spring Run: This station was established after the trace began to provide better collective monitoring of the Poe Springs vents. The packet holder was wired to the base of a sign on the east side of the lower end of the spring run. This station was serviced by snorkeling and wading.

14) Fenceline Spring: Analysis of samples collected at this spring was contingent on the results of Poe Springs. The packet holder was placed on the spring vent bottom and tethered with a cord attached to a tree trunk in the river. This station was serviced by watercraft.

15) "The Crack" Spring: Analysis of samples collected at this spring was contingent on the results of Poe Springs. The packet holder was placed on a ledge on the north wall of this vertical fissure. This station was serviced by watercraft and snorkeling.

16) Twin Cypress Spring: Analysis of samples collected at this spring was contingent on the results of Poe Springs. The packet holder was placed on the spring vent bottom and tethered with a cord attached to a tree on the bank. This station was serviced by watercraft.

TABLE 3. SAMPLING STATION LOCATIONS and DISTANCES.								
Mill Creek and Lee Sinks Dye Trace, Alachua County, Florida, July-December, 2005								
						Santa Fe		
		GPS Coordinates*				River		
	Station	DECIMAL MINUTES		Distance (In Miles) From:		Bank Side		SRWMD
SAMPLING STATION NAME:	Number	LATITUDE	LONGITUDE	Mill Creek Sink	Lee Sink	Position	County	Name/Number
HORNSBY SPRING AREA								
Hornsby Spring Main	1	N 29° 51.023'	W 82° 35.587'	6.09	8.9	Left	Alachua	Hornsby
Hornsby Spring Run(Canoe Launch)	2	N 29° 51.023'	W 82° 35.633'	6.13	8.94	Left	Alachua	Hornsby
Hornsby Spring Daily	4	N 29° 51.016'	W 82° 35.592'	6.09	8.9	Left	Alachua	Hornsby
Darby Spring	3	N 29° 51.147'	W 82° 36.360'	6.82	9.61	Left	Alachua	Darby
Hornsby Spring South	5	N 29° 51.008'	W 82° 35.602'	6.09	8.9	Left	Alachua	Hornsby
POE SPRINGS AREA								
Poe Spring (Shallow Vent)	11	N 29° 49.553'	W 82° 38.935'	8.58	11.11	Left	Alachua	Poe
Poe Spring (Gauge Vent)	12	N 29° 49.546'	W 82° 38.941'	8.58	11.11	Left	Alachua	Poe
Watermelon #2 Spring (in river)	13	N 29° 49.544'	W 82° 39.022'	8.65	11.17	Left	Alachua	Not Listed
Poe Spring Run	17	N 29° 49.564'	W 82° 38.961'	n/a	n/a	Left	Alachua	n/a
Fenceline Spring	14	N 29° 49.676'	W 82° 38.455'	8.14	10.7	Left	Alachua	ALA930971
"The Crack" Spring	15	N 29° 49.643'	W 82° 38.756'	8.44	10.97	Right	Columbia	COL 428982
Twin Cypress Spring	16	N 29° 49.625'	W 82° 38.838'	8.51	11.05	Right	Columbia	Not Listed
SANTA FE RIVER SITES								
Santa Fe River Sink	21	N 29° 54.840'	W 82° 34.758'	8.57	11.25	Right	Columbia	n/a
Santa Fe River Rise	22	N 29° 52.434'	W 82° 35.462'	7.06	9.88	Left	Columbia	Santa Fe Rise
Santa Fe River D/S of Poe	23	N 29° 49.588'	W 82° 39.206'	n/a	n/a	Left	Alachua	n/a
Santa Fe River at 27 Bridge	24	N 29° 50.614'	W 82° 37.856'	n/a	n/a	Right	Columbia	n/a
Santa Fe River at 441 Bridge	25	N 29° 51.158'	W 82° 36.549'	n/a	n/a	Left	Alachua	n/a
OTHER SPRINGS/FEATURES								
Lilly Spring	31	N 29° 49.780'	W 82° 39.674'	9.36	11.89	Left	Gilchrist	Lilly
Pickard Spring	32	N 29° 49.821'	W 82° 39.707'	9.4	11.94	Left	Gilchrist	Pickard
Gilchrist Blue Spring	33	N 29° 49.818'	W 82° 40.948'	10.64	13.14	Left	Gilchrist	Gilchrist Blue
Seven Sisters Springs	(34)	N 29° 49.883'	W 82° 39.376'	9.09	11.65	Right	Columbia	COL930971
Seven Sisters Run at Santa Fe River	34	N 29° 49.809'	W 82° 39.443'	n/a	n/a	Right	Columbia	COL930971
*From hand-held GPS positions taken during this study, WGS 84 Map Datum; distances are estimated from these positions.								

TABLE 4. WELL SAMPLING STATION LOCATIONS and DISTANCES.								
Mill Creek and Lee Sinks Dye Trace, Alachua County, Florida, July-December, 2005								
		GPS Coordinates**		Approximate Distance		Well	Casing	Well
	Station	DECIMAL MINUTES		(in miles) of station from:		Depth	Depth	Diameter
WELL SAMPLING STATION NAME:	Number	LATITUDE	LONGITUDE	Mill Creek Sink	Lee Sink	(In Feet)	(In Feet)	(In Inches)
Municipal Wells								
High Springs # 1 (West Well)	101	N 29° 48.831'	W 82° 34.155'	3.74	6.36	250	110	12
High Springs # 2 (East Well)	102	N 29° 48.818'	W 82° 34.119'	3.7	6.32	250	120	12
Alachua Well #1	103	N 29° 47.544'	W 82° 29.307'	1.37	1.55	220	95*	12
Alachua Well #2	104	N 29° 47.580'	W 82° 29.485'	1.18	1.69	<220*	unknown	12
Alachua Well #3	105	N 29° 47.596'	W 82° 29.460'	1.2	1.69	<220*	unknown	12
Santa Fe Hills Subdivision	106	N 29° 48.533'	W 82° 31.673'	1.27	4.05	238	unknown	8
System Well								
Camp Kulaqua Wells								
River Ranch Well	111	N 29° 50.985'	W 82° 35.128'	5.69	8.5	165	113	6
Main Shop Well	112	N 29° 51.129'	W 82° 35.626'	6.19	9	120*	68*	6
Residence 6 Well	113	N 29° 50.887'	W 82° 35.497'	5.93	8.73	120*	100*	4
Chalet Well	114	N 29° 50.893'	W 82° 35.560'	5.99	8.79	100*	80*	4
Private Wells								
Copeland Well	121	N 29° 49.618'	W 82° 31.914'	2.25	5.05	205*	105*	4
Tropic Traditions Well	122	N 29° 47.522'	W 82° 33.481'	3.03	5.21	175	105	6
Progress Center Well (1)	123	N 29° 46.912'	W 82° 28.309'	2.59	2860 feet	unknown	unknown	unknown
Notes: All sites located in Alachua County.								
* Best estimate based on available records; may not be accurate.								
**From hand-held GPS positions taken during this study, WGS 84 Map Datum; distances are estimated from these positions.								
(1) System tap used; well was not located.								

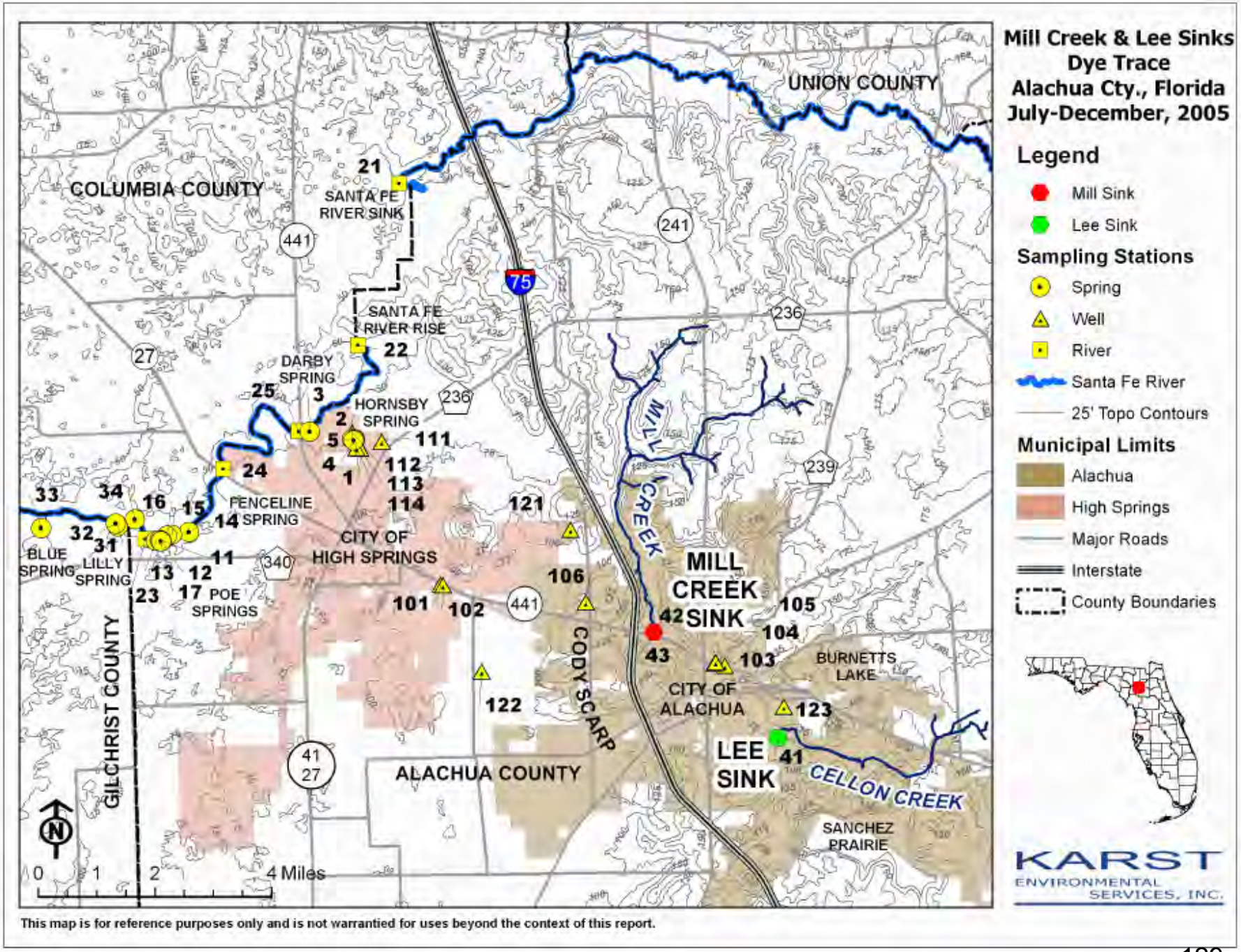

Figure 10. Sampling Stations and Dye Introduction Sites Map.

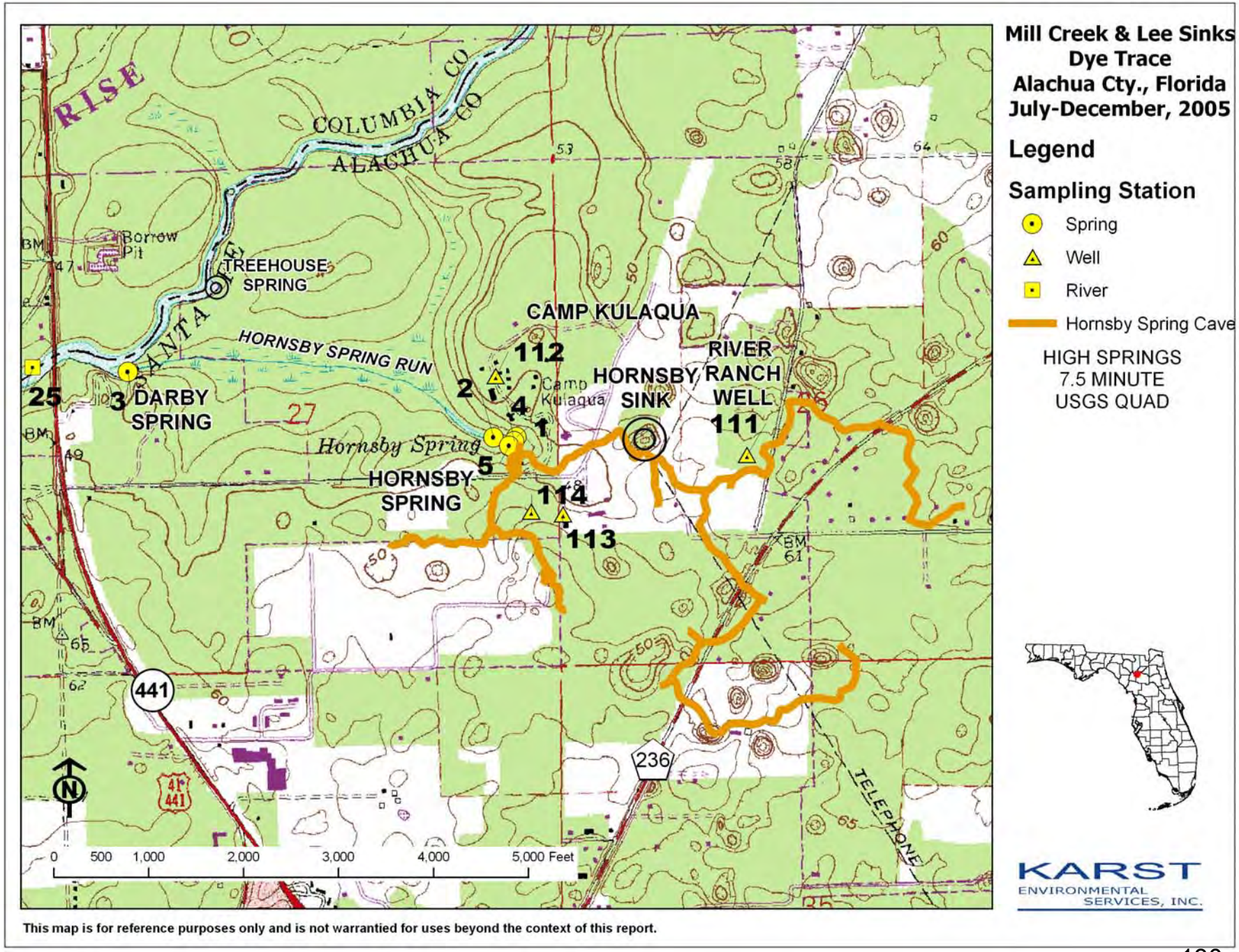

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Figure 11. Sampling Stations Map, Hornsby Spring Area.

Santa Fe River Sites

21) Santa Fe River Sink: Analysis of samples collected at this station was contingent on any ambiguous results that would occur downstream. The packet holder was placed on the river bottom and tethered with a cord attached to a floating dock or tree on the bank.

22) Santa Fe River Rise: The packet holder was placed on the river bottom and tethered with a cord attached to a tree along the riverbank.

23) Santa Fe River Downstream of Poe Spring: Analysis of samples collected at this location was contingent on the results of the various springs. The packet holder was placed on the river bottom and tethered with a cord attached to a floating dock.

24) Santa Fe River at Hwy 27 Bridge: Analysis of samples collected at this location was contingent on the results of the various springs. The packet holder was placed on the river bottom and tethered with a cord attached to exposed roots along the riverbank. This station was serviced by wading.

25) Santa Fe River at Hwy 441 Bridge: Analysis of samples collected at this location was contingent on the results of the various springs. The packet holder was placed on the river bottom and tethered with a cord attached to a floating dock.

Other Springs and Features

31) Lilly Spring: Analysis of samples collected at this spring was contingent on the results of Poe Springs. The packet holder was placed into one of the main vents in the head pool and tethered to the bank with a cord. This station was serviced by watercraft.

32) Pickard Spring: Analysis of samples collected at this spring was contingent on the results of Poe Springs. The packet holder was placed into a vent in the spring basin and tethered to the bank with a cord. This station was serviced by watercraft.

33) Blue Spring (Gilchrist County): Analysis of samples collected at this spring was contingent on the results of Poe Springs. The packet holder was placed into the spring run and tethered to the boardwalk with a cord.

34) Seven Sisters Spring Run: Analysis of samples collected at this spring was contingent on the results of Poe Springs. The packets were attached to a wire loop around roots on the right bank of the spring run, just upstream of the Santa Fe River. This station was serviced by watercraft and wading.

41) Lee Sink Swallet: Analysis of samples collected at this station would be contingent on any ambiguous results, should any occur downstream. The packet holder was placed in the swallet pool and tethered to the bank with a cord.

42) Mill Creek Sink Swallet: Analysis of samples collected at this station would be contingent on any ambiguous results, should any occur downstream. The packet holder was placed in the creek above the swallet and tethered to the bank with a cord.

Municipal Wells

101) High Springs #1 (West Well): This was selected as the primary sampling well. Packets were placed in a flow-through packet holder with the appropriate connections and fittings. Water usage was recorded by High Springs Department of Public Works.

102) High Springs #2 (East Well): Analysis of samples collected at this well was contingent on the results of High Springs #1 (101). Packets were placed in a flow-through packet holder with the appropriate connections and fittings. Water usage was recorded by High Springs Department of Public Works.

103) Alachua Well #1: Analysis of samples collected at this well was contingent on the results of Alachua Well #2 (104). Packets were placed in a flow-through packet holder with the appropriate connections and fittings. Water usage was recorded by High Springs Department of Public Works.

104) Alachua Well #2: This was selected as the primary sampling well. Packets were placed in a flow-through packet holder with the appropriate connections and fittings. Water usage was recorded by Alachua Department of Public Works.

105) Alachua Well #3: Analysis of samples collected at this well was contingent on the results of Alachua Well #2 (104). Packets were placed in a flow-through packet holder with the appropriate connections and fittings. Water usage was recorded by Alachua Department of Public Works.

106) Santa Fe Hills Subdivision Well (South Well): This well was selected as it was the well operating in rotation when the study began, and because of ease of hookup. Packets were placed in a flow-through packet holder with the appropriate connections and fittings. A water meter log was maintained by KES during the study.

Camp Kulaqua Wells

111) River Ranch Well: Packets were placed in a flow-through packet holder with the appropriate connections and fittings. A water meter log was maintained by KES during the study.

112) Main Shop Well: Packets were placed in a flow-through packet holder with the appropriate connections and fittings. A water meter log was maintained by KES during the study.

113) Residence #6 Well: Packets were placed in a flow-through packet holder with the appropriate connections and fittings. No water meter was available.

114) Chalet Well: Packets were placed in a flow-through packet holder with the appropriate connections and fittings. A water meter log was maintained by KES during the study.

Other Private Wells

121) Copeland Well: Packets were placed in a flow-through packet holder with the appropriate connections and fittings. No water meter was available.

122) Tropic Traditions Well: Packets were placed in a flow-through packet holder with the appropriate connections and fittings. No water meter was available.

123) Progress Center Well: The actual location of the well was never identified. Only water samples were collected here from a system bib. No water meter was available.

Sampling Inventory

A total of 918 samples were collected and logged during this study. Of this total, 533 were charcoal sampler packets and 385 were water samples.

A total of 158 charcoal samplers were analyzed. Two of these were background samples. Of these 156 samplers, a total of 51 tested positive for rhodamine WT, of which 26 tested also tested positive for fluorescein.

A total of 36 water samples were analyzed. All of these were samples where the associated charcoal sample had tested positive for dye. Of these 36 samplers, a total of nine tested positive for rhodamine WT. None tested positive for fluorescein. An additional ten samples taken at the Mill Creek Sink Cave (Station 43) tested positive for rhodamine WT; this was expected as it was the release point for that dye. The target dye there was fluorescein.

Duplicate Samples

Duplicate samples were collected from selected sites, and stored in case of shipping losses or to be analyzed in the case of ambiguous results.

Selection Rationale for Sample Analysis

This study was an initial qualitative dye trace attempting to identify as many connections as possible with the two dye release sites. There were many springs and wells that had potential for dye recovery. With dye travel rates unknown, this meant planning for a large number of samples. However, there were budget limitations governing the number of samples that could be analyzed within the scope of this study.

Therefore, strategies were designed to allow for a maximum return of information from the finite number of laboratory analyses that could be performed, without jeopardizing the study's goals. These strategies included the measures described below to provide economy while maintaining effectiveness.

Except for a few initial background sample analyses, background samples were held pending analyses of post-dye release samples. Typically, stations with positive dye results had pre-arrival samples analyzed so as to function as de-facto background samples.

Samples from stations on the Santa Fe River (23, 24 and 25) were held pending any negative results at the springs; the positive results at Hornsby Spring ultimately made all river samples redundant for the purposes of this qualitative trace. Also, as there were no anomalies seen in the samples analyzed from the River Rise (22), none of the River Swallet (21) samples collected were analyzed.

Poe Spring was selected as the primary indicator for dye arrival within the Poe Springs area group of springs. Selected vents and the run were monitored at Poe Spring, but all samples collected from Fenceline Spring downstream to Blue Spring were held pending the identification of dye at Poe. As the presence of dye was never confirmed there, the focus for analyses was shifted to the Hornsby Spring area.

Finally, at the Cities of Alachua and High Springs municipal wells, one well was selected from each group for consecutive analyses. Any positive result at these wells would have prompted the systematic analyses of the adjacent wells.

Sample Analysis

All samples were analyzed using a synchronous scan protocol on a spectrofluorophotometer at Ozark Underground Laboratory. The recovery of dye in concentrations high enough to provide a visual result was not anticipated, and no evaluations of that type were performed.

Charcoal packets collect dye by adsorbing it to the charcoal particles; therefore, prior to sample analysis the dye must be released from the charcoal. This process is known as elution. An eluent is added to the charcoal and the resulting elutant can be analyzed via "direct injection" by a spectrofluorophotometer.

A Shimadzu RF 5000U Spectrofluorophotometer operated with a synchronous scan protocol was used to analyze all samples recovered during this study. The detection limit for rhodamine WT in elutant is 0.155 part per billion, with a normal acceptable emission wavelength range of 561.7 to 568.9 nanometers. The detection limit for rhodamine WT in water is 0.007 parts per billion, with a normal acceptable emission wavelength range of 569.4 to 574.8 nanometers.

The detection limit of this instrument for fluorescein in elutant is 0.01 part per billion, with a normal acceptable emission wavelength range of 510.7 to 515.0 nanometer. The detection limit for fluorescein in water is 0.0005 parts per billion, with a normal acceptable emission wavelength range of 505.6 to 510.5 nanometers.

Results of analyses were presented by OUL as Certificates of Analysis that include a Summary of Results Table and graphs for each sample analyzed. The Certificates of Analysis and Summary of Results Table are found in Appendix IIA. The graphs for the analyses of charcoal packets are presented in Appendix IIB, and for water samples in Appendix IIC..

The results of analyses as interpreted by OUL are used as the basis for the discussion and conclusions reached in this report.

RESULTS

This study is the first fully documented dye trace performed at Mill Creek and Lee Sinks. As this was an initial qualitative dye trace, sampling periods were designed to measure a potential rapid arrival time of the dye. A dye trace was reportedly performed in this area in early 1976 but documentation is incomplete. The arrival time in that investigation was one day (Fisk and Exley, 1976).

Municipal wells near to the dye introduction sites were of special concern. The wells had the potential for a rapid and strong arrival of dye. The wells were closely monitored and there were no visible detections of dye in the municipal wells.

Results of Spectrofluorophotometer Analysis

One-hundred and fifty-eight (158) charcoal samplers and 36 water samples from selected sampling stations were analyzed. Table 5 provides a summary of the results of analysis from dye-positive stations. The numbered days in Table 5 are sequential from the day of dye introduction, Day Zero. The maps in Figures 12 and 13 show the positive results at sampling stations. Figures 14, 15 and 16 provide examples of spectrofluorophotometer analytical graphics indicating positive detections of rhodamine WT and fluorescein. Descriptions of the results from dye-positive stations are included below. Station groupings with positive results are discussed first.

The Certificates of Analysis from OUL listing the results of these analyses are presented in Appendix IIA. A complete record of all analytical graphs is included in Appendixes IIB and IIC.

The asterix (*) symbol is used in the descriptions below and in Table 5 to indicate the presence of a fluorescence peak that does not meet all the criteria for a positive dye result, but has been calculated as though it were dye.

Hornsby Spring Area Springs (Camp Kulaqua)

1) Hornsby Spring Main: No dye was detected in analyzed samples collected through August 7 (Day 12). Rhodamine WT was initially detected at a concentration of 14.4 ppb in the August 7-10 (Days 12-15) packet. During the next four semi-weekly sampling intervals, from Day 15 through Day 28 (August 23), the rhodamine WT concentration increased, with the highest concentration of 54.2 ppb being detected in the Day 24-28 packet.

Fluorescein was initially detected at a concentration of 1.48 ppb in the August 23-26 (Days 28-31) packet, with rhodamine WT also present at 24.8 ppb. During the next eight semi-weekly sampling intervals, from Day 31 through Day 59 (September 23), the fluorescein concentration increased, with the highest concentration of 4.85 ppb being detected in the Day 55-59 packet. Figure 14 shows the detection of both dyes in the analytical results of the Days 38-42 packet. Strong, but decreasing concentrations of rhodamine WT were also detected during this period.

After September 23 (Day 59) sampling intervals were changed from semi-weekly to weekly. Concentrations for both dyes were detected in generally decreasing amounts. After October 28 (Day 94) sampling intervals were changed to bi-weekly. Concentrations for both dyes continued to be detected in generally decreasing amounts. The final two intervals analyzed, Days 125-139

and Days 139-154, showed detections for both dyes that yielded fluorescence peaks that did not meet all the criteria for a positive dye result, but were calculated as though they were dye. The detections of dye for the final interval (Days 139-154) were 5.77 ppb * rhodamine WT and 3.17 ppb* fluorescein.

2) Hornsby Spring Canoe Landing: No dye was detected in analyzed samples collected through August 7 (Day 12). Rhodamine WT was initially detected at a concentration of 13.3 ppb in the August 7-10 (Days 12-15) packet. During the next two semi-weekly sampling intervals, from Day 15 through Day 21 (August 16), the rhodamine WT concentration increased, with the highest concentration of 38.4 ppb being detected in the Day 15-18 packet. The Day 21-24 interval was not analyzed. The remaining three sampling intervals analyzed (Days 24-34) showed a decrease in the rhodamine WT concentration. No fluorescein was detected in the samples analyzed from this station.

3) Darby Spring: No dye was detected in analyzed samples collected through August 15 (Day 20). Rhodamine WT was initially detected at a concentration of 2.27 ppb* in the August 15-19 (Days 20-24) packet. No dye was detected in the August 19-26 (Days 24-31) packet. During the next four weekly sampling intervals, from Day 31 through Day 59 (September 23), rhodamine WT was detected, with the highest concentration of 2.93 ppb being detected in the Day 31-38 packet.

4) Hornsby Spring Daily: No dye was detected in analyzed samples collected through August 7 (Day 12). Rhodamine WT was initially detected at a concentration of 4.35 ppb in the August 7-8 (Days 12-13) packet. That increased to 6.28 ppb in the August 8-9 (Days 13-14) packet. The final sample analyzed here showed a detection of 12.1 ppb in the August 9-10 (Days 14-15) packet. The results from this station provide the most accurate indication that dye arrived here at some time on Day 12 or 13.

The initial water sample that showed a positive detection for rhodamine WT was taken on August 10 (Day 15), with a concentration of 0.093 ppb. Results of the next three daily consecutive samples showed an increase in dye concentration. Figure 15 shows the detection of rhodamine WT in the analytical results of the Day 16 sample. Additional water samples were analyzed for the period of time when fluorescein arrival was confirmed in the charcoal samplers; no fluorescein was detected. A final rhodamine WT detection of 0.165 ppb* was made on August 26 (Day 31). Four additional water samples were collected and analyzed with no dye being detected. The final water sample analyzed was collected on September 9 (Day 45).

5) Hornsby Spring South: Three samples were analyzed, and all showed the presence of both dyes. Rhodamine WT was detected at the highest concentrations here of 34.5 ppb, and fluorescein at 3.26 ppb, in the August 26-September 2 (Days 31-38) packet. Concentrations for both dyes decreased in the following two samples, with final rhodamine WT and fluorescein detections of 4.31 ppb* and 1.41 ppb, respectively, being made in the September 9-15 (Day 45-51) packet.

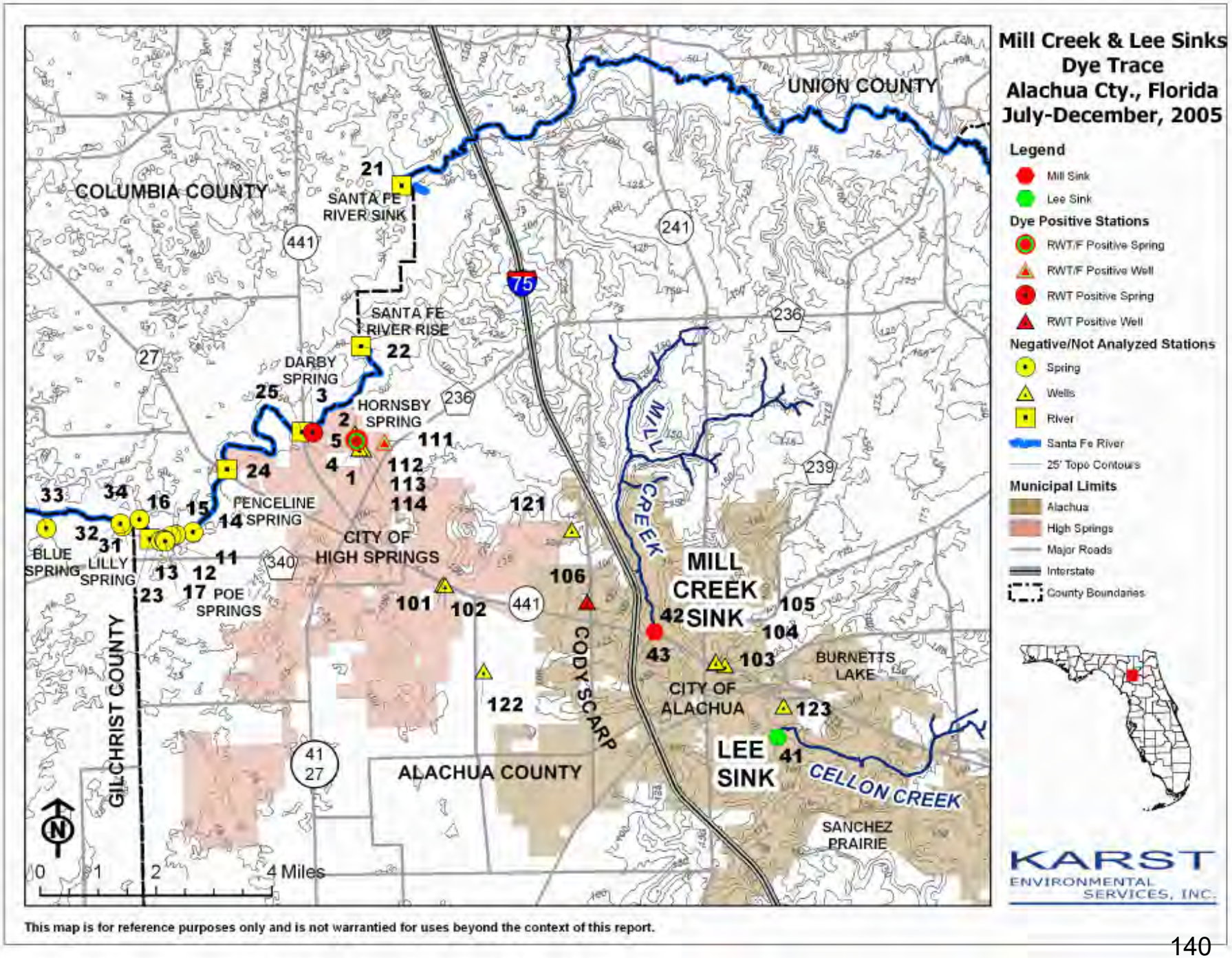
Camp Kulaqua Wells

111) River Ranch Well: No dye was detected in samples collected through August 7 (Day 12). Rhodamine WT was initially detected at a concentration of 15.4 ppb in the August 7-10 (Days

TABLE 5. RESULTS OF DYE-POSITIVE SAMPLING STATIONS							(PAGE 1 of 3)							
Mill Creek and Lee Sinks Dye Trace, Alachua County, Florida, July-December, 2005														
			Lee Sink Dye (fluorescein) Release:							7/26/2005		10:06 - 10:30		
	Day 0 = July 26, 2005		Mill Creek Sink Dye (rhodamine WT) Release:							7/26/2005		11:34 - 12:18		
	DAY #:	3	6	9	10	11	12	13	14	15	16	17	18	20
	DATE:	29-Jul	1-Aug	4-Aug	5-Aug	6-Aug	7-Aug	8-Aug	9-Aug	10-Aug	11-Aug	12-Aug	13-Aug	15-Aug
Station #	Station Name:	Friday	Monday	Thurs.	Friday	Sat.	Sun.	Monday	Tues.	Wed.	Thurs.	Friday	Sat.	Monday
1	Hornsby Spring Main;	ND	ND	ND	-	-	ND	-	-	14.4	-	-	37.2	-
	Charcoal	ND	ND	ND	-	-	ND	-	-	ND	-	-	ND	-
2	Hornsby Spring Run;	ND	ND	ND	-	-	ND	-	-	13.3	-	-	38.4	-
	Charcoal	ND	ND	ND	-	-	ND	-	-	ND	-	-	ND	-
3	Darby Spring;	-		-	-	-		-	-	-	-	-	-	
	Charcoal	-		-	-	-		-	-	-	-	-	-	
4	Hornsby Spring Daily;	na	na	na	na	ND	ND	4.35	6.28	12.1	na	na	na	na
	Charcoal	na	na	na	na	ND	ND	ND	ND	ND	na	na	na	na
4	Hornsby Spring Daily;	na	na	ND	ND	ND	ND	ND	ND	0.093	0.209	0.198	0.247	na
	Water	na	na	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	na
5	Hornsby Spring South;	-	-	-	-	-	-	-	-	-	-	-	-	-
	Charcoal	-	-	-	-	-	-	-	-	-	-	-	-	-
106	Santa Fe Hill Subdv.	ND	ND	na	-	-	ND	-	-	ND	-	-	ND	-
	System Well; Charcoal	ND	ND	na	-	-	ND	-	-	ND	-	-	ND	-
111	Camp Kulaqua River	na	na	ND	-	-	ND	-	-	15.4	-	-	-	71.1
	Ranch Well; Charcoal	na	na	ND	-	-	ND	-	-	ND	-	-	-	ND
111	Camp Kulaqua River	na	na	na	-	-	ND	-	-	0.201	-	-	-	na
	Ranch Well; Water	na	na	na	-	-	ND	-	-	ND	-	-	-	na
	DAY #:	3	6	9	10	11	12	13	14	15	16	17	18	20
Notes:	Rhodamine WT =	Top value, in red.				ND =	No Detection (of dye)							
	Fluorescein =	Bottom value, in green italic.				na =	not analyzed							
	*Indicates the presence of a fluorescence peak that does not meet all the criteria for a positive dye result, but have been calculated as though it were dye.													
	Only stations that had positive recoveries of dye are included in this table.													

TABLE 5. RESULTS OF DYE-POSITIVE SAMPLING STATIONS					(PAGE 2 of 3)							
Mill Creek and Lee Sinks Dye Trace, Alachua County, Florida, July-December, 2005												
	DAY #:	21	24	28	31	32	34	38	42	45	48	51	52
	DATE:	16-Aug	19-Aug	23-Aug	26-Aug	27-Aug	29-Aug	2-Sep	6-Sep	9-Sep	12-Sep	15-Sep	16-Sep
Station #	Station Name:	Tues.	Friday	Tues.	Friday	Sat.	Monday	Friday	Tuesday	Friday	Monday	Thurs.	Friday
1	Hornsby Spring Main;	27.9	30	54.2	24.8	-	21.2	27.7	18.1	7.29	8.24	5.9	-
	Charcoal	ND	ND	ND	*1.48**	-	*1.91*	*3.36*	*4.09*	*2.24*	*2.83*	*3.13*	-
2	Hornsby Spring Run;	30.3	-	34.8	14.3	-	14.8	-	-	-	-	-	-
	Charcoal	ND	-	ND	ND	-	ND	-	-	-	-	-	-
3	Darby Spring;	-	2.27*	-	ND	-	-	2.93	-	2.5	-	1.84*	-
	Charcoal	-	ND	-	ND	-	-	ND	-	ND	-	ND	-
4	Hornsby Spring Daily;	na	na	na	na	-	na	na	na	na	-	na	-
	Charcoal	na	na	na	na	-	na	na	na	na	-	na	-
4	Hornsby Spring Daily;	na	0.199	0.128*	0.165*	-	ND	ND	ND	ND	-	-	-
	Water	na	ND	ND	ND	-	ND	ND	ND	ND	-	-	-
5	Hornsby Spring South;	-	-	-	-	-	-	34.5	-	14.3	-	4.31*	-
	Charcoal	-	-	-	-	-	-	*3.26*	-	*2.55*	-	*1.41*	-
106	Santa Fe Hill Subdv.	ND	ND	2.49	-	ND	-	2.71	-	ND	-	-	ND
	System Well; Charcoal	ND	ND	ND	-	ND	-	ND	-	ND	-	-	ND
111	Camp Kulaqua River	-	47.3	30.4	15.3	-	-	42.4	-	21	-	7.98	-
	Ranch Well; Charcoal	-	ND	ND	*0.824**	-	-	*3.43*	-	*2.94*	-	*1.88*	-
111	Camp Kulaqua River	-	na	na	0.145	-	-	ND	-	ND	-	na	-
	Ranch Well; Water	-	na	na	ND	-	-	ND	-	ND	-	na	-
	DAY #:	21	24	28	31	32	34	38	42	45	48	51	52
Notes:	Rhodamine WT =	Top value, in red.				ND =	No Detection (of dye)						
	Fluorescein =	Bottom value, in green italic.				na =	not analyzed						
	*Indicates the presence of a fluorescence peak that does not meet all the criteria for a positive dye result, but have been calculated as though it were dye.												
	Only station that had positive recoveries of dye are included in this table.												

TABLE 5. RESULTS OF DYE-POSITIVE SAMPLING STATIONS									(PAGE 3 of 3)				
Mill Creek and Lee Sinks Dye Trace, Alachua County, Florida, July-December, 2005													
	DAY #:	55	57	59	66	73	79	86	94	111	125	139	154
	DATE:	19-Sep	21-Sep	23-Sep	30-Sep	7-Oct	13-Oct	20-Oct	28-Oct	14-Nov	28-Nov	12-Dec	27-Dec
Station #	Station Name:	Monday	Wed.	Friday	Friday	Friday	Thurs.	Thurs.	Friday	Monday	Monday	Monday	Tuesday
1	Hornsby Spring Main;	5.91	-	9.54	11	8.04	4.15	5.65	3.75	5.17	6.72	5.31*	5.77*
	Charcoal	*3.32*	-	*4.85*	*4.61*	*4.28*	*2.32*	*3.11*	*2.09*	*2.74**	*3.10**	*2.75**	*3.17**
2	Hornsby Spring Run;	-	-	-	-	-	-	-	-	-	-	-	-
	Charcoal	-	-	-	-	-	-	-	-	-	-	-	-
3	Darby Spring;	-	-	2.22*	-	-	-	-	-	-	-	-	-
	Charcoal	-	-	ND	-	-	-	-	-	-	-	-	-
4	Hornsby Spring Daily;	-	-	na	na	na	na	na	na	-	-	-	-
	Charcoal	-	-	na	na	na	na	na	na	-	-	-	-
4	Hornsby Spring Daily;	-	-	-	-	-	-	-	-	-	-	-	-
	Water	-	-	-	-	-	-	-	-	-	-	-	-
5	Hornsby Spring South;	-	-	-	na	na	na	na	na	-	-	-	-
	Charcoal	-	-	-	na	na	na	na	na	-	-	-	-
106	Santa Fe Hill Subdv.	-	ND	-	na	-	-	-	-	-	-	-	-
	System Well; Charcoal	-	ND	-	na	-	-	-	-	-	-	-	-
111	Camp Kulaqua River	-	-	na	11.2	-	-	-	-	-	-	-	-
	Ranch Well; Charcoal	-	-	na	*3.51*	-	-	-	-	-	-	-	-
111	Camp Kulaqua River	-	-	na	na	-	-	-	-	-	-	-	-
	Ranch Well; Water	-	-	na	na	-	-	-	-	-	-	-	-
	DAY #:	55	57	59	66	73	79	86	94	111	125	139	154
Notes:	Rhodamine WT =	Top value, in red.				ND =	No Detection (of dye)						
	Fluorescein =	Bottom value, in green italic.				na =	not analyzed						
	*Indicates the presence of a fluorescence peak that does not meet all the criteria for a positive dye result, but have been calculated as though it were dye.												
	Only station that had positive recoveries of dye are included in this table.												



140

Figure 12. Sampling Stations Results Map

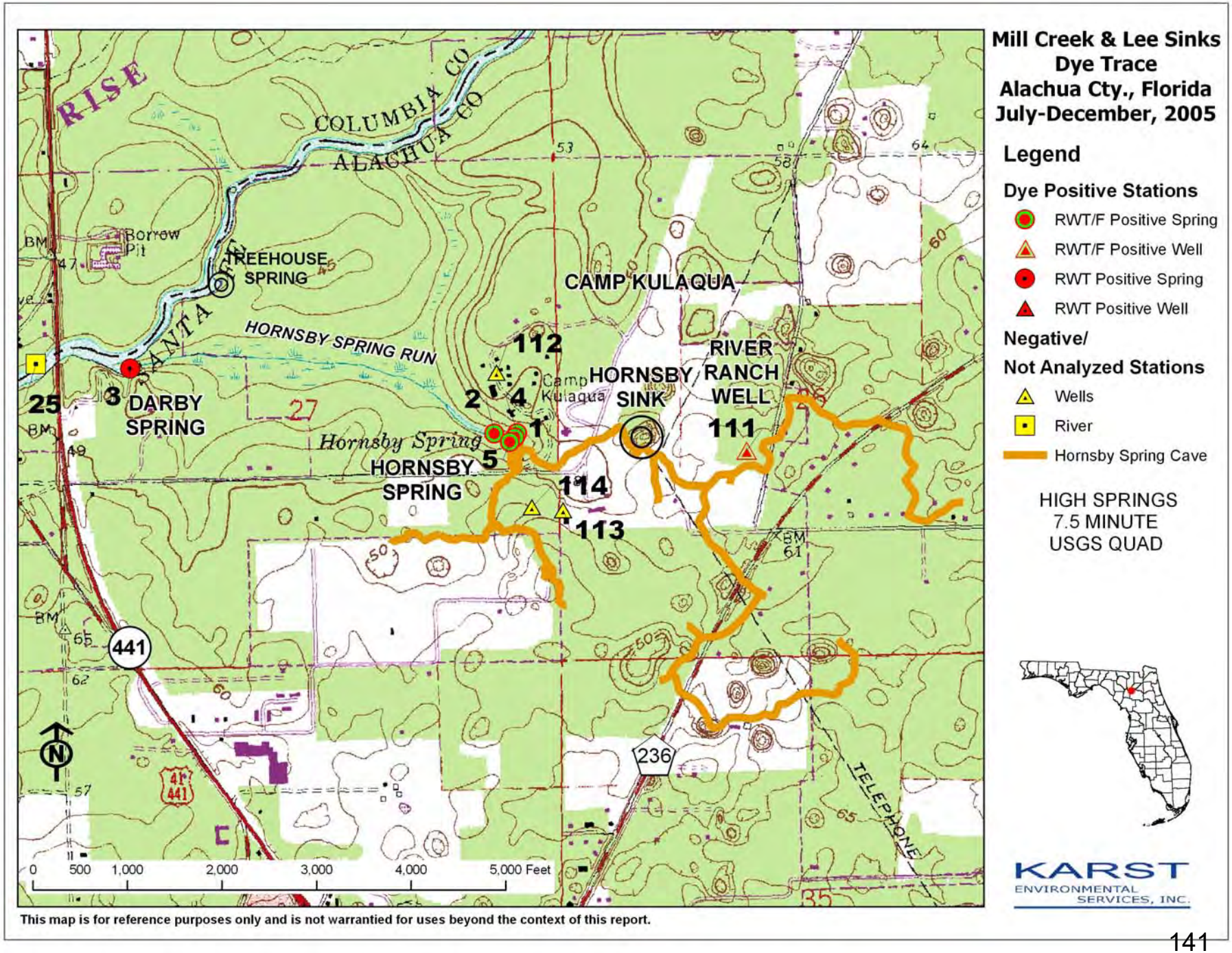


Figure 13. Sampling Stations Results Map; Hornsby Spring Area.

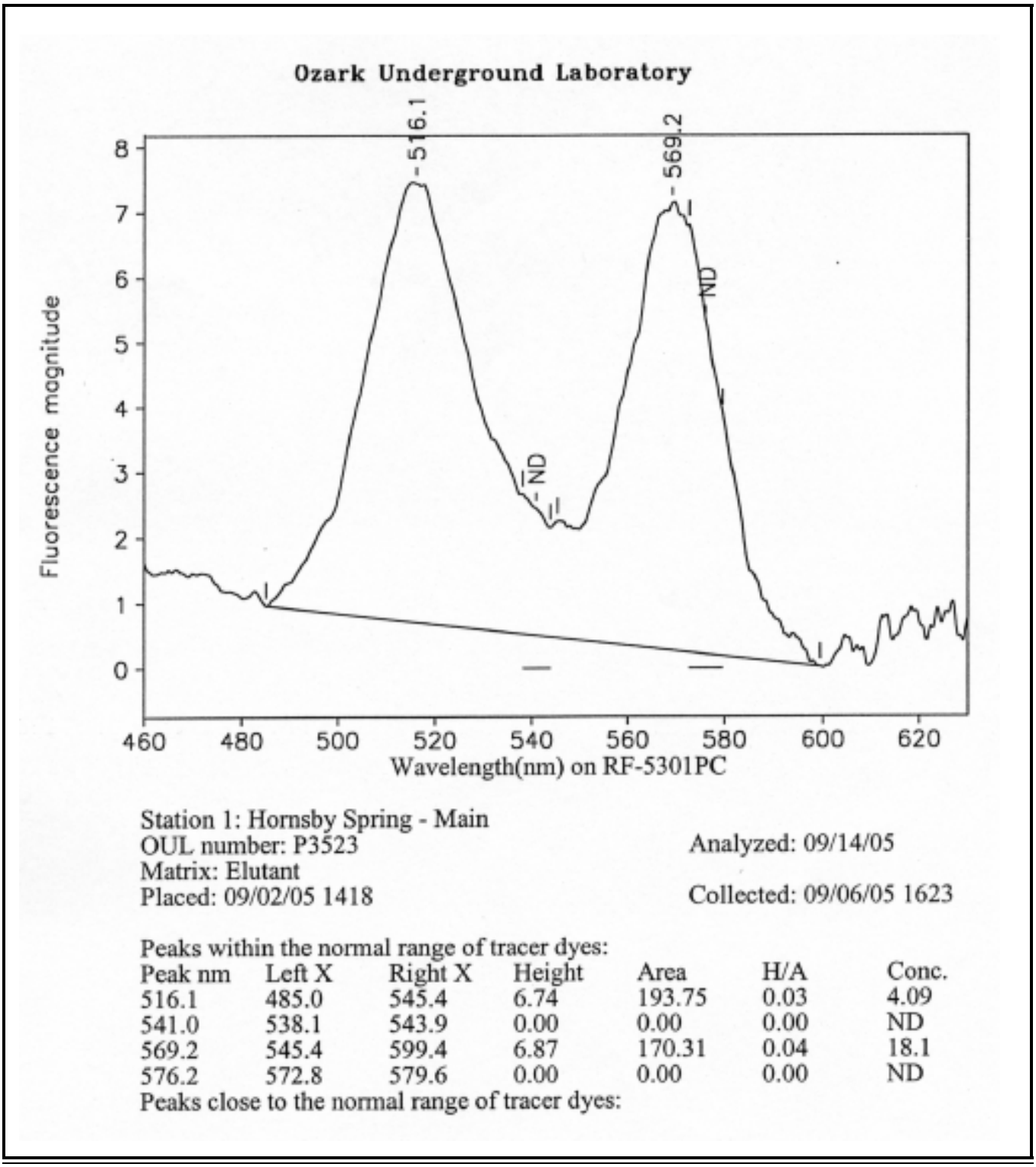
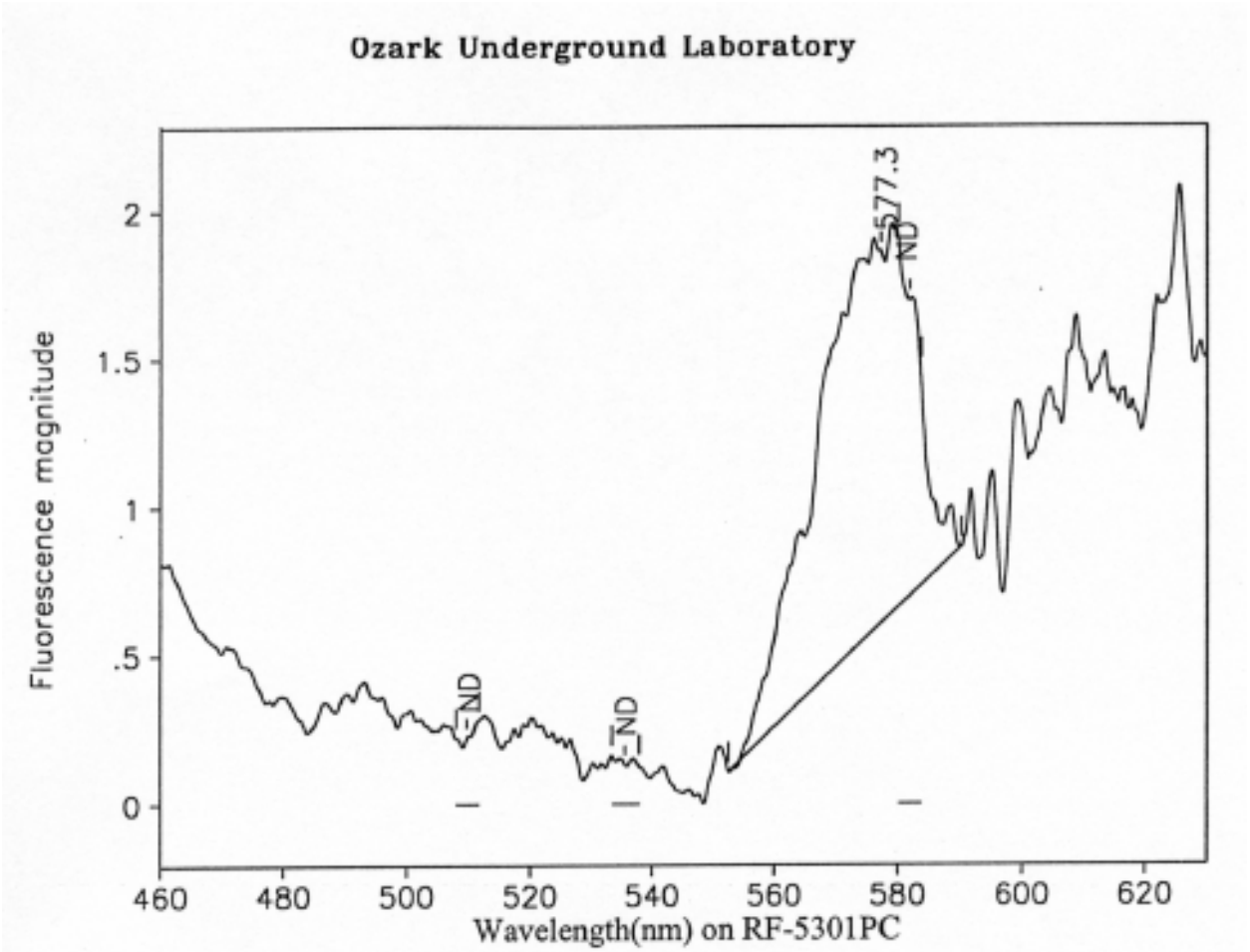


Figure 14. Example of Spectrofluorophotometer Analytical Graph. This graph indicates a positive detection for rhodamine WT and fluorescein dyes from a charcoal sampler placed at Hornsby Spring. The wavelength peak indicates the specific dyes present, and the fluorescence magnitude is used to calculate concentration in the sample.



Station 4: Hornsby Spring Daily
OUL number: P3568
Matrix: Water
Collected: 08/11/05 1529

Analyzed: 09/16/05

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
577.3	552.6	590.2	1.25	24.87	0.05	0.209
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

Figure 15. Example of Spectrofluorophotometer Analytical Graph. This graph indicates a positive detection for rhodamine WT dye from a water sample taken at Hornsby Spring. The wavelength peak indicates the specific dye present, and the fluorescence magnitude is used to calculate concentration in the sample.

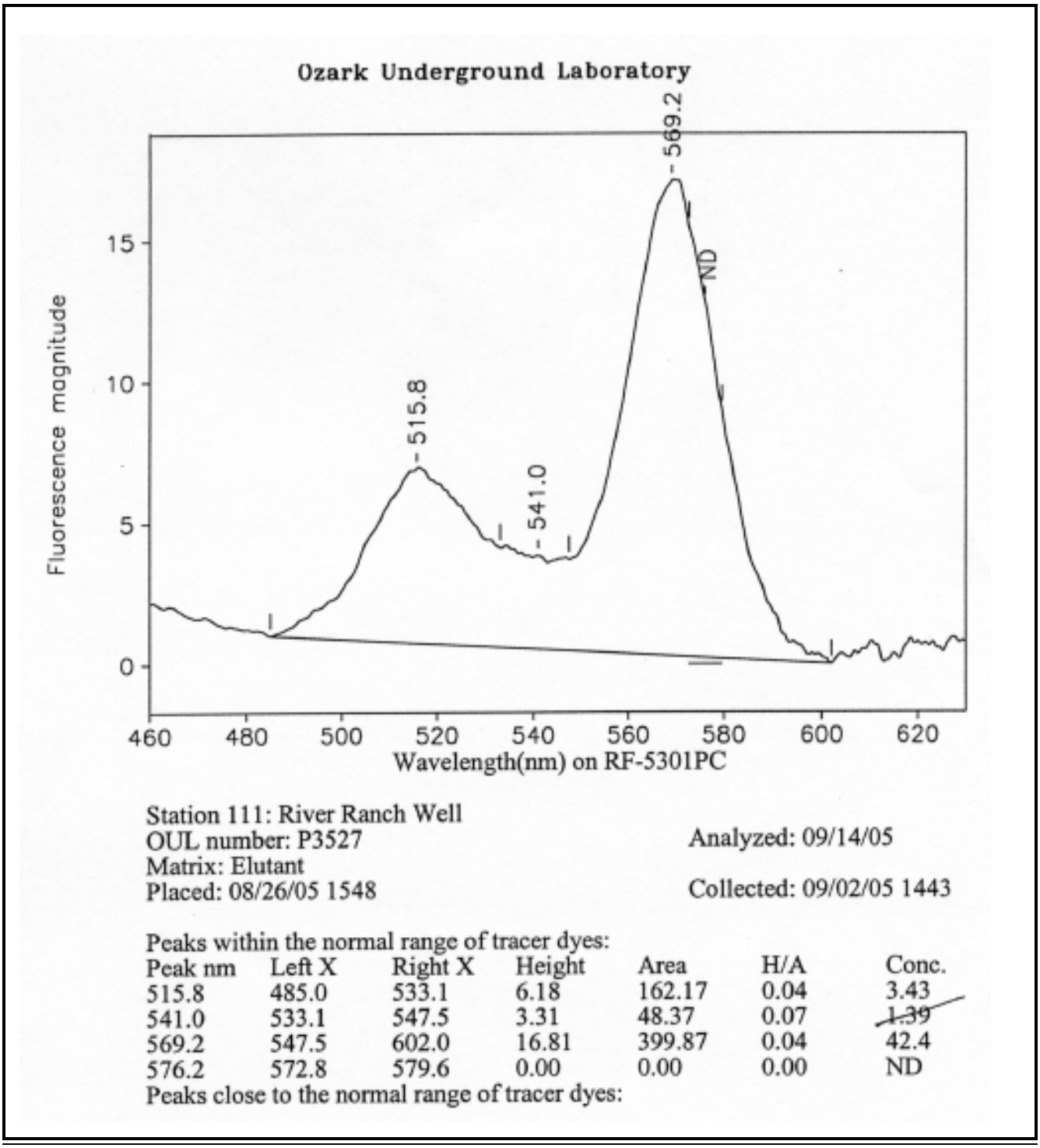


Figure 16. Example of Spectrofluorophotometer Analytical Graph. This graph indicates a positive detection for rhodamine WT and fluorescein dyes from a charcoal sampler placed at the Camp Kulaqua River Ranch Well. The wavelength peak indicates the specific dyes present, and the fluorescence magnitude is used to calculate concentration in the sample.

12-15) packet. The next semi-weekly sampling interval, Days 15-20, had the highest rhodamine WT concentration recorded here of 71.1 ppb. (This was a slightly longer than usual five-day sampling interval.) During the next three semi-weekly sampling intervals, from Day 20 through Day 31 (August 26), the rhodamine WT concentration decreased.

Fluorescein was initially detected at a concentration of 0.824 ppb* in the August 23-26 (Days 28-31) packet, with rhodamine WT also present at 15.3 ppb. The next weekly sampling interval, Days 31-38, had a fluorescein detection of 3.43 ppb. Figure 16 shows this detection along with that for rhodamine WT in the analytical results of that packet.

After August 26 (Day 31) sampling intervals were changed from semi-weekly to weekly. Concentrations for both dyes were detected in generally decreasing amounts. The dye concentrations in the final interval analyzed, Days 59-66, showed a detection of rhodamine WT of 11.2 ppb and fluorescein of 3.51 ppb (the highest detection here of fluorescein).

The initial water sample that showed a positive detection for rhodamine WT was taken on August 10 (Day 15), with a concentration of 0.201 ppb. The last detection of rhodamine WT was made on August 26 (Day 31) at 0.145 ppb. This water sample, along with the following two, were analyzed for the period of time when fluorescein arrival was confirmed in the charcoal samplers; no fluorescein was detected. The final water sample analyzed was collected on September 3 (Day 66), with no dye being detected.

This well typically pumped an average of 25,000 gallons per day during August and September. Total water pumped for August was over 830,000 gallons, and approximately 600,000 gallons for September.

112) Main Shop Well: No dye was detected in the samples analyzed.

113) Residence #6 Well: No dye was detected in the samples analyzed.

114) Chalet Well: No dye was detected in the samples analyzed.

Municipal Wells

101) High Springs #1 (West Well): No dye was detected in the samples analyzed.
This water system (Wells 1 and 2) typically pumped an average of 460,000 gallons per day (MGD) during the July, August, September and October. Total water pumped for August was 13.640 million gallons, 14.02 million gallons for September and 14.111 million gallons for October (HSDPW, 2006).

102) High Springs #2 (East Well): All samples were held pending positive analyses results at Station 101.

103) Alachua Well #1: No dye was detected in the samples analyzed. Remaining samples were held pending positive analyses results at Station 104.

104) Alachua Well #2: No dye was detected in the samples analyzed.

This water system (Wells 1, 2 and 3) typically pumped an average of 1.3 million gallons per day (MGD) during the July, August and September, and 1.25 MGD for October. Total water pumped for August was 41.463 million gallons, 40.864 million gallons for September and 38.792 million gallons for October (ADPW, 2006).

105) Alachua Well #3: All samples were held pending positive analyses results at Station 104.

106) Santa Fe Hills Subdivision Well (South Well): No dye was detected in samples collected through August 19 (Day 24). Rhodamine WT was initially detected at a concentration of 2.49 ppb in the August 19-23 (Days 24-28) packet. No dye was detected for the next semi-weekly interval, Days 28-32. A detection of 2.71 ppb* was made during the next sampling interval, Days 32-38 (August 27-September 2). No dye was detected in the three weekly samplers that followed Day 38. No detections of fluorescein were made at this well.

A water sample was collected from a tap supplying treated water from this system on September 21 (Day 57); no dye was detected.

This well typically pumped between 11,000 to 14,000 gallons per day during August and September. Total water pumped for August was over 400,000 gallons, and approximately 350,000 gallons for September.

Poe Springs Area Springs

11) Poe Spring (Shallow Vent): No dye was detected in the samples analyzed.

12) Poe Spring (Gauge Vent): No dye was detected in the samples analyzed. Remaining samples were held pending positive analyses results at Poe Spring.

13) Watermelon Spring #2: All samples were held pending positive analyses results at Poe Spring. As no dye was detected at Poe Spring, no samples from this station were analyzed.

17) Poe Spring Run: No dye was detected in the samples analyzed.

14) Fenceline Spring: No dye was detected in the samples analyzed. Remaining samples were held pending positive analyses results at Poe Spring.

15) "The Crack" Spring: All samples were held pending positive analyses results at Poe Spring. As no dye was detected at Poe Spring, no samples from this station were analyzed.

16) Twin Cypress Spring: All samples were held pending positive analyses results at Poe Spring. As no dye was detected at Poe Spring, no samples from this station were analyzed.

Santa Fe River Sites

21) Santa Fe River Sink: All samples were held pending any anomalous positive results found in downstream stations. As no anomalous results were seen, no samples from this station were analyzed.

22) Santa Fe River Rise: No dye was detected in the samples analyzed.

23) Santa Fe River Downstream of Poe Spring: All samples were held pending any negative results in all upstream stations. As both dyes were detected at, and discharged by, Hornsby Spring, no samples from this station were analyzed.

24) Santa Fe River at Hwy 27 Bridge: All samples were held pending any negative results in all upstream stations. As both dyes were detected at, and discharged by, Hornsby Spring, no samples from this station were analyzed.

25) Santa Fe River at Hwy 441 Bridge: All samples were held pending any negative results in all upstream stations. As both dyes were detected at, and discharged by, Hornsby Spring, no samples from this station were analyzed.

Other Springs and Features

31) Lilly Spring: All samples were held pending positive analyses results at Poe Spring. As no dye was detected at Poe Spring, no samples from this station were analyzed.

32) Pickard Spring: All samples were held pending positive analyses results at Poe Spring. As no dye was detected at Poe Spring, no samples from this station were analyzed.

33) Blue Spring (Gilchrist County): All samples were held pending positive analyses results at Poe Spring. As no dye was detected at Poe Spring, no samples from this station were analyzed.

34) Seven Sisters Spring Run: All samples were held pending positive analyses results at Poe Spring. As no dye was detected at Poe Spring, no samples from this station were analyzed.

41) Lee Sink Swallet (Cellon Creek Inflow): All samples were held pending any anomalous positive results found in down-gradient stations. As no anomalous results were seen, no samples from this station were analyzed.

42) Mill Creek Sink Swallet (Mill Creek Inflow): All samples were held pending any anomalous positive results found in down-gradient stations. As no anomalous results were seen, no samples from this station were analyzed.

43) Mill Creek Sink Cave: All samples (water only) tested were positive for rhodamine WT as was expected; this was the introduction point for that dye. No fluorescein was detected.

Other Private Wells

121) Copeland Well: No dye was detected in the samples analyzed.

122) Tropic Traditions Well: No dye was detected in the samples analyzed.

123) Progress Center Well: No water samples collected here were analyzed; this well was monitored for a visual positive with negative results.

CONCLUSIONS

The dye trace investigation indicates a direct hydrologic connection between two recharge features on the Cross-County Fracture Zone and a spring discharge feature on the same fracture system. The apparent measured rate of groundwater flow in the fracture system is between 1,400 to 2,400 feet per day.

Hornsby Spring and the River Ranch Well

The results of this study indicate that Mill Creek Sink and Lee Sink are connected to Hornsby Spring. Detections of both rhodamine WT and fluorescein that were both strong in concentration and long in duration provide confirmation of that connection. Detection of rhodamine WT in water samples provided additional confirmation, and all Hornsby Spring area sites analyzed corroborated each other regarding arrival times and relative concentrations of both dyes. Figures 17 and 18 illustrate the connections and general flow directions of the dyes.

The most definitive result was obtained from the Hornsby Spring Daily (Station 4) sampler that showed the arrival of rhodamine WT from Mill Creek Sink at some time during Days 12 and 13. This was corroborated by the samplers collected at the Hornsby Spring Landing (Station 2) and the River Ranch Well (Station 111) during the Day 12 to 15 sampling interval. An initial positive detection from water was then confirmed on Day 15 from both the Hornsby Spring Daily (Station 2) and River Ranch Well (Station 111).

The other definitive result was obtained from the Hornsby Spring Main (Station 1) sampler that showed the arrival of fluorescein from Lee Sink at some time between Days 28 and 31. This was corroborated by the positive detection of fluorescein in the sampler at the River Ranch Well (Station 111) also during the Days 28 to 31 sampling interval. As this dye appeared to arrive at a concentration much lower than the rhodamine WT, no positive detection was obtained from water samples.

A detection of both dyes was made as late as the Day 139 to Day 154 sampler at the Hornsby Spring Main (Station 1).

Santa Fe Hills Subdivision System Well

The detection of rhodamine WT during two non-consecutive sampling intervals indicates that the Santa Fe Hill Subdivision Well is connected with Mill Creek Sink. This well is located only 1.27 miles northwest of Mill Creek Sink, was under constant use and is in line with Mill Sink relative to the Cross-County Fracture Zone. This was the only public supply well that tested positive for dye in the samples analyzed.

While the results were not as definitive as those at the Camp Kulaqua River Ranch Well, this study provides evidence that the surface waters entering Mill Creek Swallet may exert an influence on some wells in this area. During this study, surface water input into the swallet was minimal or non-existent, with upstream groundwaters in the cave receiving and moving the dye. A higher inflow of stream and stormwaters into this swallet may deliver a different level of impact to this well (and the adjacent system well).

Darby Spring

The results of this study indicate that Mill Creek Sink is potentially connected to Darby Spring. However, the positive results obtained for rhodamine WT from Darby Spring may not necessarily be proof of a direct underground connection with Mill Creek Sink. Based on the results at nearby Hornsby Spring and observations made during the dye trace, three possibilities can be considered regarding the detection of dye at this location.

First, it is a possibility that dye discharged from Hornsby Spring has mixed in these waters and was picked up by the samplers at this site. The cave is silty and the water visibility limited. These conditions were not conducive to easy sampler replacement and recover, so the sampler was lowered by a cord over the spring ledge and into the colder water of the entrance. Although Darby Spring was observed to maintain a lens of colder water in and around its entrance, it has very little flow, and a channel of water from Hornsby Spring Run and the river enters the Darby Spring Pool from upstream, and then flows past the spring pool creating a potential for the mixing of these waters.

The second possibility takes into account that dye-laden waters from Hornsby Spring have entered up-gradient swallet systems, with a portion of that water making its way into the cave passages that connect to Darby Spring. There are numerous swallets located within the Hornsby Spring Run that channel waters discharged at that spring back underground. At least four swallets are known to divers, and all have extensive cave passage, with one discharging directly back into the river at Treehouse Spring upstream of Darby Spring. Darby Spring has an extensive loop of cave passage connecting to a second, smaller spring, and is located in relatively close proximity downstream of these swallets and their caves.

The third possibility is that there is a direct underground connection from Mill Creek Sink. In light of the above, it would be imprudent at this time to assume this. If future dye studies are conducted in this area, sampling procedures should take these observations into account when designing sampling protocols here.

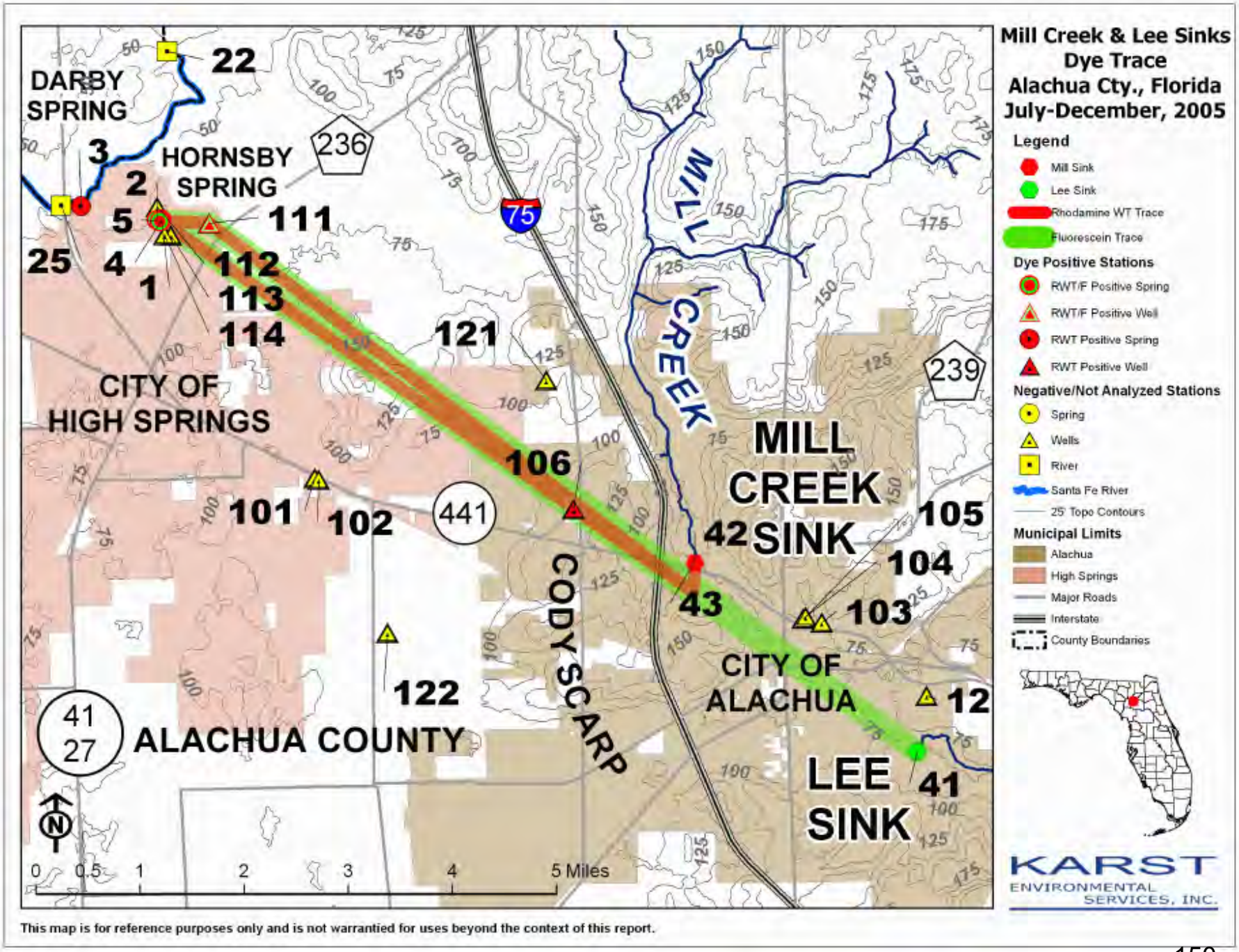


Figure 17. Study Area Results Map.

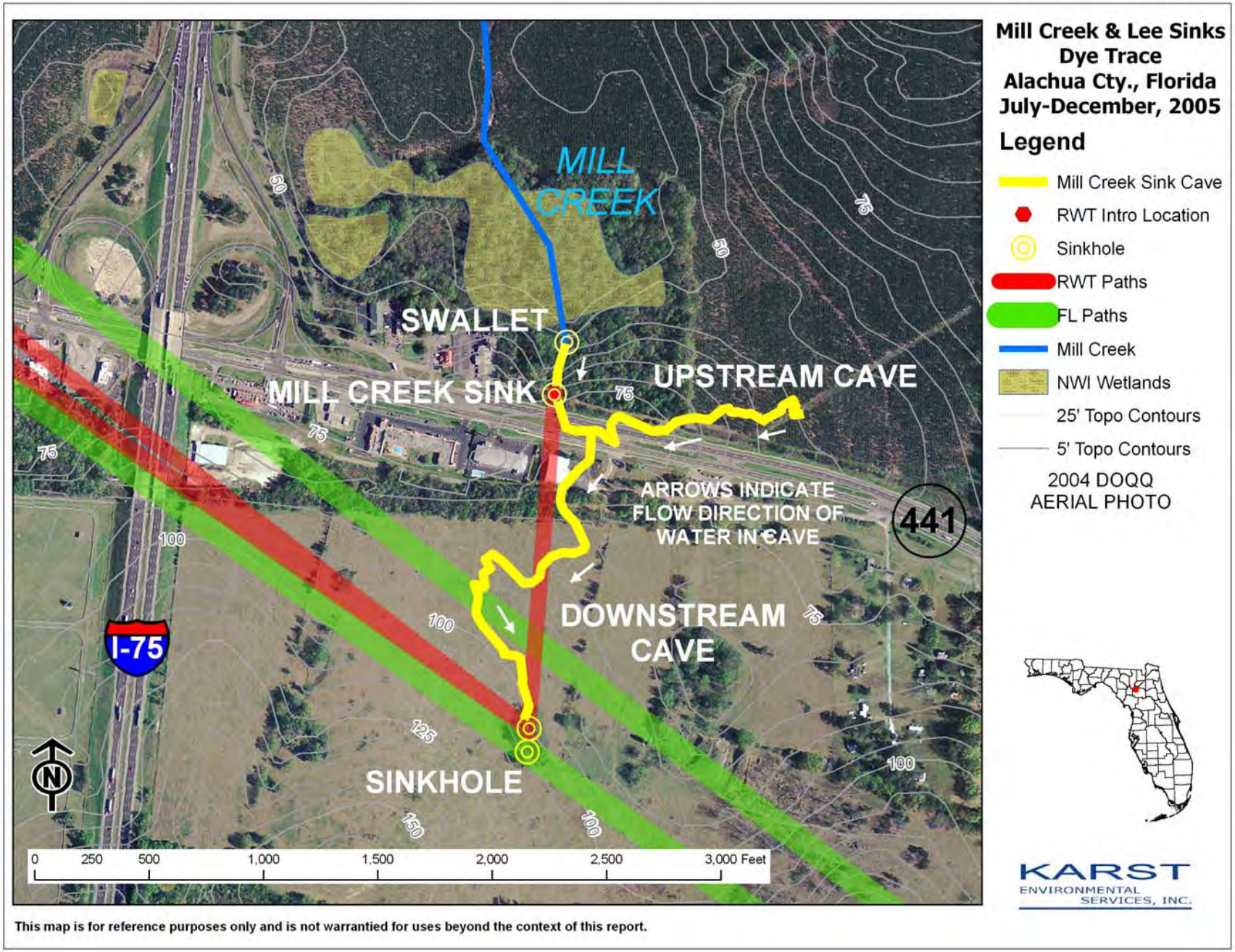


Figure 18. Study Area Results Map; Mill Creek Sink Cave Area.

RECOMMENDATIONS

The following should be considered when conducting future dye traces in this area.

1. A fracture trace analysis should be performed. This analysis would provide better identification of springs, wells and other locations that could be used as dye monitoring stations, as well as dye release locations. This would also provide a framework and hierarchy for planning consecutive dye traces.

2. As there is now a better understanding of the connections to Hornsby Spring, future dye traces may want to consider the inclusion of various in-river "rises" that occur within the Santa Fe River in this area. These may require the use of cave divers to establish sampling stations at various conduit junctions that may be present within these caves. These could include such in-river rise discharges as Columbia Spring, Alligator Rise and Treehouse Spring.

3. The authors believe that the results obtained at Darby Spring during this dye trace may not necessarily confirm a direct connection with Mill Creek Sink. There are at least two other scenarios that could explain the positive detections of dye. To address these alternative explanations, it would be prudent to conduct sampling further back into the cave to minimize the chances of dye contamination from the Santa Fe River and Hornsby Spring Run in any future trace here. To determine if there is an indirect path for dye via the various Hornsby Spring Run swallet caves, a trace could be conducted by releasing dyes directly into those swallet caves; Darby Spring could then be monitored to determine if subterranean connections exist.

4. The water level in the Lee Sink Swallet, unlike that at Mill Creek Swallet, is much more variable, and appears at times to be at an elevation higher than that of the surrounding groundwater level. It would be prudent to place an additional gauge within Lee Sink, and to utilize a nearby monitor well for depth-to-water measurements. This would be easily facilitated by the elevation bench that has been established near the Swallet.

5. Establish staff gauges and water level monitoring at all sampling and discharge locations prior to dye release and for the period of the investigation.

6. Measure the in-conduit flow rates within the upstream cave passages at Mill Creek Sink Cave and Hornsby Spring Cave.

7. Develop a mass balance for the Cross-county Fracture Zone, to better understand the quantities of water entering and being discharged.

8. Select additional water level data points for Alachua County potentiometric surface contour maps to better correlate the relationship of this area to the Santa Fe River. The staff gauge established during this study at Mill Sink Swallet can be included among such additions.

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APPENDIX I

PHOTOGRAPHIC PLATES



Plate 1. Mill Creek Sink Swallet.



Plate 2. Mill Creek Sink.



Plate 3. Mill Creek Sink Cave. Divers descending into the cavern. Photo courtesy of Cindy Butler.



Plate 4. Mill Creek Sink Cave. Bottom of the cavern at 150 feet of depth. Rhodamine WT was released into the downstream passage just beyond this location. Photo courtesy of Cindy Butler.



Plate 5. Mill Creek Sink Cave. Large room immediately upstream of the Sink, at 140 feet of depth. Note the diver hovering over a thick bank of clay and other sediments. Photo courtesy of Cindy Butler.



Plate 6. Mill Creek Sink Cave. Divers in the cave passage upstream of Sink, at 160 feet of depth. Photo courtesy of Cindy Butler.



Plate 7. Sinkhole above and in the vicinity of the Terminal Room of the Mill Creek Sink Cave.



Plate 8. Lee Sink Swallet.



Plate 9. Lee Sink Swallet during dry conditions.



Plate 10. Santa Fe River and water level gauge and recorder. View is looking upstream at the Highway 441 Bridge.



Plate 11. Hornsby Spring and Run.



Plate 12. Darby Spring.



Plate 13. Poe Spring.



Plate 14. Dye release at Lee Sink. Photo courtesy of Steve Boyes.



Plate 15. Dye release at Mill Creek Sink. Photo courtesy of Steve Boyes.



Plate 16. River Ranch Well.

APPENDIX IIA

ANALYTICAL RESULTS
(Including Certificates of Analysis)

Ozark
UNDERGROUND
LABORATORY
1572 Aley Lane Protem, MO 65733 (417) 785-4289 fax (417) 785-4290 ouk@tri-lakes.net

July 20, 2005

CERTIFICATE OF ANALYSIS

Mr. Peter Butt
Karst Environmental Services, Inc.
P. O. Box 1368
High Springs, Florida 32643

RE: Mill Creek/Lee Sinks Dye Trace, BG-1
Analysis results for charcoal samplers shipped on July 8, 2005
Ozark Underground Laboratory (OUL) numbers P2519 through P2521.

Dear Peter:

We have completed analysis of the charcoal samplers received at the OUL on July 12, 2005. We have indicated the OUL number for each of these samplers on the enclosed table.

The fluorescein and rhodamine WT (RWT) dye concentrations are based upon standards routinely used at the OUL. The fluorescein is a mixture of 75% dye and 25% diluent; the RWT is a 20% solution. The concentrations are based upon the as-sold weight of the dye.

A summary of the results is presented in Table 1. Additional sampling information is available on the enclosed analysis graphs.

Sincerely,

Thomas J. Aley, PHG and RG

Enclosures:
1) Table 1 - Analysis results for charcoal samplers
2) Sample Collection Data Sheet
3) Sample analysis graphs

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Ozark Underground Laboratory, Inc. for Karst Environmental Services, Inc.

Project name: Mill Creek/Lee Sinks Dye Trace, BG-1
Samples collected by: KES staff
Date samples shipped: July 8, 2005
Date samples rec'd at OUL: July 12, 2005
Date samples analyzed by OUL: July 14, 2005

Table 1. Results for charcoal samplers analyzed for the presence of fluorescein and rhodamine WT (RWT) dyes. Peak wavelengths are reported in nanometers (nm); dye concentrations are reported in parts per billion (ppb).

OUL #	Stn. #	Station Name	Date/Time Placed	Date/Time Collected	Fluorescein Results		RWT Results	
			2005	2005	Peak	Conc.	Peak	Conc.
P2519	22	Santa Fe River Rise	6/30 1653	7/7 1620	ND		ND	
P2520	Laboratory control charcoal blank							
P2521	1	Hornsby Spring - Main	6/30 1615	7/7 1455	ND		ND	

FOOTNOTES:

ND = None Detected

Ozark UNDERGROUND LABORATORY 1572 Aley Lane Protem, MO 65733 (417) 785-4289 fax (417) 785-4290 oul@ozk-lakes.net

August 10, 2005

CERTIFICATE OF ANALYSIS

Mr. Peter Butt
Karst Environmental Services, Inc.
P. O. Box 1368
High Springs, Florida 32643

RE: Mill Creek / Lee Sinks Dye Trace, Week 1
Analysis results for charcoal and water samples shipped on August 3, 2005
Ozark Underground Laboratory (OUL) numbers P2795 through P2814.

Dear Peter:

We have completed analysis of the charcoal and water samples received at the OUL on August 4, 2005. We have indicated the OUL number for each of these samples on the enclosed table.

The fluorescein and rhodamine WT (RWT) dye concentrations are based upon standards routinely used at the OUL. The fluorescein is a mixture of 75% dye and 25% diluent; the RWT is a 20% solution. The concentrations are based upon the as-sold weight of the dye.

A summary of the results is presented in Table 1. Additional sampling information is available on the enclosed analysis graphs.

Sincerely,

Thomas J. Aley

Thomas J. Aley, PHG and RG

Enclosures:
1) Table 1 - Analysis results for charcoal and water samples
2) Sample Collection Data Sheets
3) Sample analysis graphs

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Ozark Underground Laboratory, Inc. for Karst Environmental Services, Inc.

Project name: Mill Creek/Lee Sinks Dye Trace, Week 1
Samples collected by: KES staff
Date samples shipped: August 3, 2005
Date samples rec'd at OUL: August 4, 2005
Date samples analyzed by OUL: August 5, 2005

Table 1. Results for charcoal and water samples analyzed for the presence of fluorescein and rhodamine WT (RWT) dyes. Peak wavelengths are reported in nanometers (nm); dye concentrations are reported in parts per billion (ppb). All results are for charcoal unless otherwise indicated.

OUL #	Stn. #	Station Name	Date/Time Placed 2005	Date/Time Collected 2005	Fluorescein Results		RWT Results	
					Peak	Conc.	Peak	Conc.
P2795	1	Hornsby Spring - Main	7/25 1529	7/29 1358	ND		ND	
P2796	1	Hornsby Spring - Main	7/29 1358	8/1 1506	ND		ND	
P2797	2	Hornsby Spring Landing	7/25 1533	7/29 1407	ND		ND	
P2798	2	Hornsby Spring Landing	7/29 1407	8/1 1504	ND		ND	
P2799	11	Poe Spring Shallow Vent	7/25 1800	8/1 1856	ND		ND	
P2800	Laboratory control charcoal blank							
P2801	12	Poe Spring Gauge Vent	7/25 1757	8/1 1901	ND		ND	
P2802	101	High Springs Well # 1 (West)	7/25 1309	7/29 1506	ND		ND	
P2803	101	High Springs Well # 1 (West)	7/29 1506	8/1 1131	ND		ND	
P2804	122	Tropic Traditions Well	7/25 1324	8/1 1146	ND		ND	
P2805	103	Alachua Well # 1	7/25 1427	7/29 1628	ND		ND	
P2806	103	Alachua Well # 1	7/29 1628	8/1 1208	ND		ND	
P2807	104	Alachua Well # 2	7/25 1416	7/29 1635	ND		ND	
P2808	104	Alachua Well # 2	7/29 1635	8/1 1220	ND		ND	
P2809	106	Santa Fe Hills Subdivision Well	7/26 1620	7/29 1540	ND		ND	
P2810	106	Santa Fe Hills Subdivision Well	7/29 1540	8/1 1329	ND		ND	

(Footnotes at end of Table) (continued)

Ozark Underground Laboratory, Inc. for
Karst Environmental Services, Inc.

Table 1. Results for charcoal and water samples analyzed for the presence of fluorescein and rhodamine WT (RWT) dyes. Peak wavelengths are reported in nanometers (nm); dye concentrations are reported in parts per billion (ppb). All results are for charcoal unless otherwise indicated.

OUL #	Stn. #	Station Name	Date/Time Placed 2005	Date/Time Collected 2005	Fluorescein Results		RWT Results	
					Peak	Conc.	Peak	Conc.
(continued)								
P2811	121	Copeland Well	7/25 1344	8/1 1338	ND		ND	
P2812	22	Santa Fe River Rise	7/26 1740	8/1 1638	ND		ND	
P2813	43	Mill Creek Sink Cave	**Water**	7/29 1722	ND		574.1	11.3
P2814	43	Mill Creek Sink Cave	**Water**	7/31 1800	ND		574.1	5.16

FOOTNOTES:

ND = None Detected

Ozark
UNDERGROUND
LABORATORY
1572 Aley Lane Protem, MO 65733 (417) 785-4289 fax (417) 785-4290 oul@tri-lakes.net

August 17, 2005

CERTIFICATE OF ANALYSIS

Mr. Peter Butt
Karst Environmental Services, Inc.
P. O. Box 1368
High Springs, Florida 32643

RE: Mill Creek / Lee Sinks Dye Trace, Week 2
Analysis results for charcoal and water samples shipped on August 10, 2005
Ozark Underground Laboratory (OUL) numbers P2899 through P2912

Dear Peter:

We have completed analysis of the charcoal and water samples received at the OUL on August 11, 2005. We have indicated the OUL number for each of these samples on the enclosed table.

The fluorescein and rhodamine WT (RWT) dye concentrations are based upon standards routinely used at the OUL. The fluorescein is a mixture of 75% dye and 25% diluent; the RWT is a 20% solution. The concentrations are based upon the as-sold weight of the dye.

A summary of the results is presented in Table 1. Additional sampling information is available on the enclosed analysis graphs.

Sincerely,

Thomas J. Aley, PHG and RG

Enclosures:
1) Table 1 - Analysis results for charcoal and water samples
2) Sample Collection Data Sheets
3) Sample analysis graphs

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Ozark Underground Laboratory, Inc. for
Karst Environmental Services, Inc.

Project name: Mill Creek/Lee Sinks Dye Trace, Week 2
Samples collected by: KES staff
Date samples shipped: August 10, 2005
Date samples rec'd at OUL: August 11, 2005
Date samples analyzed by OUL: August 12, 2005

Table 1. Results for charcoal and water samples analyzed for the presence of fluorescein and rhodamine WT (RWT) dyes. Peak wavelengths are reported in nanometers (nm); dye concentrations are reported in parts per billion (ppb). All results are for charcoal unless otherwise indicated.

OUL #	Stn. #	Station Name	Date/Time Placed 2005	Date/Time Collected 2005	Fluorescein Results		RWT Results	
					Peak	Conc.	Peak	Conc.
P2899	2	Hornsby Spring Landing	8/1 1504	8/4 1401	ND		ND	
P2900	Laboratory control charcoal blank							
P2901	2	Hornsby Spring Landing	8/4 1401	8/7 1600	ND		ND	
P2902	11	Poe Spring Shallow Vent	8/1 1856	8/4 1748	ND		ND	
P2903	11	Poe Spring Shallow Vent	8/4 1748	8/7 1432	ND		ND	
P2904	101	High Springs Well # 1 (West)	8/1 1131	8/4 1439	ND		ND	
P2905	101	High Springs Well # 1 (West)	8/4 1439	8/7 1825	ND		ND	
P2906	106	Santa Fe Hills Subdivision Well	8/4 1514	8/7 1830	ND		ND	
P2907	122	Tropic Traditions Well	8/1 1146	8/8 1458	ND		ND	
P2908	104	Alachua Well # 2	8/1 1220	8/4 1608	ND		ND	
P2909	104	Alachua Well # 2	8/4 1608	8/7 1903	ND		ND	
P2910	43	Mill Creek Sink Cave	**Water**	8/3 1759	ND		574.3	5.69
P2911	43	Mill Creek Sink Cave	**Water**	8/5 1449	ND		574.3	4.78
P2912	43	Mill Creek Sink Cave	**Water**	8/8 1710	ND		574.5	2.33

FOOTNOTES:

ND = None Detected

Ozark UNDERGROUND LABORATORY 1572 Aley Lane Protem, MO 65733 (417) 785-4289 fax (417) 785-4290 oul@tri-lakes.net

August 31, 2005

CERTIFICATE OF ANALYSIS

Mr. Peter Butt
Karst Environmental Services, Inc.
P. O. Box 1368
High Springs, Florida 32643

RE: Mill Creek / Lee Sinks Dye Trace, Weeks 2, 3 and 4
Analysis results for charcoal and water samples shipped on August 18, 2005 and additional charcoal samplers from those shipped on August 10, 2005
Ozark Underground Laboratory (OUL) numbers P2998 through P3021 and P3171 through P3181

Dear Peter:

We have completed analysis of the charcoal and water samples you selected from those received at the OUL on August 19, 2005 and additional charcoal samplers received at the OUL on August 11, 2005 per your verbal request of August 25, 2005. We have indicated the OUL number for each of these samples on the enclosed table.

The fluorescein and rhodamine WT (RWT) dye concentrations are based upon standards routinely used at the OUL. The fluorescein is a mixture of 75% dye and 25% diluent; the RWT is a 20% solution. The concentrations are based upon the as-sold weight of the dye.

A summary of the results is presented in Table 1. Additional sampling information is available on the enclosed analysis graphs.

Sincerely,

Thomas J. Aley, PHG and RG

Enclosures:
1) Table 1 - Analysis results for charcoal and water samples
2) Sample Collection Data Sheets
3) Discrepancy sheet
4) Sample analysis graphs

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Water and Land Use Investigations

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Dye Trace: Mill Creek/Lee Sinks, July-December, 2005; Appendix IIA Page 8 of 28

Page 372 of 888

Ozark Underground Laboratory, Inc. for Karst Environmental Services, Inc.

Project name: Mill Creek/Lee Sinks Dye Trace, Weeks 2, 3 and 4
Samples collected by: KES staff
Date samples shipped: August 10 and 18, 2005
Date samples rec'd at OUL: August 11 and 19, 2005
Date samples analyzed by OUL: August 24 and 31, 2005

Table 1. Results for charcoal and water samples analyzed for the presence of fluorescein and rhodamine WT (RWT) dyes. Peak wavelengths are reported in nanometers (nm); dye concentrations are reported in parts per billion (ppb). All results are for charcoal unless otherwise indicated.

OUL #	Stn. #	Station Name	Date/Time Placed 2005	Date/Time Collected 2005	Fluorescein Results		RWT Results	
					Peak	Conc.	Peak	Conc.
P2998	2	Hornsby Spring Landing	8/7 1600	8/10 1239	ND		568.8	13.3
P2999	2	Hornsby Spring Landing	8/10 1239	8/13 1536	ND		569.3	38.4
P3000	Laboratory Control Charcoal Blank							
P3001	2	Hornsby Spring Landing	8/13 1536	8/16 1310	ND		569.3	30.3
P3002	22	Santa Fe River Rise	8/7 1736	8/13 1629	ND		ND	
P3003	11	Poe Spring Shallow Vent	8/7 1432	8/10 1530	ND		ND	
P3004	11	Poe Spring Shallow Vent	8/10 1530	8/13 1432	ND		ND	
P3005	11	Poe Spring Shallow Vent	8/13 1432	8/16 1601	ND		ND	
P3006	14	Fenceline Spring	8/7 1420	8/13 1408	ND		ND	
P3007	17	Poe Spring Run	8/10 1548	8/16 1614	ND		ND	
P3008	101	High Springs Well # 1 (West)	8/7 1825	8/10 1312	ND		ND	
P3009	101	High Springs Well # 1 (West)	8/10 1312	8/13 1719	ND		ND	
P3010	101	High Springs Well # 1 (West)	8/13 1719	8/16 1326	ND		ND	
P3011	106	Santa Fe Hills Subdivision Well	8/7 1830	8/10 1353	ND		ND	
P3012	106	Santa Fe Hills Subdivision Well	8/10 1353	8/13 1842	ND		ND	
P3013	106	Santa Fe Hills Subdivision Well	8/13 1842	8/16 1450	ND		ND	

(Footnotes at end of Table) (continued)

Ozark Underground Laboratory, Inc. for
Karst Environmental Services, Inc.

Table 1. Results for charcoal and water samples analyzed for the presence of fluorescein and rhodamine WT (RWT) dyes. Peak wavelengths are reported in nanometers (nm); dye concentrations are reported in parts per billion (ppb). All results are for charcoal unless otherwise indicated.

OUL #	Stn. #	Station Name	Date/Time Placed 2005	Date/Time Collected 2005	Fluorescein Results		RWT Results	
					Peak	Conc.	Peak	Conc.
(continued)								
P3014	121	Copeland Well	8/8 1618	8/15 1558	ND		ND	
P3015	122	Tropic Traditions Well	8/8 1458	8/13 1728	ND		ND	
P3016	104	Alachua Well # 2	8/7 1903	8/10 1431	ND		ND	
P3017	104	Alachua Well # 2	8/10 1431	8/13 1746	ND		ND	
P3018	104	Alachua Well # 2	8/13 1746	8/16 1419	ND		ND	
P3019	43	Mill Creek Sink Cave	**Water**	8/11 1653	ND		574.7	1.84
P3020	Laboratory Control Water Blank							
P3021	43	Mill Creek Sink Cave	**Water**	8/15 1709	ND		574.3	1.67
P3171	1	Hornsby Spring - Main	8/7 1553	8/10 1230	ND		568.9	14.4
P3172	1	Hornsby Spring - Main	8/10 1230	8/13 1537	ND		570.0	37.2
P3173	1	Hornsby Spring - Main	8/13 1537	8/16 1307	ND		570.1	27.9
P3174	111	River Ranch Well	8/7 1623	8/10 1255	ND		570.1	15.4
P3175	111	River Ranch Well	8/10 1255	8/15 1445	ND		569.9	71.1
P3176	4	Hornsby Spring Daily	8/9 1248	8/10 1228	ND		570.0	12.1
P3177	4	Hornsby Spring Daily	8/8 1421	8/9 1248	ND		569.3	6.28
P3178	4	Hornsby Spring Daily	8/7 1551	8/8 1421	ND		569.5	4.35
P3179	4	Hornsby Spring Daily	8/6 1227	8/7 1551	ND		ND	
P3180	Laboratory Control Charcoal Blank							
P3181	4	Hornsby Spring Daily	8/5 1306	8/6 1227	ND		ND	

FOOTNOTES:
ND = None Detected

Ozark
UNDERGROUND
LABORATORY
1572 Aley Lane Protem, MO 65733 (417) 785-4289 fax (417) 785-4290 oul@rti-lakes.net

September 19, 2005

CERTIFICATE OF ANALYSIS

Mr. Peter Butt
Karst Environmental Services, Inc.
P. O. Box 1368
High Springs, Florida 32643

RE: Mill Creek / Lee Sinks Dye Trace, Weeks 4-6
Analysis results for charcoal and water samples shipped on September 7, 2005.
Ozark Underground Laboratory (OUL) numbers P3517 through P3553, P3568 and P3569.

Dear Mr. Butt:

We have completed analysis of the charcoal and water samples you selected from those received at the OUL on September 9, 2005. We have indicated the OUL number for each of these samples on the enclosed table.

The fluorescein and rhodamine WT (RWT) dye concentrations are based upon standards routinely used at the OUL. The fluorescein is a mixture of 75% dye and 25% diluent; the RWT is a 20% solution. The concentrations are based upon the as-sold weight of the dye.

A summary of the results is presented in Table 1. Additional sampling information is available on the enclosed analysis graphs.

Sincerely,

Thomas J. Aley, PHG and RG

Enclosures:
1) Table 1 - Analysis results for charcoal and water samples
2) Sample Collection Data Sheets
3) Sample analysis graphs

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Ozark Underground Laboratory, Inc. for Karst Environmental Services, Inc.

Project name: Mill Creek/Lee Sinks Dye Trace, Weeks 4-5
Samples collected by: KES staff
Date samples shipped: September 7, 2005
Date samples rec'd at OUL: September 9, 2005
Date samples analyzed by OUL: September 14 and 16, 2005

Table 1. Results for charcoal and water samples analyzed for the presence of fluorescein and rhodamine WT (RWT) dyes. Peak wavelengths are reported in nanometers (nm); dye concentrations are reported in parts per billion (ppb). All results are for charcoal unless otherwise indicated.

OUL #	Stn. #	Station Name	Date/Time Placed	Date/Time Collected	Fluorescein		RWT	
					Peak	Conc.	Peak	Conc.
P3517	1	Hornsby Spring - Main	8/16/05 1307	8/19/05 1410	ND		569.5	30.0
P3518	1	Hornsby Spring - Main	8/19/05 1410	8/23/05 1423	ND		569.5	54.2
P3519	1	Hornsby Spring - Main	8/23/05 1423	8/26/05 1510	517.6 *	1.48	569.4	24.8
P3520	Laboratory control charcoal blank							
P3521	1	Hornsby Spring - Main	8/26/05 1510	8/29/05 1558	516.4	1.91	569.6	21.2
P3522	1	Hornsby Spring - Main	8/29/05 1558	9/2/05 1418	516.4	3.36	569.8	27.7
P3523	1	Hornsby Spring - Main	9/2/05 1418	9/6/05 1623	516.1	4.09	569.2	18.1
P3524	111	River Ranch Well	8/15/05 1445	8/19/05 1430	ND		569.5	47.3
P3525	111	River Ranch Well	8/19/05 1430	8/23/05 1438	ND		569.8	30.4
P3526	111	River Ranch Well	8/23/05 1438	8/26/05 1548	517.2 *	0.824	570.0	15.3
P3527	111	River Ranch Well	8/26/05 1548	9/2/05 1443	515.8	3.43	569.2	42.4
P3528	22	Santa Fe River Rise	8/13/05 1620	8/19/05 1603	ND		ND	
P3529	22	Santa Fe River Rise	8/19/05 1603	8/25/05 1612	ND		ND	
P3530	22	Santa Fe River Rise	8/25/05 1612	9/2/05 1536	ND		ND	
P3531	4	Hornsby Spring Daily	**Water**	8/5/05 1306	ND		ND	
P3532	4	Hornsby Spring Daily	**Water**	8/6/05 1227	ND		ND	
P3533	4	Hornsby Spring Daily	**Water**	8/7/05 1551	ND		ND	

(Footnotes at end of table) (continued)

Ozark Underground Laboratory, Inc. for Karst Environmental Services, Inc.

Table 1. Results for charcoal and water samples analyzed for the presence of fluorescein and rhodamine WT (RWT) dyes. Peak wavelengths are reported in nanometers (nm); dye concentrations are reported in parts per billion (ppb). All results are for charcoal unless otherwise indicated.

OUL #	Stn. #	Station Name	Date/Time Placed	Date/Time Collected	Fluorescein		RWT	
					Peak	Conc.	Peak	Conc.
(continued)								
P3534	4	Hornsby Spring Daily	**Water**	8/8/05 1421	ND		ND	
P3535	4	Hornsby Spring Daily	**Water**	8/9/05 1248	ND		ND	
P3536	4	Hornsby Spring Daily	**Water**	8/10/05 1228	ND		576.8	0.093
P3568	4	Hornsby Spring Daily	**Water**	8/11/05 1529	ND		577.3	0.209
P3569	4	Hornsby Spring Daily	**Water**	8/12/05 1509	ND		574.6	0.198
P3537	4	Hornsby Spring Daily	**Water**	8/13/05 1535	ND		575.8	0.247
P3538	17	Poe Spring Run	8/16/05 1614	8/23/05 1330	ND		ND	
P3539	17	Poe Spring Run	8/23/05 1330	8/29/05 1831	ND		ND	
P3540	Laboratory control charcoal blank							
P3541	17	Poe Spring Run	8/29/05 1831	9/6/05 1526	ND		ND	
P3542	106	Santa Fe Hills Subdivision Well	8/19/05 1710	8/23/05 1622	ND		570.6	2.49
P3543	106	Santa Fe Hills Subdivision Well	8/27/05 1411	9/2/05 1646	ND		571.6*	2.71
P3544	121	Copeland Well	8/25/05 1520	9/2/05 1632	ND		ND	
P3545	122	Tropic Traditions Well	8/25/05 1505	9/2/05 1642	ND		ND	
P3546	101	High Springs Well # 1 (West)	8/16/05 1326	8/19/05 1648	ND		ND	
P3547	101	High Springs Well # 1 (West)	8/19/05 1648	8/23/05 1458	ND		ND	
P3548	101	High Springs Well # 1 (West)	8/23/05 1458	8/26/05 1721	ND		ND	
P3549	101	High Springs Well # 1 (West)	8/26/05 1721	9/2/05 1624	ND		ND	
P3550	104	Alachua Well # 2	8/19/05 1737	8/23/05 1601	ND		ND	
P3551	104	Alachua Well # 2	8/26/05 1755	9/2/05 1709	ND		ND	

Footnotes at end of table (continued)

Ozark Underground Laboratory, Inc. for
Karst Environmental Services, Inc.

Table 1. Results for charcoal and water samples analyzed for the presence of fluorescein and rhodamine WT (RWT) dyes. Peak wavelengths are reported in nanometers (nm); dye concentrations are reported in parts per billion (ppb). All results are for charcoal unless otherwise indicated.

OUL #	Stn. #	Station Name	Date/Time Placed	Date/Time Collected	Fluorescein		RWT	
					Peak	Conc.	Peak	Conc.
(continued)								
P3552	43	Mill Creek Sink Cave	**Water**	8/19/05 1750	ND		574.5	1.71
P3553	43	Mill Creek Sink Cave	**Water**	9/2/05 1730	ND		575.3	3.64

FOOTNOTES:

ND = None Detected

* = A fluorescence peak is present which does not meet all the criteria for a positive dye result. However, it has been calculated as though it were the tracer dye.

Ozark Underground Laboratory 1572 Aley Lane Protem, MO 65733 (417) 785-4289 fax (417) 785-4290 oul@mtnlakes.net

September 23, 2005

CERTIFICATE OF ANALYSIS

Mr. Peter Butt
Karst Environmental Services, Inc.
P. O. Box 1368
High Springs, Florida 32643

RE: Mill Creek / Lee Sinks Dye Trace, archived samples from weeks 2-6.
Analysis results for selected archived charcoal and water samples shipped August 10, 2005 and September 7, 2005.
Ozark Underground Laboratory (OUL) numbers P3654 through P3668.

Dear Mr. Butt:

We have completed analysis of the archived charcoal and water samples you selected from those received at the OUL on August 11 and September 9, 2005. We have indicated the OUL number for each of these samples on the enclosed table.

The fluorescein and rhodamine WT (RWT) dye concentrations are based upon standards routinely used at the OUL. The fluorescein is a mixture of 75% dye and 25% diluent; the RWT is a 20% solution. The concentrations are based upon the as-sold weight of the dye.

A summary of the results is presented in Table 1. Additional sampling information is available on the enclosed analysis graphs.

Sincerely,

Thomas J. Aley, PHG and RG

Enclosures:
1) Table 1 - Analysis results for charcoal and water samples
2) Sample Collection Data Sheets
3) Sample analysis graphs

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Ozark Underground Laboratory, Inc. for Karst Environmental Services, Inc.

Project name: **Mill Creek/Lee Sinks Dye Trace, archived samples from Weeks 2-6**
Samples collected by: **KES staff**
Date samples shipped: **August 10 and September 7, 2005**
Date samples rec'd at OUL: **August 11 and September 9, 2005**
Date samples analyzed by OUL: **September 21, 2005**

Table 1. Results for charcoal and water samples analyzed for the presence of fluorescein and rhodamine WT (RWT) dyes. Peak wavelengths are reported in nanometers (nm); dye concentrations are reported in parts per billion (ppb). All results are for charcoal unless otherwise indicated.

OUL #	Stn. #	Station Name	Date/Time Placed	Date/Time Collected	Fluorescein		RWT	
					Peak	Conc.	Peak	Conc.
P3654	1	Hornsby Spring - Main	8/1/05 1506	8/4/05 1353	ND		ND	
P3655	1	Hornsby Spring - Main	8/4/05 1353	8/7/05 1553	ND		ND	
P3656	111	River Ranch Well	8/1/05 1528	8/4/05 1417	ND		ND	
P3657	111	River Ranch Well	8/4/05 1417	8/7/05 1623	ND		ND	
P3658	2	Hornsby Spring Landing	8/19/05 1413	8/23/05 1427	ND		569.4	34.8
P3659	2	Hornsby Spring Landing	8/23/05 1427	8/26/05 1517	ND		569.0	14.3
P3660	Laboratory control charcoal blank							
P3661	2	Hornsby Spring Landing	8/26/05 1517	8/29/05 1600	ND		569.2	14.8
P3662	106	Santa Fe Hills Subdivision Well	8/16/05 1450	8/19/05 1710	ND		ND	
P3663	106	Santa Fe Hills Subdivision Well	8/23/05 1622	8/27/05 1411	ND		ND	
P3664	121	Copeland Well	8/15/05 1558	8/19/05 1656	ND		ND	
P3665	121	Copeland Well	8/19/05 1656	8/25/05 1520	ND		ND	
P3666	4	Hornsby Spring Daily	**Water**	8/19/05 1408	ND		577.2	0.199
P3667	4	Hornsby Spring Daily	**Water**	8/23/05 1421	ND		576.8 *	0.128
P3668	4	Hornsby Spring Daily	**Water**	8/26/05 1507	ND		577.8 *	0.165

FOOTNOTES:
ND = None Detected
* = A fluorescence peak is present which does not meet all the criteria for a positive dye result. However, it has been calculated as though it were the tracer dye.

Ozark Underground Laboratory
1572 Aley Lane Protem, MO 65733 (417) 785-4289 fax (417) 785-4290 oul@mtnlakes.net

September 28, 2005

CERTIFICATE OF ANALYSIS

Mr. Peter Butt
Karst Environmental Services, Inc.
P. O. Box 1368
High Springs, Florida 32643

RE: Mill Creek / Lee Sinks Dye Trace, archived samples from weeks 7-8.
Analysis results for charcoal and water samples shipped September 22, 2005.
Ozark Underground Laboratory (OUL) numbers P3719 through P3748.

Dear Mr. Butt:

We have completed analysis of the charcoal and water samples you selected from those received at the OUL on September 23, 2005. We have indicated the OUL number for each of these samples on the enclosed table.

The fluorescein and rhodamine WT (RWT) dye concentrations are based upon standards routinely used at the OUL. The fluorescein is a mixture of 75% dye and 25% diluent; the RWT is a 20% solution. The concentrations are based upon the as-sold weight of the dye.

A summary of the results is presented in Table 1. Additional sampling information is available on the enclosed analysis graphs.

Sincerely,

Thomas J. Aley, PHG and RG

Enclosures:
1) Table 1 - Analysis results for charcoal and water samples
2) Sample Collection Data Sheets
4) Discrepancy sheet
3) Sample analysis graphs

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Ozark Underground Laboratory, Inc. for Karst Environmental Services, Inc.

Project name: Mill Creek/Lee Sinks Dye Trace, Weeks 7-8
Samples collected by: KES staff
Date samples shipped: September 22, 2005
Date samples rec'd at OUL: September 23, 2005
Date samples analyzed by OUL: September 26, 2005

Table 1. Results for charcoal and water samples analyzed for the presence of fluorescein and rhodamine WT (RWT) dyes. Peak wavelengths are reported in nanometers (nm); dye concentrations are reported in parts per billion (ppb). All results are for charcoal unless otherwise indicated.

OUL #	Stn. #	Station Name	Date/Time Placed	Date/Time Collected	Fluorescein		RWT	
					Peak	Conc.	Peak	Conc.
P3719	1	Hornsby Spring - Main	9/6/05 1623	9/9/05 1435	516.7	2.24	570.5	7.29
P3720	Laboratory control charcoal blank							
P3721	1	Hornsby Spring - Main	9/9/05 1435	9/12/05 1518	516.3	2.83	570.0	8.24
P3722	1	Hornsby Spring - Main	9/12/05 1518	9/15/05 1416	516.3	3.13	569.7	5.90
P3723	1	Hornsby Spring - Main	9/15/05 1416	9/19/05 1631	515.4	3.32	569.1	5.91
P3724	5	Hornsby Spring South	8/26/05 1620	9/2/05 1423	516.1	3.26	568.5	34.5
P3725	5	Hornsby Spring South	9/2/05 1423	9/9/05 1439	515.6	2.55	569.1	14.3
P3726	5	Hornsby Spring South	9/9/05 1439	9/15/05 1510	515.8	1.41	570.6	4.31 *
P3727	111	River Ranch Well	9/2/05 1443	9/9/05 1500	515.4	2.94	568.5	21.0
P3728	111	River Ranch Well	9/9/05 1500	9/15/05 1559	515.3	1.88	570.1	7.98
P3729	106	Santa Fe Hills Subdivision Well	9/2/05 1646	9/9/05 1659	ND		ND	
P3730	106	Santa Fe Hills Subdivision Well	9/9/05 1659	9/16/05 1517	ND		ND	
P3731	106	Santa Fe Hills Subdivision Well	9/16/05 1517	9/21/05 1339	ND		ND	
P3732	121	Copeland Well	9/2/05 1632	9/9/05 1648	ND		ND	
P3733	121	Copeland Well	9/9/05 1648	9/16/05 1503	ND		ND	
P3734	122	Tropic Traditions Well	9/9/05 1714	9/16/05 1348	ND		ND	
P3735	22	Santa Fe River Rise	9/2/05 1536	9/9/05 1600	ND		ND	
P3736	22	Santa Fe River Rise	9/9/05 1600	9/16/05 1625	ND		ND	
P3737	111	River Ranch Well	**Water**	8/7/05 1623	ND		ND	

Ozark Underground Laboratory, Inc. for
Karst Environmental Services, Inc.

Table 1. Results for charcoal and water samples analyzed for the presence of fluorescein and rhodamine WT (RWT) dyes. Peak wavelengths are reported in nanometers (nm); dye concentrations are reported in parts per billion (ppb). All results are for charcoal unless otherwise indicated.

OUL #	Stn. #	Station Name	Date/Time Placed	Date/Time Collected	Fluorescein		RWT	
					Peak	Conc.	Peak	Conc.
P3738	111	River Ranch Well	**Water**	8/10/05 1255	ND		576.8	0.201
P3739	106	Santa Fe Hills Subdivision Well	**Water**	8/19/05 1710	ND		ND	
P3740	Laboratory control water blank							
P3741	106T	Santa Fe Hills Subdivision Well - System Tap Water	**Water**	9/21/05 1339	ND		ND	
P3742	43	Mill Creek Sink Cave	**Water**	9/9/05 1736	ND		575.2	1.46
P3743	17	Poe Spring Run	9/6/05 1526	9/12/05 1430	ND		ND	
P3744	17	Poe Spring Run	9/12/05 1430	9/19/05 1724	ND		ND	
P3745	101	High Springs Well # 1 (West)	9/2/05 1624	9/9/05 1654	ND		ND	
P3746	101	High Springs Well # 1 (West)	9/9/05 1654	9/16/05 1338	ND		ND	
P3747	104	Alachua Well # 2	9/2/05 1709	9/9/05 1740	ND		ND	
P3748	104	Alachua Well # 2	9/9/05 1740	9/16/05 1429	ND		ND	

FOOTNOTES:

ND = None Detected

* = A fluorescence peak is present which does not meet all the criteria for a positive dye result. However, it has been calculated as though it were the tracer dye.

Ozark UNDERGROUND LABORATORY 1572 Aley Lane Protem, MO 65733 (417) 785-4289 fax (417) 785-4290 oul@mti-lakes.net

October 14, 2005

CERTIFICATE OF ANALYSIS

Mr. Peter Butt
Karst Environmental Services, Inc.
P. O. Box 1368
High Springs, Florida 32643

RE: Mill Creek / Lee Sinks Dye Trace, weeks 7-8 and 9-10.
Analysis results for additional charcoal & water samples from those shipped 9/22/2005, per telephone request from Peter Butt on 10/5/2005, & charcoal & water samples shipped 10/7/05.
Ozark Underground Laboratory (OUL) numbers P3882 through P3888 and P3904 through P3926.

Dear Mr. Butt:

We have completed analysis of the additional charcoal and water samples you selected from those received at the OUL on September 23, 2005, and for those received on October 7, 2005. We have indicated the OUL number for each of these samples on the enclosed table.

The fluorescein and rhodamine WT (RWT) dye concentrations are based upon standards routinely used at the OUL. The fluorescein is a mixture of 75% dye and 25% diluent; the RWT is a 20% solution. The concentrations are based upon the as-sold weight of the dye.

A summary of the results is presented in Table 1. Additional sampling information is available on the enclosed analysis graphs.

Sincerely,

Thomas J. Aley, PHG and RG

Enclosures:
1) Table 1 - Analysis results for charcoal and water samples
2) Sample Collection Data Sheets
4) Discrepancy sheet
3) Sample analysis graphs

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Ozark Underground Laboratory, Inc. for Karst Environmental Services, Inc.

Project name: Mill Creek/Lee Sinks Dye Trace, Weeks 7-8 and 9-10
Samples collected by: KES staff
Date samples shipped: September 22 and October 6, 2005
Date samples rec'd at OUL: September 23 and October 7, 2005
Date samples analyzed by OUL: October 10 and 11, 2005

Table 1. Results for charcoal and water samples analyzed for the presence of fluorescein and rhodamine WT (RWT) dyes. Peak wavelengths are reported in nanometers (nm); dye concentrations are reported in parts per billion (ppb). All results are for charcoal unless otherwise indicated.

OUL #	Stn. #	Station Name	Date/Time Placed	Date/Time Collected	Fluorescein		RWT	
					Peak	Conc.	Peak	Conc.
P3882	4	Hornsby Spring Daily	**Water**	8/29/05 1555	ND		ND	
P3883	4	Hornsby Spring Daily	**Water**	9/2/05 1415	ND		ND	
P3884	4	Hornsby Spring Daily	**Water**	9/6/05 1620	ND		ND	
P3885	4	Hornsby Spring Daily	**Water**	9/9/05 1437	ND		ND	
P3886	111	River Ranch Well	**Water**	8/26/05 1548	ND		577.4	0.145
P3887	111	River Ranch Well	**Water**	9/2/05 1443	ND		ND	
P3888	111	River Ranch Well	**Water**	9/9/05 1500	ND		ND	
P3904	1	Hornsby Spring - Main	9/19/05 1631	9/23/05 1413	515.9	4.85	568.8	9.54
P3905	1	Hornsby Spring - Main	9/23/05 1413	9/30/05 1405	516.3	4.61	568.4	11.0
P3906	3	Darby Spring	8/26/05 1635	9/2/05 1358	ND		570.1	2.93
P3907	3	Darby Spring	9/2/05 1358	9/9/05 1418	ND		570.0	2.50
P3908	111	River Ranch Well	9/23/05 1439	9/30/05 1511	516.1	3.51	568.8	11.2
P3909	112	Main Shop Well	8/26/05 1533	9/2/05 1432	ND		ND	
P3910	112	Main Shop Well	9/2/05 1432	9/9/05 1446	ND		ND	
P3911	113	Residence 6 Well	8/26/05 1538	9/2/05 1451	ND		ND	
P3912	113	Residence 6 Well	9/2/05 1451	9/9/05 1510	ND		ND	
P3913	114	Chalet Well	8/26/05 1604	9/2/05 1456	ND		ND	

(Footnotes at end of Table) (continued)

Ozark Underground Laboratory, Inc. for
Karst Environmental Services, Inc.

Table 1. Results for charcoal and water samples analyzed for the presence of fluorescein and rhodamine WT (RWT) dyes. Peak wavelengths are reported in nanometers (nm); dye concentrations are reported in parts per billion (ppb). All results are for charcoal unless otherwise indicated.

OUL #	Stn. #	Station Name	Date/Time Placed	Date/Time Collected	Fluorescein		RWT	
					Peak	Conc.	Peak	Conc.
(continued)								
P3914	114	Chalet Well	9/2/05 1456	9/9/05 1515	ND		ND	
P3915	121	Copeland Well	9/16/05 1503	9/23/05 1635	ND		ND	
P3916	121	Copeland Well	9/23/05 1635	9/30/05 1727	ND		ND	
P3917	122	Tropic Traditions Well	9/23/05 1637	9/30/05 1541	ND		ND	
P3918	22	Santa Fe River Rise	9/16/05 1625	9/23/05 1532	ND		ND	
P3919	22	Santa Fe River Rise	9/23/05 1532	10/5/05 1408	ND		ND	
P3920	Laboratory control charcoal blank							
P3921	17	Poe Spring Run	9/19/05 1724	9/28/05 1824	ND		ND	
P3922	17	Poe Spring Run	9/28/05 1824	10/5/05 1216	ND		ND	
P3923	101	High Springs Well # 1 (West)	9/16/05 1338	9/23/05 1620	ND		ND	
P3924	101	High Springs Well # 1 (West)	9/23/05 1620	10/3/05 1543	ND		ND	
P3925	104	Alachua Well # 2	9/23/05 1658	10/3/05 1431	ND		ND	
P3926	111T	River Ranch Well Water System	**Water**	9/30/05 1507	ND		ND	

FOOTNOTES:

ND = None Detected

Ozark UNDERGROUND LABORATORY 1572 Aley Lane Protem, MO 65733 (417) 785-4289 fax (417) 785-4290 oul@sti-tales.net

November 1, 2005

CERTIFICATE OF ANALYSIS

Mr. Peter Butt
Karst Environmental Services, Inc.
5779 NE County Road 340
High Springs, Florida 32643

RE: Mill Creek / Lee Sinks Dye Trace, weeks 9-10 and 11-13
Analysis results for charcoal samplers shipped October 25, 2005 and additional archived charcoal samplers shipped on October 6, 2005
Ozark Underground Laboratory (OUL) numbers P4163 through P4170 and P4259 through P4262

Dear Mr. Butt:

We have completed analysis of selected charcoal samplers received at the OUL on October 26, 2005, and additional archived charcoal samplers received on October 7, 2005 per your telephone request on October 28, 2005. We have indicated the OUL number for each of these samplers on the enclosed table.

The fluorescein and rhodamine WT (RWT) dye concentrations are based upon standards routinely used at the OUL. The fluorescein is a mixture of 75% dye and 25% diluent; the RWT is a 20% solution. The concentrations are based upon the as-sold weight of the dye.

A summary of the results is presented in Table 1. Additional sampling information is available on the enclosed analysis graphs.

Sincerely,

Thomas J. Aley

Thomas J. Aley, PHG and RG

Enclosures:
1) Table 1 - Analysis results for charcoal samplers
2) Sample Collection Data Sheets
3) Sample analysis graphs

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Water and Land Use Investigations

Ozark Underground Laboratory, Inc. for Karst Environmental Services, Inc.

Project name: Mill Creek/Lee Sinks Dye Trace, Weeks 9-10 and 11-13
Samples collected by: KES staff
Date samples shipped: October 6 and 25
Date samples rec'd at OUL: October 7 and 26, 2005
Date samples analyzed by OUL: October 27 and November 1, 2005

Table 1. Results for charcoal samplers analyzed for the presence of fluorescein and rhodamine WT (RWT) dyes. Peak wavelengths are reported in nanometers (nm); dye concentrations are reported in parts per billion (ppb).

OUL #	Stn. #	Station Name	Date/Time Placed	Date/Time Collected	Fluorescein		RWT	
					Peak	Conc.	Peak	Conc.
P4163	1	Hornsby Spring - Main	9/30/05 1405	10/7/05 1409	516.5	4.28	568.7	8.04
P4164	1	Hornsby Spring - Main	10/7/05 1409	10/13/05 1350	516.7	2.32	571.1	4.15
P4165	1	Hornsby Spring - Main	10/13/05 1350	10/20/05 1619	516.4	3.11	569.0	5.65
P4166	17	Poe Spring Run	10/5/05 1216	10/13/05 1448	ND		ND	
P4167	17	Poe Spring Run	10/13/05 1448	10/22/05 1512	ND		ND	
P4168	101	High Springs Well # 1 (West)	10/3/05 1543	10/13/05 1312	ND		ND	
P4169	101	High Springs Well # 1 (West)	10/13/05 1312	10/20/05 1554	ND		ND	
P4170	3	Darby Spring	8/19/05 1500	8/26/05 1635	ND		ND	
P4259	3	Darby Spring	9/9/05 1418	9/15/05 1627	ND		569.0 *	1.84
P4261	3	Darby Spring	8/15/05 1520	8/19/05 1500	ND		568.6 *	2.27
P4262	3	Darby Spring	9/15/05 1627	9/23/05 1355	ND		567.8 *	2.22

FOOTNOTES:

ND = None Detected\

* = A fluorescence peak is present which does not meet all the criteria for a positive dye result. However, it has been calculated as though it were the tracer dye.

Ozark UNDERGROUND LABORATORY 1572 Aley Lane Protem, MO 65733 (417) 785-4289 fax (417) 785-4290 oul@tri-lakes.net

January 18, 2006

CERTIFICATE OF ANALYSIS

Mr. Peter Butt
Karst Environmental Services, Inc.
5779 NE County Road 340
High Springs, Florida 32643

RE: Mill Creek / Lee Sinks Dye Trace, weeks 14+
Analysis results for charcoal samplers shipped January 10, 2006
Ozark Underground Laboratory (OUL) numbers P5526 through P5530

Dear Mr. Butt:

We have completed analysis of charcoal samplers received at the OUL on January 12, 2006. We have indicated the OUL number for each of these samplers on the enclosed table.

The fluorescein and rhodamine WT (RWT) dye concentrations are based upon standards routinely used at the OUL. The fluorescein is a mixture of 75% dye and 25% diluent; the RWT is a 20% solution. The concentrations are based upon the as-sold weight of the dye.

A summary of the results is presented in Table 1. Additional sampling information is available on the enclosed analysis graphs.

Sincerely,

Thomas J. Aley

Thomas J. Aley, PHG and RG

Enclosures:
1) Table 1 - Analysis results for charcoal samplers
2) Sample Collection Data Sheet
3) Discrepancy sheet
4) Sample analysis graphs

E:\docs\ea\lees48.doc

Ozark Underground Laboratory, Inc. for Karst Environmental Services, Inc.

Project name: Mill Creek/Lee Sinks Dye Trace, Weeks 14+
Samples collected by: KES staff
Date samples shipped: January 10, 2006
Date samples rec'd at OUL: January 12, 2006
Date samples analyzed by OUL: January 16, 2006

Table 1. Results for charcoal samplers analyzed for the presence of fluorescein and rhodamine WT (RWT) dyes. Peak wavelengths are reported in nanometers (nm); dye concentrations are reported in parts per billion (ppb).

OUL #	Stn. #	Station Name	Date/Time Placed	Date/Time Collected	Fluorescein		RWT	
					Peak	Conc.	Peak	Conc.
P5526	1	Hornsby Spring - Main	10/20/05 1619	10/28/05 1342	516.2	2.09	567.8	3.75
P5527	1	Hornsby Spring - Main	10/28/05 1342	11/14/05 1624	516.4 *	2.74	566.8	5.17
P5528	1	Hornsby Spring - Main	11/14/05 1624	11/28/05 1535	515.6 *	3.10	566.5	6.72
P5529	1	Hornsby Spring - Main	11/28/05 1535	12/12/05 1435	515.7 *	2.75	566.4 *	5.31
P5530	1	Hornsby Spring - Main	12/12/05 1435	12/27/05 1338	516.5 *	3.17	566.0 *	5.77

FOOTNOTES:

ND = None Detected\

* = A fluorescence peak is present which does not meet all the criteria for a positive dye result. However, it has been calculated as though it were the tracer dye.

Ozark UNDERGROUND LABORATORY 1572 Aley Lane Protem, MO 65733 (417) 785-4289 fax (417) 785-4290 oul@rti-lakes.net

April 3, 2006

CERTIFICATE OF ANALYSIS

Mr. Peter Butt
Karst Environmental Services, Inc.
5779 NE County Road 340
High Springs, Florida 32643

RE: Mill Creek / Lee Sinks Dye Trace
Analysis results for archived charcoal samplers shipped October 25, 2005
Ozark Underground Laboratory (OUL) numbers P6528 through P6529

Dear Mr. Butt:

We have completed the analysis you requested of two archived charcoal samplers from those received at the OUL on October 26, 2005. We have indicated the OUL number for each of these samplers on the enclosed table.

The fluorescein and rhodamine WT (RWT) dye concentrations are based upon standards routinely used at the OUL. The fluorescein is a mixture of 75% dye and 25% diluent; the RWT is a 20% solution. The concentrations are based upon the as-sold weight of the dye.

A summary of the results is presented in Table 1. Additional sampling information is available on the enclosed analysis graphs.

Sincerely,

Thomas J. Aley, PHG and RG

Enclosures:
1) Table 1 - Analysis results for charcoal samplers
2) Sample Collection Data Sheet
3) Sample analysis graphs

f:\docs\coal\kss89.doc

Ozark Underground Laboratory, Inc. for Karst Environmental Services, Inc.

Project name: Mill Creek/Lee Sinks Dye Trace
Samples collected by: KES staff
Date samples shipped: October 25, 2005
Date samples rec'd at OUL: October 26, 2005
Date samples analyzed by OUL: archived samples on March 31, 2006

Table 1. Results for archived charcoal samplers analyzed for the presence of fluorescein and rhodamine WT (RWT) dyes.
Peak wavelengths are reported in nanometers (nm); dye concentrations are reported in parts per billion (ppb).

OUL #	Stn. #	Station Name	Date/Time Placed	Date/Time Collected	Fluorescein		RWT	
					Peak	Conc.	Peak	Conc.
P6528	3	Darby Spring	8/1/05 1708	8/7/05 1531	ND		ND	
P6529	3	Darby Spring	8/7/05 1531	8/15/05 1520	ND		ND	

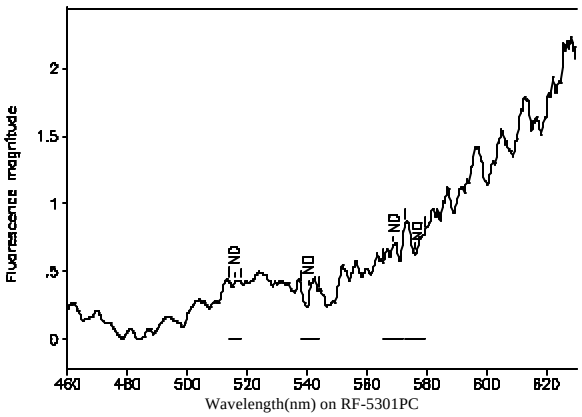
FOOTNOTES:

ND = None Detected

APPENDIX IIB

ANALYTICAL GRAPHS
OF ANALYZED CHARCOAL SAMPLES

Ozark Underground Laboratory



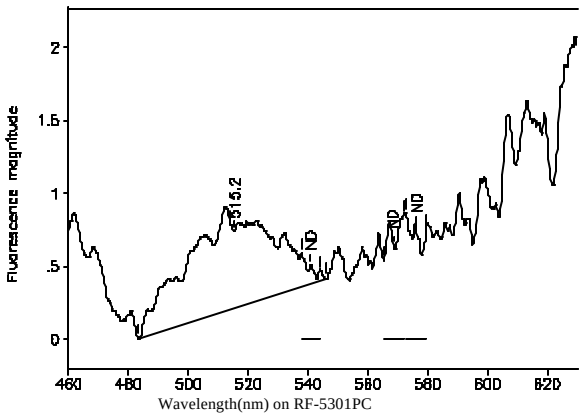
Station 1: Hornsby Spring - Main
OUL number: P2521 Analyzed: 07/14/05
Matrix: Elutant
Placed: 06/30/05 1615 Collected: 07/07/05 1455

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

Ozark Underground Laboratory



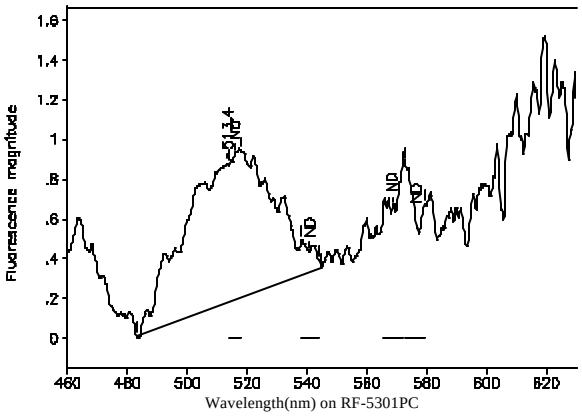
Station 1: Hornsby Spring - Main
OUL number: P2795 Analyzed: 08/05/05
Matrix: Elutant
Placed: 07/25/05 1529 Collected: 07/29/05 1358

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
515.2	483.2	546.0	0.52	22.94	0.02	0.468
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

Ozark Underground Laboratory



Station 1: Hornsby Spring - Main
OUL number: P2796 Analyzed: 08/05/05
Matrix: Elutant
Placed: 07/29/05 1358 Collected: 08/01/05 1506

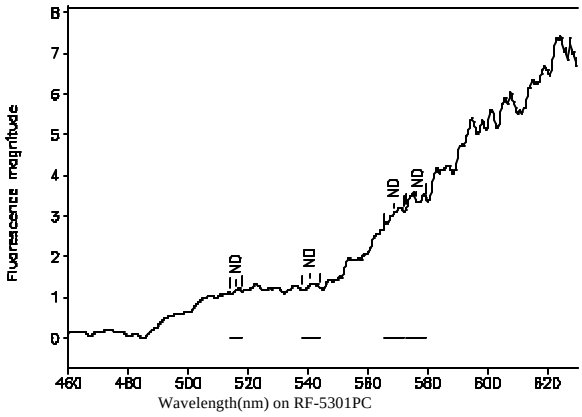
Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

513.4	483.2	545.0	0.70	25.97	0.03	0.530

Ozark Underground Laboratory

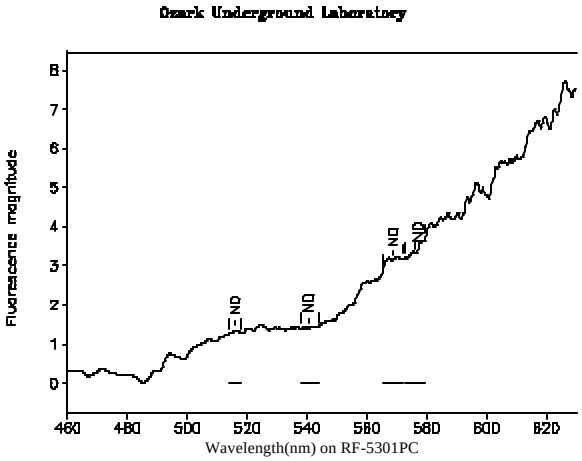


Station 1: Hornsby Spring - Main
OUL number: P3654 Analyzed: 09/21/05
Matrix: Elutant
Placed: 08/01/05 1506 Collected: 08/04/05 1353

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

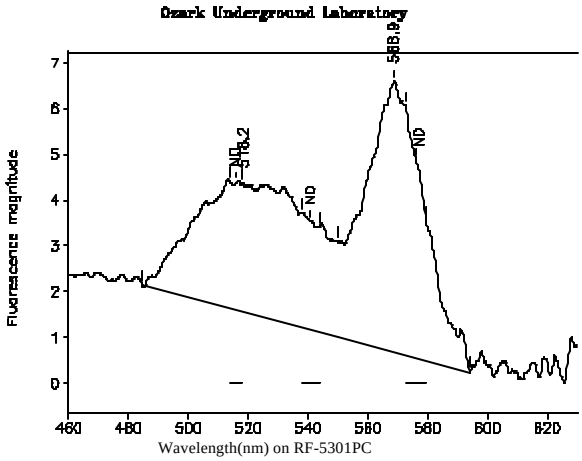


Station 1: Hornsby Spring - Main
OUL number: P3655 Analyzed: 09/21/05
Matrix: Elutant
Placed: 08/04/05 1353 Collected: 08/07/05 1553

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:



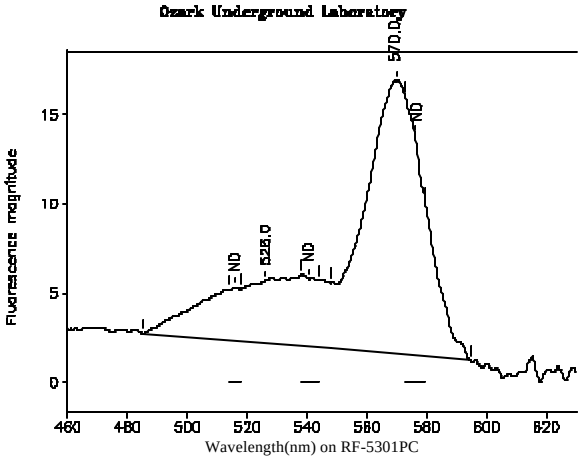
Station 1: Hornsby Spring - Main
OUL number: P3171 Analyzed: 08/31/05
Matrix: Elutant
Placed: 08/07/05 1553 Collected: 08/10/05 1230

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.9	550.3	594.2	5.92	138.87	0.04	14.4
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

518.2	484.6	550.3	2.82	135.87	0.02	2.82



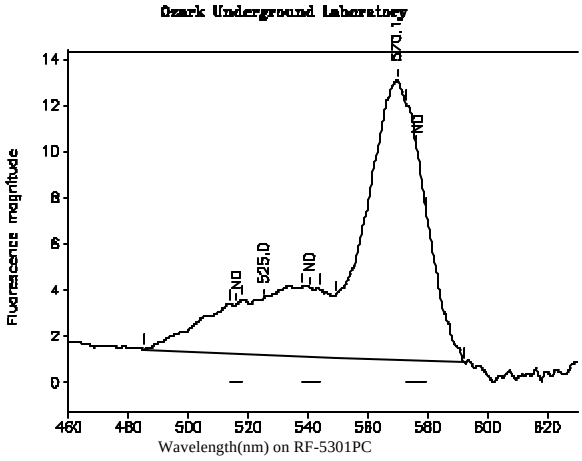
Station 1: Hornsby Spring - Main
OUL number: P3172 Analyzed: 08/31/05
Matrix: Elutant
Placed: 08/10/05 1230 Collected: 08/13/05 1537

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
570.0	547.9	594.6	15.31	359.53	0.04	37.2
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

526.0	485.2	547.9	3.52	163.47	0.02	3.40



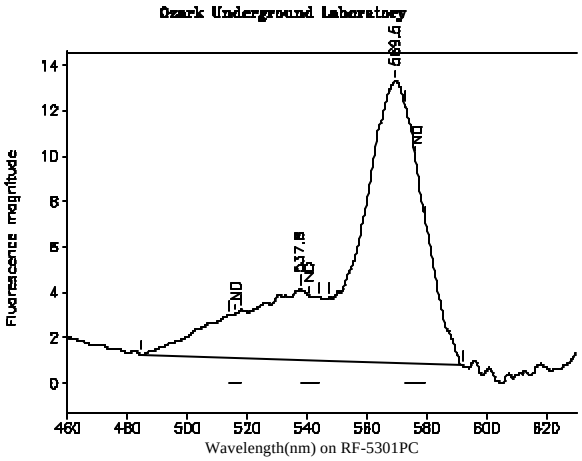
Station 1: Hornsby Spring - Main
OUL number: P3173 Analyzed: 08/31/05
Matrix: Elutant
Placed: 08/13/05 1537 Collected: 08/16/05 1307

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
570.1	549.1	592.4	12.11	270.29	0.04	27.9
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

525.0	485.0	549.1	2.41	121.84	0.02	2.53



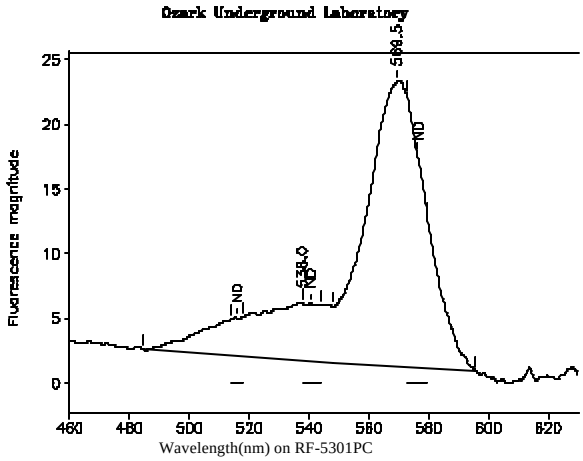
Station 1: Hornsby Spring - Main
OUL number: P3517 Analyzed: 09/14/05
Matrix: Elutant
Placed: 08/16/05 1307 Collected: 08/19/05 1410

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
569.5	547.1	592.0	12.41	282.55	0.04	30.0
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

537.8	484.4	547.1	3.11	109.74	0.03	3.16



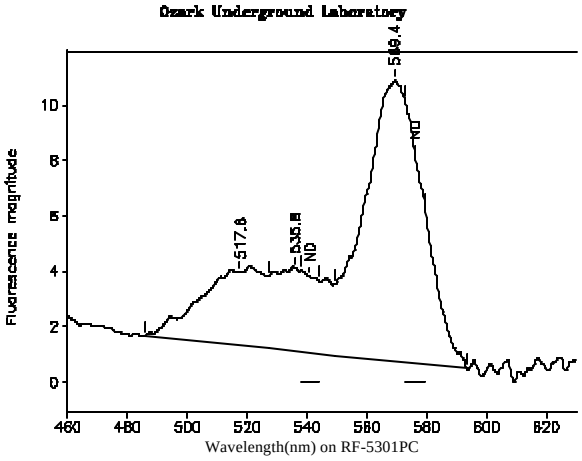
Station 1: Hornsby Spring - Main
OUL number: P3518 Analyzed: 09/14/05
Matrix: Elutant
Placed: 08/19/05 1410 Collected: 08/23/05 1423

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
569.5	548.2	595.8	22.01	511.08	0.04	54.2
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

538.0	484.6	548.2	4.36	167.86	0.03	4.83



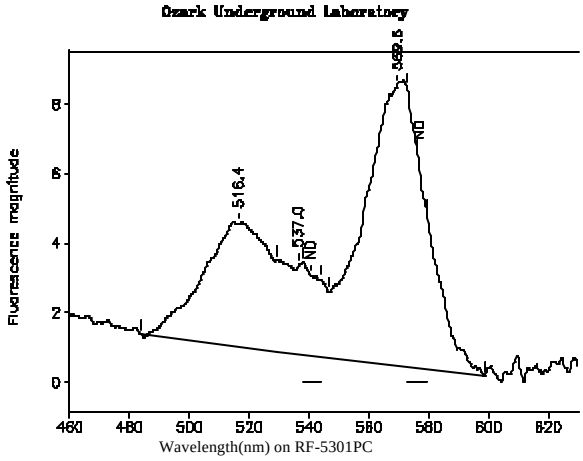
Station 1: Hornsby Spring - Main
OUL number: P3519 Analyzed: 09/14/05
Matrix: Elutant
Placed: 08/23/05 1423 Collected: 08/26/05 1510

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
517.6	485.8	527.1	2.67	69.86	0.04	1.48
541.0	538.1	543.9	0.00	0.00	0.00	ND
569.4	549.1	593.6	10.14	234.28	0.04	24.8
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

535.8	527.1	549.1	3.02	61.81	0.05	1.78



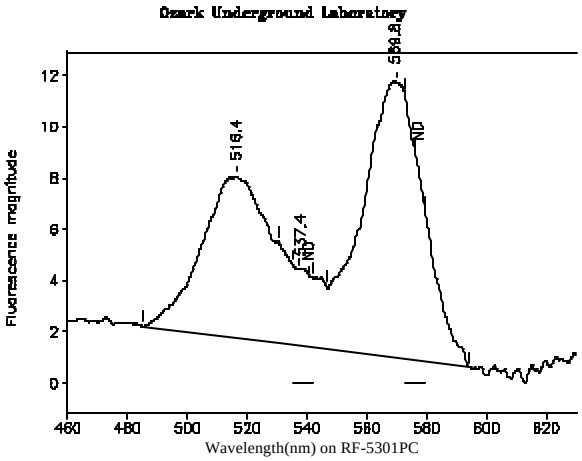
Station 1: Hornsby Spring - Main
OUL number: P3521 Analyzed: 09/14/05
Matrix: Elutant
Placed: 08/26/05 1510 Collected: 08/29/05 1558

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.4	484.0	529.2	3.55	90.28	0.04	1.91
541.0	538.1	543.9	0.00	0.00	0.00	ND
569.6	546.6	598.8	8.07	200.28	0.04	21.2
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

537.0	529.2	546.6	2.59	42.15	0.06	1.21



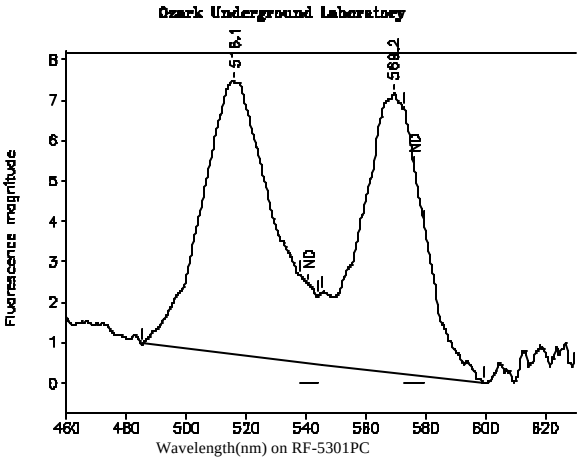
Station 1: Hornsby Spring - Main
OUL number: P3522 Analyzed: 09/14/05
Matrix: Elutant
Placed: 08/29/05 1558 Collected: 09/02/05 1418

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.4	485.2	530.6	6.30	159.22	0.04	3.36
541.0	535.2	541.8	0.00	0.00	0.00	ND
569.8	546.6	594.2	10.79	260.84	0.04	27.7
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

537.4	530.6	546.6	2.99	49.17	0.06	1.41

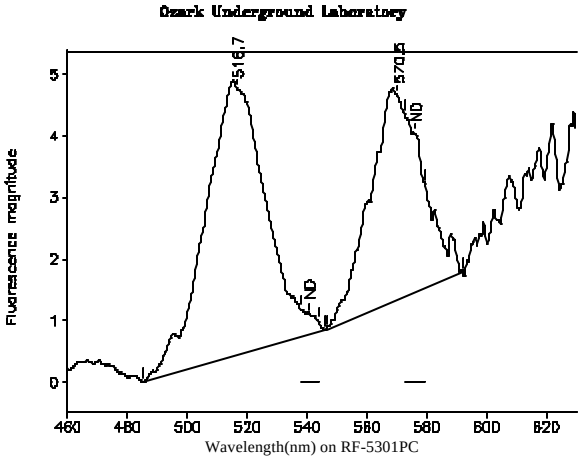


Station 1: Hornsby Spring - Main
OUL number: P3523 Analyzed: 09/14/05
Matrix: Elutant
Placed: 09/02/05 1418 Collected: 09/06/05 1623

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.1	485.0	545.4	6.74	193.75	0.03	4.09
541.0	538.1	543.9	0.00	0.00	0.00	ND
569.2	545.4	599.4	6.87	170.31	0.04	18.1
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

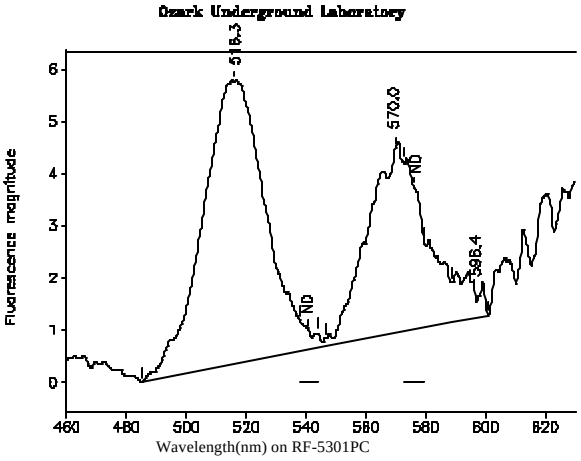


Station 1: Hornsby Spring - Main
OUL number: P3719 Analyzed: 09/26/05
Matrix: Elutant
Placed: 09/06/05 1623 Collected: 09/09/05 1435

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.7	485.4	546.2	4.34	105.06	0.04	2.24
541.0	538.1	543.9	0.00	0.00	0.00	ND
570.5	546.4	592.2	3.31	69.99	0.05	7.29
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:



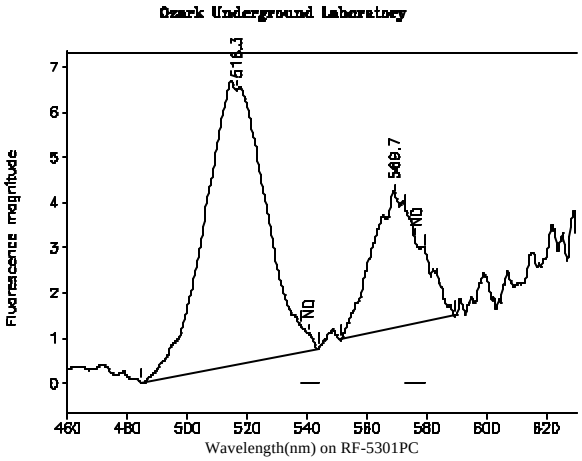
Station 1: Hornsby Spring - Main
OUL number: P3721 Analyzed: 09/26/05
Matrix: Elutant
Placed: 09/09/05 1435 Collected: 09/12/05 1518

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.3	485.0	547.0	5.43	132.53	0.04	2.83
541.0	538.1	543.9	0.00	0.00	0.00	ND
570.0	547.0	589.0	3.54	79.07	0.04	8.24
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

596.4	589.0	600.8	0.53	7.46	0.07	0.000

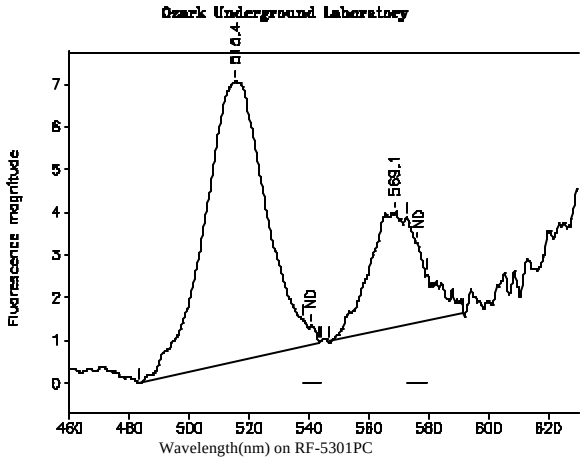


Station 1: Hornsby Spring - Main
OUL number: P3722 Analyzed: 09/26/05
Matrix: Elutant
Placed: 09/12/05 1518 Collected: 09/15/05 1416

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.3	484.6	543.8	6.07	146.56	0.04	3.13
541.0	538.1	543.9	0.00	0.00	0.00	ND
569.7	551.4	589.4	2.94	56.64	0.05	5.90
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

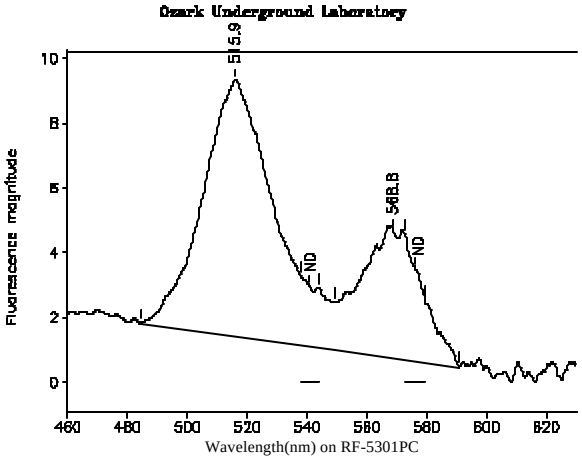


Station 1: Hornsby Spring - Main
OUL number: P3723 Analyzed: 09/26/05
Matrix: Elutant
Placed: 09/15/05 1416 Collected: 09/19/05 1631

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
515.4	483.4	543.6	6.56	155.63	0.04	3.32
541.0	538.1	543.9	0.00	0.00	0.00	ND
569.1	546.6	591.8	2.69	56.70	0.05	5.91
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

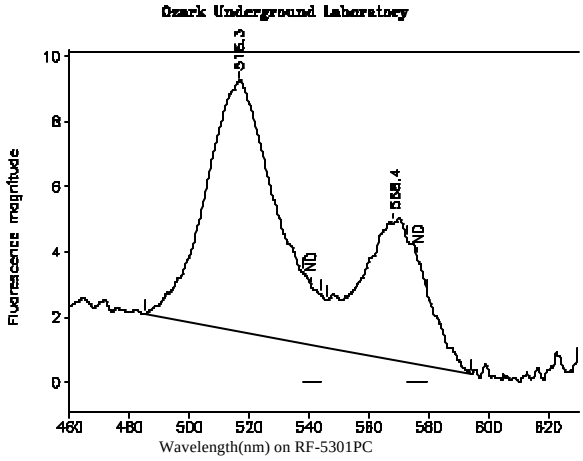


Station 1: Hornsby Spring - Main
OUL number: P3904 Analyzed: 10/11/05
Matrix: Elutant
Placed: 09/19/05 1631 Collected: 09/23/05 1413

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
515.9	484.2	549.1	7.92	226.57	0.03	4.85
540.9	538.1	543.9	0.00	0.00	0.00	ND
568.8	549.1	591.0	3.96	96.53	0.04	9.54
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

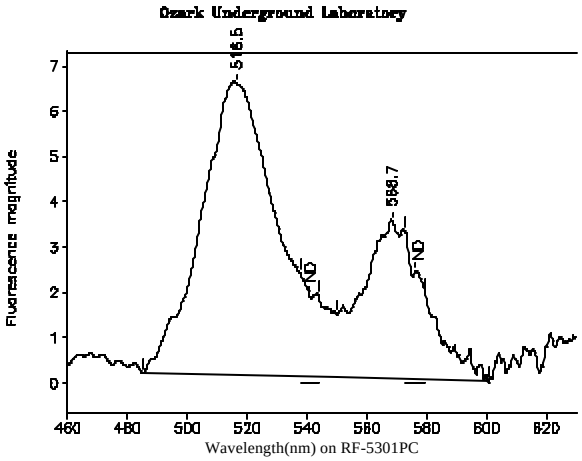


Station 1: Hornsby Spring - Main
OUL number: P3905 Analyzed: 10/11/05
Matrix: Elutant
Placed: 09/23/05 1413 Collected: 09/30/05 1405

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.3	485.0	546.1	7.65	215.37	0.04	4.61
540.9	538.1	543.9	0.00	0.00	0.00	ND
568.4	546.1	594.2	4.22	110.93	0.04	11.0
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

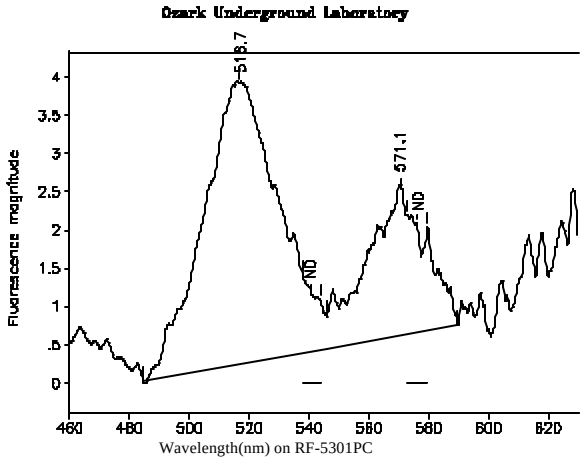


Station 1: Hornsby Spring - Main
OUL number: P4163 Analyzed: 10/27/05
Matrix: Elutant
Placed: 09/30/05 1405 Collected: 10/07/05 1409

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.5	485.0	550.0	6.44	200.49	0.03	4.28
540.9	538.1	543.9	0.00	0.00	0.00	ND
568.7	550.0	601.0	3.46	86.92	0.04	8.04
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

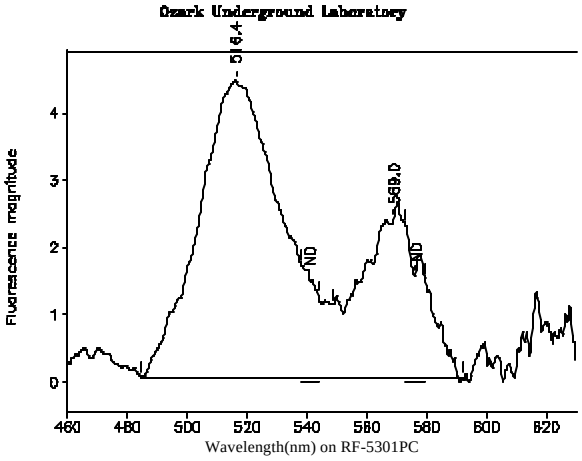


Station 1: Hornsby Spring - Main
OUL number: P4164 Analyzed: 10/27/05
Matrix: Elutant
Placed: 10/07/05 1409 Collected: 10/13/05 1350

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.7	484.6	546.2	3.67	108.72	0.03	2.32
540.9	538.1	543.9	0.00	0.00	0.00	ND
571.1	546.2	589.8	1.91	44.91	0.04	4.15
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

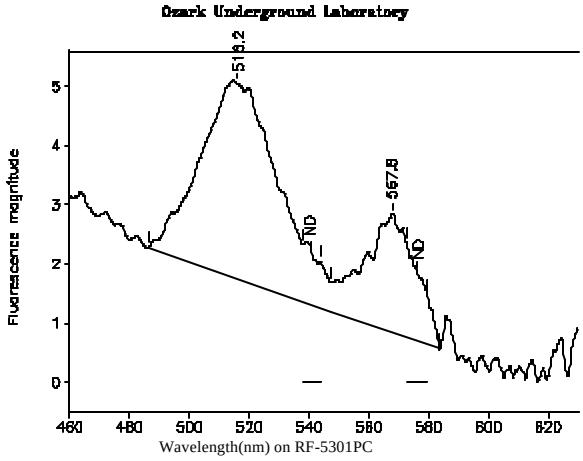


Station 1: Hornsby Spring - Main
OUL number: P4165 Analyzed: 10/27/05
Matrix: Elutant
Placed: 10/13/05 1350 Collected: 10/20/05 1619

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.4	484.8	548.9	4.41	145.72	0.03	3.11
540.9	538.1	543.9	0.00	0.00	0.00	ND
569.0	548.9	592.0	2.36	61.16	0.04	5.65
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

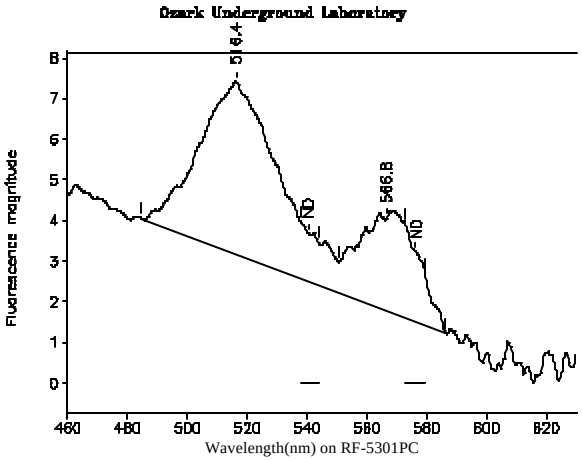


Station 1: Hornsby Spring - Main
OUL number: P5526 Analyzed: 01/16/06
Matrix: Elutant
Placed: 10/20/05 1619 Collected: 10/28/05 1342

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.2	486.2	547.4	3.31	103.54	0.03	2.09
540.9	538.1	543.9	0.00	0.00	0.00	ND
567.8	547.4	583.6	1.99	40.61	0.05	3.75
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

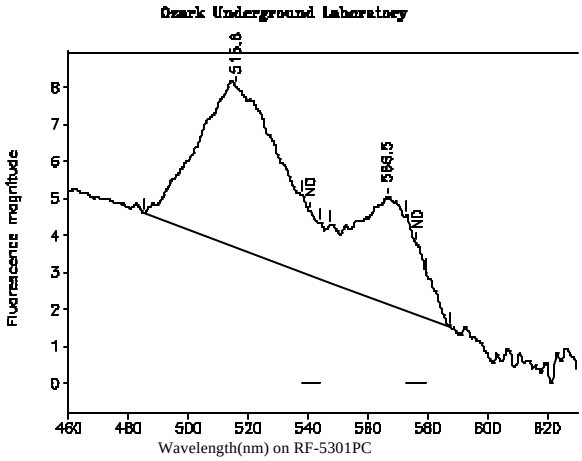


Station 1: Hornsby Spring - Main
OUL number: P5527 Analyzed: 01/16/06
Matrix: Elutant
Placed: 10/28/05 1342 Collected: 11/14/05 1624

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.4	484.6	550.8	4.24	135.58	0.03	2.74
540.9	538.1	543.9	0.00	0.00	0.00	ND
566.8	550.8	586.4	2.27	55.91	0.04	5.17
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

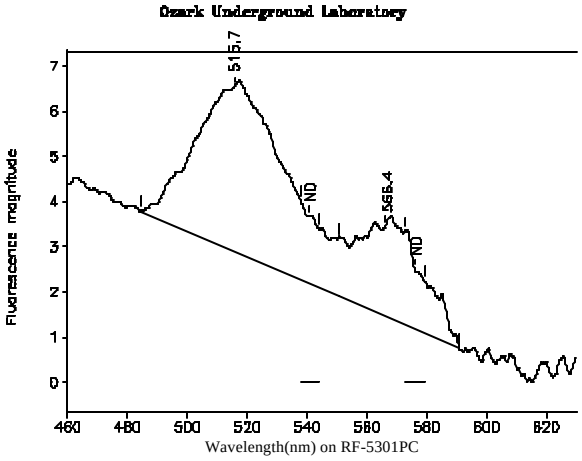


Station 1: Hornsby Spring - Main
OUL number: P5528 Analyzed: 01/16/06
Matrix: Elutant
Placed: 11/14/05 1624 Collected: 11/28/05 1535

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
515.6	485.2	547.6	4.36	153.24	0.03	3.10
540.9	538.1	543.9	0.00	0.00	0.00	ND
566.5	547.6	587.8	2.86	72.70	0.04	6.72
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

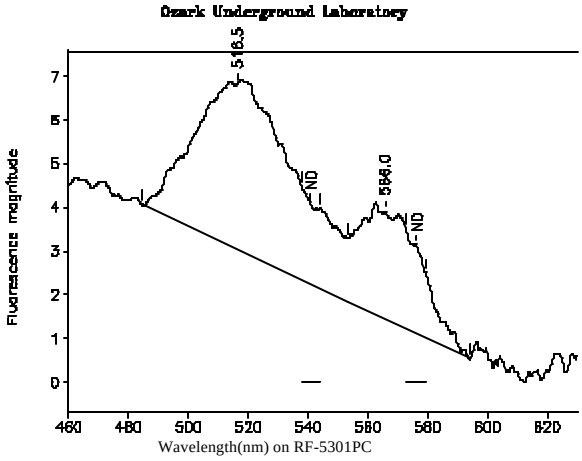


Station 1: Hornsby Spring - Main
OUL number: P5529 Analyzed: 01/16/06
Matrix: Elutant
Placed: 11/28/05 1535 Collected: 12/12/05 1435

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
515.7	484.6	550.5	3.63	136.25	0.03	2.75
540.9	538.1	543.9	0.00	0.00	0.00	ND
566.4	550.5	591.0	2.02	57.50	0.04	5.31
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

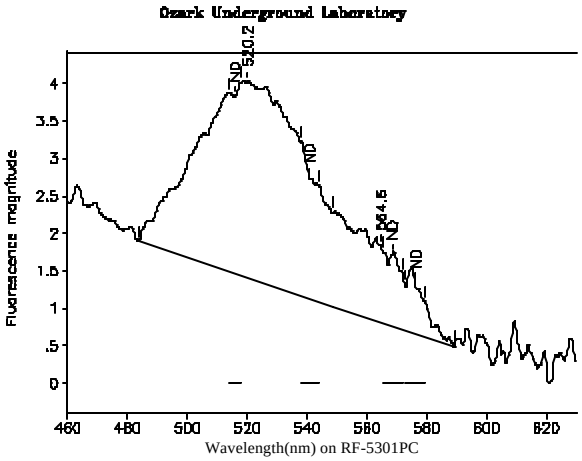


Station 1: Hornsby Spring - Main
OUL number: P5530 Analyzed: 01/16/06
Matrix: Elutant
Placed: 12/12/05 1435 Collected: 12/27/05 1338

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.5	484.4	553.4	3.79	156.61	0.02	3.17
540.9	538.1	543.9	0.00	0.00	0.00	ND
566.0	553.4	594.2	2.46	62.48	0.04	5.77
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:



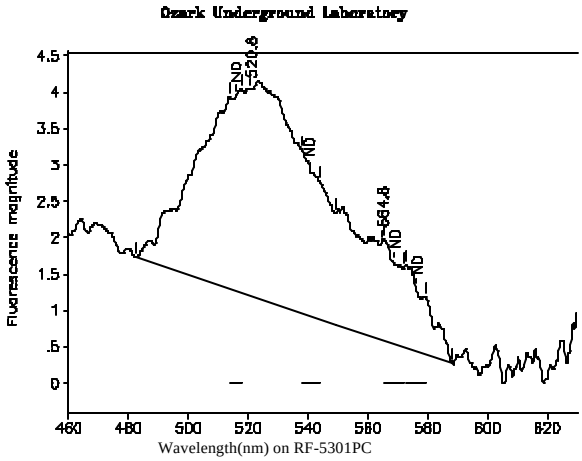
Station 2: Hornsby Spring Landing
OUL number: P2797 Analyzed: 08/05/05
Matrix: Elutant
Placed: 07/25/05 1533 Collected: 07/29/05 1407

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

520.2	483.6	549.0	2.62	111.28	0.02	2.27
564.6	549.0	589.2	1.02	30.45	0.03	2.89



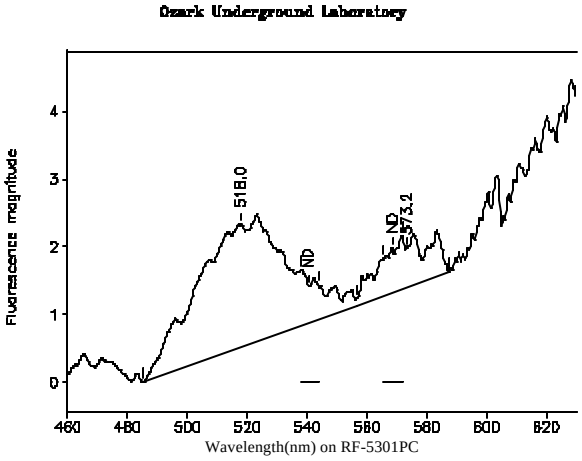
Station 2: Hornsby Spring Landing
OUL number: P2798 Analyzed: 08/05/05
Matrix: Elutant
Placed: 07/29/05 1407 Collected: 08/01/05 1504

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

520.8	482.2	549.4	2.84	125.05	0.02	2.55
564.8	549.4	588.4	1.36	40.74	0.03	3.87

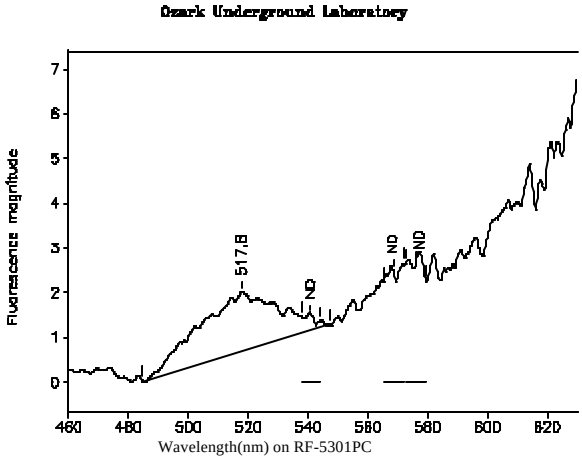


Station 2: Hornsby Spring Landing
OUL number: P2899 Analyzed: 08/12/05
Matrix: Elutant
Placed: 08/01/05 1504 Collected: 08/04/05 1401

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
518.0	485.0	556.4	1.81	67.20	0.03	1.37
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
573.2	556.4	587.4	0.57	14.49	0.04	0.828

Peaks close to the normal range of tracer dyes:

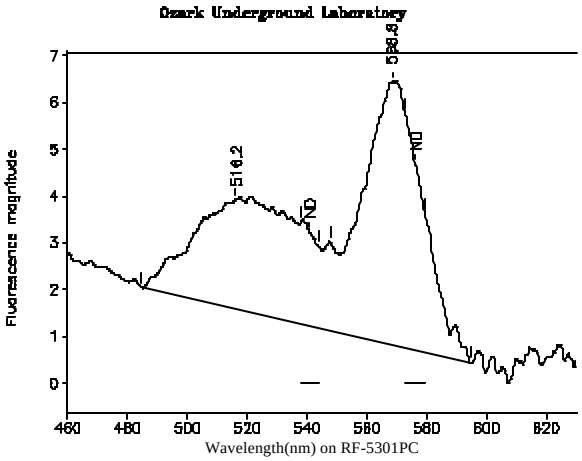


Station 2: Hornsby Spring Landing
OUL number: P2901 Analyzed: 08/12/05
Matrix: Elutant
Placed: 08/04/05 1401 Collected: 08/07/05 1600

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
517.8	484.8	547.4	1.33	41.78	0.03	0.855
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

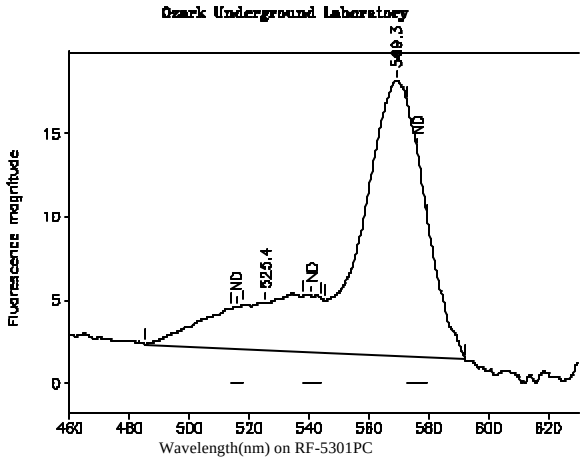


Station 2: Hornsby Spring Landing
OUL number: P2998 Analyzed: 08/24/05
Matrix: Elutant
Placed: 08/07/05 1600 Collected: 08/10/05 1239

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.2	484.8	547.7	2.33	106.66	0.02	2.21
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.8	547.7	594.8	5.61	133.75	0.04	13.3
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:



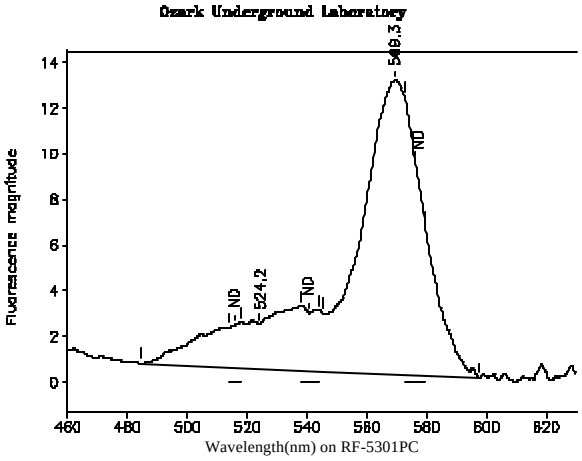
Station 2: Hornsby Spring Landing
OUL number: P2999 Analyzed: 08/24/05
Matrix: Elutant
Placed: 08/10/05 1239 Collected: 08/13/05 1536

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
569.3	545.3	592.2	16.52	385.95	0.04	38.4
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

525.4	485.2	545.3	2.83	128.10	0.02	2.65



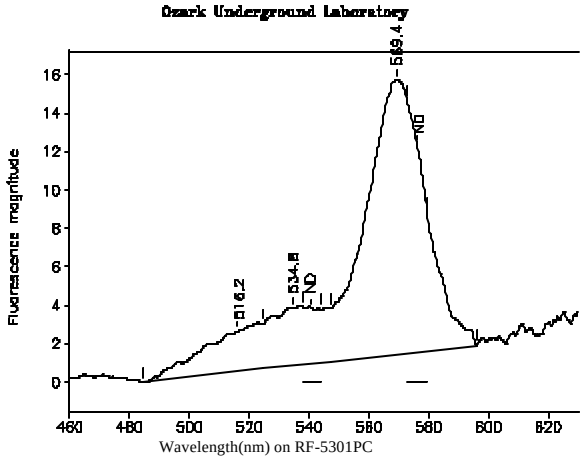
Station 2: Hornsby Spring Landing
OUL number: P3001 Analyzed: 08/24/05
Matrix: Elutant
Placed: 08/13/05 1536 Collected: 08/16/05 1310

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
569.3	545.6	597.4	12.85	305.00	0.04	30.3
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

524.2	484.6	545.6	1.94	100.60	0.02	2.08



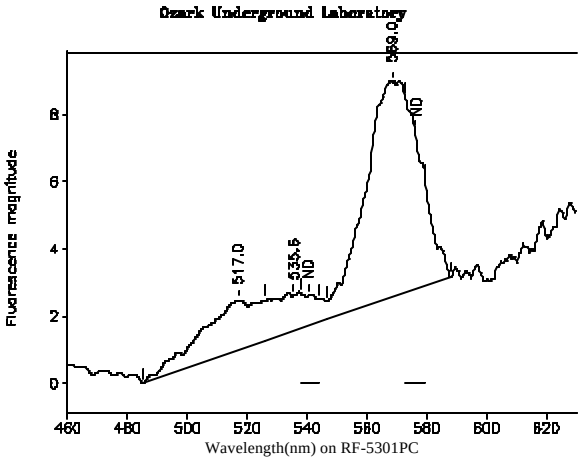
Station 2: Hornsby Spring Landing
OUL number: P3658 Analyzed: 09/21/05
Matrix: Elutant
Placed: 08/19/05 1413 Collected: 08/23/05 1427

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.2	484.6	524.8	2.08	52.61	0.04	1.12
541.0	538.1	543.9	0.00	0.00	0.00	ND
569.4	547.2	596.0	14.24	331.61	0.04	34.8
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

534.8	524.8	547.2	2.97	63.30	0.05	1.83



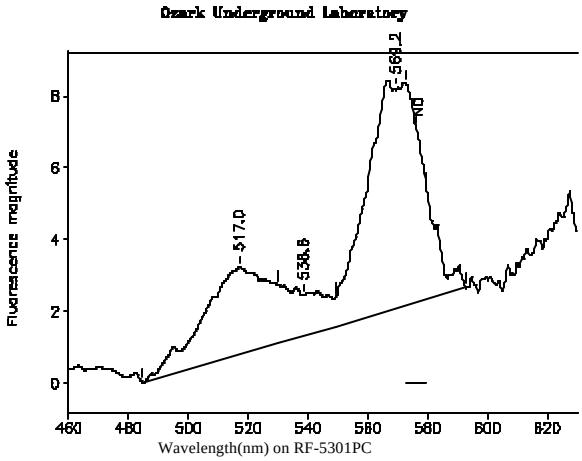
Station 2: Hornsby Spring Landing
OUL number: P3659 Analyzed: 09/21/05
Matrix: Elutant
Placed: 08/23/05 1427 Collected: 08/26/05 1517

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
517.0	485.2	526.1	1.47	34.86	0.04	0.741
541.0	538.1	543.9	0.00	0.00	0.00	ND
569.0	546.6	588.0	6.39	136.24	0.05	14.3
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

535.6	526.1	546.6	1.07	20.13	0.05	0.582

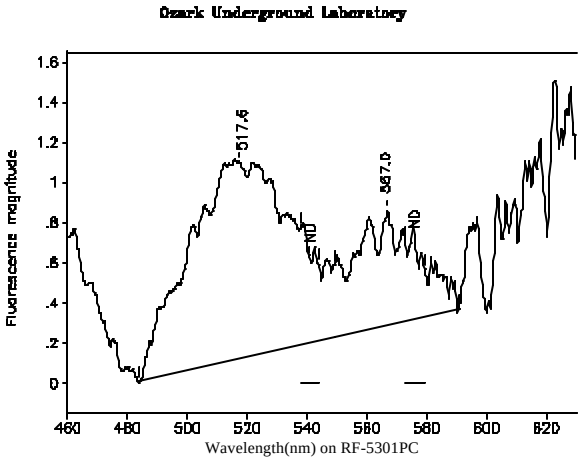


Station 2: Hornsby Spring Landing
OUL number: P3661 Analyzed: 09/21/05
Matrix: Elutant
Placed: 08/26/05 1517 Collected: 08/29/05 1600

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
517.0	484.8	529.8	2.43	61.07	0.04	1.30
538.6	529.8	549.1	1.12	22.74	0.05	0.657
569.2	549.1	592.8	6.13	141.30	0.04	14.8
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

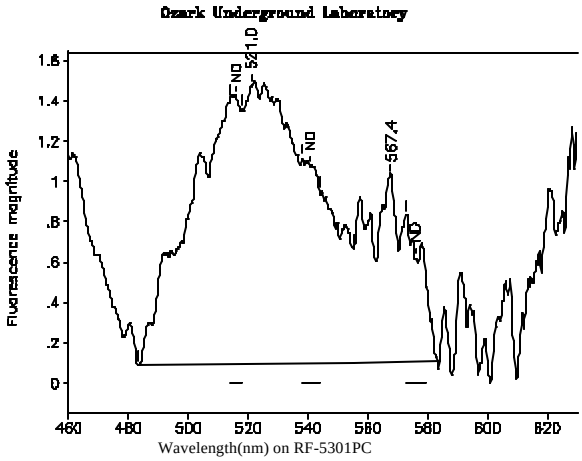


Station 3: Darby Spring
OUL number: P6528 Analyzed: 03/31/06
Matrix: Elutant
Placed: 08/01/05 1708 Collected: 08/07/05 1531

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
517.6	484.0	549.1	0.98	40.78	0.02	0.822
540.9	538.1	543.9	0.00	0.00	0.00	ND
567.0	549.1	590.6	0.57	14.07	0.04	1.18
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:



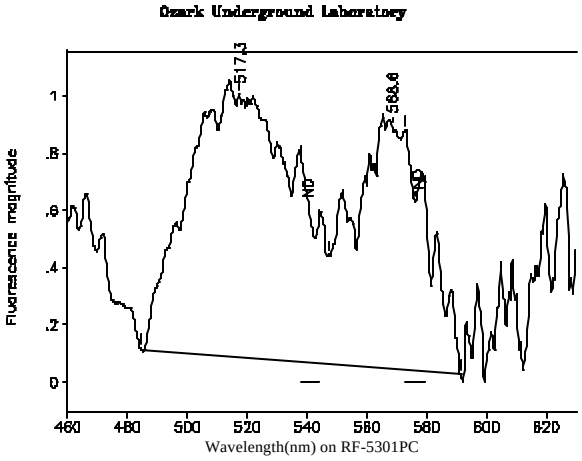
Station 3: Darby Spring
OUL number: P6529 Analyzed: 03/31/06
Matrix: Elutant
Placed: 08/07/05 1531 Collected: 08/15/05 1520

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
515.9	514.0	518.1	0.00	0.00	0.00	ND
540.9	538.1	543.9	0.00	0.00	0.00	ND
567.4	555.3	584.0	0.93	16.93	0.05	1.42
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

521.0	483.2	555.3	1.38	65.73	0.02	1.32

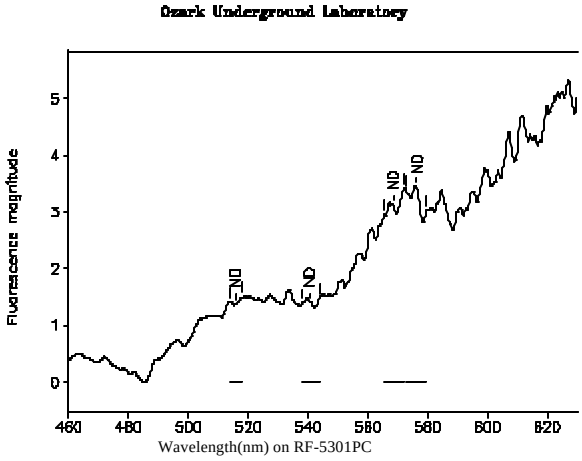


Station 3: Darby Spring
OUL number: P4261 Analyzed: 11/01/05
Matrix: Elutant
Placed: 08/15/05 1520 Collected: 08/19/05 1500

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
517.3	484.8	547.5	0.92	39.55	0.02	0.844
540.9	538.1	543.9	0.00	0.00	0.00	ND
568.6	547.5	591.6	0.84	24.82	0.03	2.27
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

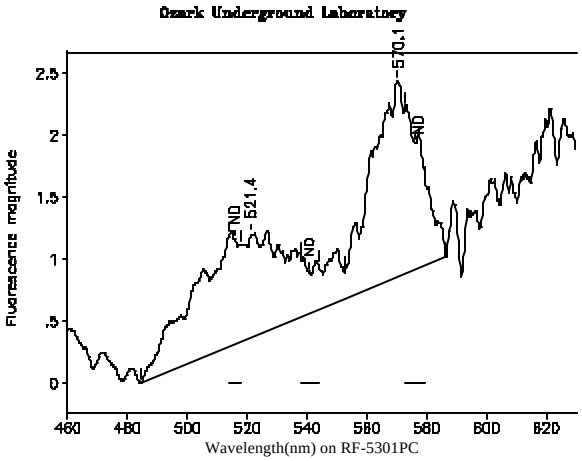


Station 3: Darby Spring
OUL number: P4170 Analyzed: 10/27/05
Matrix: Elutant
Placed: 08/19/05 1500 Collected: 08/26/05 1635

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
515.9	514.0	518.1	0.00	0.00	0.00	ND
540.9	538.1	543.9	0.00	0.00	0.00	ND
568.6	565.4	572.0	0.00	0.00	0.00	ND
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:



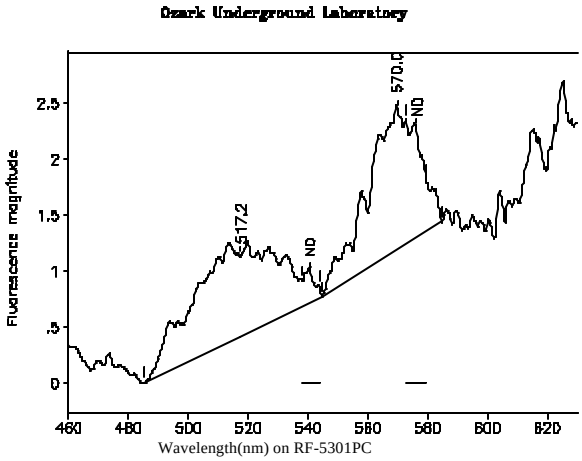
Station 3: Darby Spring
OUL number: P3906 Analyzed: 10/11/05
Matrix: Elutant
Placed: 08/26/05 1635 Collected: 09/02/05 1358

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
540.9	538.1	543.9	0.00	0.00	0.00	ND
570.1	552.4	586.4	1.58	29.61	0.05	2.93
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

521.4	484.4	552.4	0.83	35.07	0.02	0.000

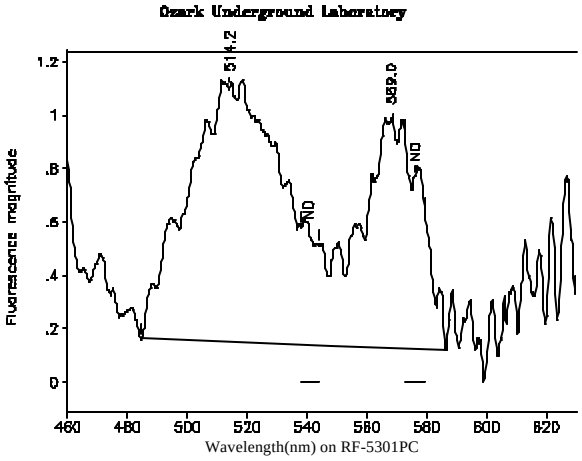


Station 3: Darby Spring
OUL number: P3907 Analyzed: 10/11/05
Matrix: Elutant
Placed: 09/02/05 1358 Collected: 09/09/05 1418

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
517.2	485.0	544.8	0.71	28.69	0.02	0.614
540.9	538.1	543.9	0.00	0.00	0.00	ND
570.0	544.8	584.6	1.24	25.33	0.05	2.50
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

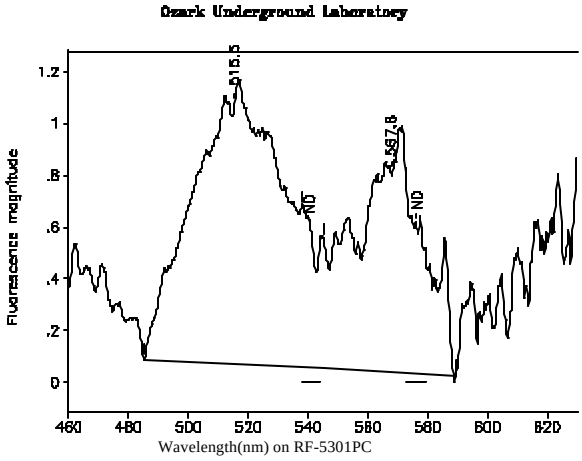


Station 3: Darby Spring
OUL number: P4259 Analyzed: 11/01/05
Matrix: Elutant
Placed: 09/09/05 1418 Collected: 09/15/05 1627

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
514.2	484.2	547.8	0.95	37.76	0.03	0.806
540.9	538.1	543.9	0.00	0.00	0.00	ND
569.0	547.8	586.6	0.84	20.14	0.04	1.84
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

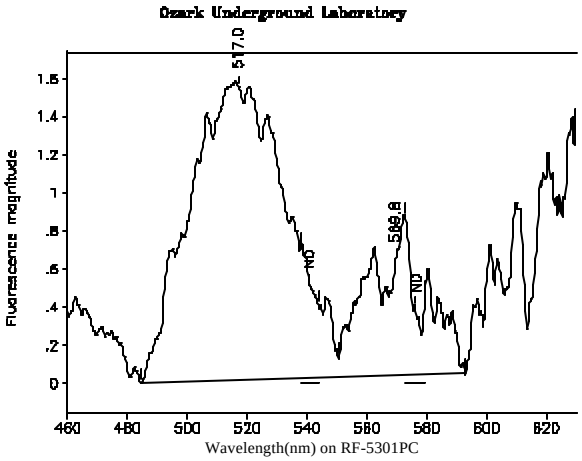


Station 3: Darby Spring
OUL number: P4262 Analyzed: 11/01/05
Matrix: Elutant
Placed: 09/15/05 1627 Collected: 09/23/05 1355

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
515.5	485.2	545.2	1.01	40.01	0.03	0.854
540.9	538.1	543.9	0.00	0.00	0.00	ND
567.8	545.2	589.2	0.77	24.34	0.03	2.22
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

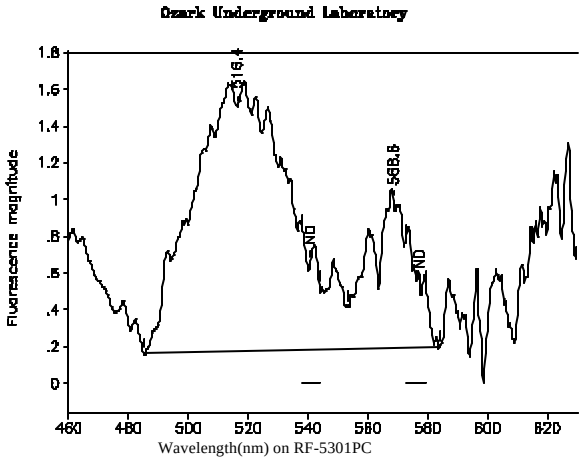


Station 4: Hornsby Spring Daily
OUL number: P3181 Analyzed: 08/31/05
Matrix: Elutant
Placed: 08/05/05 1306 Collected: 08/06/05 1227

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
517.0	484.4	550.6	1.54	59.60	0.03	1.24
541.0	538.1	543.9	0.00	0.00	0.00	ND
569.8	550.6	593.0	0.61	17.20	0.04	1.78
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

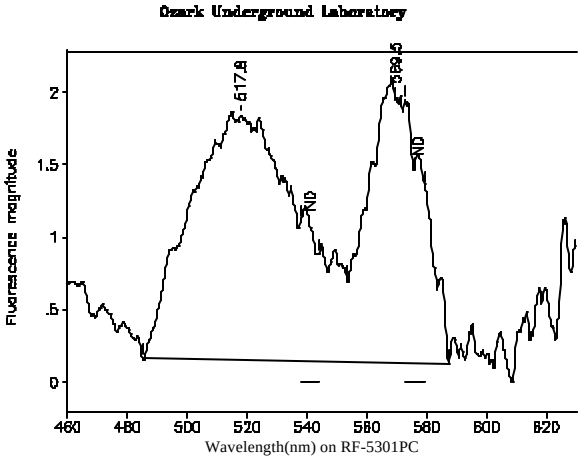


Station 4: Hornsby Spring Daily
OUL number: P3179 Analyzed: 08/31/05
Matrix: Elutant
Placed: 08/06/05 1227 Collected: 08/07/05 1551

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.4	485.0	553.4	1.33	55.48	0.02	1.15
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.6	553.4	584.0	0.80	14.13	0.06	1.46
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

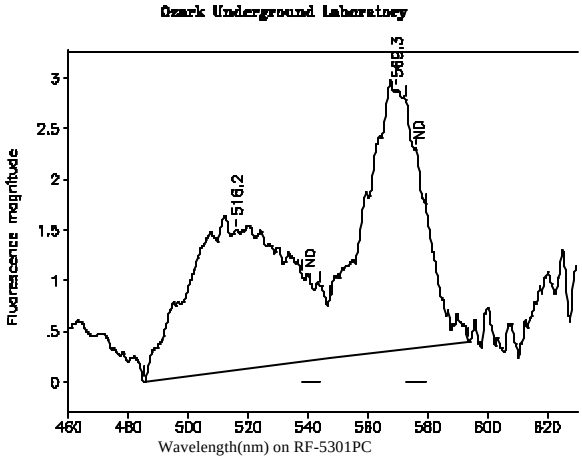


Station 4: Hornsby Spring Daily
OUL number: P3178 Analyzed: 08/31/05
Matrix: Elutant
Placed: 08/07/05 1551 Collected: 08/08/05 1421

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
517.8	485.0	553.4	1.69	73.12	0.02	1.52
541.0	538.1	543.9	0.00	0.00	0.00	ND
569.5	553.4	587.4	1.84	42.03	0.04	4.35
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

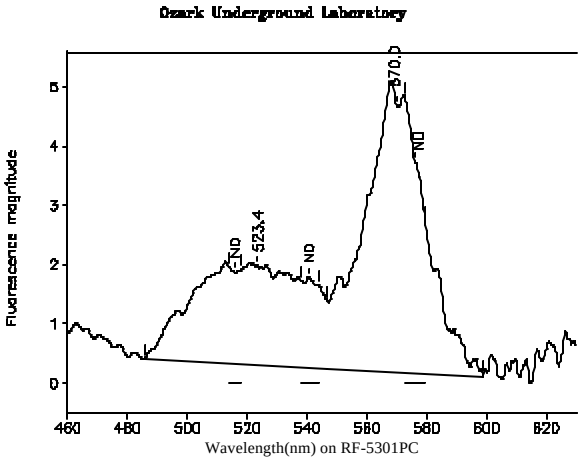


Station 4: Hornsby Spring Daily
OUL number: P3177 Analyzed: 08/31/05
Matrix: Elutant
Placed: 08/08/05 1421 Collected: 08/09/05 1248

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.2	485.0	547.1	1.38	60.69	0.02	1.26
541.0	538.1	543.9	0.00	0.00	0.00	ND
569.3	547.1	593.8	2.57	60.75	0.04	6.28
576.2	572.8	579.6	0.00	0.00	0.00	ND

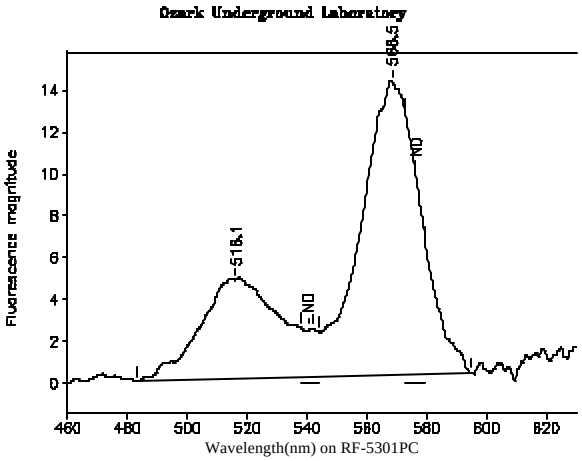
Peaks close to the normal range of tracer dyes:



Station 4: Hornsby Spring Daily
OUL number: P3176 Analyzed: 08/31/05
Matrix: Elutant
Placed: 08/09/05 1248 Collected: 08/10/05 1228

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
570.0	546.8	599.0	4.49	116.73	0.04	12.1
576.2	572.8	579.6	0.00	0.00	0.00	ND
Peaks close to the normal range of tracer dyes:						
523.4	485.8	546.8	1.67	77.42	0.02	1.61

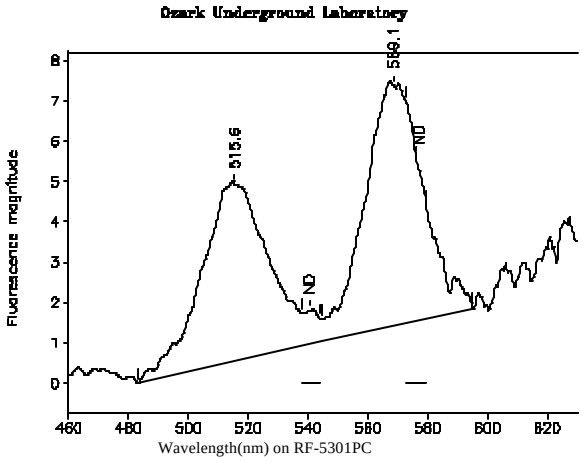


Station 5: Hornsby Spring South
OUL number: P3724 Analyzed: 09/26/05
Matrix: Elutant
Placed: 08/26/05 1620 Collected: 09/02/05 1423

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.1	483.2	541.8	4.76	152.58	0.03	3.26
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.5	541.8	594.6	14.03	331.04	0.04	34.5
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

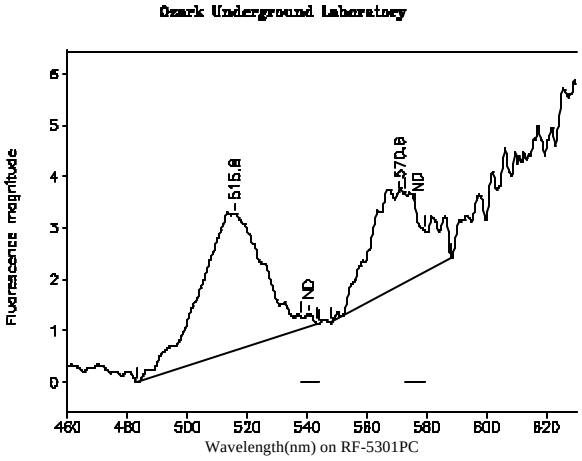


Station 5: Hornsby Spring South
OUL number: P3725 Analyzed: 09/26/05
Matrix: Elutant
Placed: 09/02/05 1423 Collected: 09/09/05 1439

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
515.6	483.4	544.7	4.39	119.38	0.04	2.55
541.0	538.1	543.9	0.00	0.00	0.00	ND
569.1	544.7	595.2	5.94	137.32	0.04	14.3
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

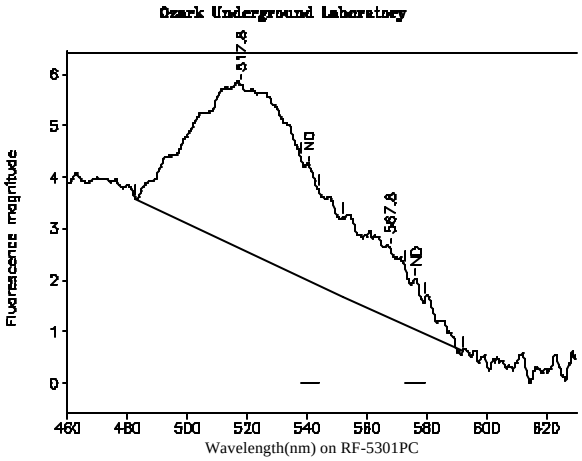


Station 5: Hornsby Spring South
OUL number: P3726 Analyzed: 09/26/05
Matrix: Elutant
Placed: 09/09/05 1439 Collected: 09/15/05 1510

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
515.8	483.4	543.2	2.65	66.09	0.04	1.41
541.0	538.1	543.9	0.00	0.00	0.00	ND
570.6	548.2	588.4	1.85	41.35	0.04	4.31
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

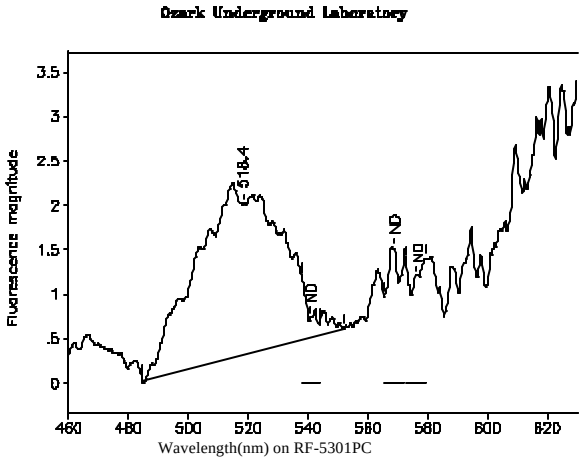


Station 11: Poe Spring Shallow Vent
OUL number: P2799 Analyzed: 08/05/05
Matrix: Elutant
Placed: 07/25/05 1800 Collected: 08/01/05 1856

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
517.8	482.8	552.2	3.18	146.25	0.02	2.99
541.0	538.1	543.9	0.00	0.00	0.00	ND
567.8	552.2	592.0	1.36	38.50	0.04	3.66
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

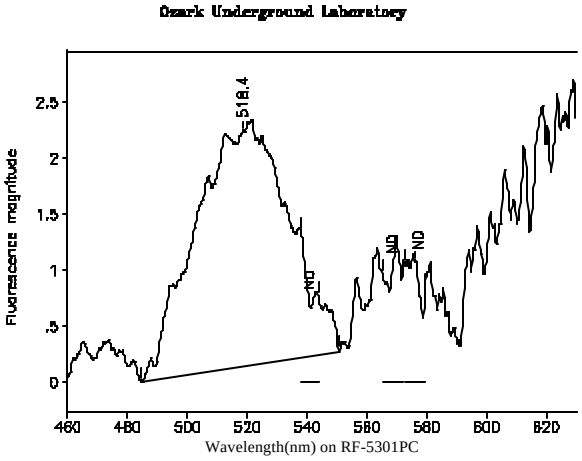


Station 11: Poe Spring Shallow Vent
OUL number: P2902 Analyzed: 08/12/05
Matrix: Elutant
Placed: 08/01/05 1856 Collected: 08/04/05 1748

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
518.4	484.6	551.8	1.69	64.66	0.03	1.32
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

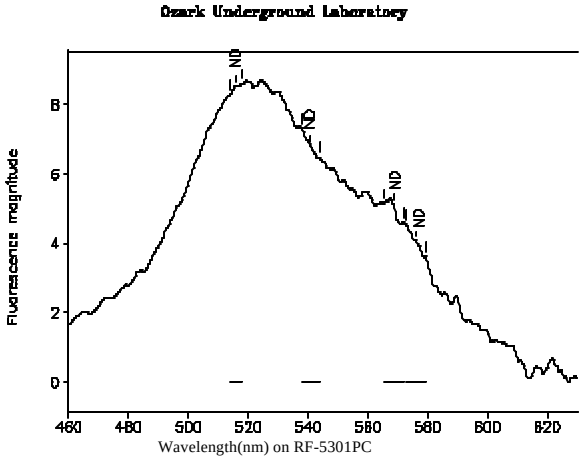


Station 11: Poe Spring Shallow Vent
OUL number: P2903 Analyzed: 08/12/05
Matrix: Elutant
Placed: 08/04/05 1748 Collected: 08/07/05 1432

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
518.4	484.6	551.0	2.09	78.88	0.03	1.61
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

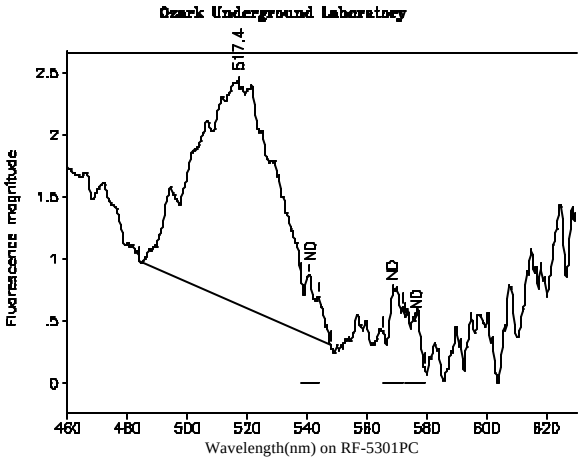


Station 11: Poe Spring Shallow Vent
OUL number: P3003 Analyzed: 08/24/05
Matrix: Elutant
Placed: 08/07/05 1432 Collected: 08/10/05 1530

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

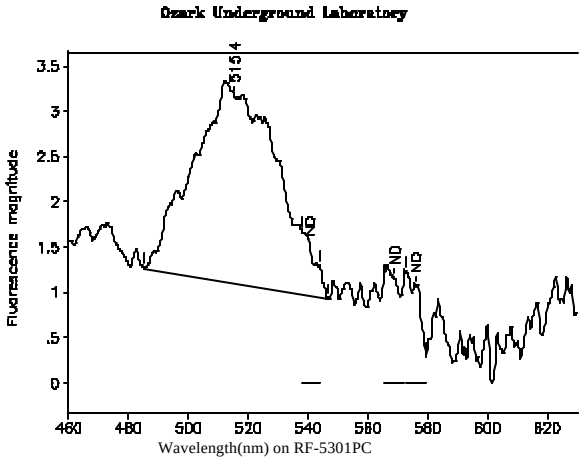


Station 11: Poe Spring Shallow Vent
OUL number: P3004 Analyzed: 08/24/05
Matrix: Elutant
Placed: 08/10/05 1530 Collected: 08/13/05 1432

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
517.4	484.0	547.8	1.75	59.62	0.03	1.23
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

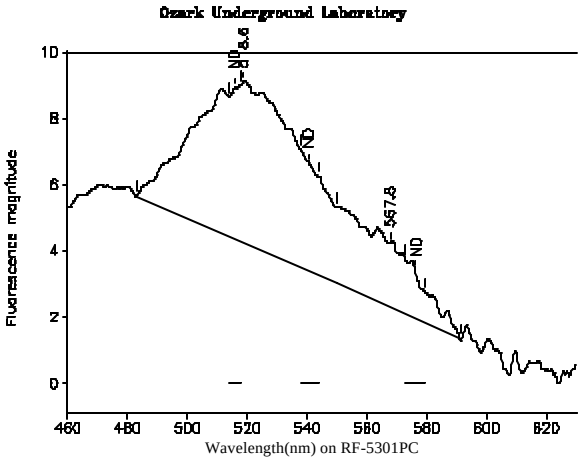


Station 11: Poe Spring Shallow Vent
OUL number: P3005 Analyzed: 08/24/05
Matrix: Elutant
Placed: 08/13/05 1432 Collected: 08/16/05 1601

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
515.4	485.2	546.4	2.06	72.52	0.03	1.50
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:



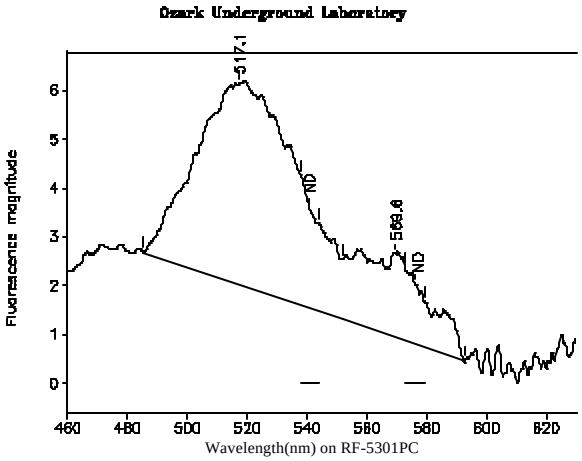
Station 12: Poe Spring Gauge Vent
OUL number: P2801 Analyzed: 08/05/05
Matrix: Elutant
Placed: 07/25/05 1757 Collected: 08/01/05 1901

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
567.8	549.8	591.8	1.94	63.30	0.03	6.02
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

518.6	483.0	549.8	4.84	210.13	0.02	4.29

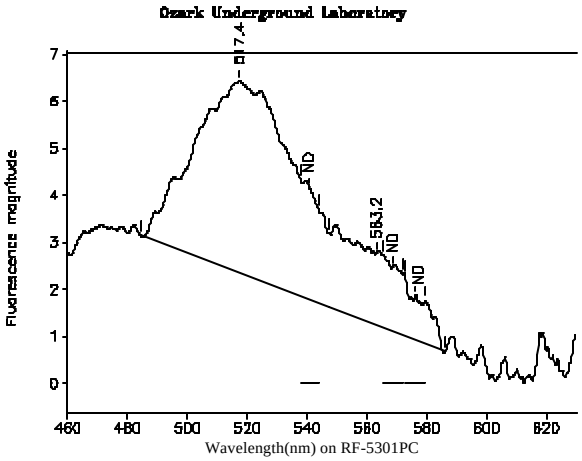


Station 14: Fenceline Spring
OUL number: P3006 Analyzed: 08/24/05
Matrix: Elutant
Placed: 08/07/05 1420 Collected: 08/13/05 1408

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
517.1	485.2	551.8	4.11	167.79	0.02	3.47
541.0	538.1	543.9	0.00	0.00	0.00	ND
569.6	551.8	593.0	1.71	47.69	0.04	4.74
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:



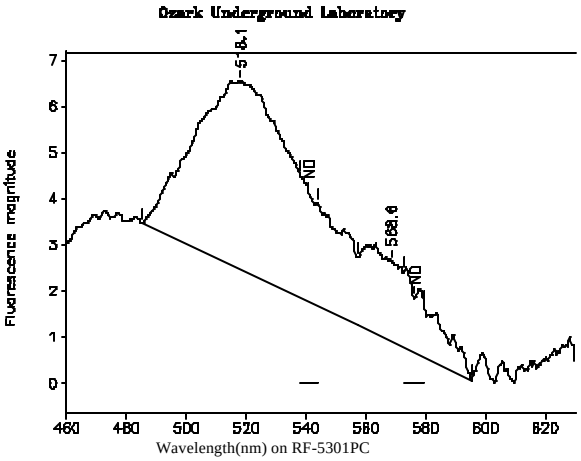
Station 17: Poe Spring Run
OUL number: P3007 Analyzed: 08/24/05
Matrix: Elutant
Placed: 08/10/05 1548 Collected: 08/16/05 1614

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
517.4	484.2	547.6	4.09	162.24	0.03	3.36
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

563.2	547.6	586.2	1.53	48.05	0.03	4.78

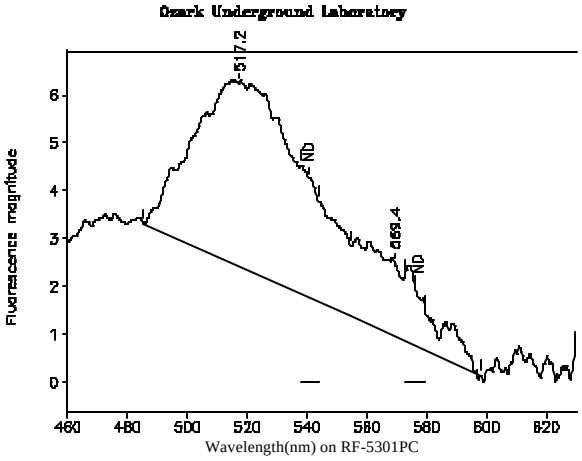


Station 17: Poe Spring Run
OUL number: P3538 Analyzed: 09/14/05
Matrix: Elutant
Placed: 08/16/05 1614 Collected: 08/23/05 1330

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
518.1	485.2	557.3	4.09	182.92	0.02	3.86
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.6	557.3	595.4	1.75	48.04	0.04	5.09
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

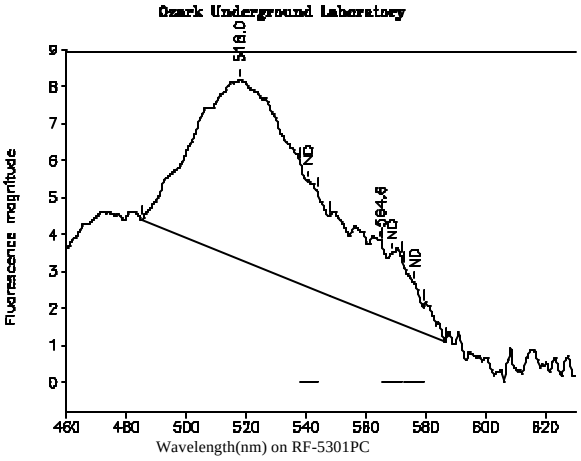


Station 17: Poe Spring Run
OUL number: P3539 Analyzed: 09/14/05
Matrix: Elutant
Placed: 08/23/05 1330 Collected: 08/29/05 1831

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
517.2	485.4	554.7	3.83	172.77	0.02	3.65
541.0	538.1	543.9	0.00	0.00	0.00	ND
569.4	554.7	598.2	1.53	45.89	0.03	4.87
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:



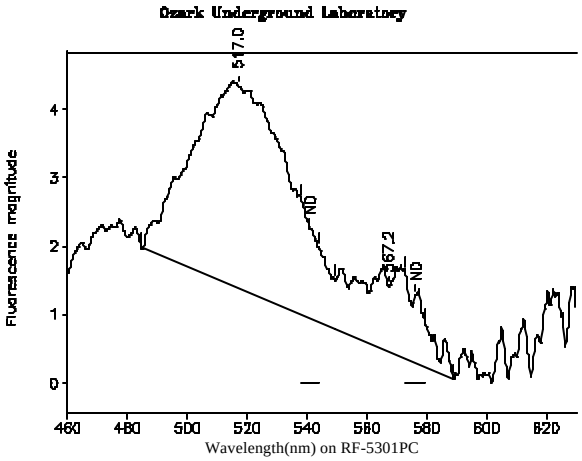
Station 17: Poe Spring Run
OUL number: P3541 Analyzed: 09/14/05
Matrix: Elutant
Placed: 08/29/05 1831 Collected: 09/06/05 1526

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
518.0	485.0	547.7	4.85	196.69	0.02	4.15
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

564.6	547.7	586.6	2.02	61.33	0.03	6.50

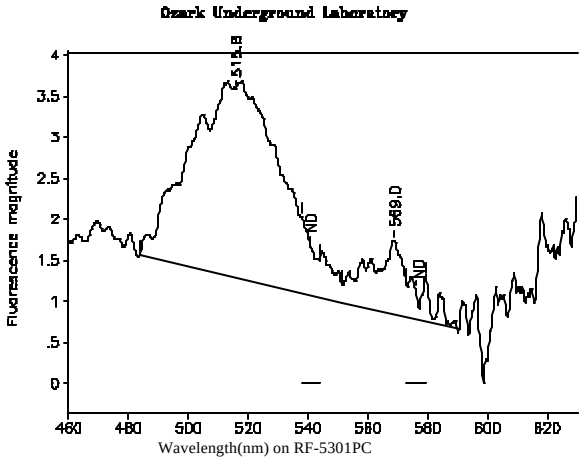


Station 17: Poe Spring Run
OUL number: P3743 Analyzed: 09/26/05
Matrix: Elutant
Placed: 09/06/05 1526 Collected: 09/12/05 1430

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
517.0	484.6	549.6	2.95	117.52	0.03	2.51
541.0	538.1	543.9	0.00	0.00	0.00	ND
567.2	549.6	588.8	0.95	32.00	0.03	3.33
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

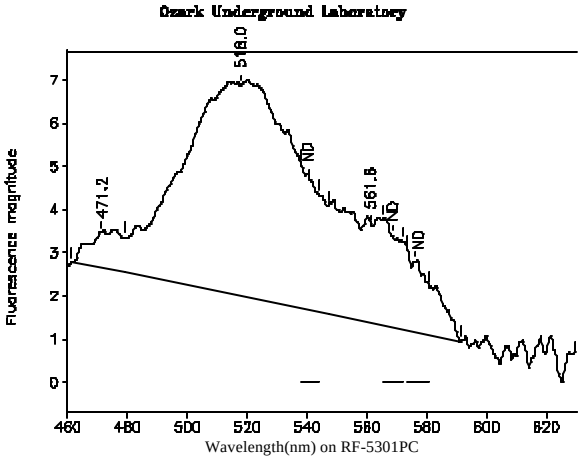


Station 17: Poe Spring Run
OUL number: P3744 Analyzed: 09/26/05
Matrix: Elutant
Placed: 09/12/05 1430 Collected: 09/19/05 1724

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
515.8	483.6	551.6	2.29	87.61	0.03	1.87
541.0	538.1	543.9	0.00	0.00	0.00	ND
569.0	551.6	590.6	0.90	15.67	0.06	1.63
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:



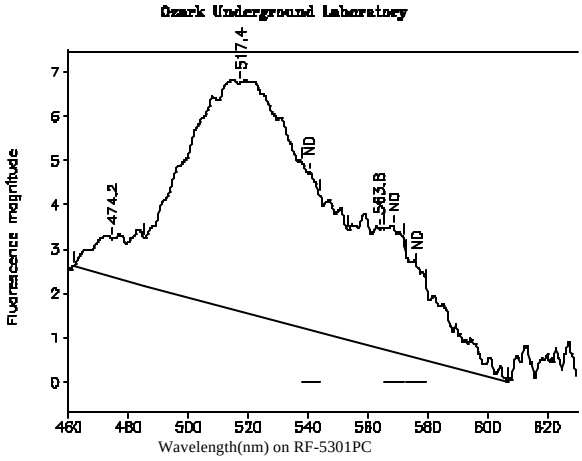
Station 17: Poe Spring Run
OUL number: P3921 Analyzed: 10/11/05
Matrix: Elutant
Placed: 09/19/05 1724 Collected: 09/28/05 1824

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
518.0	479.1	547.2	4.89	227.54	0.02	4.87
540.9	538.1	543.9	0.00	0.00	0.00	ND
568.6	565.4	572.0	0.00	0.00	0.00	ND
576.1	573.8	580.8	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

471.2	461.4	479.1	0.83	10.64	0.08	0.000
561.6	547.2	591.6	2.27	79.65	0.03	0.000



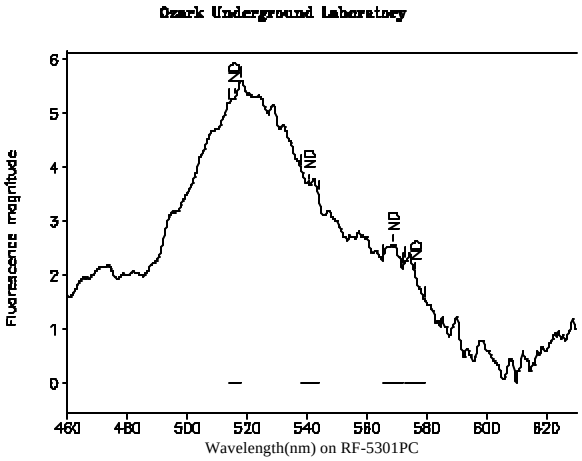
Station 17: Poe Spring Run
OUL number: P3922 Analyzed: 10/11/05
Matrix: Elutant
Placed: 09/28/05 1824 Collected: 10/05/05 1216

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
517.4	485.4	553.6	5.15	253.69	0.02	5.43
540.9	538.1	543.9	0.00	0.00	0.00	ND
568.6	565.4	572.0	0.00	0.00	0.00	ND
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

474.2	461.6	485.4	0.86	17.58	0.05	0.000
563.8	553.6	606.8	2.68	85.85	0.03	0.000

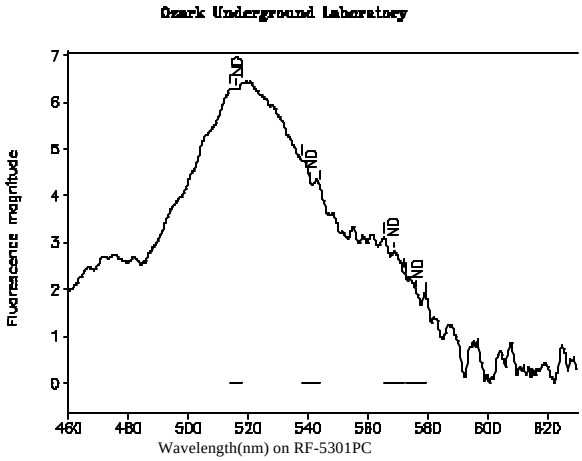


Station 17: Poe Spring Run
OUL number: P4166 Analyzed: 10/27/05
Matrix: Elutant
Placed: 10/05/05 1216 Collected: 10/13/05 1448

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
515.9	514.0	518.1	0.00	0.00	0.00	ND
540.9	538.1	543.9	0.00	0.00	0.00	ND
568.6	565.4	572.0	0.00	0.00	0.00	ND
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

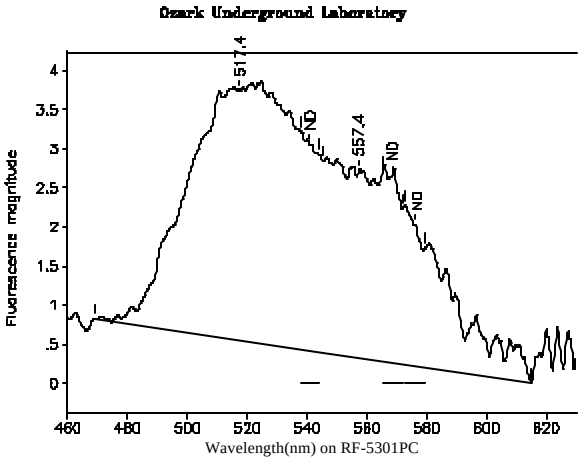


Station 17: Poe Spring Run
OUL number: P4167 Analyzed: 10/27/05
Matrix: Elutant
Placed: 10/13/05 1448 Collected: 10/22/05 1512

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
515.9	514.0	518.1	0.00	0.00	0.00	ND
540.9	538.1	543.9	0.00	0.00	0.00	ND
568.6	565.4	572.0	0.00	0.00	0.00	ND
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:



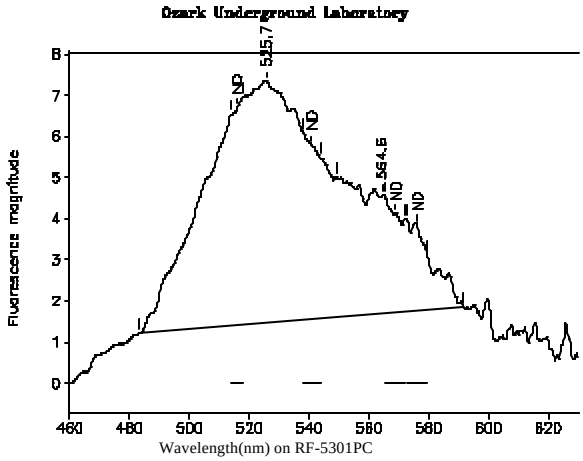
Station 22: Santa Fe River Rise
OUL number: P2519 Analyzed: 07/14/05
Matrix: Elutant
Placed: 06/30/05 1653 Collected: 07/07/05 1620

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
517.4	469.0	545.4	3.20	149.72	0.02	3.00
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

557.4	545.4	615.2	2.39	101.41	0.02	0.000



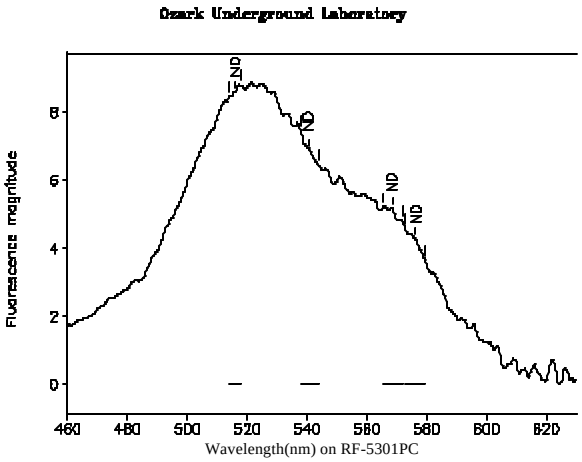
Station 22: Santa Fe River Rise
OUL number: P2812 Analyzed: 08/05/05
Matrix: Elutant
Placed: 07/26/05 1740 Collected: 08/01/05 1638

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

525.7	483.0	549.3	5.88	247.49	0.02	5.05
564.6	549.3	591.8	2.89	88.46	0.03	8.41

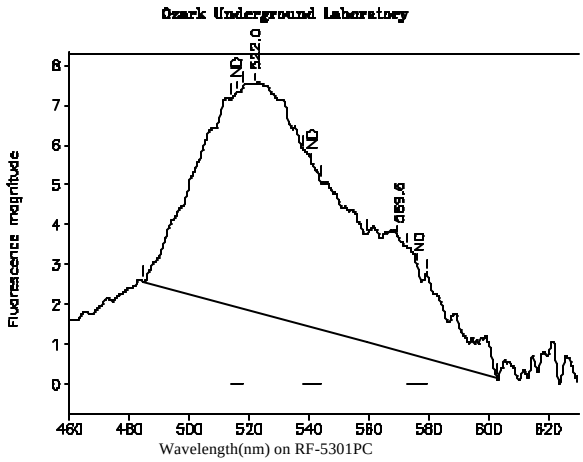


Station 22: Santa Fe River Rise
OUL number: P3002 Analyzed: 08/24/05
Matrix: Elutant
Placed: 08/07/05 1736 Collected: 08/13/05 1629

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:



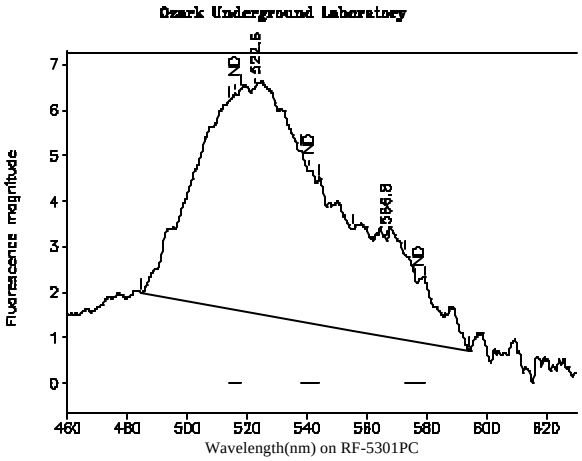
Station 22: Santa Fe River Rise
OUL number: P3528 Analyzed: 09/14/05
Matrix: Elutant
Placed: 08/13/05 1620 Collected: 08/19/05 1603

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
569.6	559.4	602.8	2.88	79.25	0.04	8.40
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

522.0	484.2	559.4	5.71	282.83	0.02	5.97



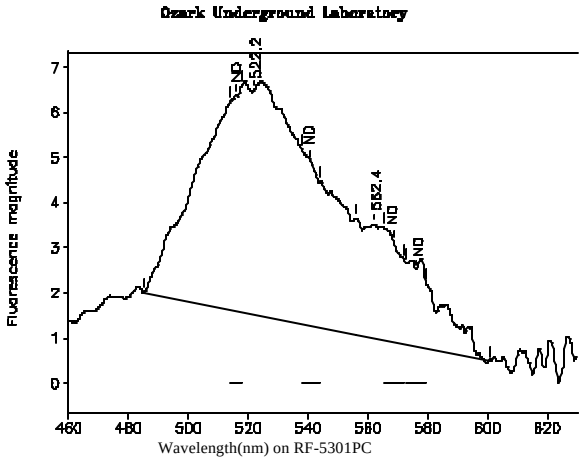
Station 22: Santa Fe River Rise
OUL number: P3529 Analyzed: 09/14/05
Matrix: Elutant
Placed: 08/19/05 1603 Collected: 08/25/05 1612

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
566.8	555.3	594.4	2.12	60.26	0.04	6.39
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

522.6	484.6	555.3	4.97	230.87	0.02	4.88



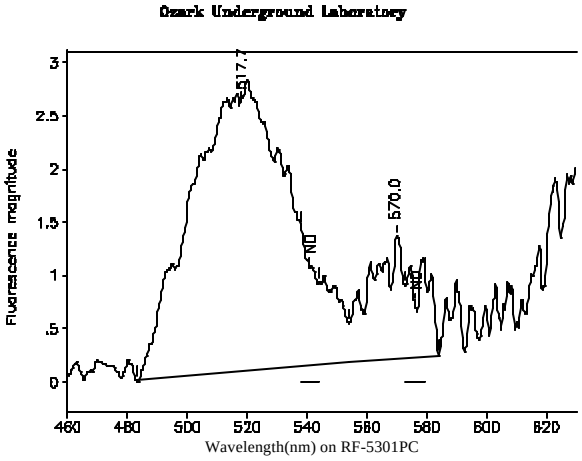
Station 22: Santa Fe River Rise
OUL number: P3530 Analyzed: 09/14/05
Matrix: Elutant
Placed: 08/25/05 1612 Collected: 09/02/05 1536

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

522.2	485.0	556.1	4.98	236.62	0.02	5.00
562.4	556.1	601.2	2.53	65.15	0.04	6.91

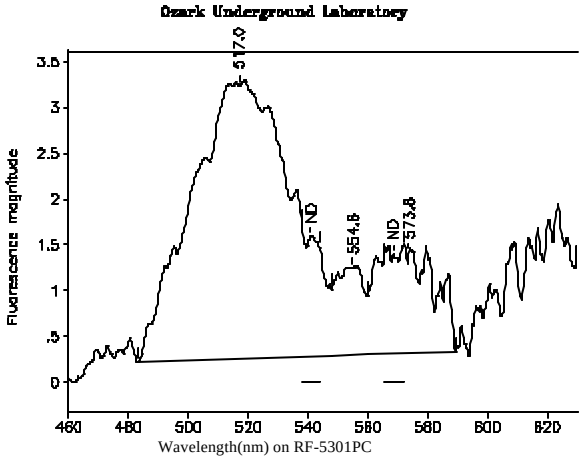


Station 22: Santa Fe River Rise
OUL number: P3735 Analyzed: 09/26/05
Matrix: Elutant
Placed: 09/02/05 1536 Collected: 09/09/05 1600

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
517.7	483.0	554.1	2.53	106.63	0.02	2.28
541.0	538.1	543.9	0.00	0.00	0.00	ND
570.0	554.1	584.0	1.15	21.27	0.05	2.22
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:



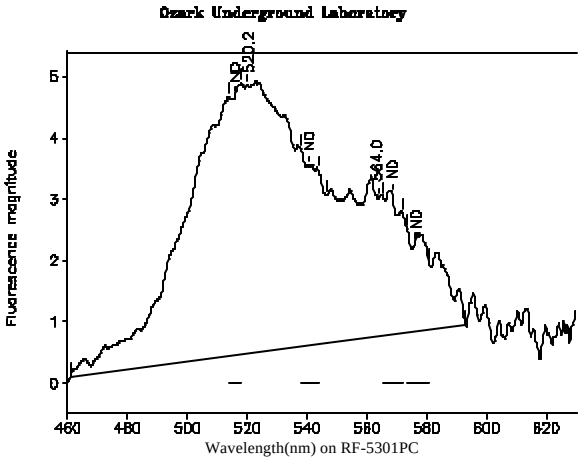
Station 22: Santa Fe River Rise
OUL number: P3736 Analyzed: 09/26/05
Matrix: Elutant
Placed: 09/09/05 1600 Collected: 09/16/05 1625

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
517.0	483.2	547.8	2.98	118.24	0.03	2.52
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
573.8	560.1	589.4	1.09	26.24	0.04	1.56

Peaks close to the normal range of tracer dyes:

554.6	547.8	560.1	0.95	10.76	0.09	0.000



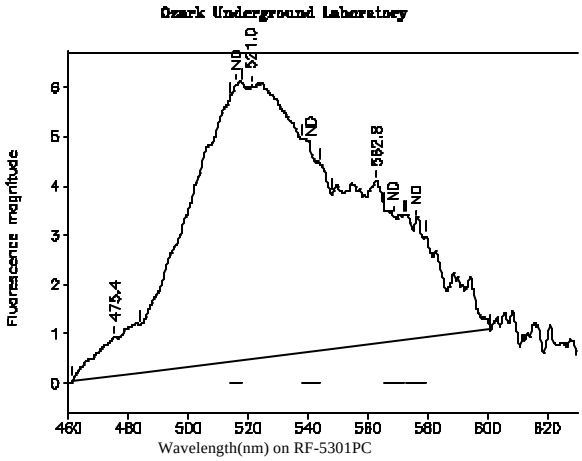
Station 22: Santa Fe River Rise
OUL number: P3918 Analyzed: 10/11/05
Matrix: Elutant
Placed: 09/16/05 1625 Collected: 09/23/05 1532

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
540.9	538.1	543.9	0.00	0.00	0.00	ND
568.6	565.4	572.0	0.00	0.00	0.00	ND
576.1	573.8	580.8	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

520.2	460.8	546.6	4.38	201.04	0.02	4.30
564.0	546.6	593.2	2.27	81.83	0.03	8.09



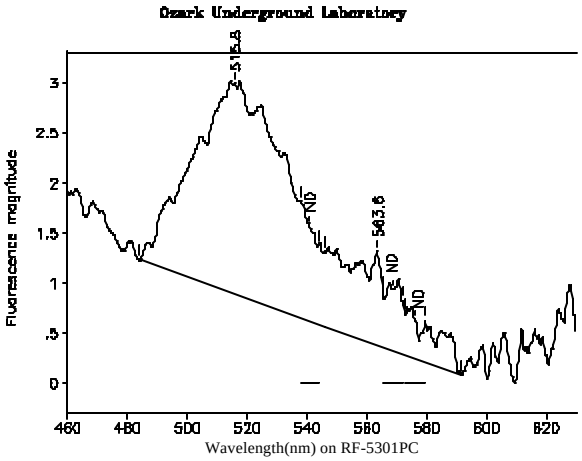
Station 22: Santa Fe River Rise
OUL number: P3919 Analyzed: 10/11/05
Matrix: Elutant
Placed: 09/23/05 1532 Collected: 10/05/05 1408

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
540.9	538.1	543.9	0.00	0.00	0.00	ND
568.6	565.4	572.0	0.00	0.00	0.00	ND
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

475.4	461.2	483.8	0.78	13.79	0.06	0.000
521.0	483.8	547.8	5.52	256.25	0.02	5.48
562.8	547.8	601.0	3.30	111.66	0.03	0.000



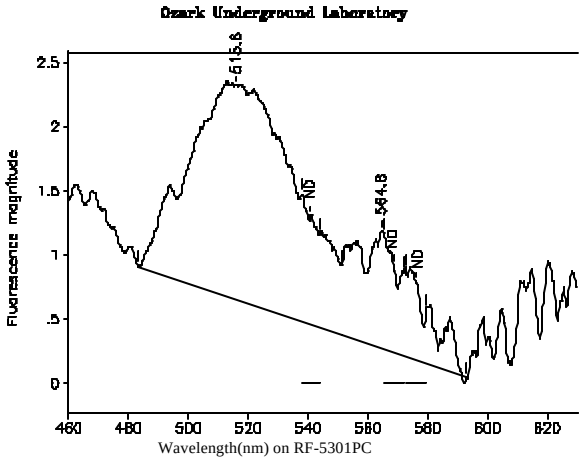
Station 101: High Springs Well # 1 (West)
OUL number: P2802 Analyzed: 08/05/05
Matrix: Elutant
Placed: 07/25/05 1309 Collected: 07/29/05 1506

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
515.8	484.0	546.1	2.10	79.42	0.03	1.62
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

563.6	546.1	591.8	0.94	24.59	0.04	2.34



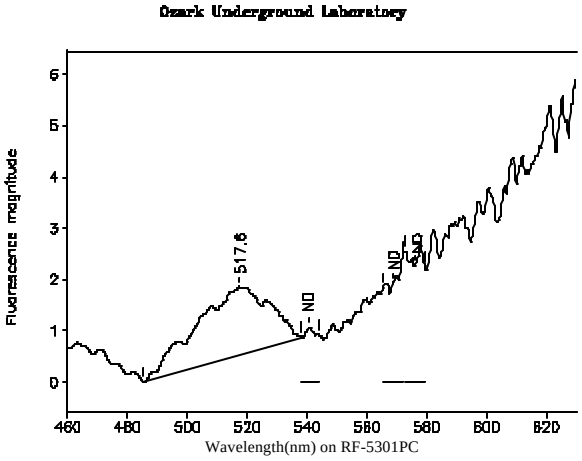
Station 101: High Springs Well # 1 (West)
OUL number: P2803 Analyzed: 08/05/05
Matrix: Elutant
Placed: 07/29/05 1506 Collected: 08/01/05 1131

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
515.6	483.2	551.2	1.66	71.31	0.02	1.46
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

564.8	551.2	593.0	0.91	22.19	0.04	2.11

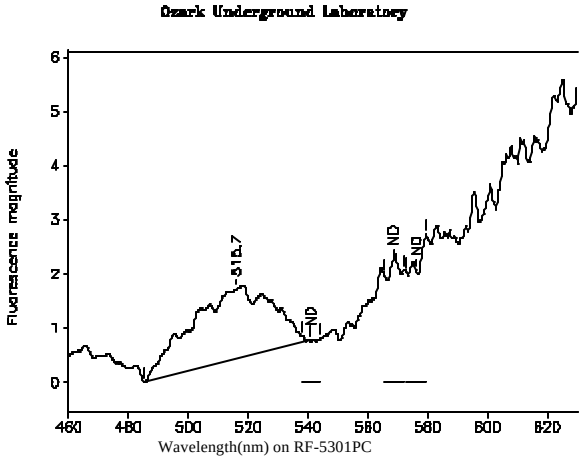


Station 101: High Springs Well # 1 (West)
OUL number: P2904 Analyzed: 08/12/05
Matrix: Elutant
Placed: 08/01/05 1131 Collected: 08/04/05 1439

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
517.6	485.2	538.2	1.31	37.85	0.03	0.774
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

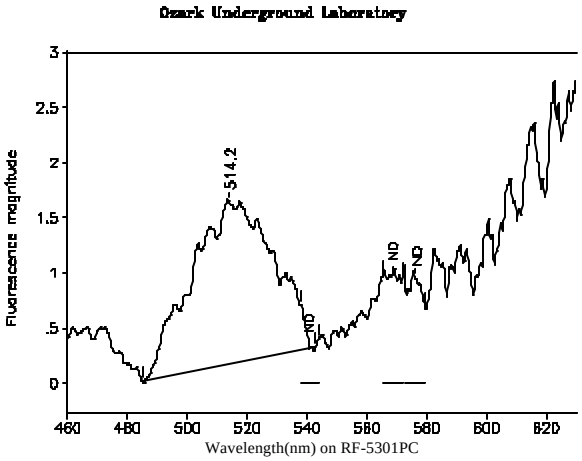


Station 101: High Springs Well # 1 (West)
OUL number: P2905 Analyzed: 08/12/05
Matrix: Elutant
Placed: 08/04/05 1439 Collected: 08/07/05 1825

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
515.7	485.2	540.6	1.28	42.18	0.03	0.863
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

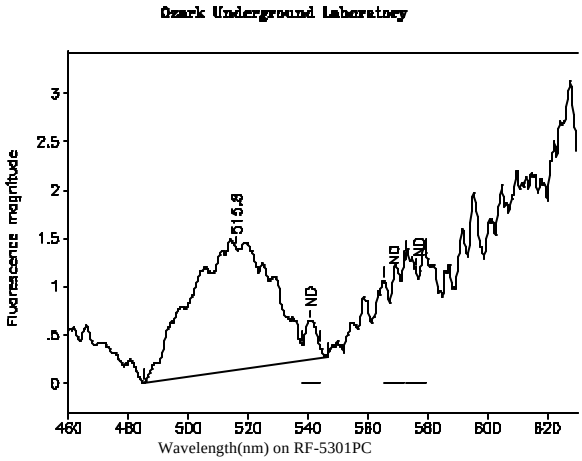


Station 101: High Springs Well # 1 (West)
OUL number: P3008 Analyzed: 08/24/05
Matrix: Elutant
Placed: 08/07/05 1825 Collected: 08/10/05 1312

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
514.2	485.0	542.8	1.40	47.15	0.03	0.976
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

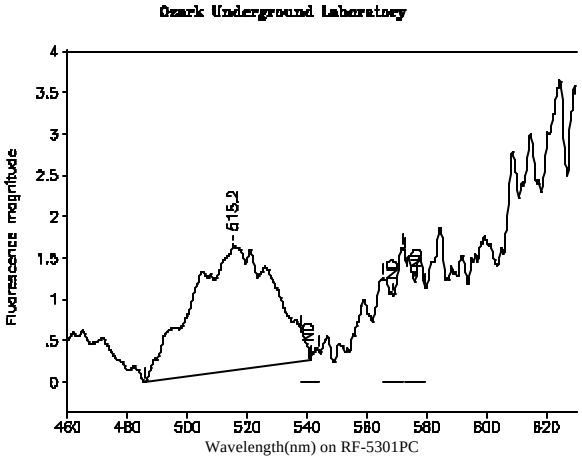


Station 101: High Springs Well # 1 (West)
OUL number: P3009 Analyzed: 08/24/05
Matrix: Elutant
Placed: 08/10/05 1312 Collected: 08/13/05 1719

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
515.8	485.2	546.4	1.27	44.63	0.03	0.923
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

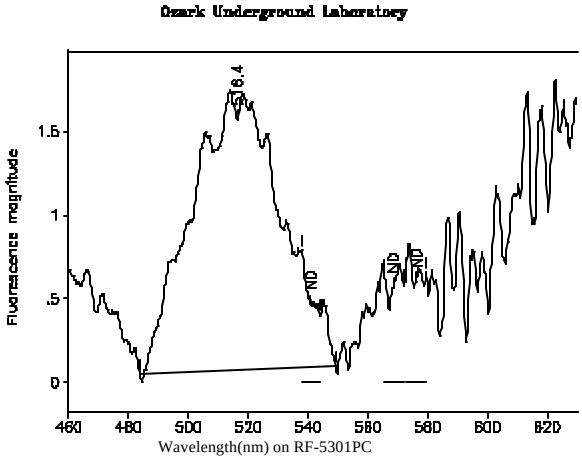


Station 101: High Springs Well # 1 (West)
OUL number: P3010 Analyzed: 08/24/05
Matrix: Elutant
Placed: 08/13/05 1719 Collected: 08/16/05 1326

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
515.2	485.6	541.2	1.51	48.02	0.03	0.994
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

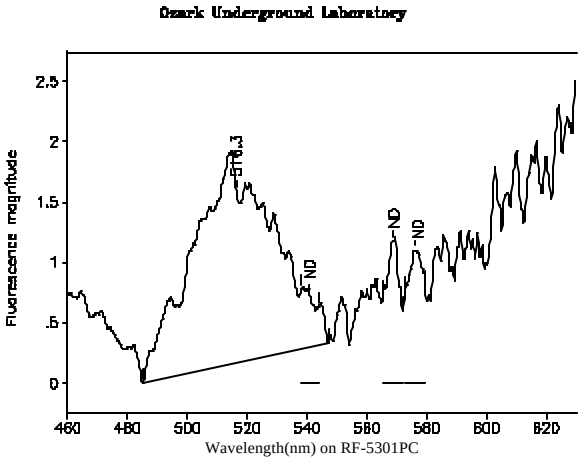


Station 101: High Springs Well # 1 (West)
OUL number: P3546 Analyzed: 09/14/05
Matrix: Elutant
Placed: 08/16/05 1326 Collected: 08/19/05 1648

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.4	483.8	549.4	1.50	58.44	0.03	1.23
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

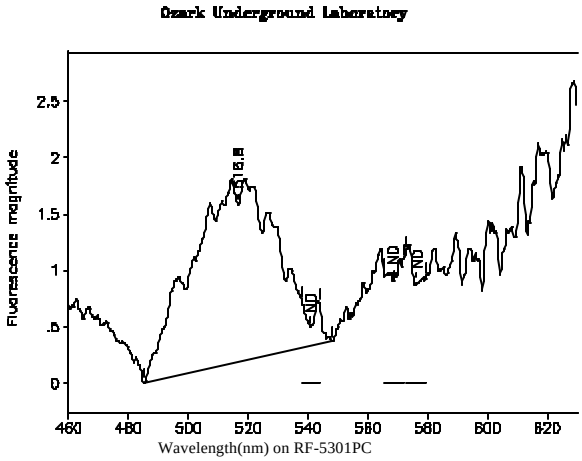


Station 101: High Springs Well # 1 (West)
OUL number: P3547 Analyzed: 09/14/05
Matrix: Elutant
Placed: 08/19/05 1648 Collected: 08/23/05 1458

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.3	485.0	547.2	1.42	55.33	0.03	1.17
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

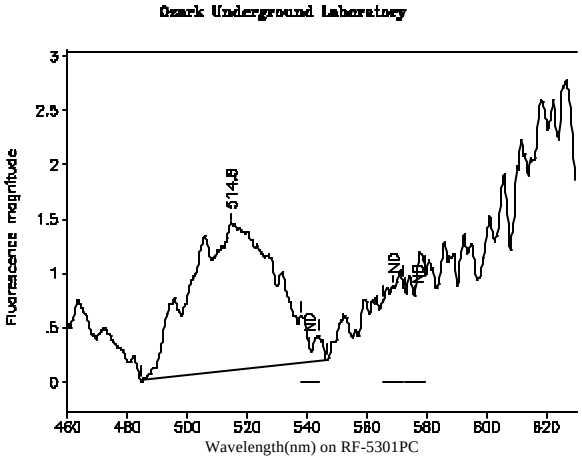


Station 101: High Springs Well # 1 (West)
OUL number: P3548 Analyzed: 09/14/05
Matrix: Elutant
Placed: 08/23/05 1458 Collected: 08/26/05 1721

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.8	485.4	548.0	1.40	54.62	0.03	1.15
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

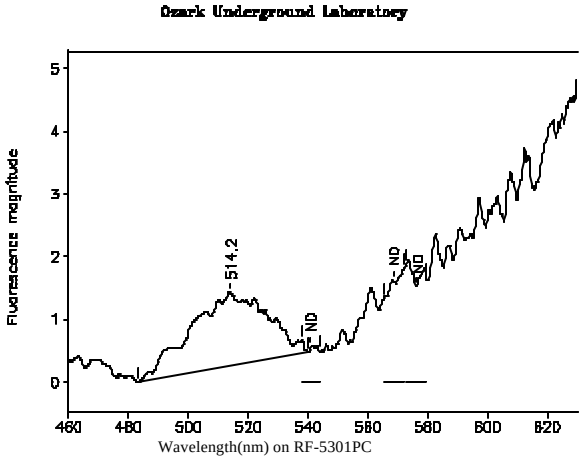


Station 101: High Springs Well # 1 (West)
OUL number: P3549 Analyzed: 09/14/05
Matrix: Elutant
Placed: 08/26/05 1721 Collected: 09/02/05 1624

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
514.8	484.2	547.0	1.34	45.54	0.03	0.962
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

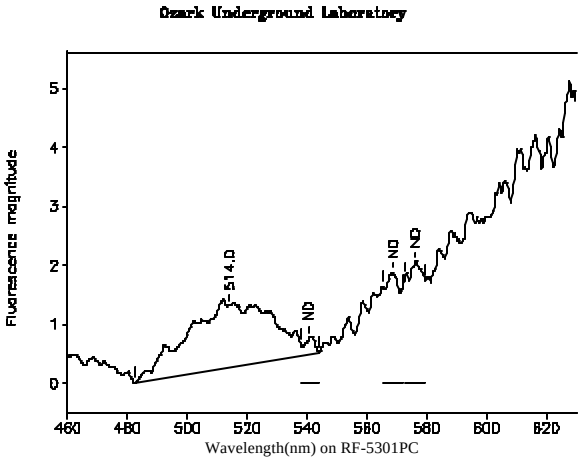


Station 101: High Springs Well # 1 (West)
OUL number: P3745 Analyzed: 09/26/05
Matrix: Elutant
Placed: 09/02/05 1624 Collected: 09/09/05 1654

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
514.2	483.2	540.0	1.18	34.65	0.03	0.740
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

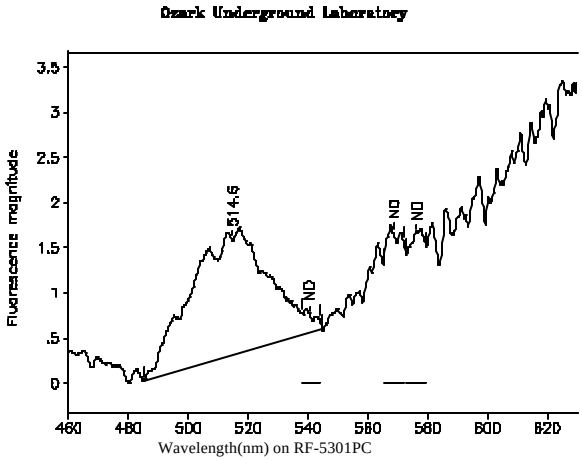


Station 101: High Springs Well # 1 (West)
OUL number: P3746 Analyzed: 09/26/05
Matrix: Elutant
Placed: 09/09/05 1654 Collected: 09/16/05 1338

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
514.0	482.8	544.2	1.04	37.47	0.03	0.800
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

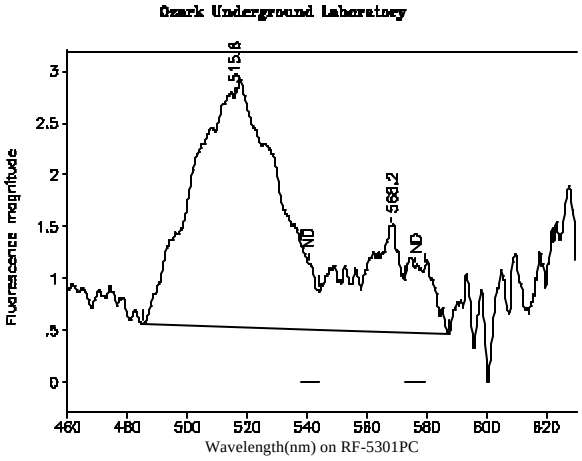


Station 101: High Springs Well # 1 (West)
OUL number: P3923 Analyzed: 10/11/05
Matrix: Elutant
Placed: 09/16/05 1338 Collected: 09/23/05 1620

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
514.6	485.0	544.8	1.28	42.62	0.03	0.912
540.9	538.1	543.9	0.00	0.00	0.00	ND
568.6	565.4	572.0	0.00	0.00	0.00	ND
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

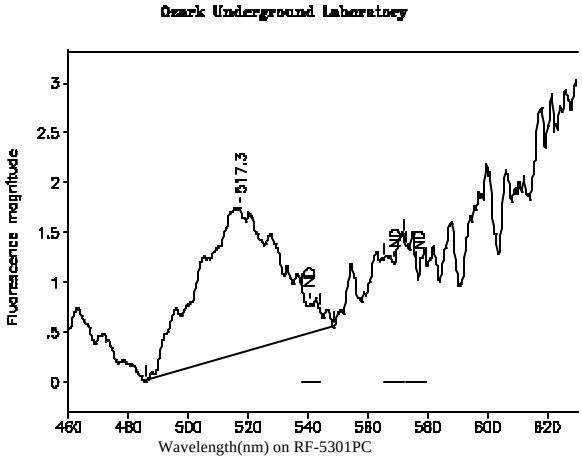


Station 101: High Springs Well # 1 (West)
OUL number: P3924 Analyzed: 10/11/05
Matrix: Elutant
Placed: 09/23/05 1620 Collected: 10/03/05 1543

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
515.8	485.0	543.8	2.22	78.17	0.03	1.67
540.9	538.1	543.9	0.00	0.00	0.00	ND
568.2	543.8	587.2	1.01	25.43	0.04	2.51
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

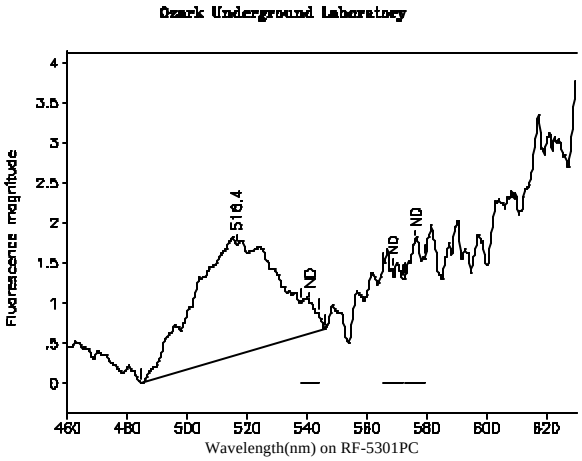


Station 101: High Springs Well # 1 (West)
OUL number: P4168 Analyzed: 10/27/05
Matrix: Elutant
Placed: 10/03/05 1543 Collected: 10/13/05 1312

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
517.3	486.0	548.4	1.46	47.01	0.03	1.00
540.9	538.1	543.9	0.00	0.00	0.00	ND
568.6	565.4	572.0	0.00	0.00	0.00	ND
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

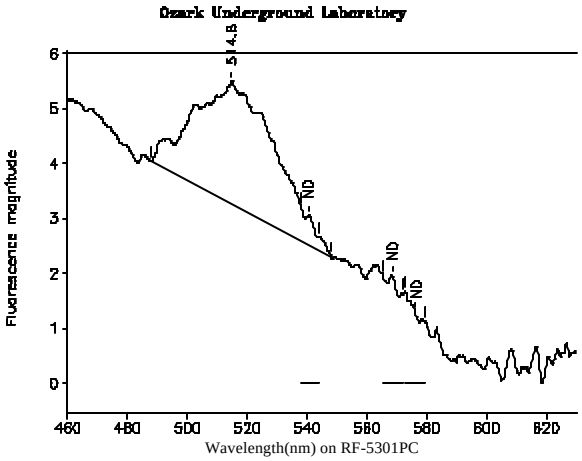


Station 101: High Springs Well # 1 (West)
OUL number: P4169 Analyzed: 10/27/05
Matrix: Elutant
Placed: 10/13/05 1312 Collected: 10/20/05 1554

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.4	484.8	546.2	1.38	48.17	0.03	1.03
540.9	538.1	543.9	0.00	0.00	0.00	ND
568.6	565.4	572.0	0.00	0.00	0.00	ND
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

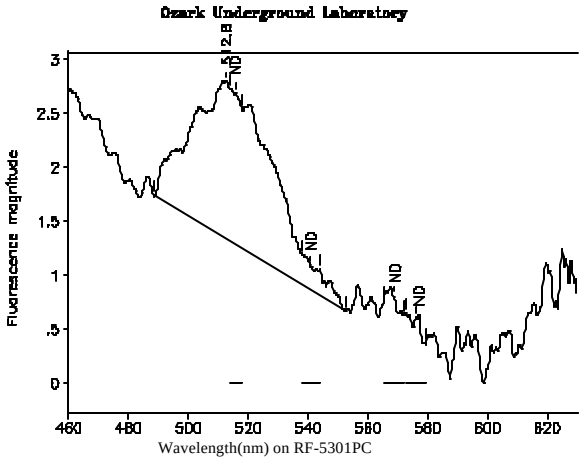


Station 103: Alachua Well # 1
OUL number: P2805 Analyzed: 08/05/05
Matrix: Elutant
Placed: 07/25/05 1427 Collected: 07/29/05 1628

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
514.8	487.6	548.2	2.23	70.44	0.03	1.44
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:



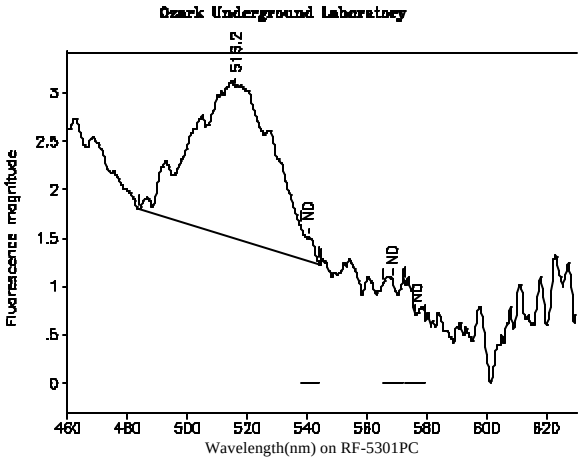
Station 103: Alachua Well # 1
OUL number: P2806 Analyzed: 08/05/05
Matrix: Elutant
Placed: 07/29/05 1628 Collected: 08/01/05 1208

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

512.8	488.6	552.6	1.46	47.21	0.03	0.964

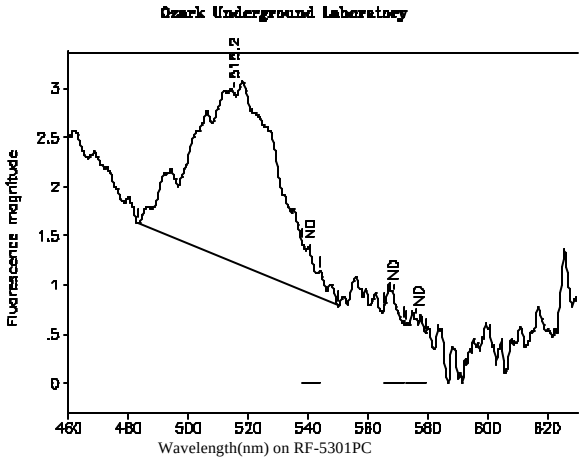


Station 104: Alachua Well # 2
OUL number: P2807 Analyzed: 08/05/05
Matrix: Elutant
Placed: 07/25/05 1416 Collected: 07/29/05 1635

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.2	483.6	544.4	1.56	51.35	0.03	1.05
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

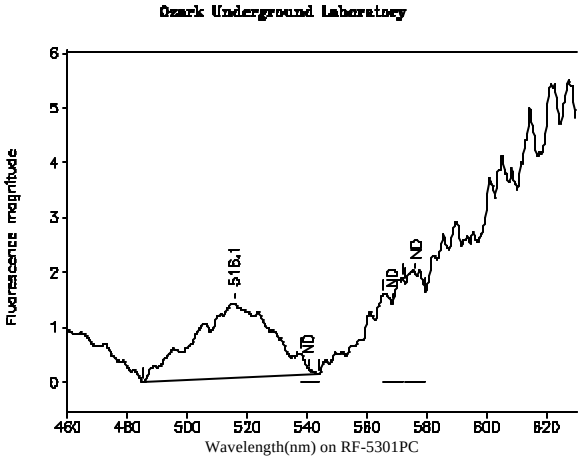


Station 104: Alachua Well # 2
OUL number: P2808 Analyzed: 08/05/05
Matrix: Elutant
Placed: 07/29/05 1635 Collected: 08/01/05 1220

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
515.2	483.2	550.2	1.73	61.54	0.03	1.26
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

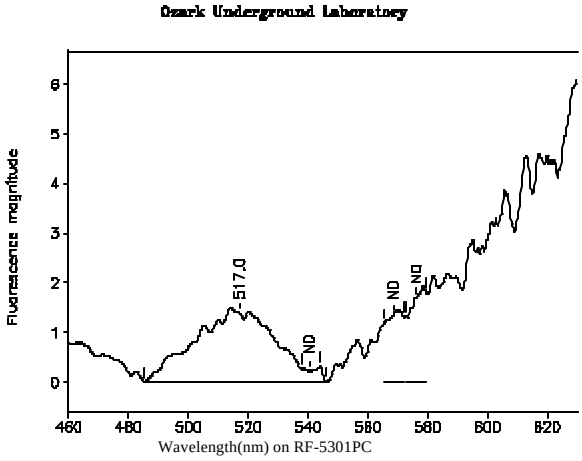


Station 104: Alachua Well # 2
OUL number: P2908 Analyzed: 08/12/05
Matrix: Elutant
Placed: 08/01/05 1220 Collected: 08/04/05 1608

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.1	485.3	543.8	1.36	41.68	0.03	0.853
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

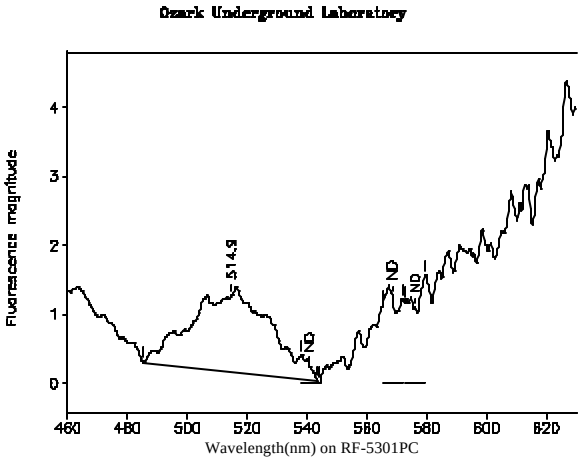


Station 104: Alachua Well # 2
OUL number: P2909 Analyzed: 08/12/05
Matrix: Elutant
Placed: 08/04/05 1608 Collected: 08/07/05 1903

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
517.0	485.4	546.0	1.38	46.39	0.03	0.949
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

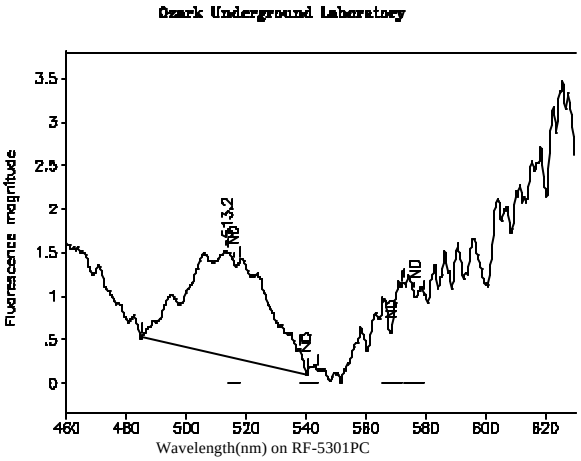


Station 104: Alachua Well # 2
OUL number: P3016 Analyzed: 08/24/05
Matrix: Elutant
Placed: 08/07/05 1903 Collected: 08/10/05 1431

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
514.9	485.2	543.4	1.10	36.39	0.03	0.753
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:



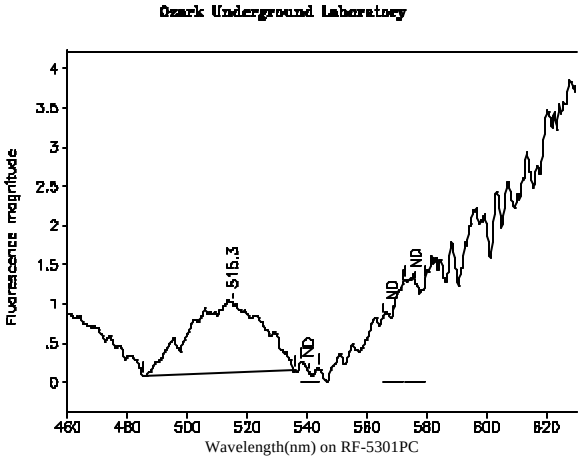
Station 104: Alachua Well # 2
OUL number: P3017 Analyzed: 08/24/05
Matrix: Elutant
Placed: 08/10/05 1431 Collected: 08/13/05 1746

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

513.2	485.0	540.4	1.22	38.67	0.03	0.800

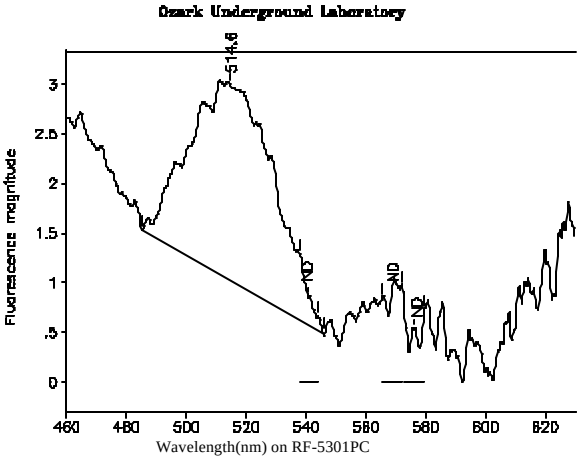


Station 104: Alachua Well # 2
OUL number: P3018 Analyzed: 08/24/05
Matrix: Elutant
Placed: 08/13/05 1746 Collected: 08/16/05 1419

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
515.3	485.2	536.2	0.89	26.89	0.03	0.556
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

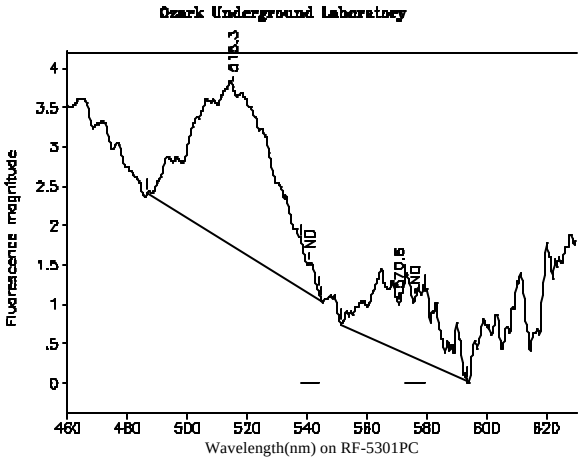


Station 104: Alachua Well # 2
OUL number: P3550 Analyzed: 09/14/05
Matrix: Elutant
Placed: 08/19/05 1737 Collected: 08/23/05 1601

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
514.6	485.4	545.8	1.97	66.29	0.03	1.40
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

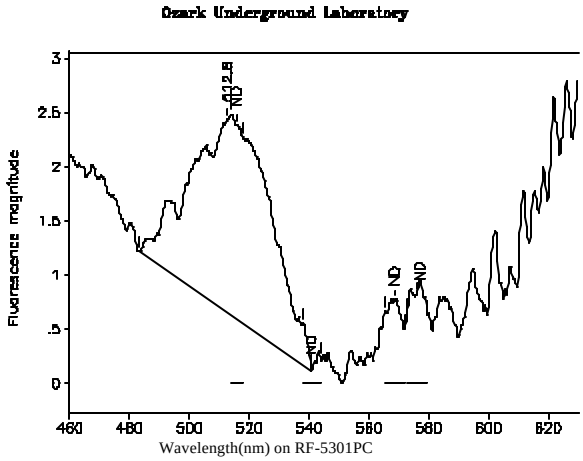


Station 104: Alachua Well # 2
OUL number: P3551 Analyzed: 09/14/05
Matrix: Elutant
Placed: 08/26/05 1755 Collected: 09/02/05 1709

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
515.3	486.6	544.8	2.03	65.25	0.03	1.38
541.0	538.1	543.9	0.00	0.00	0.00	ND
570.6	551.4	593.6	0.60	23.81	0.03	2.52
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:



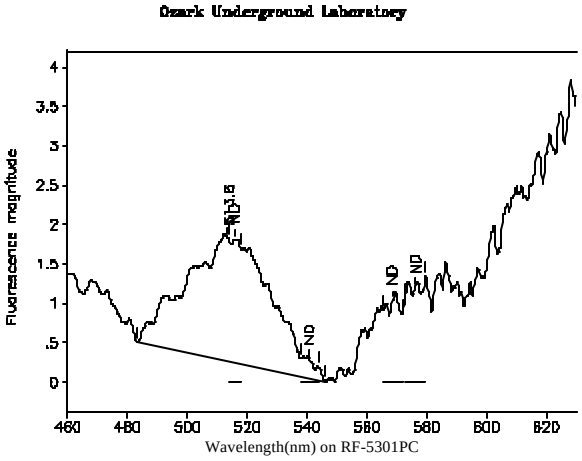
Station 104: Alachua Well # 2
OUL number: P3747 Analyzed: 09/26/05
Matrix: Elutant
Placed: 09/02/05 1709 Collected: 09/09/05 1740

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

512.8	483.0	541.0	1.79	57.50	0.03	1.23



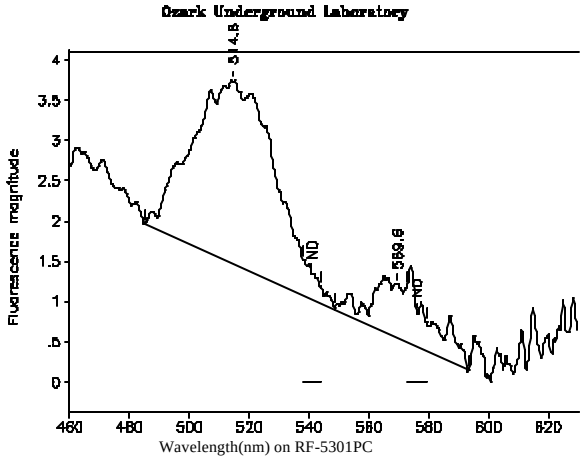
Station 104: Alachua Well # 2
OUL number: P3748 Analyzed: 09/26/05
Matrix: Elutant
Placed: 09/09/05 1740 Collected: 09/16/05 1429

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

513.6	483.2	546.0	1.56	52.19	0.03	1.11

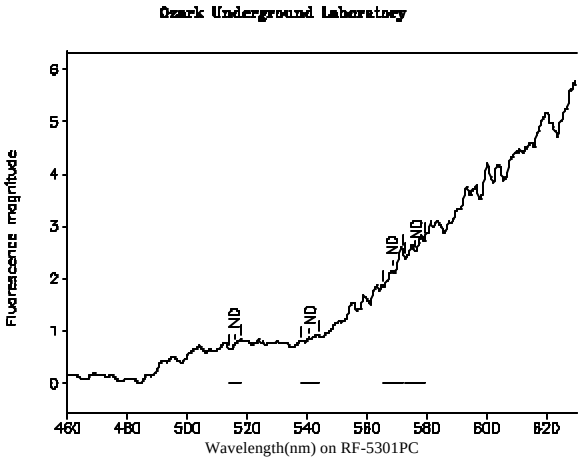


Station 104: Alachua Well # 2
OUL number: P3925 Analyzed: 10/11/05
Matrix: Elutant
Placed: 09/23/05 1658 Collected: 10/03/05 1431

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
514.8	485.0	548.7	2.27	74.51	0.03	1.59
540.9	538.1	543.9	0.00	0.00	0.00	ND
569.6	548.7	593.4	0.67	17.62	0.04	1.74
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

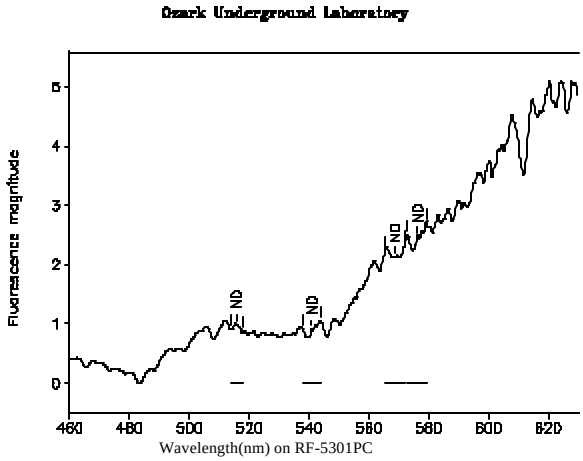


Station 106: Santa Fe Hills Subdivision Well
OUL number: P2809 Analyzed: 08/05/05
Matrix: Elutant
Placed: 07/26/05 1620 Collected: 07/29/05 1540

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

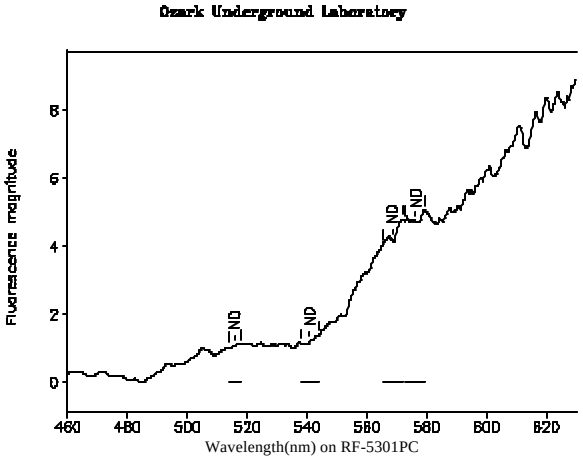


Station 106: Santa Fe Hills Subdivision Well
OUL number: P2810 Analyzed: 08/05/05
Matrix: Elutant
Placed: 07/29/05 1540 Collected: 08/01/05 1329

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

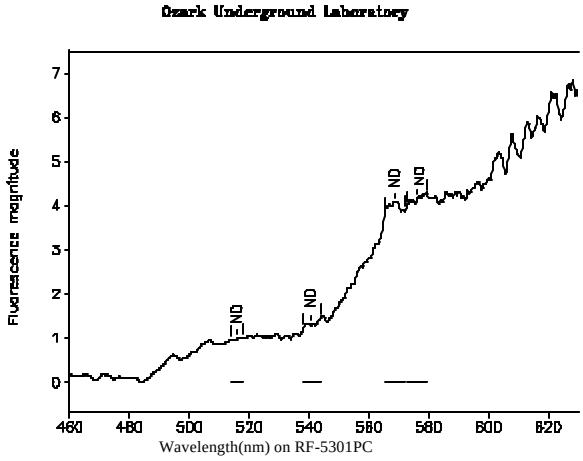


Station 106: Santa Fe Hills Subdivision Well
OUL number: P2906 Analyzed: 08/12/05
Matrix: Elutant
Placed: 08/04/05 1514 Collected: 08/07/05 1830

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:



Station 106: Santa Fe Hills Subdivision Well
OUL number: P3011 Analyzed: 08/24/05
Matrix: Elutant
Placed: 08/07/05 1830 Collected: 08/10/05 1353

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

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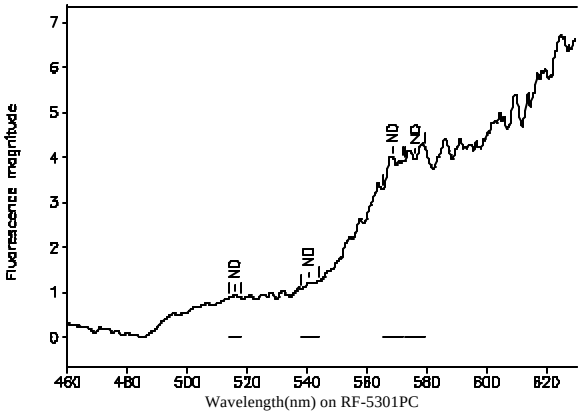

Station 106: Santa Fe Hills Subdivision Well
OUL number: P3012 Analyzed: 08/24/05
Matrix: Elutant
Placed: 08/10/05 1353 Collected: 08/13/05 1842

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

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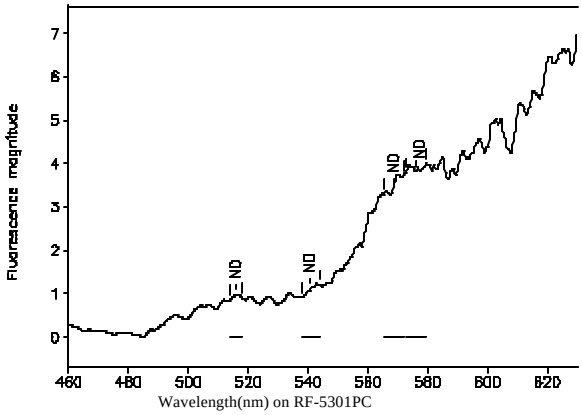

Station 106: Santa Fe Hills Subdivision Well
OUL number: P3013 Analyzed: 08/24/05
Matrix: Elutant
Placed: 08/13/05 1842 Collected: 08/16/05 1450

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

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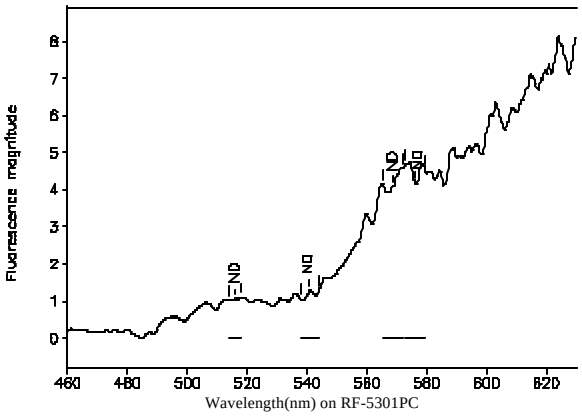

Station 106: Santa Fe Hills Subdivision Well
OUL number: P3662 Analyzed: 09/21/05
Matrix: Elutant
Placed: 08/16/05 1450 Collected: 08/19/05 1710

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

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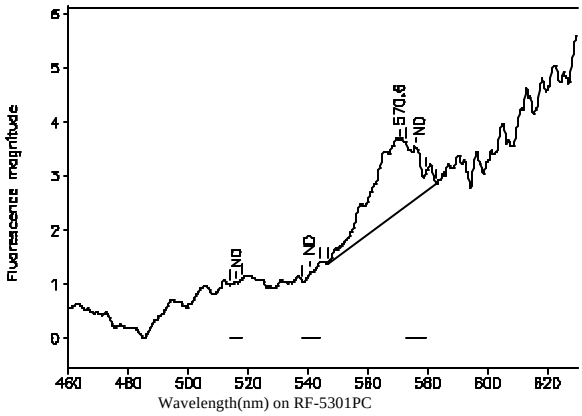


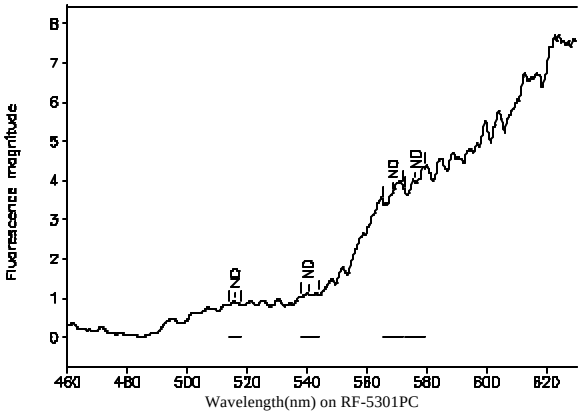
Station 106: Santa Fe Hills Subdivision Well
OUL number: P3542 Analyzed: 09/14/05
Matrix: Elutant
Placed: 08/19/05 1710 Collected: 08/23/05 1622

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
570.6	546.4	582.8	1.29	23.52	0.05	2.49
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

Ozark Underground Laboratory



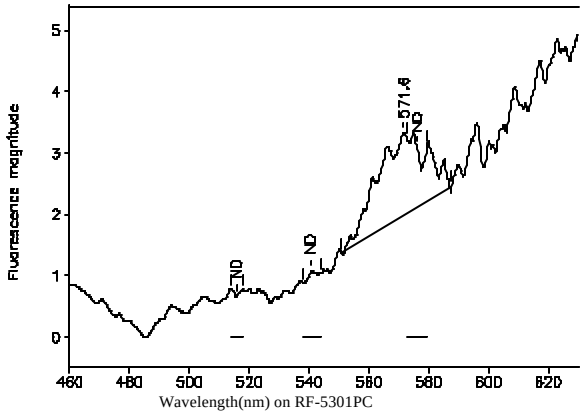
Station 106: Santa Fe Hills Subdivision Well
OUL number: P3663 Analyzed: 09/21/05
Matrix: Elutant
Placed: 08/23/05 1622 Collected: 08/27/05 1411

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

Ozark Underground Laboratory



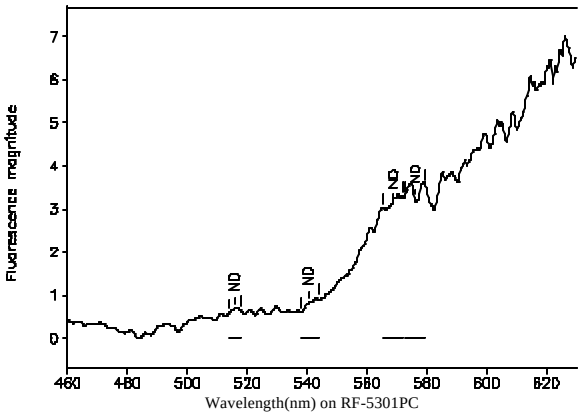
Station 106: Santa Fe Hills Subdivision Well
OUL number: P3543 Analyzed: 09/14/05
Matrix: Elutant
Placed: 08/27/05 1411 Collected: 09/02/05 1646

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
571.6	551.0	587.8	1.36	25.60	0.05	2.71
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

Ozark Underground Laboratory



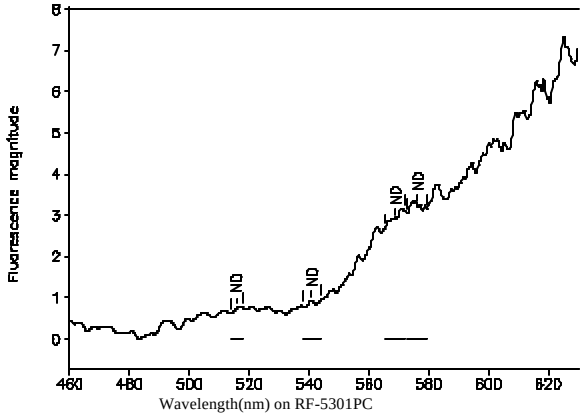
Station 106: Santa Fe Hills Subdivision Well
OUL number: P3729 Analyzed: 09/26/05
Matrix: Elutant
Placed: 09/02/05 1646 Collected: 09/09/05 1659

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

Ozark Underground Laboratory

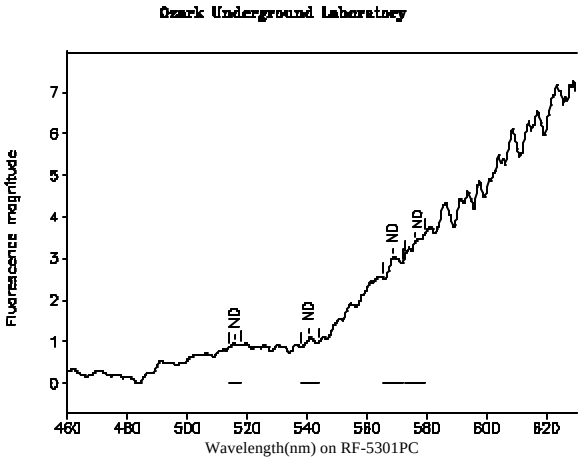


Station 106: Santa Fe Hills Subdivision Well
OUL number: P3730 Analyzed: 09/26/05
Matrix: Elutant
Placed: 09/09/05 1659 Collected: 09/16/05 1517

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

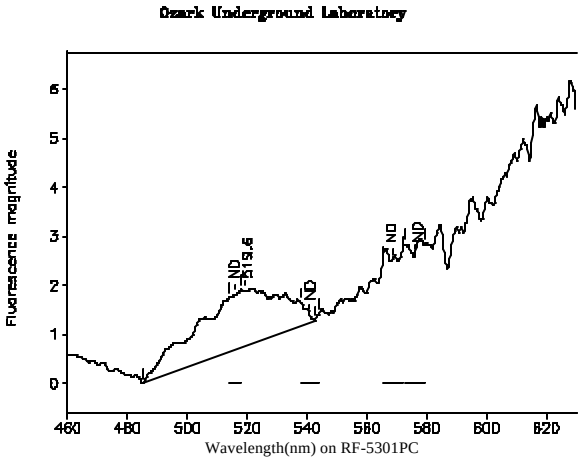


Station 106: Santa Fe Hills Subdivision Well
OUL number: P3731 Analyzed: 09/26/05
Matrix: Elutant
Placed: 09/16/05 1517 Collected: 09/21/05 1339

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:



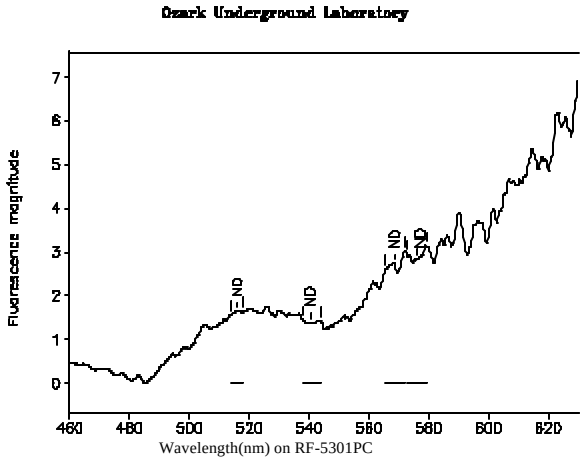
Station 111: River Ranch Well
OUL number: P3656 Analyzed: 09/21/05
Matrix: Elutant
Placed: 08/01/05 1528 Collected: 08/04/05 1417

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

519.6	485.0	542.4	1.12	39.75	0.03	0.845

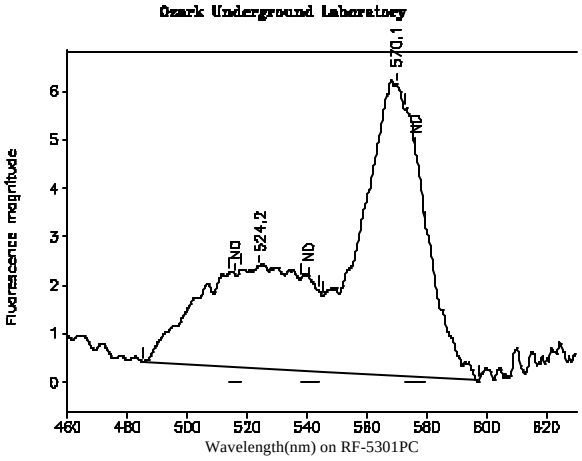


Station 111: River Ranch Well
OUL number: P3657 Analyzed: 09/21/05
Matrix: Elutant
Placed: 08/04/05 1417 Collected: 08/07/05 1623

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:



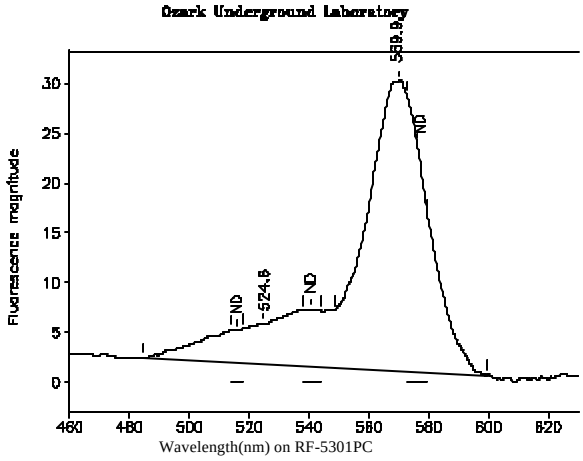
Station 111: River Ranch Well
OUL number: P3174 Analyzed: 08/31/05
Matrix: Elutant
Placed: 08/07/05 1623 Collected: 08/10/05 1255

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
570.1	545.3	597.8	6.01	148.72	0.04	15.4
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

524.2	485.2	545.3	2.09	91.71	0.02	1.91



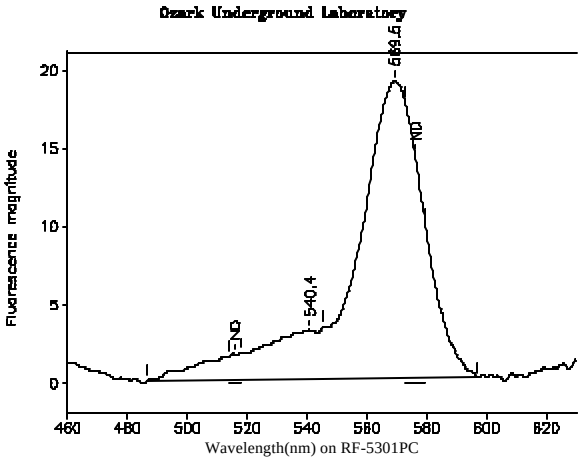
Station 111: River Ranch Well
OUL number: P3175 Analyzed: 08/31/05
Matrix: Elutant
Placed: 08/10/05 1255 Collected: 08/15/05 1445

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
569.9	548.4	599.4	29.09	687.67	0.04	71.1
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

524.6	484.2	548.4	4.03	207.78	0.02	4.32

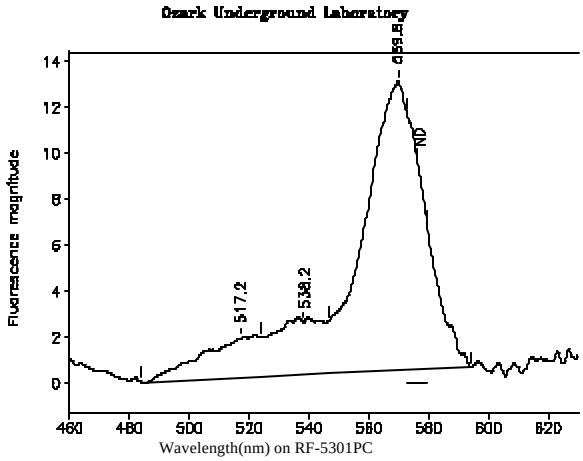


Station 111: River Ranch Well
OUL number: P3524 Analyzed: 09/14/05
Matrix: Elutant
Placed: 08/15/05 1445 Collected: 08/19/05 1430

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
540.4	486.8	545.5	3.12	97.38	0.03	2.80
569.5	545.5	596.8	18.96	446.16	0.04	47.3
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

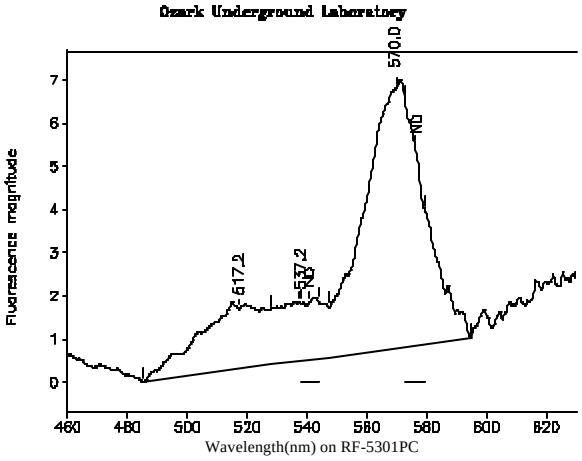


Station 111: River Ranch Well
OUL number: P3525 Analyzed: 09/14/05
Matrix: Elutant
Placed: 08/19/05 1430 Collected: 08/23/05 1438

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
517.2	484.0	524.0	1.72	40.38	0.04	0.853
538.2	524.0	546.6	2.30	49.73	0.05	1.43
569.8	546.6	594.0	12.60	287.06	0.04	30.4
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:



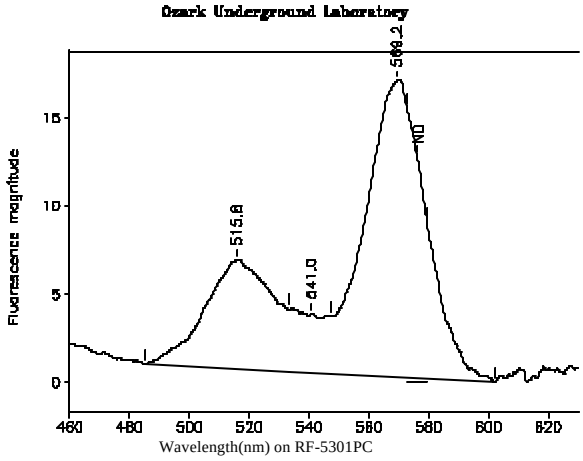
Station 111: River Ranch Well
OUL number: P3526 Analyzed: 09/14/05
Matrix: Elutant
Placed: 08/23/05 1438 Collected: 08/26/05 1548

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
517.2	485.0	527.7	1.38	39.01	0.04	0.824
541.0	538.1	543.9	0.00	0.00	0.00	ND
570.0	547.3	594.6	6.03	144.41	0.04	15.3
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

537.2	527.7	547.3	1.36	25.96	0.05	0.747

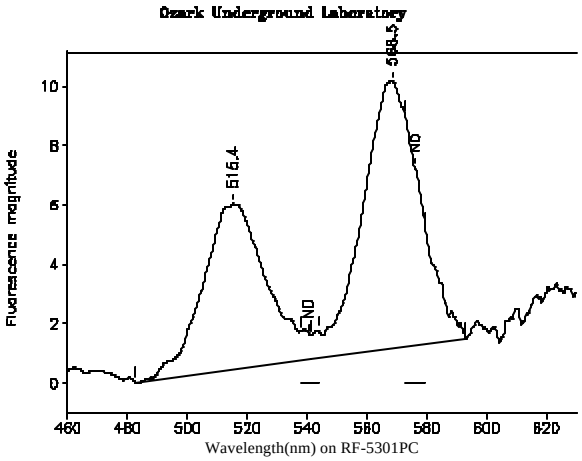


Station 111: River Ranch Well
OUL number: P3527 Analyzed: 09/14/05
Matrix: Elutant
Placed: 08/26/05 1548 Collected: 09/02/05 1443

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
515.8	485.0	533.1	6.18	162.17	0.04	3.43
541.0	533.1	547.5	3.31	48.37	0.07	1.39
569.2	547.5	602.0	16.81	399.87	0.04	42.4
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

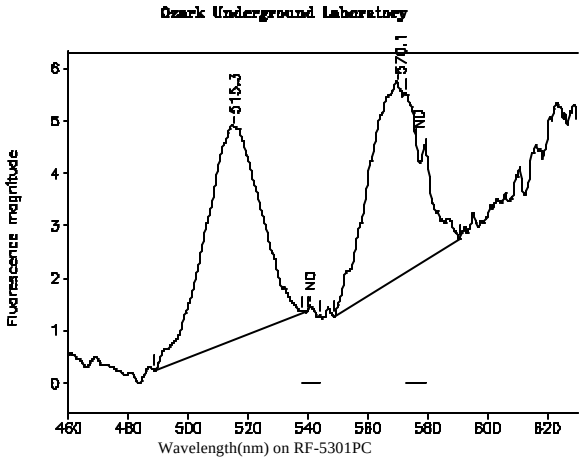


Station 111: River Ranch Well
OUL number: P3727 Analyzed: 09/26/05
Matrix: Elutant
Placed: 09/02/05 1443 Collected: 09/09/05 1500

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
515.4	482.5	541.6	5.57	137.75	0.04	2.94
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.5	541.7	593.2	8.97	201.74	0.04	21.0
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

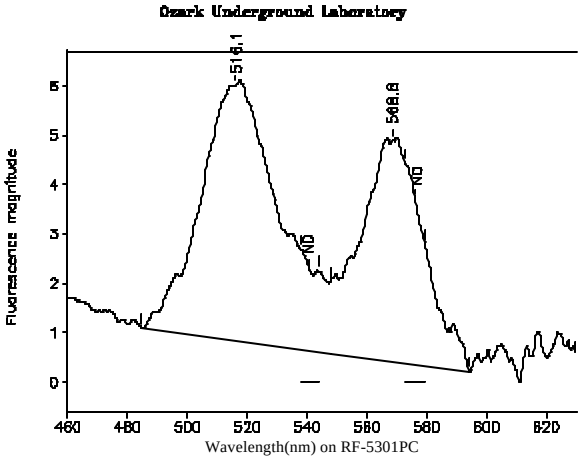


Station 111: River Ranch Well
OUL number: P3728 Analyzed: 09/26/05
Matrix: Elutant
Placed: 09/09/05 1500 Collected: 09/15/05 1559

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
515.3	488.6	539.8	4.05	87.89	0.05	1.88
541.0	538.1	543.9	0.00	0.00	0.00	ND
570.1	548.6	590.8	3.68	76.56	0.05	7.98
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

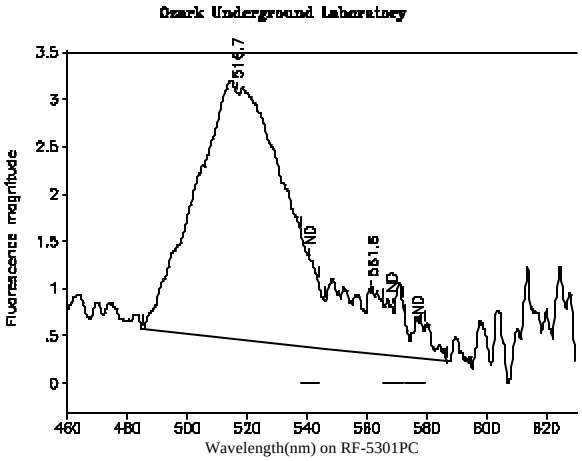


Station 111: River Ranch Well
OUL number: P3908 Analyzed: 10/11/05
Matrix: Elutant
Placed: 09/23/05 1439 Collected: 09/30/05 1511

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.1	484.6	547.7	5.17	164.01	0.03	3.51
540.9	538.1	543.9	0.00	0.00	0.00	ND
568.8	547.7	594.4	4.49	113.71	0.04	11.2
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:



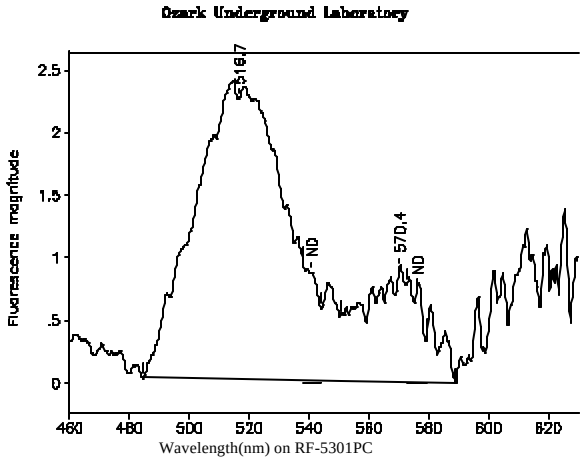
Station 112: Main Shop Well
OUL number: P3909 Analyzed: 10/11/05
Matrix: Elutant
Placed: 08/26/05 1533 Collected: 09/02/05 1432

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.7	485.0	546.1	2.60	94.54	0.03	2.02
540.9	538.1	543.9	0.00	0.00	0.00	ND
568.6	565.4	572.0	0.00	0.00	0.00	ND
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

561.6	546.1	586.6	0.67	19.04	0.04	0.000

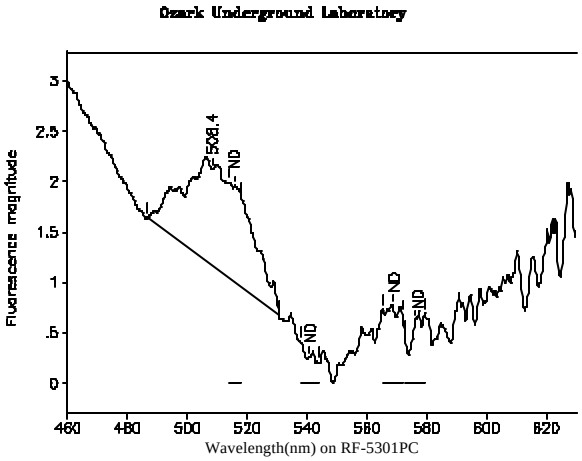


Station 112: Main Shop Well
OUL number: P3910 Analyzed: 10/11/05
Matrix: Elutant
Placed: 09/02/05 1432 Collected: 09/09/05 1446

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.7	484.2	550.6	2.24	87.99	0.03	1.88
540.9	538.1	543.9	0.00	0.00	0.00	ND
570.4	550.6	589.0	0.91	22.53	0.04	2.23
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:



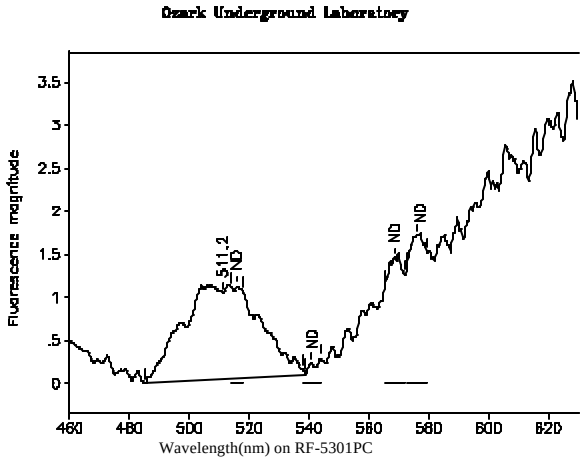
Station 113: Residence 6 Well
OUL number: P3911 Analyzed: 10/11/05
Matrix: Elutant
Placed: 08/26/05 1538 Collected: 09/02/05 1451

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
540.9	538.1	543.9	0.00	0.00	0.00	ND
568.6	565.4	572.0	0.00	0.00	0.00	ND
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

508.4	486.4	530.8	0.96	26.62	0.04	0.570



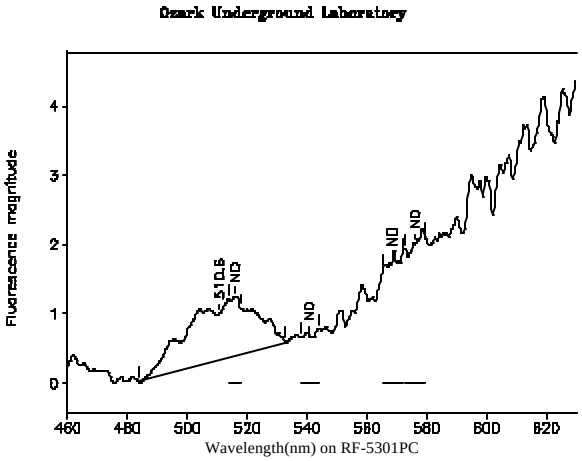
Station 113: Residence 6 Well
OUL number: P3912 Analyzed: 10/11/05
Matrix: Elutant
Placed: 09/02/05 1451 Collected: 09/09/05 1510

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
540.9	538.1	543.9	0.00	0.00	0.00	ND
568.6	565.4	572.0	0.00	0.00	0.00	ND
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

511.2	485.0	538.8	1.00	33.21	0.03	0.711



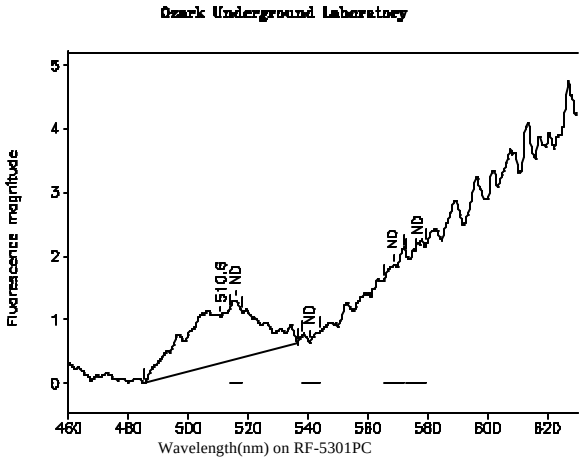
Station 114: Chalet Well
OUL number: P3913 Analyzed: 10/11/05
Matrix: Elutant
Placed: 08/26/05 1604 Collected: 09/02/05 1456

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
540.9	538.1	543.9	0.00	0.00	0.00	ND
568.6	565.4	572.0	0.00	0.00	0.00	ND
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

510.6	483.6	532.6	0.82	23.53	0.03	0.504



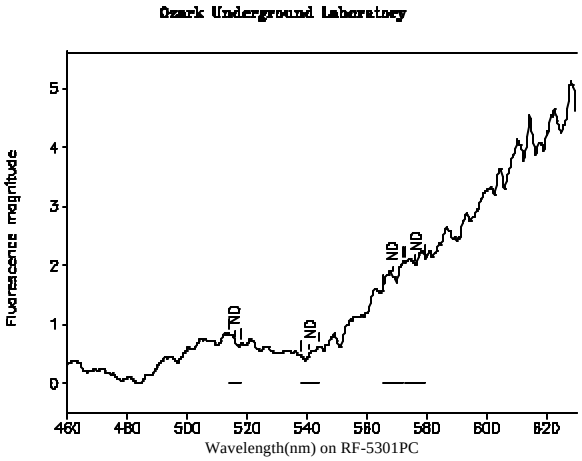
Station 114: Chalet Well
OUL number: P3914 Analyzed: 10/11/05
Matrix: Elutant
Placed: 09/02/05 1456 Collected: 09/09/05 1515

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
540.9	538.1	543.9	0.00	0.00	0.00	ND
568.6	565.4	572.0	0.00	0.00	0.00	ND
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

510.6	485.0	536.4	0.75	26.89	0.03	0.575

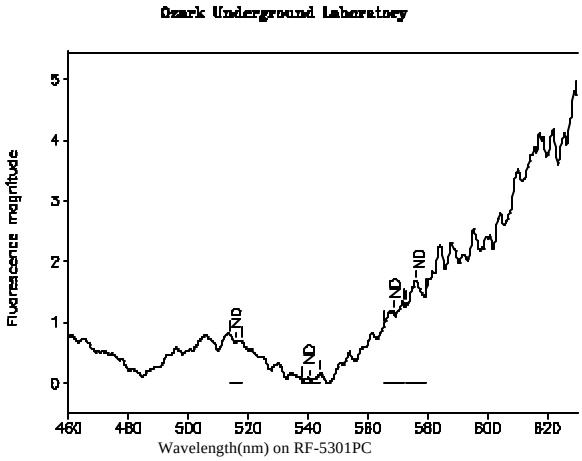


Station 121: Copeland Well
OUL number: P2811 Analyzed: 08/05/05
Matrix: Elutant
Placed: 07/25/05 1344 Collected: 08/01/05 1338

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

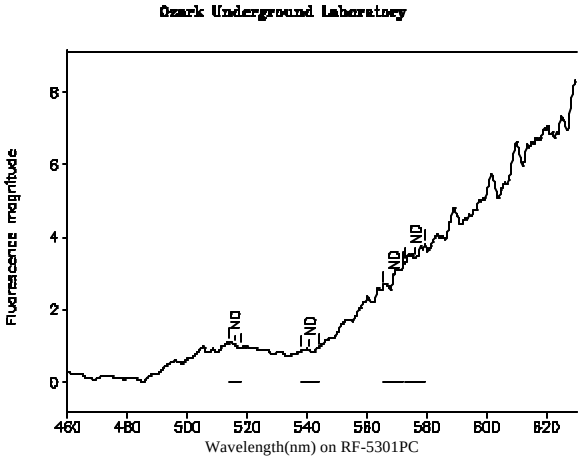


Station 121: Copeland Well
OUL number: P3014 Analyzed: 08/24/05
Matrix: Elutant
Placed: 08/08/05 1618 Collected: 08/15/05 1558

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

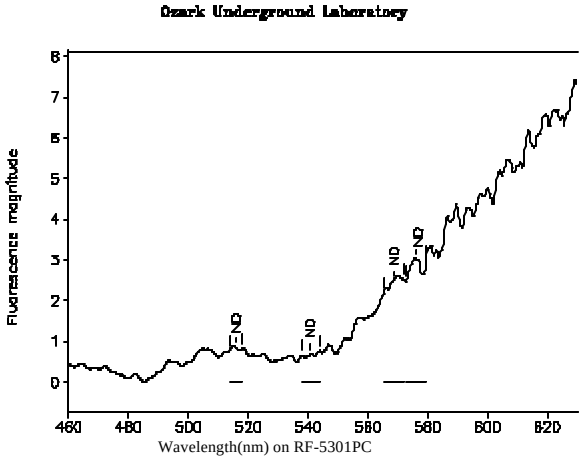


Station 121: Copeland Well
OUL number: P3664 Analyzed: 09/21/05
Matrix: Elutant
Placed: 08/15/05 1558 Collected: 08/19/05 1656

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:



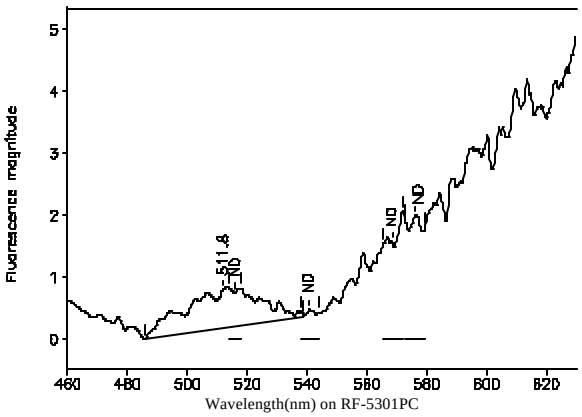
Station 121: Copeland Well
OUL number: P3665 Analyzed: 09/21/05
Matrix: Elutant
Placed: 08/19/05 1656 Collected: 08/25/05 1520

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

Ozark Underground Laboratory



Station 121: Copeland Well
OUL number: P3544 Analyzed: 09/14/05
Matrix: Elutant
Placed: 08/25/05 1520 Collected: 09/02/05 1632

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

511.8	485.8	539.0	0.61	18.83	0.03	0.398

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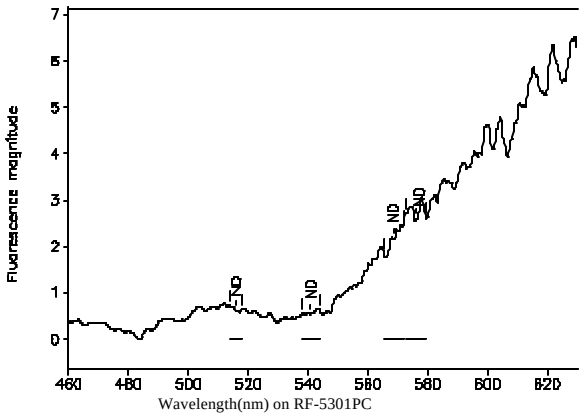


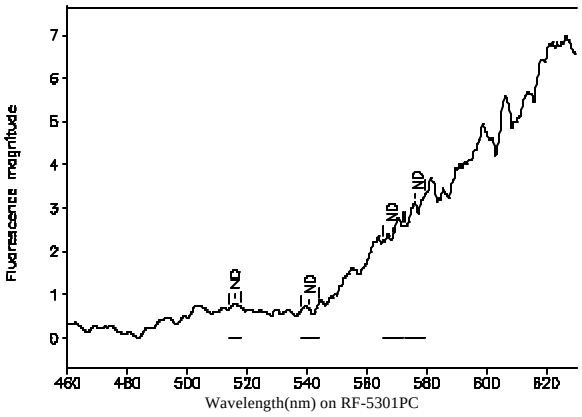
Station 121: Copeland Well
OUL number: P3732 Analyzed: 09/26/05
Matrix: Elutant
Placed: 09/02/05 1632 Collected: 09/09/05 1648

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

Ozark Underground Laboratory



Station 121: Copeland Well
OUL number: P3733 Analyzed: 09/26/05
Matrix: Elutant
Placed: 09/09/05 1648 Collected: 09/16/05 1503

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

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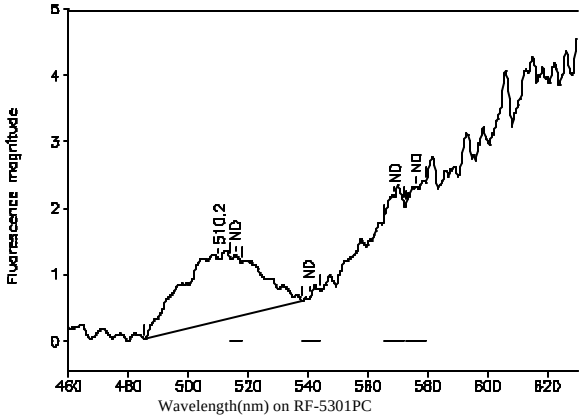


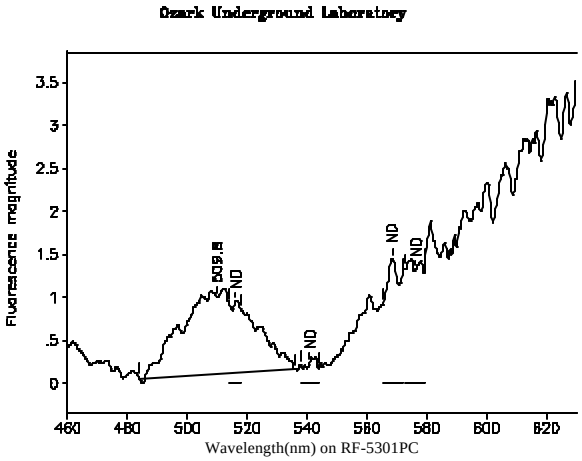
Station 121: Copeland Well
OUL number: P3915 Analyzed: 10/11/05
Matrix: Elutant
Placed: 09/16/05 1503 Collected: 09/23/05 1635

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
540.9	538.1	543.9	0.00	0.00	0.00	ND
568.6	565.4	572.0	0.00	0.00	0.00	ND
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

510.2	485.2	538.0	0.94	31.32	0.03	0.670



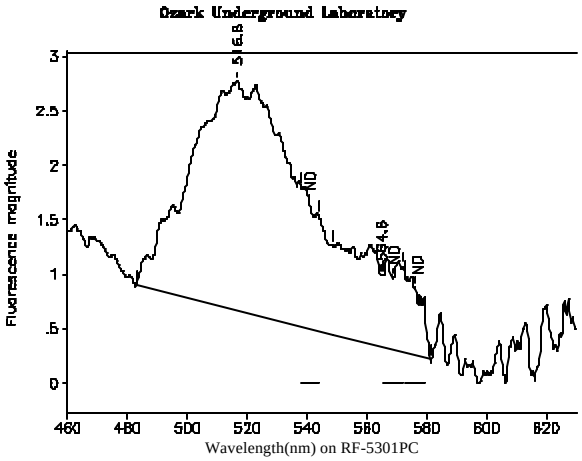
Station 121: Copeland Well
OUL number: P3916 Analyzed: 10/11/05
Matrix: Elutant
Placed: 09/23/05 1635 Collected: 09/30/05 1727

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	514.0	518.1	0.00	0.00	0.00	ND
540.9	538.1	543.9	0.00	0.00	0.00	ND
568.6	565.4	572.0	0.00	0.00	0.00	ND
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

509.8	483.8	536.0	0.90	27.05	0.03	0.579



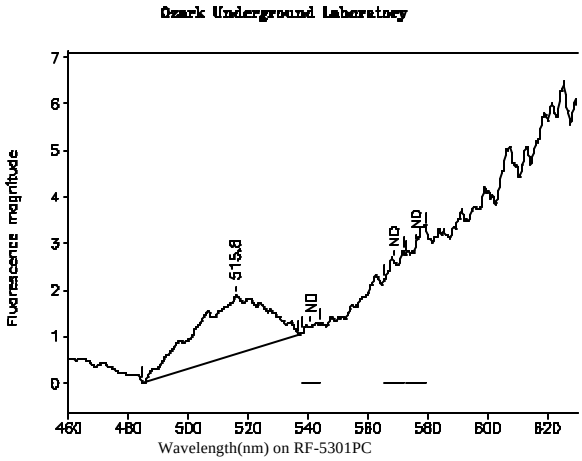
Station 122: Tropic Traditions Well
OUL number: P2804 Analyzed: 08/05/05
Matrix: Elutant
Placed: 07/25/05 1324 Collected: 08/01/05 1146

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.8	483.0	548.5	2.11	87.44	0.02	1.78
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

564.6	548.5	581.2	0.66	23.91	0.03	2.27

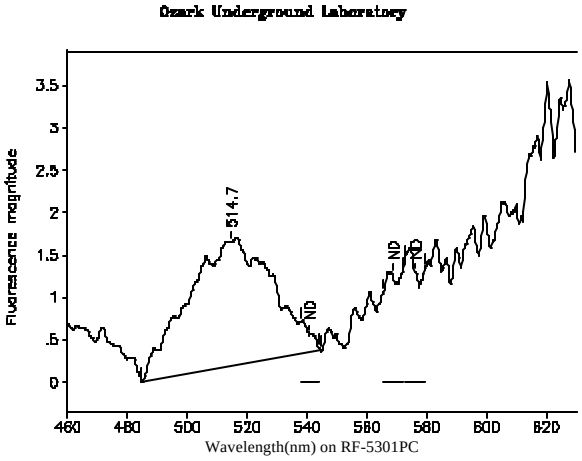


Station 122: Tropic Traditions Well
OUL number: P2907 Analyzed: 08/12/05
Matrix: Elutant
Placed: 08/01/05 1146 Collected: 08/08/05 1458

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
515.8	484.6	537.0	1.26	36.21	0.03	0.741
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

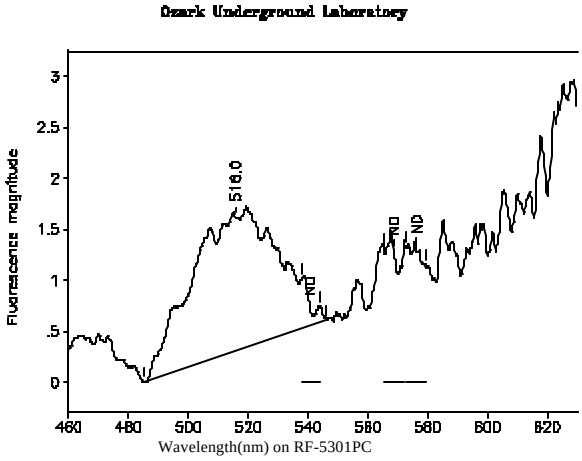


Station 122: Tropic Traditions Well
OUL number: P3015 Analyzed: 08/24/05
Matrix: Elutant
Placed: 08/08/05 1458 Collected: 08/13/05 1728

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
514.7	484.8	544.8	1.46	49.57	0.03	1.03
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

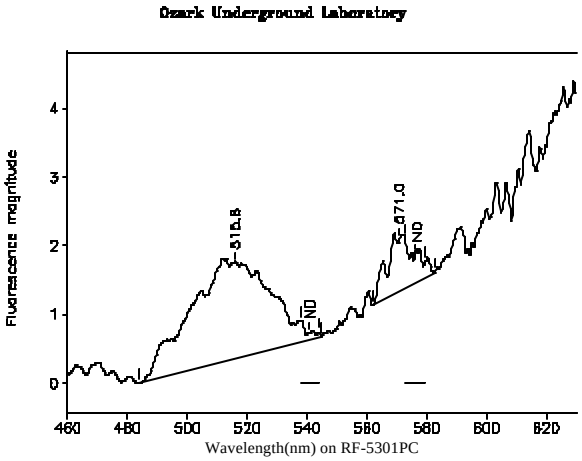


Station 122: Tropic Traditions Well
OUL number: P3545 Analyzed: 09/14/05
Matrix: Elutant
Placed: 08/25/05 1505 Collected: 09/02/05 1642

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
516.0	485.4	546.2	1.31	46.87	0.03	0.990
541.0	538.1	543.9	0.00	0.00	0.00	ND
568.7	565.4	572.0	0.00	0.00	0.00	ND
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

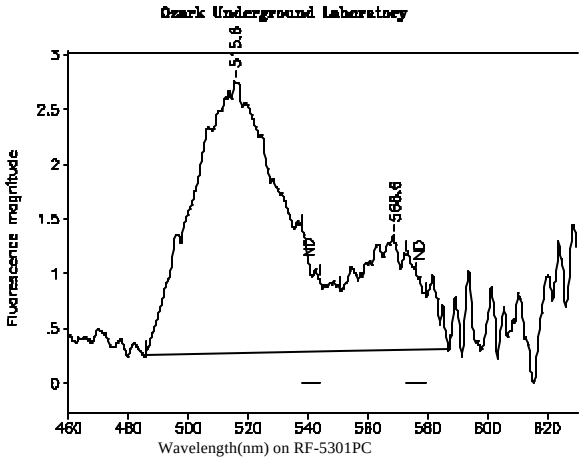


Station 122: Tropic Traditions Well
OUL number: P3734 Analyzed: 09/26/05
Matrix: Elutant
Placed: 09/09/05 1714 Collected: 09/16/05 1348

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
515.8	484.0	544.8	1.39	45.45	0.03	0.970
541.0	538.1	543.9	0.00	0.00	0.00	ND
571.0	562.0	582.6	0.75	8.49	0.09	0.885
576.2	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:



Station 122: Tropic Traditions Well
OUL number: P3917 Analyzed: 10/11/05
Matrix: Elutant
Placed: 09/23/05 1637 Collected: 09/30/05 1541

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
515.6	485.6	551.0	2.50	89.19	0.03	1.91
540.9	538.1	543.9	0.00	0.00	0.00	ND
568.6	551.0	587.2	1.05	25.56	0.04	2.53
576.1	572.8	579.6	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

APPENDIX IIC

ANALYTICAL GRAPHS
OF ANALYZED WATER SAMPLES

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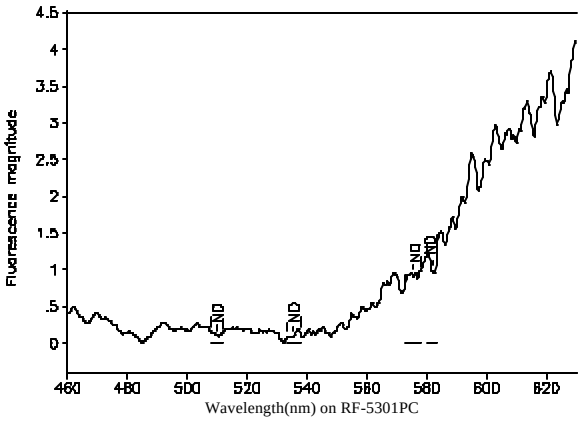

Station 4: Hornsby Spring Daily
OUL number: P3531 Analyzed: 09/14/05
Matrix: Water
Collected: 08/05/05 1306

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
575.3	572.7	578.0	0.00	0.00	0.00	ND
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

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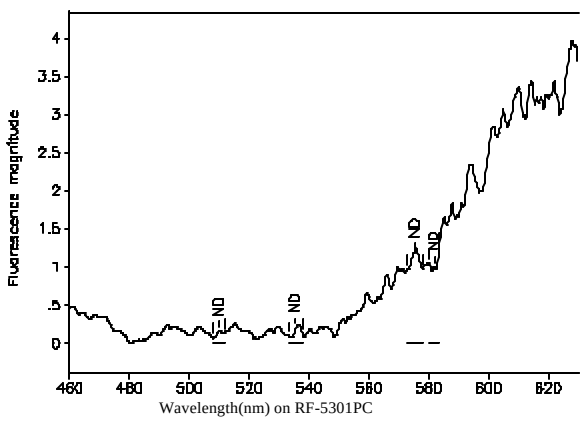

Station 4: Hornsby Spring Daily
OUL number: P3532 Analyzed: 09/14/05
Matrix: Water
Collected: 08/06/05 1227

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
575.3	572.7	578.0	0.00	0.00	0.00	ND
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

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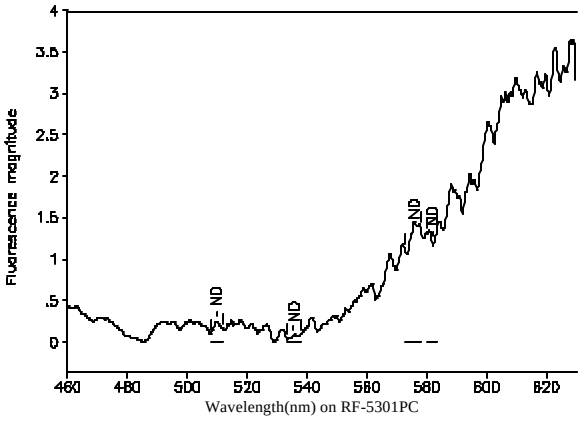


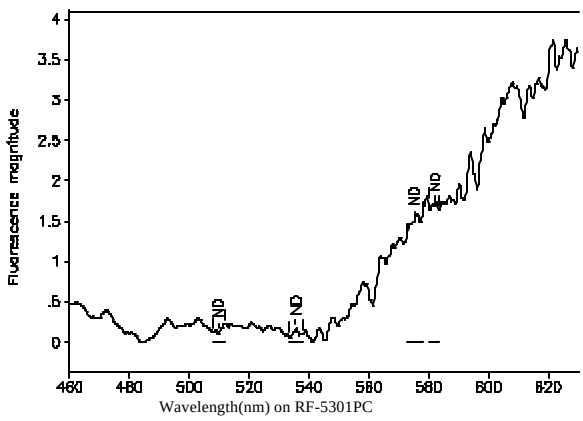
Station 4: Hornsby Spring Daily
OUL number: P3533 Analyzed: 09/14/05
Matrix: Water
Collected: 08/07/05 1551

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
575.3	572.7	578.0	0.00	0.00	0.00	ND
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

Ozark Underground Laboratory

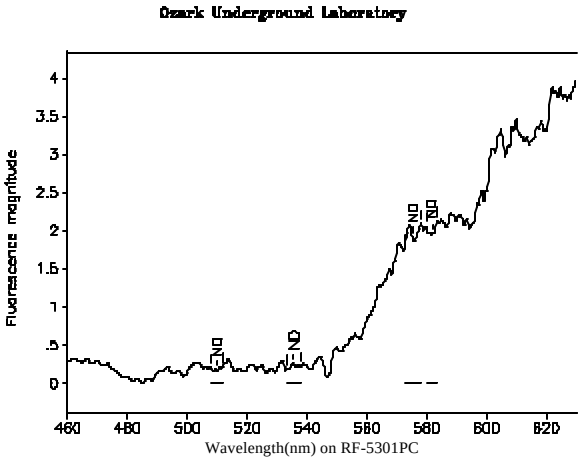


Station 4: Hornsby Spring Daily
OUL number: P3534 Analyzed: 09/14/05
Matrix: Water
Collected: 08/08/05 1421

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
575.3	572.7	578.0	0.00	0.00	0.00	ND
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

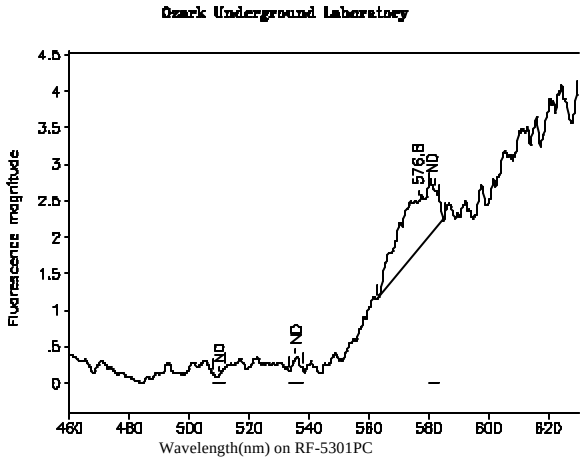


Station 4: Hornsby Spring Daily
OUL number: P3535 Analyzed: 09/14/05
Matrix: Water
Collected: 08/09/05 1248

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
575.3	572.7	578.0	0.00	0.00	0.00	ND
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

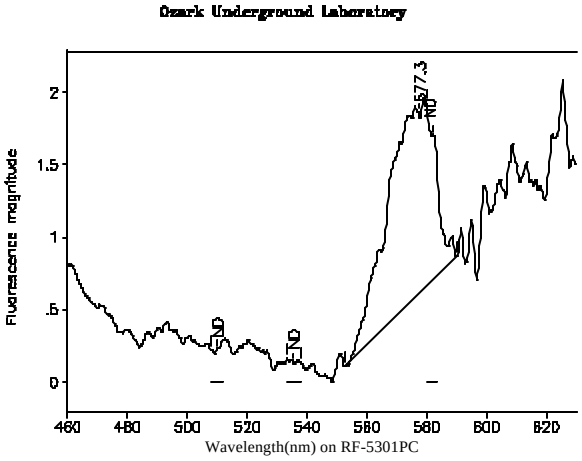


Station 4: Hornsby Spring Daily
OUL number: P3536 Analyzed: 09/14/05
Matrix: Water
Collected: 08/10/05 1228

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
576.8	563.0	585.4	0.66	10.96	0.06	0.093
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

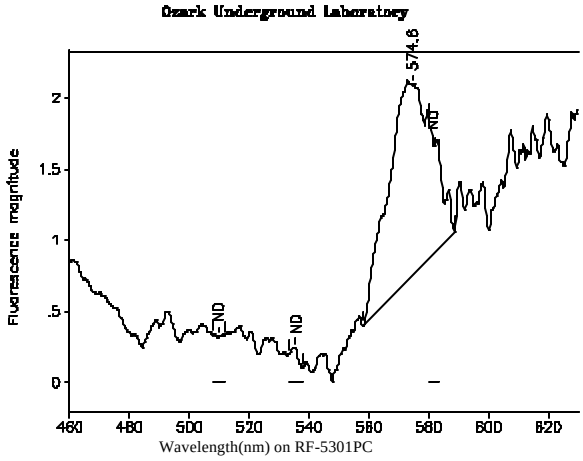


Station 4: Hornsby Spring Daily
OUL number: P3568 Analyzed: 09/16/05
Matrix: Water
Collected: 08/11/05 1529

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
577.3	552.6	590.2	1.25	24.87	0.05	0.209
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

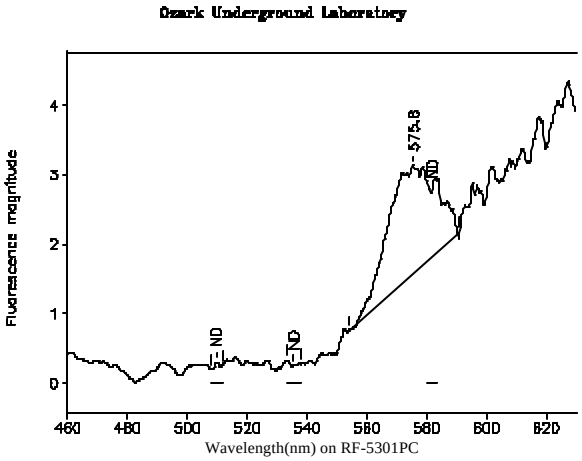


Station 4: Hornsby Spring Daily
OUL number: P3569 Analyzed: 09/16/05
Matrix: Water
Collected: 08/12/05 1509

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
574.6	558.2	588.8	1.34	23.51	0.06	0.198
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

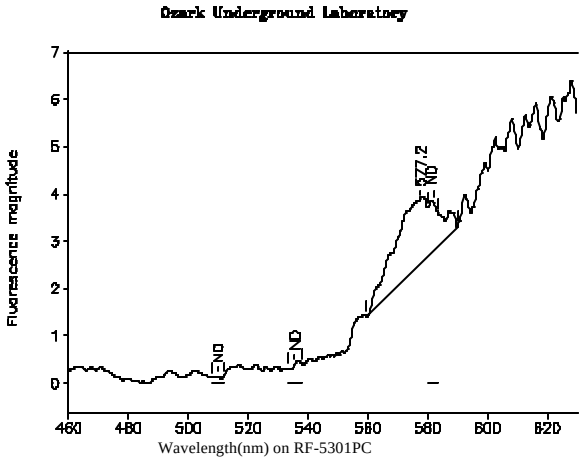


Station 4: Hornsby Spring Daily
OUL number: P3537 Analyzed: 09/14/05
Matrix: Water
Collected: 08/13/05 1535

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
575.8	554.0	591.2	1.53	29.23	0.05	0.247
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

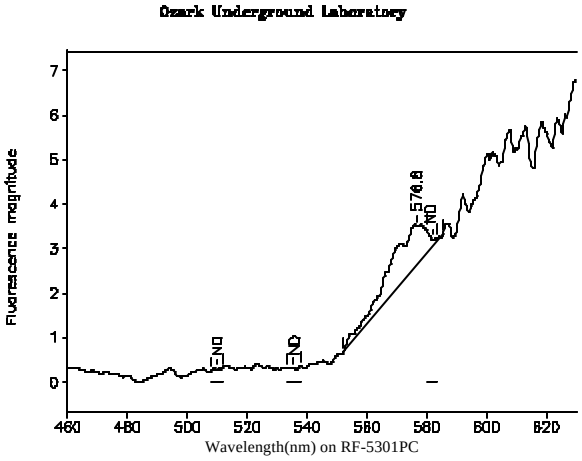


Station 4: Hornsby Spring Daily
OUL number: P3666 Analyzed: 09/21/05
Matrix: Water
Collected: 08/19/05 1408

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
577.2	559.6	590.0	1.36	23.59	0.06	0.199
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

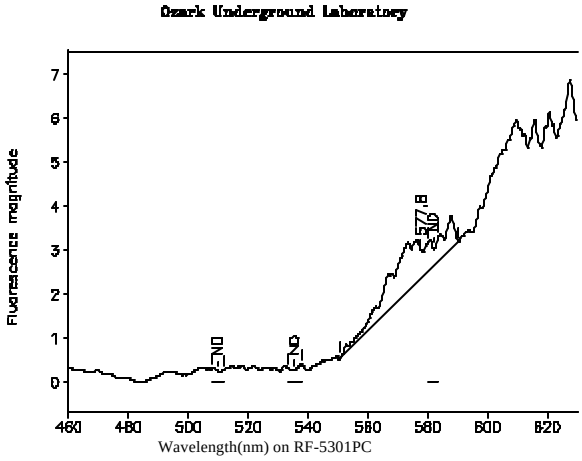


Station 4: Hornsby Spring Daily
OUL number: P3667 Analyzed: 09/21/05
Matrix: Water
Collected: 08/23/05 1421

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
576.8	552.2	585.4	0.88	15.20	0.06	0.128
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

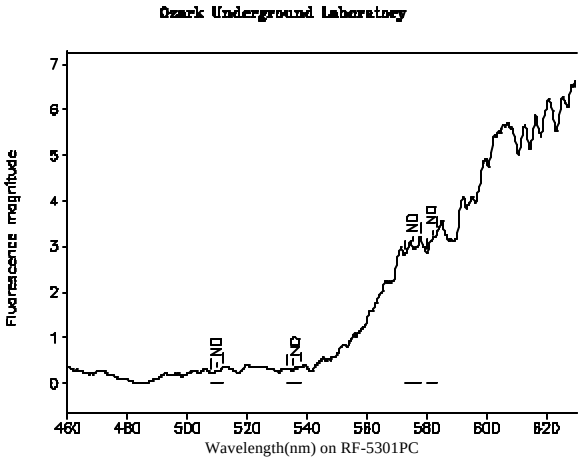


Station 4: Hornsby Spring Daily
OUL number: P3668 Analyzed: 09/21/05
Matrix: Water
Collected: 08/26/05 1507

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
577.8	551.0	590.2	0.65	19.54	0.03	0.165
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

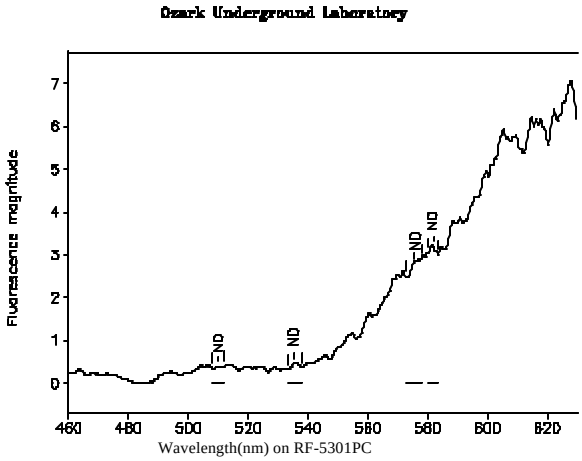


Station 4: Hornsby Spring Daily
OUL number: P3882 Analyzed: 10/10/05
Matrix: Water
Collected: 08/29/05 1555

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
575.3	572.7	578.0	0.00	0.00	0.00	ND
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

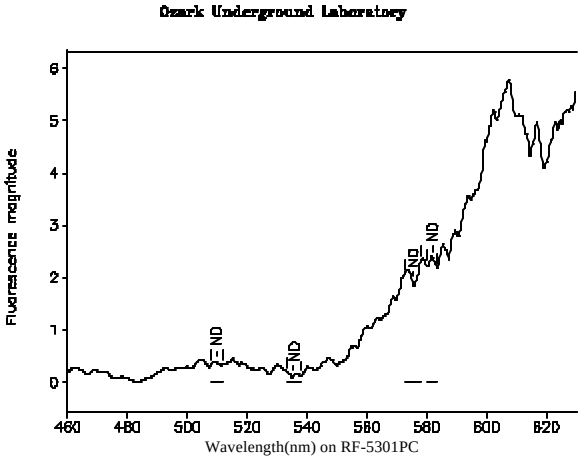


Station 4: Hornsby Spring Daily
OUL number: P3883 Analyzed: 10/10/05
Matrix: Water
Collected: 09/02/05 1415

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
575.3	572.7	578.0	0.00	0.00	0.00	ND
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

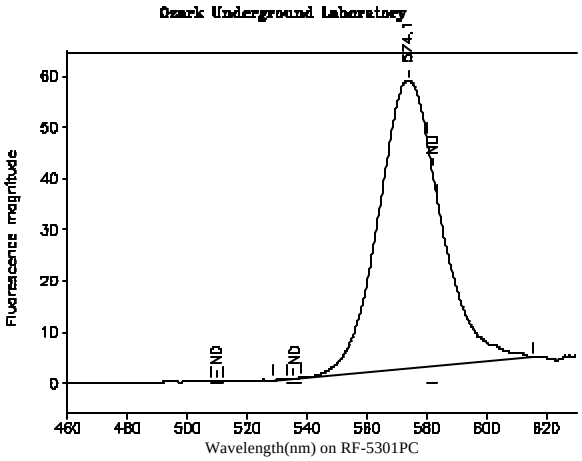


Station 4: Hornsby Spring Daily
OUL number: P3885 Analyzed: 10/11/05
Matrix: Water
Collected: 09/09/05 1437

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
575.3	572.7	578.0	0.00	0.00	0.00	ND
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

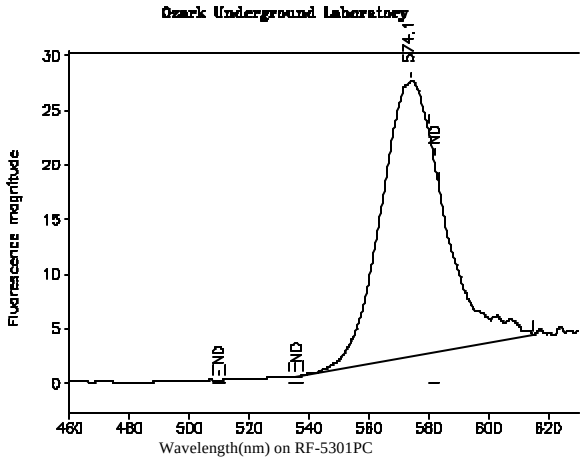


Station 43: Mill Creek Sink Cave
OUL number: P2813 Analyzed: 08/05/05
Matrix: Water
Collected: 07/29/05 1722

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
574.1	528.8	615.4	56.17	1,353.33	0.04	11.3
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

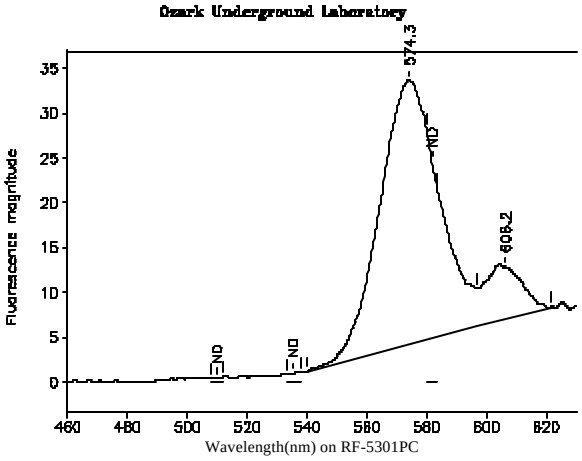


Station 43: Mill Creek Sink Cave
OUL number: P2814 Analyzed: 08/05/05
Matrix: Water
Collected: 07/31/05 1800

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
574.1	535.2	615.2	25.15	617.38	0.04	5.16
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:



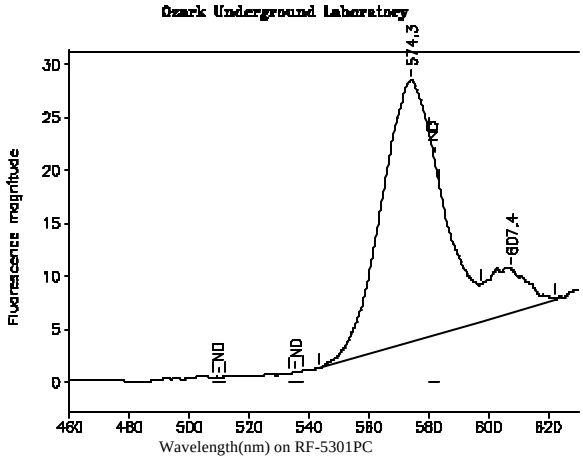
Station 43: Mill Creek Sink Cave
OUL number: P2910 Analyzed: 08/12/05
Matrix: Water
Collected: 08/03/05 1759

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
574.3	539.8	596.6	29.42	675.83	0.04	5.69
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

606.2	596.6	621.4	5.85	90.31	0.06	0.000



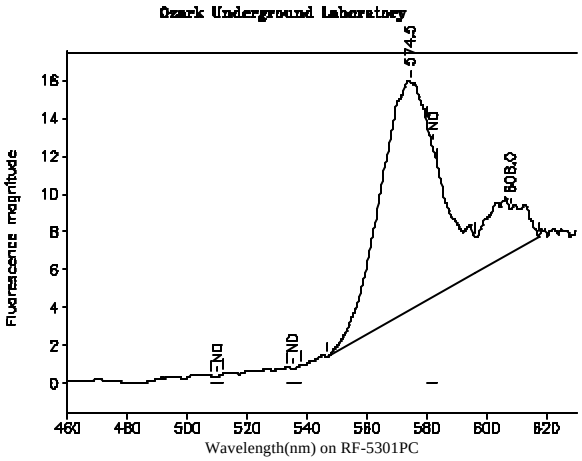
Station 43: Mill Creek Sink Cave
OUL number: P2911 Analyzed: 08/12/05
Matrix: Water
Collected: 08/05/05 1449

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
574.3	543.2	597.4	24.66	568.30	0.04	4.78
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

607.4	597.4	622.6	4.20	67.47	0.06	0.000



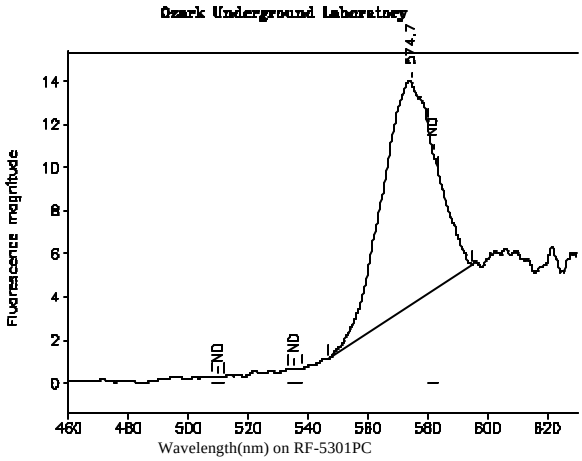
Station 43: Mill Creek Sink Cave
OUL number: P2912 Analyzed: 08/12/05
Matrix: Water
Collected: 08/08/05 1710

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
574.5	546.6	596.2	12.06	276.66	0.04	2.33
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

608.0	596.2	617.6	2.36	45.24	0.05	0.000

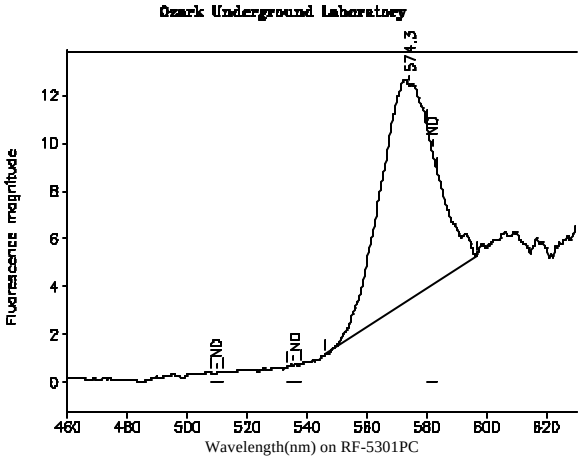


Station 43: Mill Creek Sink Cave
OUL number: P3019 Analyzed: 08/24/05
Matrix: Water
Collected: 08/11/05 1653

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
574.7	546.4	595.0	10.30	216.42	0.05	1.84
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

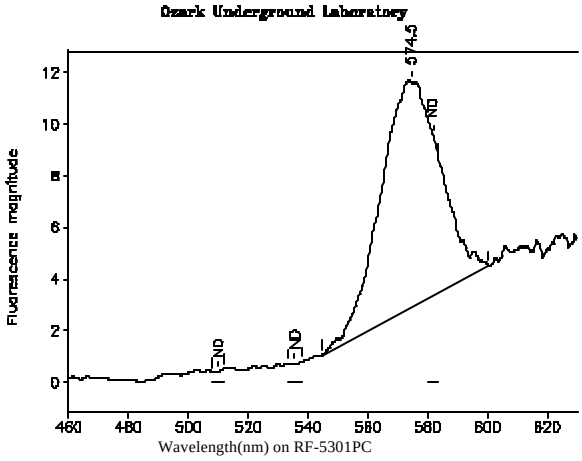


Station 43: Mill Creek Sink Cave
OUL number: P3021 Analyzed: 08/24/05
Matrix: Water
Collected: 08/15/05 1709

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
574.3	546.0	596.6	8.96	196.59	0.05	1.67
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

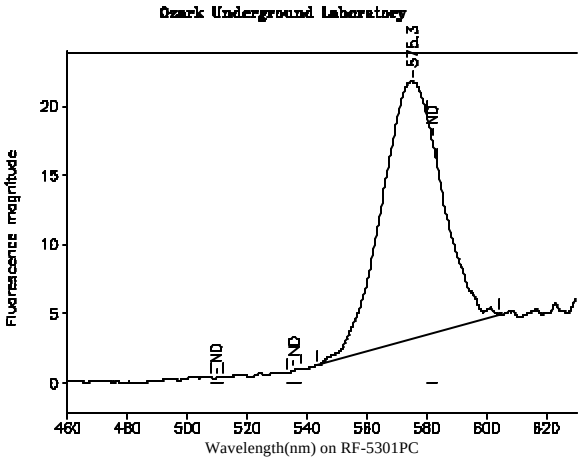


Station 43: Mill Creek Sink Cave
OUL number: P3552 Analyzed: 09/14/05
Matrix: Water
Collected: 08/19/05 1750

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
574.5	544.8	600.4	8.77	202.54	0.04	1.71
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

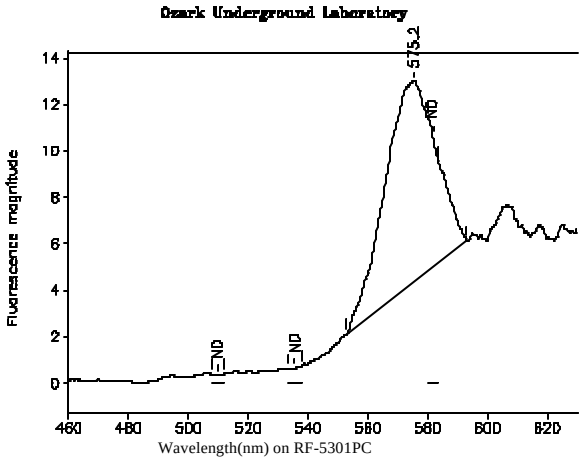


Station 43: Mill Creek Sink Cave
OUL number: P3553 Analyzed: 09/14/05
Matrix: Water
Collected: 09/02/05 1730

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
575.3	543.4	604.2	18.57	430.81	0.04	3.64
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

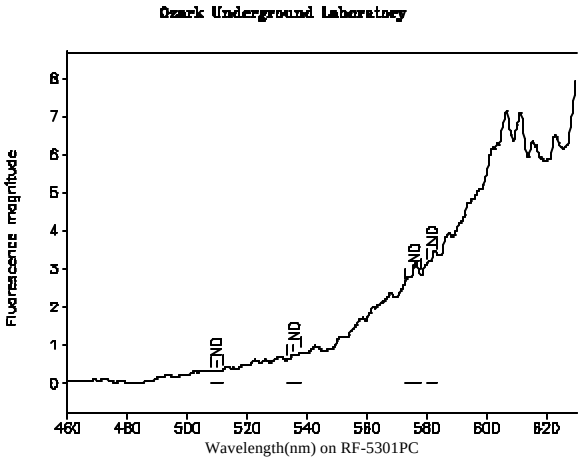


Station 43: Mill Creek Sink Cave
OUL number: P3742 Analyzed: 09/26/05
Matrix: Water
Collected: 09/09/05 1736

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
575.2	553.0	593.2	8.65	172.74	0.05	1.46
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

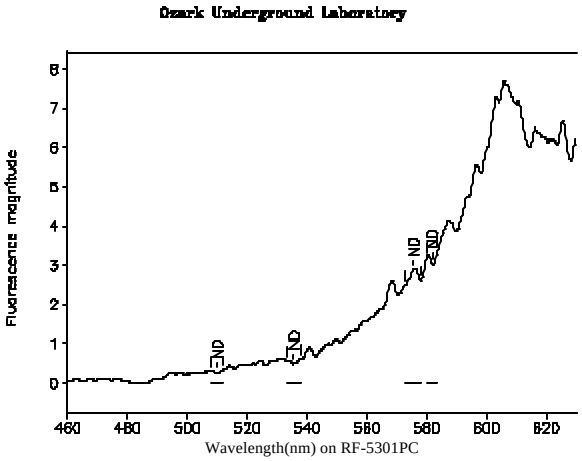


Station 106: Santa Fe Hills Subdivision Well
OUL number: P3739 Analyzed: 09/26/05
Matrix: Water
Collected: 08/19/05 1710

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
575.3	572.7	578.0	0.00	0.00	0.00	ND
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

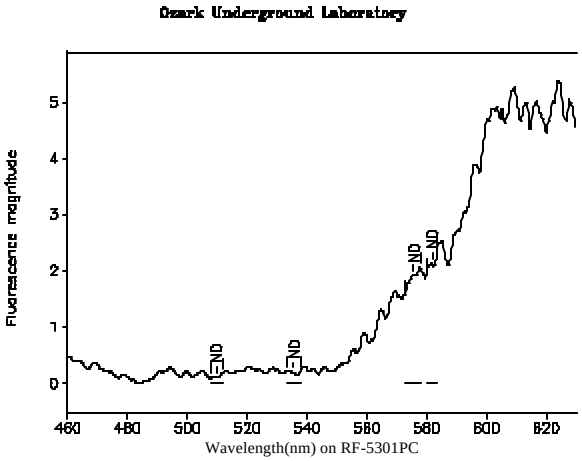


Station 106T: Santa Fe Hills Subdivision Well - System Tap Water
OUL number: P3741 Analyzed: 09/26/05
Matrix: Water
Collected: 09/21/05 1339

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
575.3	572.7	578.0	0.00	0.00	0.00	ND
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

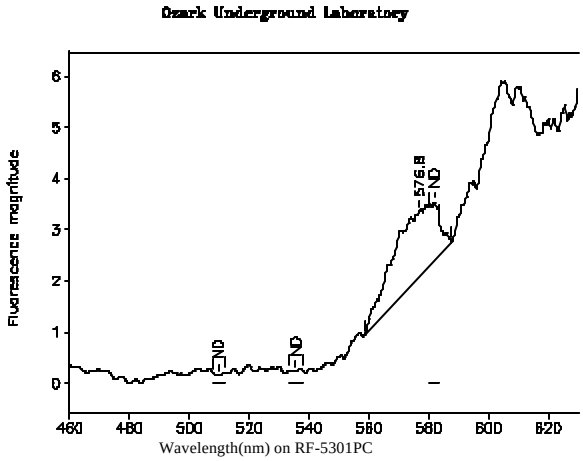


Station 111: River Ranch Well
OUL number: P3737 Analyzed: 09/26/05
Matrix: Water
Collected: 08/07/05 1623

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
575.3	572.7	578.0	0.00	0.00	0.00	ND
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

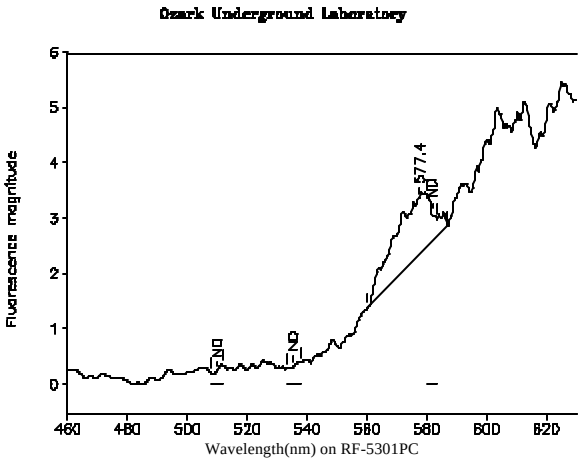


Station 111: River Ranch Well
OUL number: P3738 Analyzed: 09/26/05
Matrix: Water
Collected: 08/10/05 1255

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
576.8	558.6	587.8	1.29	23.85	0.05	0.201
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

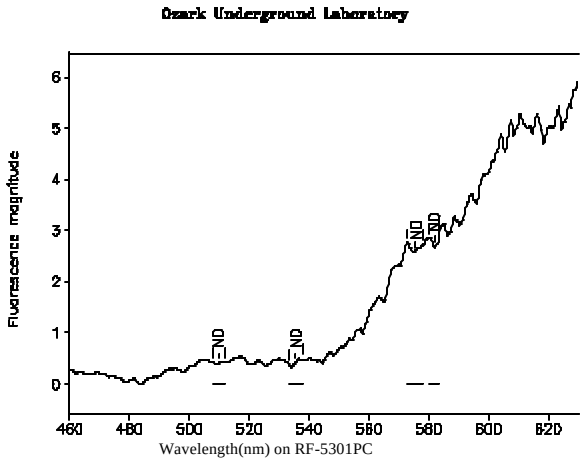


Station 111: River Ranch Well
OUL number: P3886 Analyzed: 10/11/05
Matrix: Water
Collected: 08/26/05 1548

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
577.4	560.2	587.0	1.04	16.93	0.06	0.145
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

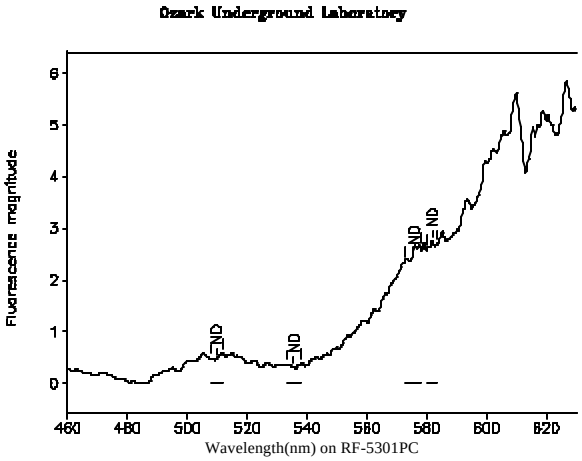


Station 111: River Ranch Well
OUL number: P3887 Analyzed: 10/11/05
Matrix: Water
Collected: 09/02/05 1443

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
575.3	572.7	578.0	0.00	0.00	0.00	ND
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

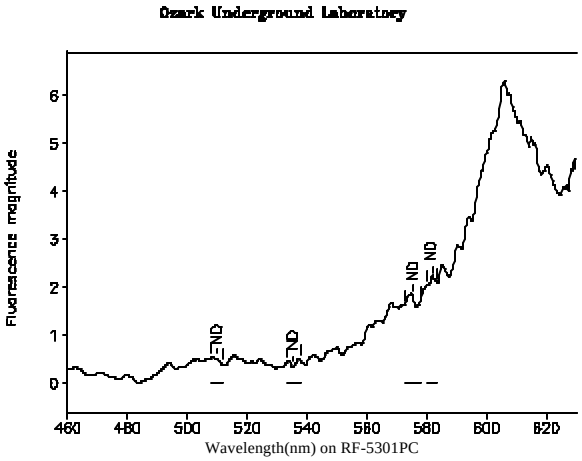


Station 111: River Ranch Well
OUL number: P3888 Analyzed: 10/11/05
Matrix: Water
Collected: 09/09/05 1500

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
575.3	572.7	578.0	0.00	0.00	0.00	ND
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:



Station 111T: River Ranch Well Water System
OUL number: P3926 Analyzed: 10/11/05
Matrix: Water
Collected: 09/30/05 1507

Peaks within the normal range of tracer dyes:

Peak nm	Left X	Right X	Height	Area	H/A	Conc.
509.8	508.0	511.7	0.00	0.00	0.00	ND
535.6	533.4	537.9	0.00	0.00	0.00	ND
575.3	572.7	578.0	0.00	0.00	0.00	ND
581.9	580.1	583.7	0.00	0.00	0.00	ND

Peaks close to the normal range of tracer dyes:

APPENDIX III

MISCELLANEOUS DOCUMENTS

SRWMD Discharge Msmt. Notes; Hornsby Spring, August 24, 2005.
SRWMD Discharge Msmt. Notes; Hornsby Spring, October 11, 2005.
KES Discharge Measurement; Cellon Creek, July 1, 2005.
KES Discharge Measurement; Cellon Creek, July 27, 2005.
KES Discharge Measurement; Cellon Creek, October 5, 2005.
Alachua County Public Works Dept.; letter with staff gauge elevation data.
Alachua County Environmental Protection Department file document (2 pages); unpublished report referencing 1976 dye trace by D.W. Fisk and I.S. Exley.

SRWMD
Dec. 1979

Meas. No. e46

Comp. by

Checked by

DISCHARGE MEASUREMENT NOTES

NO. 6438 P. 2

a. No. HOR010C1

Hornsby Spring @ Camp Kulaqua

ate 8-24-2005 Party BG/ET

idth 67 Area 240 Vel. 0.79 G. H. Disch. 190

ethod 2 8 No. secs. G. H. change in hrs. Susp. Rod

Method coef. Hor. angle coef. Susp. coef. Meter No.

GAGE READINGS				
Time	RP	Recorder	Inside	Outside
0847	0.81			
1047	0.81			
Weighted M. G. H.				
G. H. correction				
ect M. G. H.				

Type of meter Price Vertical ST2

Date rated for rod, other.

Meter ft. above bottom of weight.

Spin before meas. OK after OK

Meas. plots % diff. from rating

Wading, cable, ice, boat, upstr., downstr., side bridge ≈120 feet, mile, above, below gage, and Vent

Check-bar, found

changed to at

Correct

Levels obtained

asurement rated excellent (2%), good (5%), fair (8%), poor (over 8%), based on following onditions: Cross section

Weather

er Air °F@

e Water °F@

Record removed Intake flushed

Observer

trol TR5 Rew-Low

arks Flow width 65.50

H. of zero flow ft.

SW-302A

APR. 17. 2006 11:20AM SRWMD 386-362-1056

SRWMD
Dec. 1979

Meas. No. e47

Comp. by

Checked by

DISCHARGE MEASUREMENT NOTES

i. No. HOR010C1

Hornsby Springs @ Camp Kulaqua

te 10-11-2005 19__ Party BG/ET

dth 72.0' Area 224 Vel. 0.67 G. H. _____ Disch. 150

thod 2, 6, 8 No. secs. _____ G. H. change _____ in _____ hrs. Susp. Rod

Method coef. _____ Hor. angle coef. _____ Susp. coef. _____ Meter No. _____

GAGE READINGS				
Time		Recorder	Inside	Outside
1129	0.98			
1341	0.98			
Weighted M. G. H.				
correction				
M. G. H.				

Type of meter Price AA 1:1 ST2

Date rated _____ for rod, other.

Meter _____ ft. above bottom of weight.

Spin before meas. OK after OK

Meas. plots ____ % diff. from rating _____

Wading, cable, ice, boat, upstr., downstr., side bridge ≈ 110 feet, mile, above, below gage, and vent.

Check-bar, found _____

changed to _____ at _____

Correct _____

Levels obtained _____

urement rated excellent (2%), good (5%), fair (8%), poor (over 8%), based on following ditions: Cross section _____

Weather _____

Air _____ °F@ _____

Water _____ °F@ _____

Record removed _____ Intake flushed U L

bserver _____

l _____

s Trans. 2 REW-LEW

Flow Width 63'

f zero flow _____ ft.

SW-309A

NO. 6438 P. 4

APR. 17. 2006 11:20AM SRWMD 386-362-1056

258

	KARST ENVIRONMENTAL SERVICES, INC.							
	DISCHARGE MEASUREMENT							
	Location:	Cellon Creek		San Felasco State Preserve				
	CFS:	2.45				Date:	7/1/2005	
	MGD:	1.58				Time Start:	12:53	
	GPM:	1099				Time End:	13:15	
	Total Width:		11.7	Feet		Side Start:	REW	
	Total Area:		2.94	Square Feet		Personnel:	PLB,ML	
	Avg. Velocity:		0.83	Ft./Sec.		Access:	Wading	
	No. of Secs.:							
	Method:		0.6					
	Instrument:		Marsh Mcbirney Flo-Mate Model 2000					
			Electronic flowmeter					
	Lee Sink Staff Gauge:		Time:	13:25	Reading:	2.02	FSL,NGVD:	63.28

Station #	DIP	Station Width	Depth	OD	PV	Mean PV	Area	Discharge
0	0							
1	0.5	0.75	0.3	0.6		0.78	0.225	0.1755
2	1	0.5	0.35	0.6		0.96	0.175	0.168
3	1.5	0.375	0.35	0.6		1.18	0.13125	0.154875
4	1.75	0.25	0.35	0.6		1.19	0.0875	0.104125
5	2	0.25	0.35	0.6		1.17	0.0875	0.102375
6	2.25	0.25	0.35	0.6		1.19	0.0875	0.104125
7	2.5	0.375	0.35	0.6		1.09	0.13125	0.1430625
8	3	0.5	0.3	0.6		0.95	0.15	0.1425
9	3.5	0.5	0.3	0.6		0.83	0.15	0.1245
10	4	0.5	0.3	0.6		0.84	0.15	0.126
11	4.5	0.5	0.3	0.6		0.86	0.15	0.129
12	5	0.5	0.35	0.6		0.97	0.175	0.16975
13	5.5	0.5	0.3	0.6		0.82	0.15	0.123
14	6	0.5	0.25	0.6		0.7	0.125	0.0875
15	6.5	0.5	0.25	0.6		0.75	0.125	0.09375
16	7	0.5	0.2	0.6		0.65	0.1	0.065
17	7.5	0.5	0.2	0.6		0.62	0.1	0.062
18	8	0.5	0.2	0.6		0.58	0.1	0.058
19	8.5	0.5	0.15	0.6		0.61	0.075	0.04575
20	9	0.5	0.2	0.6		0.56	0.1	0.056
21	9.5	0.5	0.15	0.6		0.62	0.075	0.0465
22	10	0.5	0.15	0.6		0.58	0.075	0.0435
23	10.5	1.45	0.15	0.6		0.57	0.2175	0.123975
	11.7	END						

Stream Cross-section located at:
N 29° 46.275'
W 82° 27.945'

	KARST ENVIRONMENTAL SERVICES, INC.							
	DISCHARGE MEASUREMENT							
	Location:	**Cellon Creek**		**San Felasco State Preserve**				
	CFS:	**0.11**				**Date:**	**7/27/2005**	
	MGD:	**0.07**				**Time Start:**	**13:50**	
	GPM:	**47**				**Time End:**	**16:03**	
	Total Width:		**2.8**	Feet		**Side Start:**	**REW**	
	Total Area:		**0.59**	Square Feet		**Personnel:**	**PLB,TLM**	
	Avg. Velocity:		**0.16**	Ft./Sec.		**Access:**	**Wading**	
	No. of Secs.:		**10**					
	Method:		**0.6**					
	Instrument:		**Marsh Mcbirney Flo-Mate Model 2000**					
			Electronic flowmeter					
	Lee Sink Staff Gauge:		**Time:**	**14:30**	**Reading:**	**3.11**	**FSL,NGVD:**	**64.37**
Station #	**DIP**	**Station Width**	**Depth**	**OD**	**PV**	**Mean PV**	**Area**	**Discharge**
0	0							
1	0.25	0.25	0.1	0.6		0	0.025	0
2	0.5	0.25	0.2	0.6		0.01	0.05	0.0005
3	0.75	0.25	0.2	0.6		0.09	0.05	0.0045
4	1	0.25	0.25	0.6		0.18	0.0625	0.01125
5	1.25	0.25	0.25	0.6		0.19	0.0625	0.011875
6	1.5	0.25	0.275	0.6		0.22	0.06875	0.015125
7	1.75	0.25	0.3	0.6		0.23	0.075	0.01725
8	2	0.25	0.3	0.6		0.24	0.075	0.018
9	2.25	0.25	0.3	0.6		0.26	0.075	0.0195
10	2.5	0.25	0.2	0.6		0.14	0.05	0.007
	2.8	END						
	Stream Cross-section located at:							
	N 29° 46.275'							
	W 82° 27.945'							

	KARST ENVIRONMENTAL SERVICES, INC.							
	DISCHARGE MEASUREMENT							
	Location:	**Cellon Creek**		**San Felasco State Preserve**				
	CFS:	**0.39**				**Date:**	**10/5/2005**	
	MGD:	**0.25**				**Time Start:**	**15:41**	
	GPM:	**177**				**Time End:**	**15:57**	
	Total Width:		**3.9**	Feet		**Side Start:**	**REW**	
	Total Area:		**0.97**	Square Feet		**Personnel:**	**PLB**	
	Avg. Velocity:		**0.34**	Ft./Sec.		**Access:**	**Wading**	
	No. of Secs.:		**15**					
	Method:		**0.6**					
	Instrument:		**Marsh Mcbirney Flo-Mate Model 2000**					
			Electronic flowmeter					
	Lee Sink Staff Gauge:		**Time:**	**15:00**	**Reading:**	**0.25**	**FSL,NGVD:**	**61.51**
Station #	**DIP**	**Station Width**	**Depth**	**OD**	**PV**	**Mean PV**	**Area**	**Discharge**
0	0							
1	0.25	0.375	0	0		0	0	0
2	0.5	0.25	0.2	0.6		0.04	0.05	0.002
3	0.75	0.25	0.2	0.6		0.12	0.05	0.006
4	1	0.25	0.25	0.6		0.3	0.0625	0.01875
5	1.25	0.25	0.25	0.6		0.52	0.0625	0.0325
6	1.5	0.25	0.3	0.6		0.59	0.075	0.04425
7	1.75	0.25	0.35	0.6		0.54	0.0875	0.04725
8	2	0.25	0.35	0.6		0.55	0.0875	0.048125
9	2.25	0.25	0.35	0.6		0.6	0.0875	0.0525
10	2.5	0.25	0.35	0.6		0.59	0.0875	0.051625
11	2.75	0.25	0.35	0.6		0.43	0.0875	0.037625
12	3	0.25	0.3	0.6		0.3	0.075	0.0225
13	3.25	0.25	0.25	0.6		0.27	0.0625	0.016875
14	3.5	0.25	0.2	0.6		0.23	0.05	0.0115
15	3.75	0.275	0.15	0.6		0.07	0.04125	0.0028875
	3.9	END						
	Stream Cross-section located at:							
	N 29° 46.275'							
	W 82° 27.945'							

ALACHUA COUNTY
PUBLIC WORKS DEPARTMENT
TRANSPORTATION & DEVELOPMENT DIVISION

P.O. Box 1188 • Gainesville, Florida 32602-1188
Tel: (352) 374-5245 • Fax: (352) 337-6243
Suncom / Tel: 651-5245 • Fax: 651-6243
E-Mail: pubwork@alachua.fl.us
Home Page: www.co.alachua.fl.us

Michael J. Fay
Acting Director
Public Works
Assistant Public Works Director of Transportation & Development
E-Mail: mfay@co.alachua.fl.us

Lalit Laiwani, P.E.
Civil Engineer II
Development Review
E-Mail: LLaiwani@co.alachua.fl.us

Jim King
Construction Inspections Superintendent
E-Mail: jking@co.alachua.fl.us

William Lecher, P.E.
Design/Contract Manager
E-Mail: wlecher@co.alachua.fl.us

John Sabatella, AICP
Senior Planner
E-Mail: jsabatel@co.alachua.fl.us

Robert Wigglesworth, P.L.S.
Real Property Coordinator
E-Mail: rwiggles@co.alachua.fl.us

September 20, 2005

Jim Myles
Senior Environmental Specialist
Alachua County Environmental Protection Department
201 SE 2nd Ave. Suite 201
Gainesville, Fl. 32601

Subject: Requested Elevation Information

Dear Jim,

The elevations at the 3 sites requested are as follows:

1) **Olson Well:**

Top of 4" well casing = 143.94

2) **Lee Sink:**

Elevation at "6.60" at top of staff gauge = 67.86

Top of set concrete monument which bears N 80° W, 119.02' from staff gauge = 67.92

3) **Mill Creek Sink:**

Elevation at "6.60" at top of staff gauge = 43.28

Top of set concrete monument which bears East, 27.61' from staff gauge = 42.68

Note: All elevations are based on NGVD 1929 Datum.

RECEIVED
ALACHUA COUNTY
ENVIRONMENTAL
SEP 21 2005
PROTECTION
DEPARTMENT

Stephen J. Emmons, P.L.S.
Senior Survey Technician
Public Works Department

An Equal Opportunity Employer M.F.V.D.

File : groundwater

The attached time schedule for a proposed rhodamine WT dye tracer project in western Alachua County is based on conclusions drawn after an independent tracer study from Alachua Sink (west) to Hornesby Springs on February 6-10, 1976. This test was conducted independently of SRWMD by D. W. Fisk and I. S. Exley for the sole purpose of determining if a hydrologic connection of Alachua Sink and Hornesby Springs exists. The data collected from that study are listed below.

Distance from Alachua Sink to Hornesby Springs - approx. 6 mi.
Estimated velocity of water - 0.5 ft/sec.
Dye released at - rhodamine WT 6:05 PM 2/8/76
- flourescien 7:50 PM 2/8/76

Results of Sampling

		Time of Sample	Approximate Elapsed Time from Release	ppm
Rhodamine	2/9/76	1:30 PM	19.5 hrs.	0.0
		5:30 PM	23.5 hrs.	.17
	2/10/76	8:00 AM	38 hrs.	0.0
Flouresien	2/9/76	1:30 PM	17.3 hrs.	0.0
		5:30 PM	21.3 hrs.	.42
	2/10/76	8:00 AM	36.3 hrs.	.32
		1:00 PM	41.3 hrs.	0.0

From this data, an assumed minimum time of travel of 20 hours is made for dye traveling from Alachua Sink to Hornesby Springs. The flouresien dye was released in a surface stream which connects to the Alahcua-Hornesby System via the Mill Creek Ponor at a point between the sink and the spring, about 100 yards downstream from the sink. From an assumed travel time of 20 hours and distrance of 6 miles, a maximum velocity of .3 mph was obtained.

PROPOSED TIME SCHEDULING FOR DYE TRACING STUDY

OF WESTERN ALACHUA COUNTY, FLORIDA

Monday, March 2	Begin collection daily background samples at Hornesby Springs (continue through Saturday, March 7)
Friday, March 6 PM	All Dunn Bug filters and sampling equipment in place. Key to Sanches Prairie gates secured from DNR.
Saturday, March 7 4:00 PM	Release 10 pounds of rhodamine WT at Split Rock Sink and 10 pounds of rhodamine WT at Alachua Sink simultaneously
12:00 PM	Begin collection of 1 hour samples from Alachua Sink (end sampling at 6:00 PM, March 8)
Sunday, March 8	
5:30 AM	Minimum expected time for dye released from Split Rock Sink to reach Alachua Sink (maximum hour estimated at 10:00 AM, March 8)
8:00 AM	Begin collection of 30 minute samples from Hornesby Springs (end sampling 12:00 noon, March 9)
12:00 noon	Minimum expected time for dye released from Alachua Sink to reach Hornesby Spring (maximum hour estimated at 4:00 PM, March 8)
Monday, March 9	
1:30 AM	Minimum expected time for dye released from Split Rock Sink to reach Hornesby Spring via Alachua Sink (maximum hour estimated at 10:00 AM, March 9)
4:00 PM	End all sampling Collect all filters Disassemble all sampling equipment

Curriculum Vitae

Thomas R. Sawicki, Ph.D.

Florida A&M University
Department of Biological Sciences
1520 S. Martin Luther King Blvd.,
Suite 200 Dyson Pharmacy
Tallahassee, Florida 32307

864-415-1163 (cellular)
850-561-2397 (work)
thomas.sawicki@famu.edu
https://sites.google.com/view/sawicki-gbl/home

Education

- Ph.D. Ecological Sciences, May 2004, Old Dominion University, Department of Biological Sciences, Norfolk, VA. GPA 3.99.
- B.S. Biology, May 1998, Eastern Connecticut State University, Department of Biology, Willimantic, CT. GPA 4.0.

Employment and Appointments

- Florida Agricultural and Mechanical University. Department of Biological Sciences Associate Chair for Graduate Studies. August 2021–Present.
- Florida Agricultural and Mechanical University. Department of Biological Sciences Associate Professor of Biology. August 2020–Present.
- Florida Agricultural and Mechanical University. Assistant Professor of Biology. Fall 2014–July 2020.
- Yale Peabody Museum, Division of Invertebrate Zoology. Curatorial Affiliate. Fall 2013–Present.
- Middle Georgia State University (formerly Macon State College). Assistant Professor of Biology. August 2009–July 2014.
- Converse College. Graduate Adjunct Professor, Summer 2007.
- Spartanburg Community College. Instructor of Biology. August 2004–July 2009.
- Old Dominion University. Adjunct Professor, Summer 2004.
- Old Dominion University. Teaching Assistantship. January 2001–May 2004.

Courses taught

Undergraduate:

Introductory Biology for nonmajors
General Biology I and II for majors
Introduction to Ecology
Evolutionary Biology
Senior/Professional Seminar

Graduate:

Evolutionary Biology

Publications: Peer-Reviewed

(*Bold text indicates students—current and previous—and TRS; *indicates corresponding author*)

28. **Smith, L.**, R. A. Long, & **T. R. Sawicki*.** (In preparation). Molecular phylogenetic data suggests the common ancestor of *Gammarus lecroyae* and *G. mucronatus* (Crustacea:

Amphipoda) speciated because of terrigenous siliciclastics covering the Florida carbonate platform during the Miocene. To be submitted to the journal Organisms, Diversity and Evolution.

27. **Cannizzaro, A. G., T. R. Sawicki,** D. A. Lieb, D. J. Berg. (In Submission). Secrets of the spring-keepers: phylogeographic analyses of a freshwater amphipod uncover dispersal pathways in eastern North America. Submitted to the Journal of Biogeography, November 11, 2025.
26. **Sawicki, T. R*.**, P. Callomon, **B. Celikbaş**, & **A. G. Cannizzaro**. (In submission). Case xxxx– *Gammarus minus* Say, 1818 (Amphipoda; Gammaridae): proposed replacement of unidentifiable name-bearing type by a neotype. Submitted to the Bulletin of Zoological Nomenclature, October 8, 2025.
25. **Coppock, N. H., A. G. Cannizzaro,** K. D. Grant, & **T. R. Sawicki*.** (In Review). The Florida Peninsula as an Engine of Estuarine Evolution: Insights from *Gammarus daiberi* (Crustacea: Amphipoda). Submitted to the Journal of Biogeography, 9 July 2025.
24. ***Sawicki, T. R., A. G. Cannizzaro** & S. Dowd**. (**2025). Florida man exonerated: an amphipod case study on the implications of cryptic species complexes and global invasions. Biological Invasions, 27:189. https://doi.org/10.1007/s10530-025-03644-y.
23. **Smith, L.**, R. A. Long, **A. G. Cannizzaro**, & **T. R. Sawicki***. 2024. Molecular phylogenetic analyses of estuarine *Gammarus* species (Crustacea: Amphipoda) provides support for cryptic diversity created by the formation of the Labrador Current. Invertebrate Systematics, 38, IS24003. https://doi.org/10.1071/IS24003.
22. *Niemiller, M. L., **A. G. Cannizzaro**, **T. R. Sawicki**, & D. C. Culver. 2024. A new species of *Stygobromus* Cope, 1872 (Amphipoda: Crangonyctidae) from a hypotelminorheic seepage spring in Washington, D.C., USA. Journal of Subterranean Biology, 48: 117–146. doi:10.3897/subtbiol.48.112984.
21. **Sisco, J. M.** & **T. R. Sawicki***. 2023. Molecular and morphological analyses reveal a new hypogean species of amphipod in the genus *Crangonyx* Bate, 1859 (Crustacea: Crangonyctidae) within the *floridanus* species complex, from Suwannee County, Florida. Journal of Natural History, 57: 1257–1286. https://doi.org/10.1080/00222933.2023.2247155.
20. **Cannizzaro, A. G.**, **J. M. Sisco**, & **T. R. Sawicki*.** 2022. Reappraisal of the *Crangonyx floridanus* species complex, with the description of a new species of *Crangonyx* Bate, 1859 (Amphipoda: Crangonyctidae) from northern Florida, USA. Journal of Crustacean Biology, 42: 1–19. https://doi.org/10.1093/jcbiol/ruac027.
19. **Cannizzaro, A. G*.**, J. R. Gibson, & **T. R. Sawicki**. 2020. A new enigmatic genus of subterranean amphipod (Amphipoda: Bogidielloidea) from Terrell County, Texas, with the establishment of Parabogidiellidae fam. nov. and notes on the family Bogidellidae. Invertebrate Systematics, 34: 504–518. https://doi.org/10.1071/IS19061.
18. **Cannizzaro, A. G.**, D. Balding, E. A. Lazo-Wasem, & **T. R. Sawicki***. 2020. A new species rises from beneath Florida: molecular phylogenetic analyses reveal cryptic diversity among the metapopulation of *Crangonyx hobbsi* Shoemaker, 1941 (Amphipoda: Crangonyctidae). Organisms Diversity & Evolution, 20: 387–404. https://doi.org/10.1007/s13127-020-00433-4.
17. **Cannizzaro, A. G.**, & **T. R. Sawicki***. 2019. Two new species of the genus *Crangonyx* Bate, 1859 (Amphipoda: Crangonyctidae) from the St. Marks River Basin with notes on the *"Crangonyx floridanus* complex". Zootaxa, 4691(4): 301–332. https://doi.org/10.11646/zootaxa.4691.4.1
16. **Cannizzaro, A. G.**, D. Balding, E. A. Lazo-Wasem, & **T. R. Sawicki***. 2019. A

redescription of Hobbs'cave amphipod *Crangonyx hobbsi* Shoemaker, 1941 (Amphipoda: Senticaudata: Crangonyctidae) including genetic sequence data for mitochondrial and nuclear genes and notes on its ecology. Proceedings of the Biological Society of Washington, 132(1): 73–95.

15. **Cannizzaro, A. G.**, D. Balding, M. Stine, & **T. R. Sawicki**[*]. 2019. A new syntopic species of *Stygobromus* Cope, 1872 (Amphipoda: Crangonyctidae) from the Dougherty Karst Plain; with notes on *Stygobromus floridanus* Holsinger & Sawicki, 2016. Journal of Crustacean Biology, 39(4): 407–418. doi:10.1093/jcbiol/ruz034.
14. **Cannizzaro, A. G.**, D. Balding, E. A. Lazo-Wasem, & **T. R. Sawicki**[*]. 2019. Morphological and molecular analyses reveal a new species of stygobitic amphipod in the genus *Crangonyx* (Crustacea: Crangonyctidae) from Jackson County, Florida, with a redescription of *Crangonyx floridanus* and notes on its taxonomy and biogeography. Journal of Natural History, 53(7–8): 425–473. doi:10.1080/00222933.2019.1584341.
13. **Cannizzaro, A. G.**, D. Balding, E. A. Lazo-Wasem, & **T. R. Sawicki**[*]. 2018. A Redescription of the Stygobitic Amphipod *Crangonyx grandimanus* (Amphipoda: Crangonyctidae) Including Phylogenetically Significant Sequence Data for Mitochondrial and Nuclear Genes. Bulletin of the Peabody Museum of Natural History, 59(2): 109–125.
12. [*]**Sawicki, T. R.**, J. R. Holsinger, E. A. Lazo-Wasem, & R. A. Long. 2017. A new species of subterranean amphipod (Amphipoda: Gammaridae: Crangonyctidae) from Florida, with a genetic analysis of associated microbial mats. Journal of Crustacean Biology, 37(3): 285–295.
11. Lewis, J. J., & **T. R. Sawicki**[*]. 2016. *Mexistenasellus floridensis,* new species, the first stenasellid isopod discovered from the Floridan aquifer (Crustacea: Isopoda: Asellota). Subterranean Biology, 17:121–132.
10. Holsinger, J. R., & **T. R. Sawicki**[*]. 2016. A new species of the subterranean genus *Stygobromus* (Amphipoda: Crangonyctidae) from a cave spring in northern Florida, USA. Zootaxa, 4067(1): 88–94.
9. Yabut, M. G., & **T. R. Sawicki**[*]. 2015. *Idunella verrilli*, a New Species of Subterranean Crustacean (Amphipoda: Gammaridea: Liljeborgiidae) from Green Bay Cave, Bermuda. Bulletin of the Peabody Museum of Natural History, 56(2): 245–253.
8. [*]Holsinger, J. R., **T. R. Sawicki**, & G. O. Graening. 2006. *Bactrurus speleopolis*, a new species of subterranean amphipod crustacean (Crangonyctidae) from caves in northern Arkansas. Proceedings of the Biological Society of Washington, 119 (1): 15–24.
7. **Sawicki, T. R.** & J. R. Holsinger[*]. 2005. New species and new records of weckeliid amphipod crustaceans (Hadziidae) from caves in northern Mexico, with descriptions of two new genera *Paraholsingerius* and *Tamaweckelia*. Proceedings of the Biological Society of Washington, 118: 285–305.
6. **Sawicki, T. R.**, J. R. Holsinger[*] & T. M. Iliffe. 2005. New species of amphipod crustaceans in the genera *Tegano* and *Melita* (Hadzioidea: Melitidae) from subterranean groundwaters in Guam, Palau, and the Philippines. Journal of Crustacean Biology, 25: 49–74.
5. **Sawicki, T. R.**, J. R. Holsinger[*] & B. Sket. 2005. Redescription of the subterranean amphipod crustacean *Flagitopisa philippensis* (Hadzioidea: Melitidae), with notes on its unique morphology and clarification of the taxonomic status of *Psammogammarus fluviatilis*. The Raffles Bulletin of Zoology, 53: 59–68.
4. **Sawicki, T. R.** & J. R. Holsinger[*]. 2004. Systematics of the subterranean amphipod genus *Bahadzia* (Hadziidae), with description of a new species, redescription of *B. yagerae*, and analysis of phylogeny and biogeography. Journal of Natural History, 38: 1397–1414.
3. **Sawicki, T. R.**, J. R. Holsinger[*] & T. M. Iliffe. 2004. Four new species of the subterranean amphipod genus *Hadzia* (Hadziidae) from caves in the western Pacific, with a re-evaluation

of the taxonomic status of the genus. Subterranean Biology, 2: 65–90.

2. *Ruffo, S., J. R. Holsinger & **T. R. Sawicki**. 2003. *Indoweckelia stocki* n. sp. from subterranean waters of Northern Oman: the second weckeliid amphipod crustacean (Hadziidae) described from the Middle East. Bollettino del Museo Civico di Storia Naturale di Verona, 27:3–11.
1. **Sawicki, T. R.**, J. R. Holsinger*, M. Ortiz & A. Pérez. 2003. *Bahadzia patilarga*, a new species of subterranean amphipod (Hadziidae) from Cuba. Proceedings of the Biological Society of Washington, 116: 198–205.

Grants (funded/pending)

19. PI: **T. R. Sawicki** & Co-PI D. A. Lieb: Determining the Distribution and Conservation Status of Pennsylvania's Rare Amphipod Species. Pennsylvania Department of Conservation and Natural Resources, Wild Resource Conservation Program. January, 2026– December 2026; total funding, $46,550.00 for post-doctoral research position.
18. PI: C. C. Tudge: The Subterranean Fauna of Seepage Springs in National Capital Parks East (NACE). U.S. Department of the Interior, National Park Service. November, 1 2025–October 31, 2026, total funding $61,299.00. **T. R. Sawicki** received subaward of $20,000 for morphological identifications and formal taxonomic descriptions.
17. PI: D. Culver: The Subterranean Fauna of Seepage Springs in National Capital Parks East (NACE). U.S. Department of the Interior, National Park Service. October 15, 2024–December 30, 2025; total funding, $89,930.00. **T. R. Sawicki** received subaward of $20,000.00 for morphological identifications and formal taxonomic descriptions.
16. PI: D. A. Lieb: Determining the taxonomy, biogeography, and conservation status of newly discovered amphipod species. Pennsylvania Department of Conservation and Natural Resources, Wild Resource Conservation Program. May 2, 2024–September 30, 2026; total funding, $42,663.65. **T. R. Sawicki** received subaward of $33,187.00 for the molecular and morphological analyses of newly discovered amphipod species in Pennsylvania.
15. PI: D. Culver: A Survey of the Fauna of Seepage Springs in National Capital Parks East (NACE). U.S. Department of the Interior, National Park Service. September 19, 2023–July 31, 2024; total funding, $29,375.00. **T. R. Sawicki** received subaward of $5000.00 for the morphological description of *Stygobromus tenuis potomacus* group species *Stygobromus anacostensis*.
14. PI: L. Robinson et al. Co-PI: **T. R. Sawicki** et al.: National Oceanic and Atmospheric Administration, Center for Coastal and Marine Ecosystems-II; NOAA Educational Partnership Program with Minority Serving Institutions (EPP/MSI) Award # NA16SEC4810004. Funding $30,000,000 (2021–2026) to recruit, educate, train, and graduate a new generation of scientists, particularly from underrepresented communities.
13. PI: **T. R. Sawicki**. Florida A&M University Division of Academic Affairs Faculty Travel Grant. Funding $911.12 for travel to the Florida Academy of Sciences Annual Conference held on March 8 and 9, 2019.
12. PI: R. A. Long & Co-PI: **T. R. Sawicki**. Spatial and Temporal Microbial Community Composition, Canaries of the Aquifers. National Groundwater Association Foundation. October 1, 2018; one-year funding $6,000.00 for materials and supplies and Next Generation DNA sequencing.
11. PI: **T. R. Sawicki**. Understanding the Species Diversity Within and the Biological Connectedness Between Cave Systems of the Floridan Aquifer. Florida's State Wildlife Grants Program. July 1, 2015; three-year funding $84,834.31.

10. PI: **T. R. Sawicki**. Examination of the morphological and molecular characteristics of the stygobitic species (especially amphipod species) found living throughout the Floridan aquifer. APUS Faculty Research Grant. March 2013; funded $5,000.
9. PI: **T. R. Sawicki**. A morphological and molecular analysis of *Crangonyx* spp. (Amphipoda) as factors for the study of the biological interconnectedness of caves within the Floridan aquifer. Dogwood City Grotto. December 2012; funded $250.
8. PI: **T. R. Sawicki**. A Morphological and Molecular Analysis of *Crangonyx grandimanus* and *C. hobbsi* (Amphipoda) as Factors for the Study of the Biological Interconnectedness of Caves within the Floridan Aquifer. Macon State College Foundation. March 2012; funded $2,000.
7. PI: **T. R. Sawicki**. Examination of the morphological and molecular characteristics of the stygobitic species (especially amphipod species) found living throughout the Floridan aquifer. APUS Research Grant. January 2012; funded $5,000.
6. PI: **T. R. Sawicki**. A detailed morphological and molecular analysis of the Floridan aquifer Amphipoda as factors for the study of the ecology and conservation of Florida's aquifers. The Cave Conservancy Foundation. December 2011; funded: $11,500.
5. PI: **T. R. Sawicki**. Systematics of the Fauna of the Floridan Aquifer. Macon State College Foundation. January 2011; funded $1,000.
4. PI: **T. R. Sawicki**. Examination of the morphological and molecular characteristics of the stygobitic species (especially amphipod species) found living throughout the Floridan aquifer. APUS Research Grant. January 2011; funded $5,000.
3. PI: **T. R. Sawicki**. Comparative Systematics of Subterranean Amphipod Crustaceans in the Families Hadziidae and Melitidae. Cave Research Foundation. September 2001; funded $1,000.00.
2. PI: **T. R. Sawicki**. Collection of Cuban Hadziid Amphipods. Cave Conservancy Foundation. August 1999; funded $500.00.
1. PI: **T. R. Sawicki**. Bermudian Anchialine Macrocrustaceans. Project AWARE Foundation. January 1997; funded $250.00.

Grants (submitted-not funded)

5. PI: **T. R. Sawicki** and CO-PI Richard Long Assessing natural and anthropogenic effects on groundwater invertebrate macrocrustacean SGCN species and their associated community structure. Submitted July 1, 2023; funding requested for two years $76,885.60.
4. PI: **T. R. Sawicki**. Assessing the role of amphipods in the trophic movement of micro and nanoplastics in seagrass habitats. Submitted November 4, 2022; funding requested for two years $14,971.00.
3. PI: **T. R. Sawicki** and CO-PIs: R. A. Long and J. R. Blanchard. Search for Jewels: Monitoring of Florida spring systems for the highly invasive African Jewelfish (*Hemichromis letourneuxi*) with environmental DNA (eDNA). Fish and Wildlife Foundation of Florida, Protect Florida's Springs Grants. Submitted July 31, 2019; funding requested for two years $74,588.
2. PI: R. A. Long and CO-PI: **T. R. Sawicki**. Spatial and Temporal Microbial Community Composition of Peacock Springs Cave Fish and Wildlife Foundation of Florida, Protect Florida's Springs Grants. Submitted July 30, 2018; funding requested for 1.5 years $63,578.00.
1. PI: **T. R. Sawicki** and CO-PIs: P. Reneau and R. A. Long. Elucidating the community trophic structure of three cave systems across the Floridan aquifer using environmental DNA and next

generation DNA sequencing National Science Foundation, HBCU-UP Excellence in Research Grant. Submitted February 28, 2018; funding requested for three years $500,128.73.

Conference Presentations and Invited Seminars

25. **Sawicki, T. R.** Florida Man Exonerated: An Amphipod Case Study on the Implications of Cryptic Species Complexes and Global Invasions. Invited Seminar Speaker, National Speleological Society-Cave Diving Section, 2025 Winter Workshop; 18 January 2025.
24. **Sawicki, T. R.** Discoveries in the Floridan aquifer. Santa Fe Springs Protection Forum; 12 April 2024.
23. **Sawicki, T. R.** In defense of *Crangonyx floridanus* (Crustacea: Amphipoda): is it globally invasive? Florida State University Ecology and Evolutionary Biology Seminar Series, Tallahassee, FL; 5 April 2024.
22. **Sawicki, T. R.** Mysteries of the Floridan aquifer. Invited Seminar Speaker, National Speleological Society-Cave Diving Section, 2023 Winter Workshop; 14 January 2023.
21. **Sawicki, T. R.** Freshwater amphipod diversity within a cryptic species complex. Invited Seminar Speaker, Invertebrate Species with Active Research and Management (iSWARM), Florida Fish and Wildlife Conservation Commission Virtual Meeting; 25 October 2022.
20. **Sawicki, T. R.** Freshwater amphipod diversity within cryptic species complexes. Invited Seminar Speaker, Miami University Biology Department Seminars, Oxford, OH; 5 May 2022.
19. **Sisco, J. M.** & **T. R. Sawicki**. 2022. Discovery and investigation of the *Crangonyx floridanus* (Crustacea: Amphipoda) cryptic species complex with the description of a new species from a prairie lake in North Florida [abstract]. In: 2022 Annual Meeting of the Florida Academy of Sciences; 2022 March 11 (virtual): Florida Scientist, 85(2): 57–58.
18. **Arshad, S., & T. R. Sawicki.** 2022. Molecular phylogenetic and morphological analyses of *Hyalella* spp. in Florida and Georgia: Taxonomic Implications for the *Hyalella azteca* (Crustacea: Amphipoda) cryptic species complex [abstract]. In: 2022 Annual Meeting of the Florida Academy of Sciences; 2022 March 11; (virtual): Florida Scientist, 85(2): 57–58.
17. **Sawicki, T. R.** Exploring Florida's Caves: Life in the Dark. Challenger Center RAZOR Lecture Series. 2019 November 5.
16. **Sawicki, T. R.** Amphipod Diversity in the Floridan Aquifer. Invited Seminar Speaker, 2019 National Speleological Society-Cave Diving Section International Cave Diving Conference, Lake City, FL; 25 May 2019.
15. **Cannizzaro, A. G.**, & **T. R. Sawicki**. 2019. Molecular genetic data reveals cryptic diversity among stygobitic amphipod species within the Floridan aquifer [abstract]. In: 2019 Annual Meeting of the Florida Academy of Sciences; 2019 March 8-9; Melbourne (FL): Florida Scientist, 82(1): 26–27.
14. **Sawicki, T. R.**, **& A. G. Cannizzaro**. 2019. New stygobitic amphipod and isopod species from the Floridan aquifer [abstract]. In: 2019 Annual Meeting of the Florida Academy of Sciences; 2019 March 8-9; Melbourne (FL): Florida Scientist, 82(1): 26.
13. **Sawicki, T. R.** New Species Discoveries in the Floridan Aquifer. Invited Seminar Speaker, Florida State University Ecology and Evolutionary Biology Seminar Series, Tallahassee, FL; 8 February 2019.
12. **Cannizzaro, A. G.**, & **T. R. Sawicki**. 2018. Phylogenetic and Morphological Analyses of the Crangonyctid Amphipods of Florida [abstract]. In: 2018 Annual Meeting of the Florida Academy of Sciences; 2018 Mar 9–10; Miami (FL): Florida Scientist, 81(1): 27.

11. **Sawicki, T. R.** The Crangonyctid Amphipods of the Floridan Aquifer. Invited Seminar Speaker, Florida A&M University, School of the Environment Seminar Series, Tallahassee FL; 23 February 2018.
10. **Sawicki, T. R**., R. A. Long, and M. Stine. 2016. Physiochemical differences in water sources within De Leon Springs, Florida, and their potential effect on cave biota [abstract]. In: 2016 International Conference on Subterranean Biology; 2016 June 13–17; Fayetteville, AR, ICSB Abstracts: 2016: 93.
9. **Sawicki, T. R.** A morphological and molecular analysis of the troglobitic Amphipoda of the Floridan Aquifer. Center for Teaching and Learning Brown Bag Colloquium, American Public University, Charleston West Virginia; January 2014.
8. **Sawicki, T. R.** A Morphological and Molecular Analysis of *Crangonyx grandimanus* and *C. hobbsi* (Amphipoda) as Factors for the Study of the Biological Interconnectedness of Caves within the Floridan Aquifer. Invited Seminar Speaker, First Friday Science Seminar Series, Middle Georgia State University, Macon, GA; April 2013.
7. **Sawicki, T. R.** A Morphological and Molecular Analysis of *Crangonyx grandimanus* and *C. hobbsi* (Amphipoda) as Factors for the Study of the Biological Interconnectedness of Caves within the Floridan Aquifer. Invited Seminar Speaker, Science Seminar Series, Valdosta State University, Valdosta, GA; October 2012.
6. **Sawicki, T. R.** A Morphological and Molecular Analysis of *Crangonyx grandimanus* and *C. hobbsi* (Amphipoda) as Factors for the Study of the Biological Interconnectedness of Caves within the Floridan Aquifer. Invited Seminar Speaker, North Florida Springs Alliance, Florida Springs Science Symposium, Ichetuknee Springs State Park; April 2012.
5. **Sawicki, T. R.** Growth and Sustainability: An Ecological Perspective. Invited Seminar Speaker, Spartanburg Intercollegiate Green Alliance 2008 Earth Day Conference, Spartanburg, SC; April 2008.
4. **Sawicki, T. R.** Global Considerations: Conservation and Ecology. Invited Seminar Speaker, Global Underwater Explorers 2006 Conference, Gainesville, FL; November 2006.
3. J. R. Holsinger & **Sawicki, T. R.** An Overview of the remarkable Subterranean Amphipod Diversity in Southern Texas and Northeastern Mexico. Plenary lecture at the 17th International Symposium on Biospeleology in Raipur, India, 25–30; November 2004.
2. **Sawicki, T. R.** Overview of the Subterranean Amphipod Database. Invited Seminar Speaker, Mapping Cave Resources Workshop, St. Louis, MI; May 2003.
1. **Sawicki, T. R.** A taxonomic and biogeographic review of *Paranebalia longipes* (Phyllocarida, Leptostraca, Nebaliacea) in the southwest Atlantic and Caribbean. Oral paper, Tri-Beta Regional Presentations, Worcester, MA; April 1998.

Poster Presentations

10. **Sisco, J.M.**, & **T. R. Sawicki**. 2022. Examination of the *floridanus* cryptic species complex (Crustacea: Amphipoda) and discovery of a new species from a submerged cave system in Suwannee County, Florida. Florida A&M University Research Forum. October 26, Tallahassee, FL.
9. **Smith, L.**, K. Castle, **T.R. Sawicki**, & R.A. Long. 2022. Characterization of Prokaryotic Epibionts Inhabiting *Gammarus tigrinus*. NOAA EPP-MSI 10th Biennial Forum. April 5–8.
8. **Sisco, J.M.**, and **T.R. Sawicki**. 2022. Examination of the *floridanus* cryptic species complex (Crustacea: Amphipoda) and discovery of a new species from a submerged cave system in Suwannee County, Florida. Florida A&M University Graduate Appreciation Week. March 7-10, Tallahassee, FL.
7. **Eden, D., J. Hover**, **J. Lumpkin**, & **T. R. Sawicki**. 2018. Morphometric analyses of two

populations of *Hyalella* cf. *azteca* from Connecticut & Nebraska [abstract]. In: 2018 Annual Meeting of the Florida Academy of Sciences; 2018 Mar 9–10; Miami (FL): Florida Scientist, 81(1): 38.

6. **Lumpkin, J.**, **J. Hover**, **D. Eden**, & **T. R. Sawicki**. 2018. A population genetic analysis of *Hyalella* cf. *azteca* from several localities across Florida & Georgia [abstract]. In: 2018 Annual Meeting of the Florida Academy of Sciences; 2018 Mar 9–10; Miami (FL): Florida Scientist, 81(1): 38.
5. **MacMackin, T. A.**, **K. Oh**, & **T. R. Sawicki**. 2014. Morphological comparison of two populations of *Hyalella azteca* from freshwater springs in Florida, U.S.A [abstract]. In: 2014 Annual Meeting of the Georgia Academy of Science; 2014 Mar 29-30; Augusta (GA): Georgia Journal of Science, 72(1): 41.
4. **Probadora J.** & **T. R. Sawicki**. 2014. Morphological analysis and comparison of a population of *Hyalella azteca* collected from a spring basin in De Leon Springs State Park, De Land, Florida, U.S.A. to specimens described form the type locality in Vera Crus, Mexico [abstract]. In: 2014 Annual Meeting of the Georgia Academy of Science; 2014 Mar 29–30; Augusta (GA): Georgia Journal of Science, 72(1): 41.
3. **Sawicki, T. R.** Phylogeny and Biogeography of the Subterranean Amphipod Genus *Bahadzia* (Hadziidae). Poster presentation, PEET III: The Monographic Process, Washington, D.C., March 2000.
2. **Sawicki, T. R.**, E. A. Lazo-Wasem, & M. F. Gable. 1998. A taxonomic and systematic comparison of Bermudian and West Indian *Paranebalia* (Phyllocarida, Leptostraca, Nebaliacea). Poster presentation, Fourth International Crustacean Congress; July 19–24, 1998; Amsterdam, The Netherlands.
1. **Sawicki, T. R.**, E. A. Lazo-Wasem, & M. F. Gable. 1998. Possible troglobitic *Paranebalia* (Crustacea, Leptostraca, Nebaliacea): A systematic comparison of cave dwelling specimens to their open water counterparts [abstract]. In: Society for Integrative and Comparative Biology 1998 Annual Meeting; January 3-7, 1998; Boston (MA): American Zoologist, 37(5): 53A.

Research Mentorship

Students mentored:

Undergraduate:

More than 30 undergraduate students mentored. Students with accomplishments of note listed below:

- Shaima Arshad: oral presentation 2022 annual meeting Florida Academy of Sciences.
- Britney Bernard: abstract accepted for 2020 annual meeting Florida Academy of Sciences (meeting canceled due to COVID-19 pandemic).
- Justin Hover: poster presentation 2018 annual meeting Florida Academy of Sciences.
- Doney Eden: poster presentation 2018 annual meeting Florida Academy of Sciences.
- Janna Lumpkin: poster presentation 2018 annual meeting Florida Academy of Sciences.
- Jane Probadora: poster presentation 2014 annual meeting Georgia Academy of Sciences.

Graduate:

- Zonnelle Hanley: (Committee Member); August 2025–Present.

- Christopher Weider: (Advisor); August 2025–Present.
- Eric Maxwell: (External Committee Member; University of Alabama in Huntsville); October 2024–Present.
- Beyza Celikbaş: (Advisor); January 2025–Present.
- Nicholas Coppock: (Advisor); August 2024–Present.
- Liyah Smith: (Co-Advisor with Dr. Richard Long); graduated with a Master of Science in Biology December 2023; currently conducting an internship with the National Oceanic and Atmospheric Administration (NOAA) Hollings Marine Laboratory.
- Joshua Sisco: (Advisor); graduated with a Master of Science in Biology, May 2023; currently working as an Environmental Specialist for the Florida Department of Environmental Protection.
- Andrew Cannizzaro: (Advisor); graduated with a Master of Science in Biology, December 2019; currently a Ph.D. candidate at Miami University of Ohio.

Publications: Non-Peer Reviewed (Outreach)

22. **Sawicki, T.R.** 2021. Major Environmental Issues of the 21st Century: Civilization at the Precipice. Quest 22(2): 7–11.
21. **Sawicki, T.R.** 2020. The Discovery of a New Cave-Dwelling Amphipod, *Crangonyx manubrium*. Quest 21(2): 9–12.
20. **Sawicki, T. R.** 2017. Carbon Dioxide's Other Side: Ocean Acidification. Quest 18(3): 13–15.
19. **Sawicki, T. R.** 2017. What Lies Beneath: A New Species Emerges from the Dark Waters of the Floridan Aquifer. Quest, 18(1): 8–10.
18. **Sawicki, T. R.** 2017. Amphipods serve as "dye-trace" in the Floridan aquifer. North Florida Springs Alliance Newsletter, 1:5.
17. **Sawicki, T. R.** 2016. Reflections on Climate Change. Quest, 17(3): 15–19.
16. **Sawicki, T. R.** 2016. Troglomorphisms: Life in Caves. Underwater Speleology, 43(1): 12–14.
15. **Sawicki, T. R.** 2013. An Introduction to Cave Biology for the New Cave Diver: Part III. Quest, 14(3): 8–14.
14. **Sawicki, T. R.** 2013. An Introduction to Cave Biology for the New Cave Diver: Part II. Quest, 14(1): 10–13.
13. **Sawicki, T. R.** 2012. An Introduction to Cave Biology for the New Cave Diver: Part I. Quest, 13(4): 8–12.
12. **Sawicki, T. R.** 2012. Evolution: A Biology Primer- Part III. Quest 13(1): 7–10.
11. **Sawicki, T. R.** 2011. Evolution: A Biology Primer-Part II. Quest 12(3): 11–14.
10. **Sawicki, T. R.** 2011. Evolution: A Biology Primer-Part I. Quest 12(2): 7–10.
9. **Sawicki, T. R.** 2010. Checking Earth's Vital Signs: Ocean Acidification. Quest, 11(2): 6–9.
8. **Sawicki, T. R.** 2008. Anthropogenic Influences on the Nitrogen Cycle and Their Connection to Climate Change. Quest, 9(3): 8–11.
7. **Sawicki, T. R.** 2007. Growth and Sustainability: An Ecological Perspective Part III. Quest, 8(1): 12–15.
6. **Sawicki, T. R.** 2006. Growth and Sustainability: An Ecological Perspective Part II. Quest, 7(3): 8–11.
5. **Sawicki, T. R.** 2006. Growth and Sustainability: An Ecological Perspective. Quest, 7(1): 32–34.
4. **Sawicki, T. R.** 2004. Understanding Population Structure and its Role in the "Extinction Vortex." Quest, 4(4): 8–10.

3. **Sawicki, T. R.** 2003. Anchialine caves and their ecology. Quest, 4(1): 8–10.
2. **Sawicki, T. R.** 2002. Ecology, Conservation and Extinction. Quest, 3: 14–15.
1. **Sawicki, T. R.** 2000. Cuba's Caves: An Overview of their Biology and Geology. Quest, 2: 27–28.

Professional Service

Subject Editor: Journal of Subterranean Biology
Manuscript Editor: Southeastern Naturalist

Ad-hoc reviewer for several scientific journals:

- BioInvasions Records
- CBM-Cahiers de Biologie Marine
- Ecology and Evolution
- Journal of Biogeography
- Journal of Cave and Karst Studies
- Journal of Crustacean Biology
- Subterranean Biology
- Thalassas: An International Journal of Marine Science
- Zoological Journal of the Linnean Society
- Zootaxa

Served on the peer review committee regarding the draft Species Status Assessment (SSA) for the U.S. Fish and Wildlife Service—for the Endangered Species Act (ESA)

- Committee was tasked with reviewing the SSA for the Georgia blind salamander *Eurycea wallacei*

Awards and Scholarships

- Florida A&M University, "2025 CeDAR Honors Award" July 2025.
- 2024–2025 Post-Tenure Review, Evaluation: "Exceeds Expectations".
- Florida A&M University, "2018 Emerging Scholar Award." April 2018.
- Macon State College (now Middle Georgia State University), "Award For Outstanding Teaching for 2012." April 2012.
- Spartanburg Community College, Department of Sciences "Outstanding Science Faculty Member of the Year." August 2008.
- Spartanburg Community College, Department of Sciences "Performance Award." August 2008.
- Spartanburg Community College, Department of Sciences "Performance Award." May 2007.
- Spartanburg Community College, Department of Sciences "Performance Award." May 2006.
- Old Dominion University, Department of Biological Sciences "Outstanding Teaching Assistant," March 2004.
- Old Dominion University, "Dominion Scholar," May 1998; May 1999; May 2000.
- Eastern Connecticut State University Department of Biology, "Outstanding Biologist Award," May 1998.
- Eastern Connecticut State University Department of Biology, "Exemplary Performance in Research Award," May 1998.
- Eastern Connecticut State University Department of Biology, "Senior Biology Major Attaining the Highest Academic Achievement," May 1998.
- Connecticut State University System, "Henry Barnard Award," April 1998.

- Eastern Connecticut State University Foundation, Inc., "Adopt-A-Student Scholarship," May 1997.
- Eastern Connecticut State University "Tropical Biology-Bermuda Scholarship," March 1997.
- Eastern Connecticut State University Department of Physical Sciences "Outstanding Student for Work in Chemistry and Physics," May 1997.
- Eastern Connecticut State University Department of Biology, "Special Recognition Certificate for Achievement in the Biology Department and Program," May 1997. [For role in helping to found a chapter of Beta Beta Beta at ECSU.]
- Eastern Connecticut State University Department of Biology, "Junior Biology Major Attaining the Highest Academic Achievement," May 1997.
- The National Italian-American Foundation New England Regional Scholarship, November 1996.
- Eastern Connecticut State University Department of Biology, "Sophomore Biology Major Attaining the Highest Academic Achievement," April 1996.
- Eastern Connecticut State University Department of Biology, "High Academic Achievement," May 1995; April 1996; May 1997; May 1998.

Media Interviews/Coverage

"Newly Discovered Crustacean Species Found Only in Lake Jackson" WFSU Public Media Ecology Blog, by Rob Diaz De Villegas. https://blog.wfsu.org/blog-coastal-health/2022/07/newly-discovered-crustacean-species-found-only-in-lake-jackson/; July 12, 2022.

"Cave Creature Discovered/Mysteries of the Floridan Aquifer" WFSU Public Media Ecology Blog, by Rob Diaz De Villegas. https://blog.wfsu.org/blog-coastal-health/?p=13526; August 30, 2019.

"Discovering New Species and University Research" Podcast Interview with Betsy Couch, Think TLH Podcast, Knight Creative Communities Institute. https://kccitallahassee.com/2018/11/01/think-tlh-07-discovering-new-species-and-university-research-with-dr-tom-sawicki/; November 1, 2018.

"New Stygobitic Species" WAMC Northeast Public Radio *Academic Minute*; http://wamc.org/post/dr-thomas-sawicki-american-public-university-new-stygobitic-species; January 2014.

"Global Warming" Radio interview, Charlotte Talks with Mike Collins, WFAE, National Public Radio, Charlotte N.C.; July 13, 2007.

Book Reviews

Campbell, N. A., J. B. Reece, L. A. Urry, M. L. Cain, S. A. Wasserman, P. V. Minorsky & R. B. Jackson. 2008. Biology 8th Ed. Pearson-Benjamin Cummings. Review of Chapters 16 "The Molecular Basis of Inheritance" and 32 "An Introduction to Animal Diversity".

Co-curricular Activities

- Faculty advisor for the Florida A&M University Biological Student Organization (BSO). Fall 2015 to Spring 2021.
- Faculty advisor for the Macon State College/Middle Georgia State College Aquanutz Marine Biology Club. Fall 2009-Fall 2013.
- Faculty advisor for the Spartanburg Community College Science Club. Fall 2004–July 2009.
- Eta Omega Chapter of the Beta Beta Beta National Biological Honor Society, co-founder, Induction February 1997. Elected President (Fall 1997–Spring 1998).

Professional Memberships and Certifications

- Society for the Study of Evolution (SSE), 4344 Shaw Blvd., St. Louis Missouri, 63110. Member since 2023.
- Florida Academy of Sciences (FAS), P.O. Box 149766 Orlando, FL 32814-9766. Member since 2017.
- American Association of University Professors (AAUP), 1133 Nineteenth Street, N.W., Suite 200 Washington, DC 20036. Member since 2013.
- Council on Undergraduate Research, 734 15th St., NW, Suite 550 Washington, DC 20005. Member since 2011.
- The Crustacean Society, PO Box 7065 Lawrence, KS 66044. Member since 2010.
- Global Underwater Explorers, 15 South Main St., High Springs, FL 32643. Member since 1998. National Speleological Society-Cave Diving Section, 295 NW Commons Loop, Suite 15-317, Lake City, FL 32055. Member since 1998.
- SCUBA Instructor: Scuba Schools International (SSI) AOWI #9754. Certified, February 2002.
- Mixed Gas Diver: Global Underwater Explorers (GUE). Certified, March 1998.
- Oxygen First Aid Instructor: Divers Alert Network (DAN) #007632. Certified, April 1998.
- SCUBA Instructor: Technical Diving International (TDI) #1863. Certified, April 1998.
- SCUBA Instructor: National Association of Underwater Instructors (NAUI) #25357. Certified, February 1998.
- Full Cave Diver: National Speleological Society-Cave Diving Section (NSS-CDS). Certified, March 1997, & National Association of Cave Divers (NACD) Certified, March 1997.
- SCUBA Instructor: Professional Association of Diving Instructors (PADI) Master Scuba Diver Trainer (MSDT) #66460. Certified September 1993, 250+ students taught.
- First Aid Instructor: PADI Medic First Aid #66460. Certified September 1993.

Florida Agricultural and Mechanical University
Tallahassee, Florida 32307-3700

Dr. Thomas R. Sawicki, Ph.D.
Associate Professor of Biology & Associate Chair
Department of Biological Sciences
Florida A&M University

15 November 2025

To the Members of the City of Alachua Planning and Zoning Board:

I am writing in my capacity as a biological scientist with more than twenty-five years of research and professional experience in subterranean biodiversity, groundwater ecosystems, and the Floridan aquifer. My research focuses on the taxonomy, evolution, and conservation of stygobitic crustaceans—species that inhabit groundwater and cave systems. I have authored more than two dozen peer-reviewed publications describing the biodiversity of Florida's subterranean habitats and have extensive field and technical diving experience in karst environments throughout the state and internationally.

I have been asked to provide an expert assessment regarding the proposed construction of a stormwater management facility near Mill Creek Sink, a direct hydrological window into the Floridan aquifer. This site is exceptionally sensitive to surface contamination, and the scientific evidence strongly indicates that the biological community within Mill Creek Sink is more diverse than previously documented.

The only biological survey published of nearby caves in this region, Franz et al. (1992), reported low species numbers, in part because cave community structure is notoriously difficult to assess using traditional methods. As noted in my accompanying presentation, Franz et al. (1992) documented only three species in Herzog Cave, a system located approximately twelve miles south of Mill Creek Sink. However, more recent collections and analyses—including those made by Florida Fish and Wildlife Conservation Commission biologist Paul Moler in 2018—demonstrate that this earlier work significantly underestimates true biodiversity, revealing species such as *Crangonyx hobbsi*, *Caecidotea hobbsi*, copepods, and ostracods that were not originally reported.

Further, modern molecular research (e.g., Cannizzaro et al., 2020) shows that *Crangonyx hobbsi*, a species once thought to be broadly distributed across the Floridan aquifer, is composed of multiple cryptic species, each with restricted geographic ranges and potentially narrow ecological tolerances. My lab is discovering similar findings relative to *C. grandimanus*, another stygobitic species once thought to have a broad distribution across the aquifer, in which unpublished molecular data reveals hidden species-level diversity.

The biological communities associated with Mill Creek Sink do not merely represent academic interest—they are key components of a functioning groundwater ecosystem. Amphipods such as

Crangonyx hobbsi, *C. parhobbsi*, and *C. grandimanus* are considered keystone species whose presence and health reflect the ecological integrity of the aquifer. Groundwater microbial communities are likewise central to natural water purification processes, and emerging research demonstrates that surface contamination can disrupt these communities, introducing pathogens and antibiotic-resistant genes into groundwater.

These concerns are amplified by the conservation status of the likely inhabitants of Mill Creek Sink. Multiple species documented in similar caves are ranked as near threatened, vulnerable, or imperiled by the International Union for Conservation of Nature (IUCN) and the Florida Natural Areas Inventory (FNAI), including the crayfish *Procambarus pallidus* and *Troglocambarus maclanei*, the amphipods *Crangonyx hobbsi*, and *C. grandimanus*, and the isopod *Caecidotea hobbsi*. The presence of such species suggests that Mill Creek Sink may house highly sensitive fauna whose survival is dependent on maintaining water quality free from anthropogenic disturbance.

Given these findings, it is my scientific opinion that placing a stormwater management facility near Mill Creek Sink poses a substantial ecological risk. The introduction of untreated or partially treated runoff—containing sediment, nutrients, pollutants, microbial contaminants, or chemical residues—has the potential to alter the biological, chemical, and microbial integrity of a uniquely sensitive and poorly understood groundwater ecosystem. Importantly, because the biodiversity of this system has historically been underestimated, the true extent of potential harm is likely greater than existing published literature suggests.

In conclusion, the evidence strongly indicates that Mill Creek Sink is biologically significant, ecologically fragile, and insufficiently characterized to justify construction of stormwater infrastructure in close proximity. Until a comprehensive modern survey—including molecular analyses—is conducted, the precautionary principle should guide land-use decisions affecting this site.

Respectfully submitted,
Thomas R. Sawicki, Ph.D.
Associate Professor of Biology
Florida A&M University

Mill Creek Sink Biology

Thomas R. Sawicki, Ph.D.

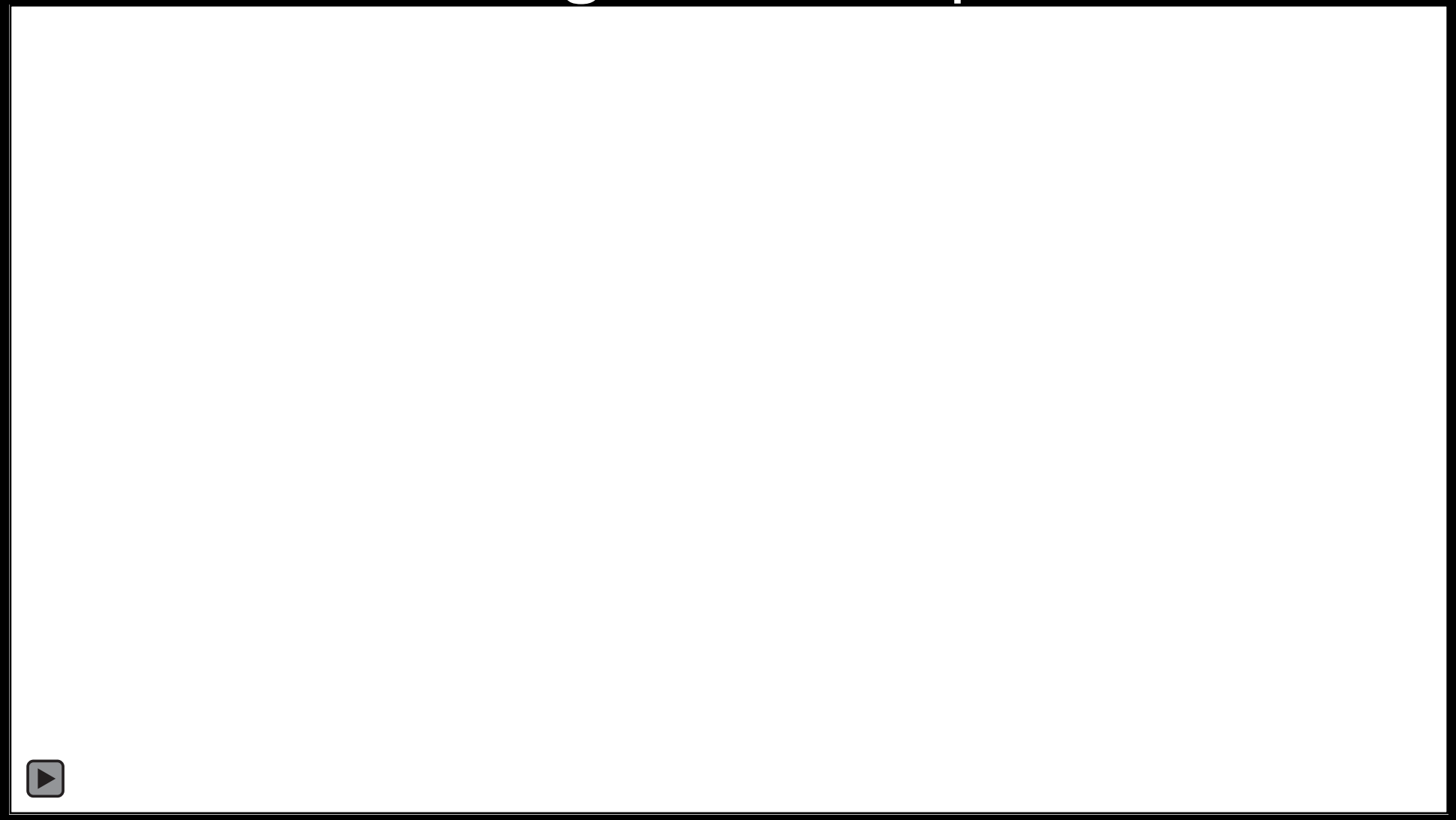


Dr. Thomas R. Sawicki
Expert Credentials

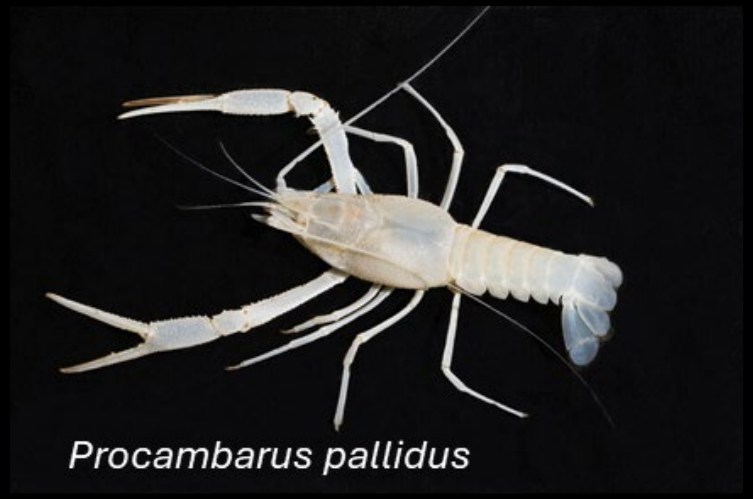


- Associate Professor of Biology & Associate Chair, Florida A&M University
- Ph.D. in Ecological Sciences, Old Dominion University, 2004
- Curatorial Affiliate, Yale Peabody Museum
- 25+ years of research on subterranean biodiversity and Floridan aquifer fauna
- 28+ peer-reviewed publications; multiple new species described
- Funded by NPS, NOAA, DCNR, FWC, and other agencies
- 30+ years as a cave diver, technical diver, and SCUBA instructor
- Specialist in groundwater ecology, taxonomy, cave biology, and conservation

Cave Community Structure is Difficult to Ascertain Often Resulting in Underrepresentation



Video: Kristi Bernot

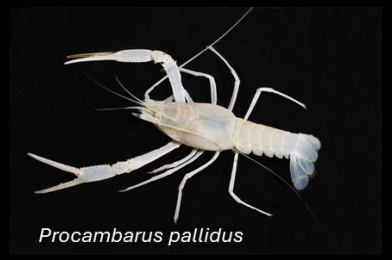






For Instance, Franz et al., 1992 only notes three species in Herzog Cave (located approximately 12 miles south of Mill Creek Sink)

According to Franz et al., 1992


Procambarus pallidus


Troglocambarus maclanei


Crangonyx grandimanus

Additional species from Herzog Cave in Sawicki collections—collections made by Paul Moler of the FWC in 2018

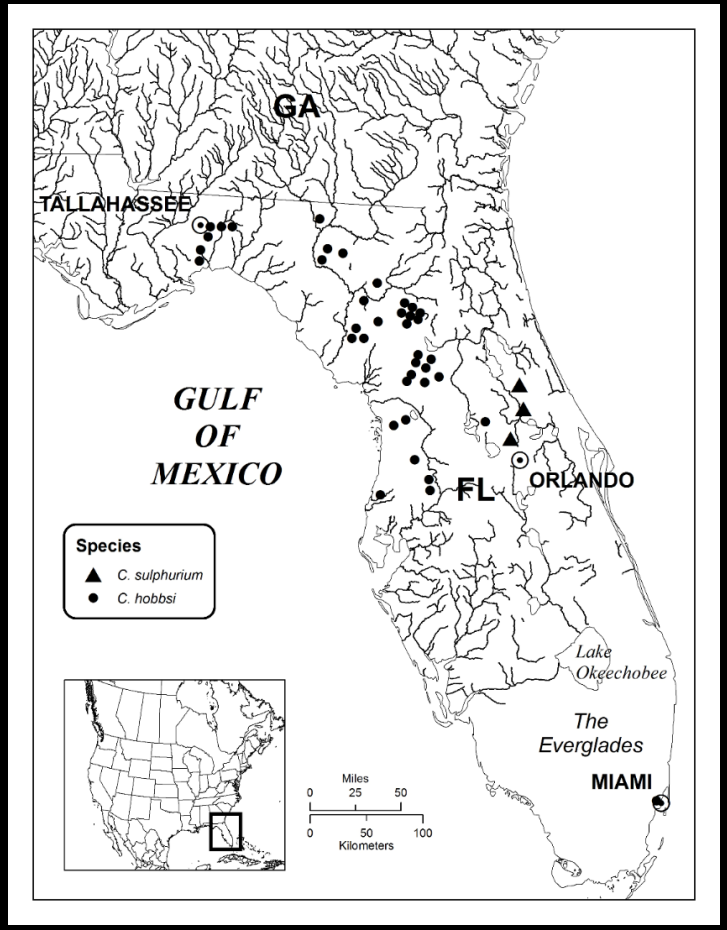

Ostrocod sp.


Crangonyx hobbsi


Copepod sp.

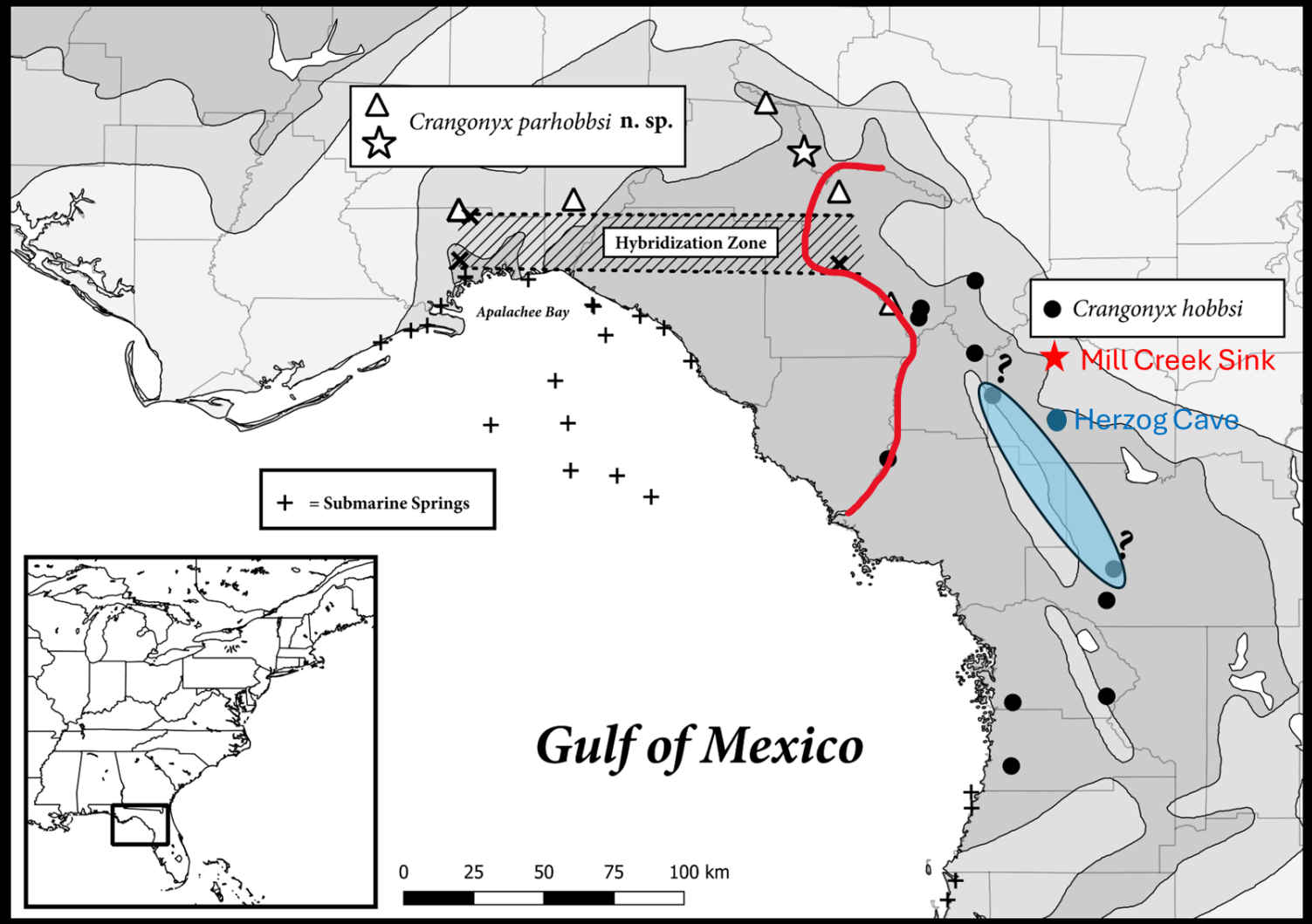

Caecidotea hobbsi

In addition, recent genetic studies have demonstrated hidden species diversity

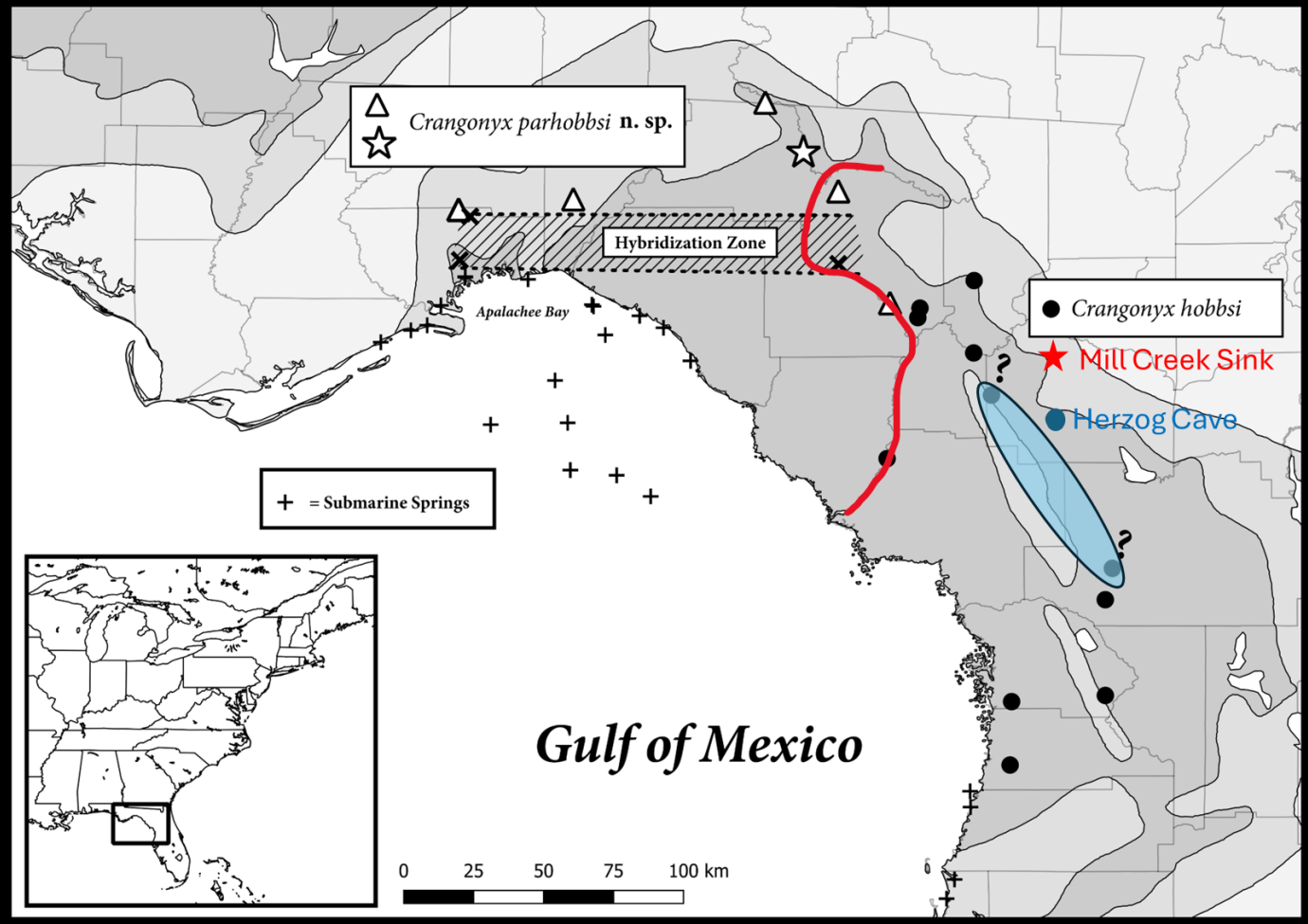


Geographic distribution of *C. hobbsi* as noted by Zhang and Holsinger, 2003

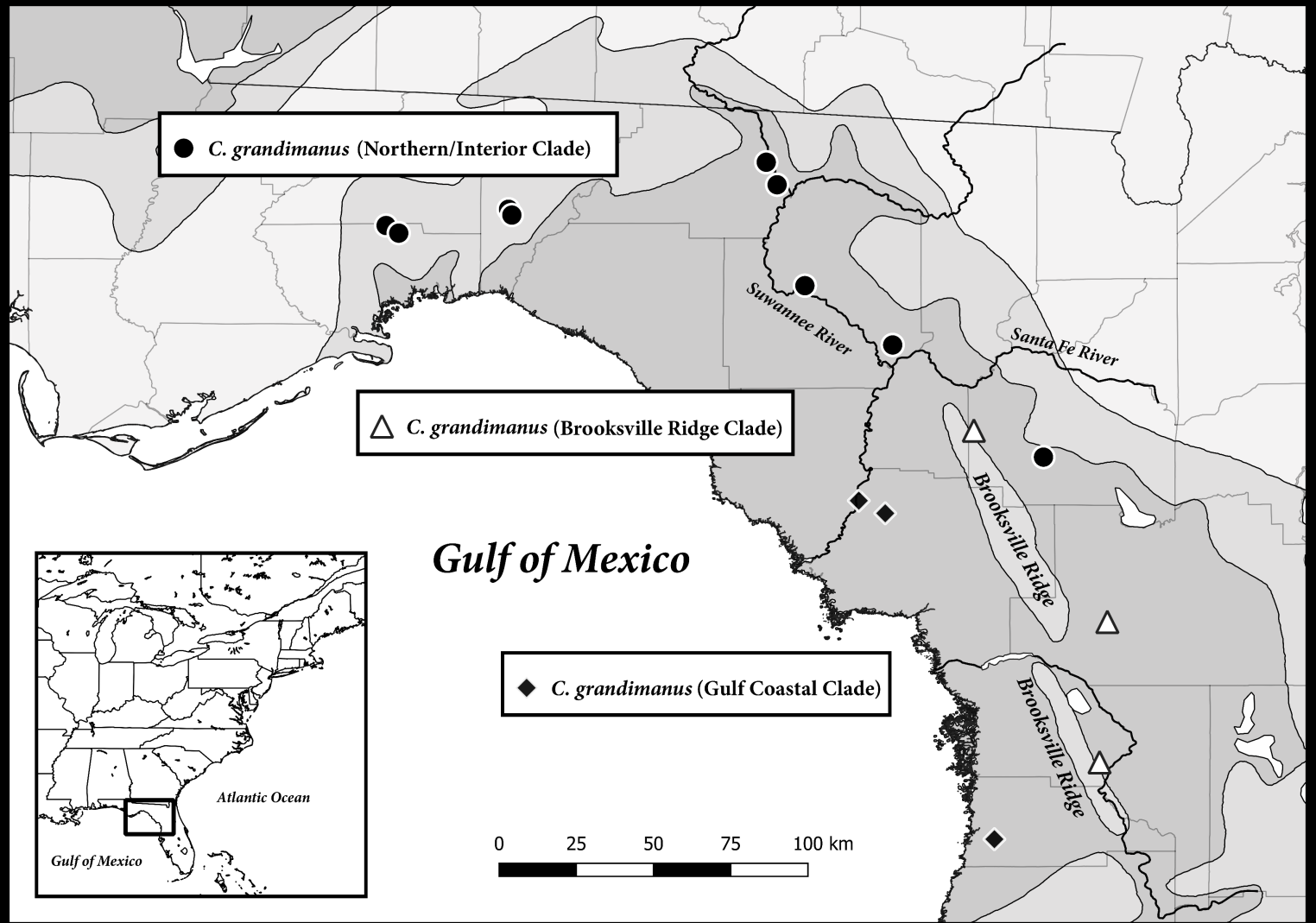
What was thought to be one widely distributed species is now known to be at least two



A third potential species has been discovered from Newberry Bat Cave in Alachua County and Indian Cave in Marion County—the exact distribution of this species is not known (Cannizzaro et al., 2020).



In addition, unpublished data is showing a similar pattern for *Crangonyx grandimanus*



The importance of Groundwater Flora and Fauna

- Groundwater microbial communities play important roles in purification of water, but surface water contamination can alter the microbiome of these communities, introducing pathogens and antibiotic-resistant genes (Wu et al., 2025)
- Millions of people in Florida and tens of thousands in Alachua County use wells for their drinking water
- Groundwater fauna are indicator species for the health of a cave ecosystem (Griebler and Avramov, 2015)
- In particular amphipods such as *Crangonyx hobbsi*, C. parhobbsi, and *C. grandimanus* are considered keystone species in cave and spring habitats (Glazier, 2009)

In Conclusion: The diversity of life in Mill Creek Sink is likely much more than reported by Franz et al., 1992

In addition, species most likely found in the cave are also listed by the International Union for Conservation of Nature (IUCN) and the Florida Natural Areas Inventory (FNAI):

- *Procambarus pallidus*
  - IUCN—near threatened; FNAS S1 (critically imperiled) S2 (imperiled)
- *Crangonyx hobbsi*
  - IUCN—vulnerable; FNAS—S2 (imperiled) S3 (vulnerable)
- *Crangonyx grandimanus*
  - IUCN—vulnerable; FNAS—S2 (imperiled) S3 (vulnerable)
- *Caecidotea hobbsi*
  - IUCN—not listed; FNAS — S1 (critically imperiled) S2 (imperiled)
- *Troglocambarus maclanei*
  - (IUCN—near threatened; FNAS — S1 (critically imperiled) S2 (imperiled)

In addition: Section 2.4.4(D)(4) requires that Design minimizes environmental impact.

According to the staff report:

- "The proposed special exception minimizes environmental impacts and does not cause significant deterioration of light, water and air resources, wildlife habitat, stormwater management, scenic resources, and other natural resources."

- "Evaluation & Findings: The proposed special exception use, i.e., stormwater management facilities, does not pose a significant deterioration of light or air resources, water resources in terms of flood control, wildlife habitat, scenic resources, and/or other natural resources found at ground surface. *Additional data will be required at the infrastructure plan stage concerning minimization of environmental impacts, if any, to the subsurface conditions of the subject property.*"

The data presented here demonstrates that there is not sufficient data at this stage to know of the impacts on subsurface conditions.

Thus, there needs to be additional analysis on potential impacts before this project can move forward.

References

Cannizzaro, A. G., D. Balding, E. A. Lazo-Wasem, & T. R. Sawicki. 2020. A new species rises from beneath Florida: molecular phylogenetic analyses reveal cryptic diversity among the metapopulation of *Crangonyx hobbsi* Shoemaker, 1941 (Amphipoda: Crangonyctidae). Organisms Diversity & Evolution, 20: 387–404. https://doi.org/10.1007/s13127-020-00433-4.

Franz, R., J. Bauer, & T. Morris. 1992. Review of Biologically Significant Caves and their Faunas in Florida and South Georgia. Brimleyana, 20: 1–109.

Glazier, D.S. 2009. Amphipoda. In: Likens, G.E. (Ed.), Encyclopedia of Inland Waters. Elsevier, Amsterdam, pp. 89 115.

Griebler C., & M. Avramov. 2015. Groundwater ecosystem services: a review. Freshwater Science. 34(1): 355–367.

Wu D, Bai H, He L-Y, He L-X, Gao F-Z, Liu C-X, Van den Brink PJ, Smidt H, Ying G-G. 2025. From river to groundwater: Antibiotics pollution, resistance prevalence, and source tracking. Environ International. 196:109305.

Zhang J. & Holsinger J.R. (2003) Systematics of the freshwater amphipod genus *Crangonyx* (Crangonyctidae) in North Ameri ca. Virginia Museum of Natural History, Virginia, 274 pp.

Carson J. Crockett

From: Jane Graham <jane@sunshinecitylaw.com>
Sent: Monday, November 17, 2025 11:39 AM
To: Planning Division; Br_Thomas@city-ofalachua.org; Patrice Boyes; Rodolfo Valladares; Carson J. Crockett
Cc: Bryan Buescher; Sawicki, Thomas; geosolutions86@yahoo.com
Subject: National Speleological Society materials for Tara April, Item #1, November 18, 2025
Attachments: letter to pz board NSS 11 17.pdf

Good morning,

Attached is a letter on behalf of National Speleological Society, Inc. regarding the Tara April Application. Here is a link to the corresponding package of evidence:
https://drive.google.com/file/d/1zbaB0L3yTcHuUtdRfvHPrJeFyM9Bneoq/view?usp=sharing

Please ensure both the attached letter and linked evidence package are included in the formal record for the Tara April item to be heard tomorrow by the PZ Board.

I will be sending a separate email with links to powerpoint presentations for myself and for Prof. Sawicki.

Thank you.

Sincerely,

Jane Graham, Esq.
Florida Bar Board Certified Attorney in City, County, and Local Government Law
Attorney and Founder
Sunshine City Law
16703 Early Riser Ave, Suite 272
Land O'Lakes, FL 34638
(727) 291-9526
jane@sunshinecitylaw.com
www.sunshinecitylaw.com

*NEW PASCO OFFICE LOCATION

From: Patrice Boyes <pboyes@HoltzmanVogel.com>
Sent: Friday, November 14, 2025 5:23 PM
To: Jane Graham <jane@sunshinecitylaw.com>
Cc: Planning Division <planning@cityofalachua.org>; ro_valladares@cityofalachua.org; Bryan Thomas <br_thomas@cityofalachua.org>; Carson J. Crockett <ca_crockett@cityofalachua.org>
Subject: Re: City of Alachua PSP22-0004 Request for Affected Party Status National Speleological Society

Jane :

I just noticed you have a typo in Bryan Thomas' email address and your messages are not reaching him. Here is the correct address: br_thomas@cityofalachua.org

You should also copy planner, Carson Crockett.

That may explain the lack of response from planning.

Get Outlook for Mac

From: Jane Graham <jane@sunshinecitylaw.com>
Date: Friday, November 14, 2025 at 4:59 PM
To: Patrice Boyes <pboyes@HoltzmanVogel.com>
Cc: Planning Division <planning@cityofalachua.org>, Br_Thomas@city-ofalachua.org <Br_Thomas@city-ofalachua.org>, ro_valladares@cityofalachua.org <ro_valladares@cityofalachua.org>, Kiersten Ballou <kiersten@foldswalker.com>
Subject: RE: City of Alachua PSP22-0004 Request for Affected Party Status National Speleological Society

> You don't often get email from jane@sunshinecitylaw.com. Learn why this is important

Thank you, I appreciate the response. I am aware of those deadlines and will be providing materials and a presentation.

Have a good weekend.

Sincerely,

Jane Graham, Esq.
Florida Bar Board Certified Attorney in City, County, and Local Government Law
Attorney and Founder
Sunshine City Law
16703 Early Riser Ave, Suite 272
Land O'Lakes, FL 34638
(727) 291-9526
jane@sunshinecitylaw.com
www.sunshinecitylaw.com

*NEW PASCO OFFICE LOCATION



From: Patrice Boyes <pboyes@HoltzmanVogel.com>
Sent: Friday, November 14, 2025 4:57 PM
To: Jane Graham <jane@sunshinecitylaw.com>
Cc: Planning Division <planning@cityofalachua.org>; Br_Thomas@city-ofalachua.org; ro_valladares@cityofalachua.org; Kiersten Ballou <kiersten@foldswalker.com>
Subject: Re: City of Alachua PSP22-0004 Request for Affected Party Status National Speleological Society

Ms. Graham:

Thank you for your email. I am again forwarding your request to the Planning Department.

I can tell you that proposed affected parties who wish to provide written documents for the record and slide decks for presentation need to have those submitted to the City by noon this coming Monday, November 17, 2025. I will advise planning staff that you made a timely request by email for affected party status as of November 4, 2025. As I am sure you understand, the final determination will be announced by the Chair at the hearing on Tuesday, November 18, 2025. If granted affected party status, your client will have an opportunity to present testimony and evidence and to conduct cross examination.

Please visit the City's website, where you will find additional information about how to submit affected party presentations. Here is an excerpt:

Guidelines for Presentations

All materials, including PowerPoints, to be presented by an applicant or an affected party during a public meeting must be submitted to the Planning & Community Development Department **no later than 12:00 PM of the last City business day preceding the meeting date.** Materials may be submitted by email to planning@cityofalachua.com or by providing a compact disc (CD) to the Planning & Community Development Department in City Hall.

Guidelines for PowerPoint Presentations:

- Text within slides must be of an appropriate font size and style to be legible to all
- Text within slides must not extend to the outer bounds of the slides

If you have any questions, please contact the City of Alachua Planning & Community Development Department at (386) 418-6121.

Thank you for your patience. Should you have any additional procedural questions, please do not hesitate to contact me or the City Attorney, Kiersten Ballou, who is copied on this email.

Get Outlook for Mac

Patrice Boyes
Partner • Gainesville, FL

M 352.641.7837
O 850.270.5938
Bio •

HOLTZMAN VOGEL

DC • VA • FL • AZ • NY • TN • UT
holtzmanvogel.com

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DISCLAIMER
Any accounting, business or tax advice contained in this communication, including attachments and enclosures, is not intended as a thorough, in-depth analysis of specific issues, nor a substitute for a formal opinion, nor is it sufficient to avoid tax-related penalties. If desired, Holtzman Vogel Baran Torchinsky & Josefiak PLLC would be pleased to perform the requisite research and provide you with a detailed written analysis. Such an engagement may be the subject of a separate engagement letter that would define the scope and limits of the desired consultation services.

From: Jane Graham <jane@sunshinecitylaw.com>
Date: Friday, November 14, 2025 at 4:37 PM
To: Patrice Boyes <pboyes@holtzmanvogel.com>, dat@theriaquelaw.com <dat@theriaquelaw.com>
Cc: Planning Division <planning@cityofalachua.org>, Br_Thomas@city-ofalachua.org <Br_Thomas@city-ofalachua.org>, ro_valladares@cityofalachua.org <ro_valladares@cityofalachua.org>
Subject: RE: City of Alachua PSP22-0004 Request for Affected Party Status National Speleological Society

> You don't often get email from jane@sunshinecitylaw.com. Learn why this is important

Good afternoon,

It has been ten days and I have not heard back from my correspondence. Can you please confirm receipt and any procedural requirements I should be aware of for the November 18 hearing as an affected party?

Thank you.

Sincerely,

Jane Graham, Esq.
Florida Bar Board Certified Attorney in City, County, and Local Government Law
Attorney and Founder
Sunshine City Law
16703 Early Riser Ave, Suite 272
Land O'Lakes, FL 34638
(727) 291-9526

jane@sunshinecitylaw.com
www.sunshinecitylaw.com

*NEW PASCO OFFICE LOCATION





From: Jane Graham
Sent: Tuesday, November 4, 2025 4:26 PM
To: 'pboyes@holtzmanvogel.com' <pboyes@holtzmanvogel.com>; dat@theriaquelaw.com
Cc: Planning Division <planning@cityofalachua.org>; 'Br_Thomas@city-ofalachua.org' <Br_Thomas@city-ofalachua.org>; 'ro_valladares@cityofalachua.org' <ro_valladares@cityofalachua.org>
Subject: City of Alachua PSP22-0004 Request for Affected Party Status National Speleological Society

Dear Ms. Boyes,

I understand you are City of Alachua's counsel on land use matters. If you are not the right person to direct this email to, let me know who is, and I am happy to redirect it.

I represent the National Speleological Society ("NSS"), who have affected party status for a proposed agenda item on the November 18, 2025 Planning and Zoning Board, for the Tara April infrastructure plan, associated special exception permit PSE 22-0002. It is listed on the City of Alachua Development projects map as being heard in a special exception hearing on November 18, 2025. I have submitted a public records request for all documents relating to the application and await a response.

I am hereby requesting affected party status on behalf of my clients pursuant to the rights under Section 2.3 of City of Alachua's land development regulations, with a grant of additional time for legal and expert testimony and the opportunity for cross-examination and rebuttal.

NSA owns a 8.58 acre property, with parcel id 03066-002-001 which borders property owned by Tara Forest, the property and development which is the subject of the special exception to be discussed. Attached is a snapshot from the Alachua Property Appraiser's website.

Let me know if there is any additional information or specificity I can provide. I reviewed the code and regulations but did not see anything specific for affected party status submission requirements.

I look forward to working with you to make this a smooth hearing and ensure that we are on the same page as to process.

Thanks.

Sincerely,

Jane Graham, Esq.
Florida Bar Board Certified Attorney in City, County, and Local Government Law
Attorney and Founder
Sunshine City Law
16703 Early Riser Ave, Suite 272
Land O'Lakes, FL 34638
(727) 291-9526
jane@sunshinecitylaw.com
www.sunshinecitylaw.com

*NEW PASCO OFFICE LOCATION





Stacie L. Greco

SGreco@AlachuaCounty.use
352-264-6829

Professional Experience:

Alachua County Environmental Protection Department, *2004 to Present*

Water Resources Program Manager, *June 2018 to present*

- Manage the water conservation, water quality, stormwater, and public education programs including directly supervising three employees and indirectly managing eight employees.
- Interact with elected officials and leadership within Alachua County, local municipalities, and various state agencies.
- Coordinate the Joint Water Policy Committee for local elected officials. Involves management of agendas and official records.
- Implement multiple grant funded projects approaching two million dollars. Includes managing budgets, deliverables, and reporting.

Senior Planner, *February 2010 to June 2018*

- Create and implement a new countywide water conservation program, focused on building relationships with municipalities, utilities, and state agencies. Includes supervising multiple employees.
- Develop new county landscaping codes with stakeholder input to achieve water conservation and water quality goals. Engage residents, homeowners associations, and local utilities through the implementation of landscape irrigation restrictions.
- Obtain, implement, and manage grants and cost-share projects.
- Design social marketing campaigns for influencing the behaviors of homeowners and businesses to meet water protection goals.
- Coordinate the Santa Fe River Springs Working Group. Includes meeting facilitation and organization, website maintenance, and communications with stakeholders and the media.

Senior Environmental Specialist, *September 2004 to January 2010*

- Collected and analyzed water quality data. Represented the Department through the development of the Basin Management Action Plan for the Orange Creek Basin.
- Managed the wastewater monitoring program, which included plant inspections and reporting. A key to the success of this program was developing relationships with local utilities, plant operators, and FDEP.
- Obtained funding for and implemented social marketing behavior change campaigns. Conducted interviews, focus groups, and surveys. Evaluated campaigns, reported on results, and managed contractors and budgets.

- Managed the Department's public outreach activities. This included publishing a newsletter, presentations at conferences and community events, developing materials, and talking with the media.

University of Florida Extension Program, Gainesville, FL

GIS Specialist, *November 2002 to August 2004*

- Developed and managed a Geographic Information System for every county in Florida to analyze wetlands data.
- Constructed wetland education fact sheets for each county.

Wetland Biogeochemistry Laboratory, Gainesville, FL

Research Assistant/Field Coordinator, *August 2002 to April 2004*

- Created a Geographic Information System to identify sampling sites for USEPA funded research.
- Formed partnerships with state and federal agencies to gain access to sampling locations.
- Developed a sampling protocol and manual for volunteers and distant education students.

STS Technologies Inc., Asheville, NC

Project Manager, *July 2000 to July 2001*

- Conducted comprehensive audits for the USEPA.
- Obtained and managed regulatory permits for industrial facilities.

Education*:*

University of South Florida, Tampa, FL, *June 2008 to June 2010*
- Degree: Graduate Certificate in Social Marketing and Public Health
- Department: College of Public Health
- GPA: 4.0

University of Florida, Gainesville, FL, *August 2001 to August 2004*
- Degree: MS
- Department: Environmental Engineering Sciences, Soil and Water Science
- GPA: 3.9

Warren Wilson College, Asheville, NC, *January 1997 to May 1999*
- Degree: BS in Environmental Analysis with a Chemistry minor
- Department: Environmental Sciences
- GPA: 4.0

Selected Professional Trainings and Certifications:

- Certified Public Manager
- Florida Water Star Certifier (and technical advisory committee member)
- Florida Natural Resources Leadership Institute graduate
- Social Marketing Graduate Certificate
- Karst Hydrogeology in Florida Short Course

Selected Boards and Professional Committees:

- Florida Environmental Resource Agencies (FLERA) Board Member and Vice President
- Community Weatherization Coalition Board
- UF Food & Resource Economics Advisory Board
- League of Women Voters, Natural Resources Team Leader
- Sustainable Alachua County Board Member
- Stormwater Educators Taskforce

Stephen Hofstetter

RELATED PROFESSIONAL EXPERIENCE

Alachua County Environmental Protection Department (EPD) *March 2020 – Present*
14 SE 1st Street, Gainesville, Florida 32601

DEPARTMENT DIRECTOR. Responsible for the safe and efficient operation of the County's Environmental Protection Department; including the Land Conservation and Management Program, Natural Resources Program, Water Resources Program, Hazardous Materials Program, Resiliency Porgram, State-contracted Petroleum Clean Up and Compliance Program and administrative staff. Participate in regional and local environmental groups, in state and national organizations, supports all efforts to address local environmental and climate related issues on local, state, and national levels. Interface with County and Municipal elected officials and staff, State and Federal regulatory agencies, non-profit environmental groups, stakeholders, and the general public. Supervise and mentor program staff. Budget preparation, management, and long-term strategic planning. FLERA President FY21 (Board of Directors 2018-2022), Citizen Climate Advisory Committee liaison (2022-2024), NIMS ICS certified. Certified Public Manager (CPM).

Alachua County Environmental Protection Department (EPD) *November 2008 – March 2020*
Gainesville, Florida

NATURAL RESOURCES PROGRAM MANAGER. Supervise natural resource program staff that review all environmental issues associated with land use, zoning, development, building permit and variance requests to determine consistency with Alachua County's environmental Land Development Regulations (code) and Comprehensive Plan and environmental enforcement cases. Includes administrative, management, and supervisory responsibilities, writing press releases and talking with media, legislative issues, resolving conflicts and responding to agency and public inquiries, large-scale environmental planning and assisting the department director on natural resource issues and environmental code policies. Work also includes tasks of Senior Env. Planner below. FLERA Vice President FY20.

Alachua County Environmental Protection Department (EPD) *February 27, 2003 – November 2008*
Gainesville, Florida

SENIOR ENVIRONMENTAL PLANNER. Analyze and review environmental issues during the zoning, land use, and developmental review process for consistency with the county's Comprehensive Plan and Land Development Regulations. Write Land Development Regulations and other documents when the county updates its Comprehensive Plan and code. Provide expertise in natural resource issues, conservation efforts, and Low Impact Development design. Assist the Alachua County Forever program in assessing proposed properties for acquisition. Assist in review of enforcement cases, perform site evaluations, wetland delineations, generate reports, Evaluations & Appraisal Report (EAR), create and update databases and spreadsheets, and perform special projects (education tools, code assistant manuals, GIS analyses, grant proposal writing and review, wildlife surveys, etc.). Provide supervisor support for Natural Resources Program. Completed the Effective Supervisory Skill Building Training Course (2008).

Miami-Dade County Department of Environmental Resources Management (DERM) *March 2001 – February 2003*
Miami, Florida

ENVIRONMENTAL RESOURCE PROJECT SUPERVISOR. For Miami-Dade County DERM Environmentally Endangered Lands (EEL) Program. Responsible for coordinating the land stewardship team and annual stewardship planning and prioritization, budgeting and implementation process, and coordinate site protection and enforcement procedures. Maintain the Program acquisition, land stewardship, and administrative cost tracking system. Oversee and conduct research projects to monitor management success. Current research includes wildlife assessments on EEL lands to determine success of management techniques and comparison of exotic removal techniques in wetlands, hammocks, and pinelands. Coordinate the Program's semi-annual

application cycles, site evaluation process, and public hearings. Co-write, edit, and coordinate acquisition and management grants and reports. Extensive experience with GIS (Arcview), Access Database, HAZMAT, fire management (S130 190 training), spreadsheets, budgeting, statistical analyses, grant writing, and management plan writing.

Miami-Dade County DERM *May 1999 – March 2001*
Miami, Florida

BIOLOGIST II. For Miami-Dade County EEL Program and Wetlands and Forest Resources Section. An advanced professional position with personnel and program responsibilities related to land acquisition, site management and planning, natural resource protection, grant writing, surveying, and monitoring flora and fauna, and public presentation. Split time between the EEL Program and the Wetlands Resources Program. Wetlands Resources Program duties involved Permit oversight issues in the South Dade Wetlands Basin, wetland assessments and evaluations, zoning and plat applications, and code enforcement. Develop and implement and review management plans, inspect proposed EEL sites, write grants and annual stewardship reports, survey and monitor flora and fauna, and public presentations.

Miami-Dade County DERM *January 1998 - May 1999*
Miami, Florida

BIOLOGIST I. For Miami-Dade County EEL Program. Develop and implement management plans, inspect proposed EEL sites, write grants and annual stewardship reports, survey and monitor flora and fauna, and public speaking.

Miami-Dade County DERM *Dec. 1996 - Jan. 1998*
Miami, Florida

BIOLOGIST ASSISTANT. Assist in Class IV wetland permitting process, evaluate zoning applications, review enforcement cases, perform site evaluations, generate reports, create databases and spreadsheets, perform special projects (GIS analyses, GPS mapping methodology, grant proposal writing, mapping exotic plant invasion in south Florida, bird surveys, etc.)

Florida International University *Sept. 1996 - May 1997*
Miami, Florida

ADJUNCT PROFESSOR. Ecology of South Florida. Teach students to recognize major biological communities of southern Florida, characteristic species, and biological and physical factors that affect these communities.

National Biological Survey (NBS) *May 1996 - June 1996*
Hawaii National Park, Hawaii

FIELD RESEARCHER. Establish transects, monitor phenology of food trees, and resight color-banded native birds.

Lexington-Bluegrass Army Depot *May 1994 - August 1994*
Richmond, Kentucky

WILDLIFE TECHNICIAN. Establish, perform and maintain qualitative inventories of the flora and fauna and perform other wildlife management duties at army base.

United States Forest Service *May - June 1994 & 1995*
Berea, Kentucky

ORNITHOLOGIST. Perform point-count breeding bird surveys (BBS) in National Forests in Kentucky, Tennessee, and North Carolina.

May 1992 - August 1993
University of Wisconsin
Madison, Wisconsin

RESEARCH ASSISTANT. In the Department of Plant Pathology, maintain lab and greenhouses for experiments and complete field projects and perform statistical analyses on fungal and bacterial diseases associated with peas, beans, and ginseng.

Hydrologic Associates *May 1990 - August 1990*
Miami, Florida

RESEARCH TECHNICIAN. Gather data on climatic conditions, measure plant growth and transpiration, maintain monitoring stations, and perform statistical analyses of data on wetland plant species in Everglades National Park.

EDUCATION

Eastern Kentucky University *1993 to 1995*
Richmond, Kentucky

MASTER OF SCIENCE. BIOLOGY

(DEAN'S LIST 1993-1995)

University of Wisconsin *1988 to 1992*
Madison, Wisconsin

BACHELOR OF SCIENCE. ZOOLOGY

CERTIFICATE OF ENVIRONMENTAL STUDIES

SKILLS AND CERTIFICATIONS

Certified Public Manager (CPM)

Proficiency in Microsoft Word, Power Point and Excel, ArcGIS

NIMS ICS training, HAZMAT, S130 190 Wildfire Training

Jeffrey Hays, AICP, CPM

EXPERIENCE

GROWTH MANAGEMENT DIRECTOR, ALACHUA COUNTY – 2022-PRESENT

Executive Service position responsible for management of 46 employee Alachua County Growth Management Department. Department responsible for Comprehensive Planning, Current Planning, Development Review, Transportation Planning, Geographical Information Systems, and Building Permitting and Inspection.

PRINCIPAL PLANNER DEVELOPMENT SERVICES, ALACHUA COUNTY – 2019-2022

Supervisory position responsible for management of four employee division within County Growth Management Department. Division responsible for Current Planning including Comprehensive Plan Amendments, Zoning, Special Use Permits, Special Exceptions, and maintenance of the County's Unified Land Development Code.

TRANSPORTATION PLANNING MANAGER, ALACHUA COUNTY – 2011-2019

Supervisory position responsible for management of five employee division within County Growth Management Department. Division responsible for County Transportation Planning and Multi-Modal Transportation Mitigation/Impact Fee Programs, County Geographic Information Systems (GIS) and Information Technology development within Growth Management.

SENIOR TRANSPORTATION PLANNER, ALACHUA COUNTY - 2008-2011

Professional position responsible for major rewrite of Comprehensive Plan related to Mobility, Formulation of Transit Oriented Development and Traditional Neighborhood Land Use Policies as well as Multi-Modal Transportation plan. Responsible for development of land development regulations, rezoning and development reviews for transportation and urban design elements.

PLANNER, ALACHUA COUNTY - 2006-2008

Professional position responsible for development review and formulation and implementation of the Comprehensive Plan and land development regulations\

ENVIRONMENTAL PLANNER II, HERNANDO COUNTY - 2003-2006

Professional position responsible for development of environmental elements of the Comprehensive Plan and Land Development Regulations. Managed Environmentally Sensitive Lands Program including development of master plans, management plans and real estate transactions.

1715 NW 27TH TERRACE GAINESVILLE FL 32605 UNITED STATES (352) 665-4343

EDUCATION

University of Florida, Gainesville, FL – BS with Major in Wildlife Ecology & Conservation, 1998

CERTIFICATIONS

- American Institute of Certified Planners
- Certified Public Manager

Mary E Szoka, PE

Education

University of Florida, Gainesville, FL August 2017- May 2019

- Master of Engineering in Agricultural and Biological Engineering—Land and Water Resources
- SEC Dean's Fellow and Grinter Fellow

Auburn University, Auburn, AL August 2013- May 2017

- Bachelor of Biosystems Engineering concentration in Ecological Engineering with a minor in Spanish
- Spirit of Auburn Presidential Scholarship; Dean's List Recipient Spring 2015, Fall 2015, Fall 2016;
- Magna Cum Laude

Work experience

July 2024-Present Alachua County Environmental Protection Department Gainesville, FL

Environmental Professional Engineer

- Design, implement, and manage stormwater water quality improvement projects for the County
- Ensure compliance with Alachua County's stormwater water quality standards through technical review of documents and site plans for stormwater water quality performance standards
- Manage stormwater assessment program
- Coordinate with the Florida Department of Environmental Protection regarding Total Maximum Daily Loads and Basin Management Action Plans

November 2023-June 2024 University of Florida Program for Resource Efficient Communities Gainesville, FL

Data Management Analyst II

- Supported data management, analysis, and information dissemination activities on various land development project initiatives
- Developed Sustainable Floridians Benchmarking & Monitoring Program (SFBMP) performance frameworks, with a focus on LID and GSI strategies
- Provided LID and GSI subject matter expertise to guide project priorities, principles, and recommendations

December 2022-October 2023 Resource Environmental Solutions Gainesville, FL

Ecological Engineer

- Utilized advanced GIS tools and techniques to analyze/interpret environmental data, facilitating informed decision-making for restoration projects
- Provided technical expertise and guidance on green infrastructure/nature-based solution design
- Developed scope of work/task orders & performed cost/benefit analyses for new project opportunities

July 2019-October 2022 Wood/WSP Gainesville, FL

Water Resources Engineer

- Executed various project design duties, including hydrologic and water quality modeling, design plan production, operation and maintenance reports, project cost estimation, technical specifications, construction oversight
- Managed project budgets and timelines, successfully delivering projects on-time and within budget constraints
- Led design and plan production for various engineered projects including stream and wetland restoration, water quality treatment retrofits, coastal/living shoreline design projects

Skills and certifications

Professional Engineer, Florida PE # 94612

Proficiency in ArcGIS, BMP Trains, AutoCAD, ICPR4, HEC-RAS, Microsoft Word, Power Point and Excel

Certified PADI Advanced Open Water Diver and NAUI Dry Suit Diver

Relevant Project Experience

Mill Creek Sink Water Quality Improvement Project. City of Alachua, Florida, 2018 to 2022

- Responsible for aid in water quality modeling and analysis, wetland design to provide conditions for diverse vegetative habitat and re-design to avoid sinkhole opening in highly sensitive karst areas. These responsibilities include preparation of design drawings, technical specifications, cost estimations and wetland vegetation planting and establishment plan and construction oversight. This project consists of site assessment, design and permitting of a stormwater treatment system to improve water quality in runoff from businesses and infrastructure adjacent to Mill Creek Sink. The overall project goal is to reduce nitrogen loading entering the aquifer at Mill Creek Sink which contributes to priority springs in the Santa Fe River Basin that are listed as impaired for nitrate-nitrogen.

Mill Creek Stormwater Retrofit Project. Alachua County, Florida, 2019 to 2020

- Responsible for watershed delineation and analysis in GIS, runoff estimation, BMP sizing and preliminary site design and water quality analysis. Portions of Interstate 75 drain into Mill Creek, which is impaired due to nutrient enrichment, and eventually to the Upper Floridan aquifer at Mill Creek Sink. The goal of this project is to develop a feasibility study and conceptual site plan to improve water quality in runoff from Interstate 75 by retrofitting existing stormwater infrastructure.

Hornsby Spring Restoration—Phase II, Alachua County, Florida, 2020 to 2022

- Responsible for permitting, preparation of design plans and construction oversight for spring restoration project to remove unconsolidated materials and algae from the spring basin and replant with submerged aquatic vegetation (SAV). Hornsby Spring is a first-magnitude spring system that discharges into the Santa Fe River in northwest Alachua County. Hornsby Spring has undergone an undesirable shift from SAV to a filamentous algal dominated habitat. To address the shift, sediments and algae were removed from the main spring vent area. After the removal of sediments and algae the area was replanted with SAV.

Poe Springs Park Septic Tank Upgrades. Alachua County, Florida, 2019 to 2020

- Responsible for preparation of technical drawings and construction oversight. This project upgraded existing septic systems at Poe Springs Park to passive nitrogen reducing systems to improve water quality in the groundwater and nearby springs.

Professional Affiliations

- Northeast Florida Association of Environmental Professionals, Vice President
- Florida Stormwater Association, Board of Directors Local Government Representative (SRWMD)
- American Ecological Engineering Society, Certification in Ecological Design Committee

DISCOVER 200 | ALACHUA COUNTY BICENTENNIAL
1824–2024

Alachua County
Board of County Commissioners

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Anna Prizzia, Vice Chair
Mary C. Alford
Charles S. Chestnut, IV
Marihelen Wheeler

Administration
Michele L. Lieberman
County Manager

November 13, 2025

Wa_welch@cityofalachua.org
The Honorable Walter Welch
City of Alachua
15100 NW 142 Terrace
Alachua, FL 32615

RE: Tara April Special Exception

Dear Mayor Welch,

The Alachua County Board of County Commissioners appreciate the City of Alachua's continued dedication to sound planning and protection of our community's shared water resources. In furtherance of these shared goals, the County has serious concerns regarding stormwater management of the proposed Tara Forest April, Tara Forest West, and Tara Phoenicia projects and requests affected party status and opposes the Special Exception and proposed expansion of the stormwater system at Tara April, which is intended to accommodate the development of the Tara Phoenicia site.

The County is a substantially affected party due to its receivership and operation of the public water utility named the Santa Fe Hills Water System and its status as the beneficial holder of a conservation easement covering approximately 198 acres of Camp Kulaqua in northwestern Alachua County. In 2005 and 2006, a dye trace study was performed in the Mill Creek Sink area and demonstrated the direct hydrological connection between Mill Creek Sink and the Santa Fe Hills Water System, as well as Camp Kulaqua. Water quality impacts to the Mill Creek Sink associated with the proposed Tara April development could more directly or more significantly harm the County's property interests when compared to the general impacts on the public at large. A copy of the dye trace study has already been provided to the City of Alachua.

A site assessment of Tara Forest, Tara Phoenicia, and Tara Baywood performed by Wood in 2021 identified areas downslope (to the West) of the 75-foot contour elevation likely to be experiencing active subsidence. Wood recommended site-specific engineering and geological studies to determine if there is evidence of ground loss since the 1960's and if there is an unacceptable likelihood of future subsidence or of the potential for sinkhole development. Wood additionally recommended avoiding development in areas shown to have an unacceptable likelihood of continuing ground loss or sinkhole formation. The geotechnical portion of this report and an email follow up from the geotechnical engineer has been attached to this letter (Attachment A).

Wood performed these recommended geotechnical and geophysical studies during the design and development of the Mill Creek Sink WQ Improvement project, which is adjacent to the Tara April Site and near the Tara Phoenicia development. The Mill Creek Sink WQ Improvement project illuminated the very active nature of continued karst formation in the area. As a result of these studies, the facility was redesigned and moved away from existing infrastructure to minimize the potential effects that it could have on adjacent properties. Wood's geotechnical report and G3's "Report of Geophysical Exploration Using the MERIT System" for Mill Creek Sink Water Quality Improvement Project from January 2020 have been attached to this letter (Attachment B).

During construction of the Mill Creek Sink Water Quality Improvement Project, a chimney opened onsite. A chimney is a surficial expression of subsurface subsidence, a "warning sign" for sinkhole formation. Evidence of this can be found in construction oversight logs and the subsequent geotechnical analysis in Attachment B.

The National Speleological Society has performed extensive mapping of the Mill Creek Cave System and has shared the mapped extents with Alachua County. A figure is attached to this letter showing the extent of the proposed Tara Phoenicia development with relation to that 75-foot contour and the mapped cave system (Attachment C). This mapped cave system captures areas large enough for a diver to fit. It is very likely that this cave system is much more extensive and complex and extended by smaller conduits that do not allow human passage, but do allow the movement of water and any contaminants.

The 1977 Bureau of Geology's "The Geology of the Western Part of Alachua County, Florida" delineates what is known as the cross-county fracture zone, which can be seen in Attachment D. This cross-county fracture zone is described as follows, "This linear trend of solution features is considered to be a direct result of an extensively fractured zone both in the Crystal River and the Hawthorne Formations. Preferential solution occurred along this fractured zone in the Crystal River Formation. This was accentuated by downward percolation of ground water along joints and fractures in the Hawthorne Formation." This explains why there are so many subterranean voids in this area and such a short travel time to the Santa Fe River & Springs. Preferential solution/groundwater flow could result in the formation of much larger voids compared to other parts of Alachua County. The entirety of both the Tara April and Tara Phoenicia sites fall within the cross-county fracture zone.

Alachua County strongly encourages the City of Alachua to require the applicant to perform further geophysical investigation via Electrical Resistivity Imaging (ERI) surveys prior to commencement of construction activities and prior to approval of site design expansion, as recommended by Wood's site assessment report and geotechnical engineer. Because of the mapped Mill Creek Cave system, a significant geological feature as defined by the City's Comprehensive Plan, and the known nature of active karst formation in the area, it is irresponsible to perform any significant land development and earth moving activities without thorough subsurface exploration. While sinkhole formation is a common consideration for land development within Alachua County, these known characteristics for this area warrant this additional data gathering to best protect public health and safety and requesting this analysis and investigation is consistent with Objective 1.7 *Geological Resources* of the Conservation and Open Space Element of the City's Comprehensive Plan, which states the City shall identify, protect and conserve significant geological resources and their natural functions.

If you have any questions, please contact me or Stephen Hofstetter, Director of our Environmental Protection Department. I look forward to hearing from you and working together to preserve our community and protect our water resources.

Sincerely,

Ken Cornell, Chair
Alachua County Commission
Chr26.005

Enclosures (4)

cc: Board of County Commissioners
Michele L. Lieberman, County Manager
Sylvia Torres, County Attorney
Sandy Burgess, City Planning & Zoning Board Chair
Rodolfo Valladares, City Manager
Scott Walker, City Attorney
Stephen Hofstetter, County Environmental Protection Department Director

Attachment A

3.0 Geological Assessment

Creative Environmental Solutions' report indicated "No significant Geological Features (caves, springs, sinkholes, etc.) were observed on the site". They also indicated there were no surface features observed that indicated a direct connection to the Floridan aquifer.

According to Butt et al. (2006), the Mill Creek Sink Cave is located along the southern perimeter of the project site (**Figure 5**) and is a direct connection to the Floridan Aquifer.

The entire study area is known to be underlain with an extensive cave network and to have active karst features such as sinkholes, swallets (sinking streams), and areas that have experienced substantial subsidence. The sink noted just off the southwest corner of the property in the Creative Environmental Solutions report and shown in (**Figure 5**) is the Mill Creek Sink and is a very large water-filled sinkhole providing direct diver access to a large tunnel network in the upper Florida Aquifer.

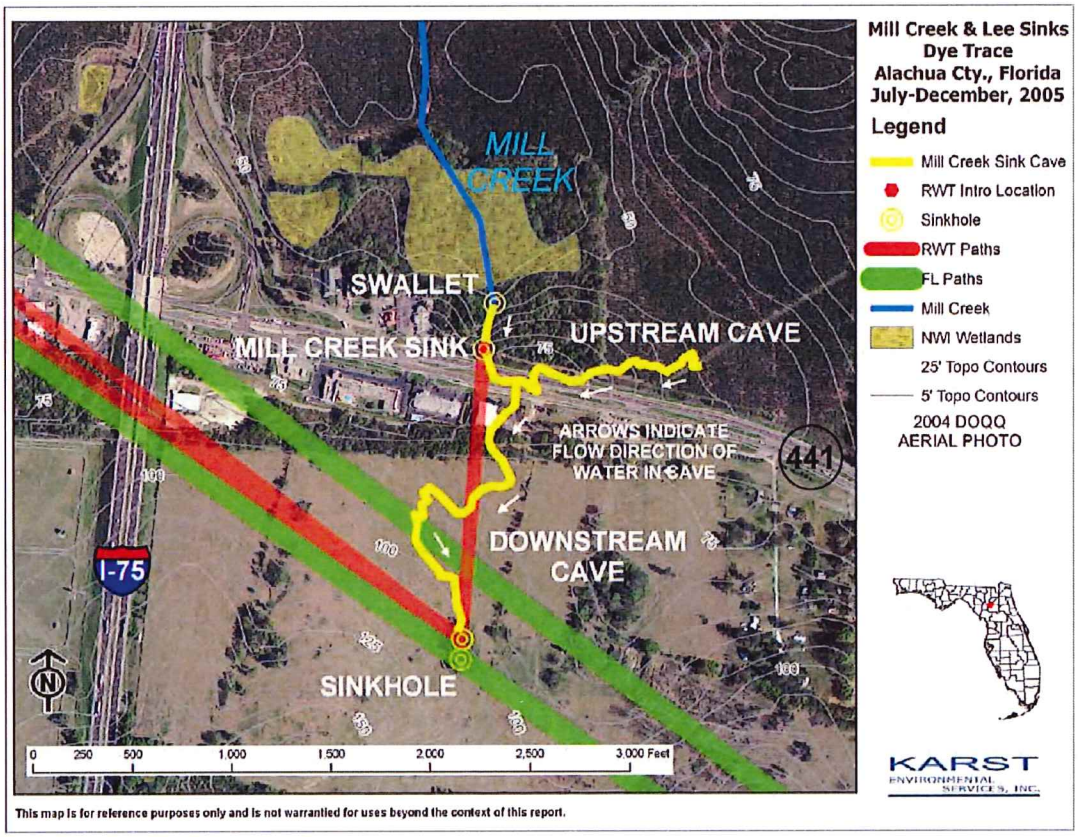
Based on a comparison of the site topographic information since 1962 (USGS), the entire western boundary of the property (<75ft elevation) appears to be an area potentially experiencing active ground subsidence. Based on the 1962 topographic map there are sinkholes present at multiple locations along this western boundary. The historical topographic maps (USGS), also indicate the presence of a sinkhole in the northwestern portion of the site and in the general vicinity of the northern portion of the eastern boundary (**Figure 6**).

The Mill Creek Sink is directly connected to the Upper Floridan Aquifer and there at least two features shown on the 1962 topographic map along Mill Creek stream valley that appear to be swallets; one immediately adjacent to the western boundary of the property (in the lower 1/3rd of the property boundary) and the other on the western side of Mill Creek immediately south and west of the first one) (**Figure 6**). There are isolated locations along the northern and eastern portion of the property and in at least one stream valley cutting diagonally across the property that appear to be exhibiting ground subsidence consistent with the formation and development of sinkholes. Whether or not these types of features are directly connected to the Floridan Aquifer would need to be demonstrated in the field.

3.1 Avoidance Areas and Recommendations

In general, within the lower Mill Creek Valley (elevation < 75 ft contour, western portion of the property), may be susceptible to subsidence, and development in these areas should consider the possibility of subsidence or sinkhole formation. Further, the depressional areas and stream valleys identified in **Figure 6**, and the Mill Creek Sink Cave shown in **Figure 5**, may experience more settlement over time, with potential for sink hole formation.

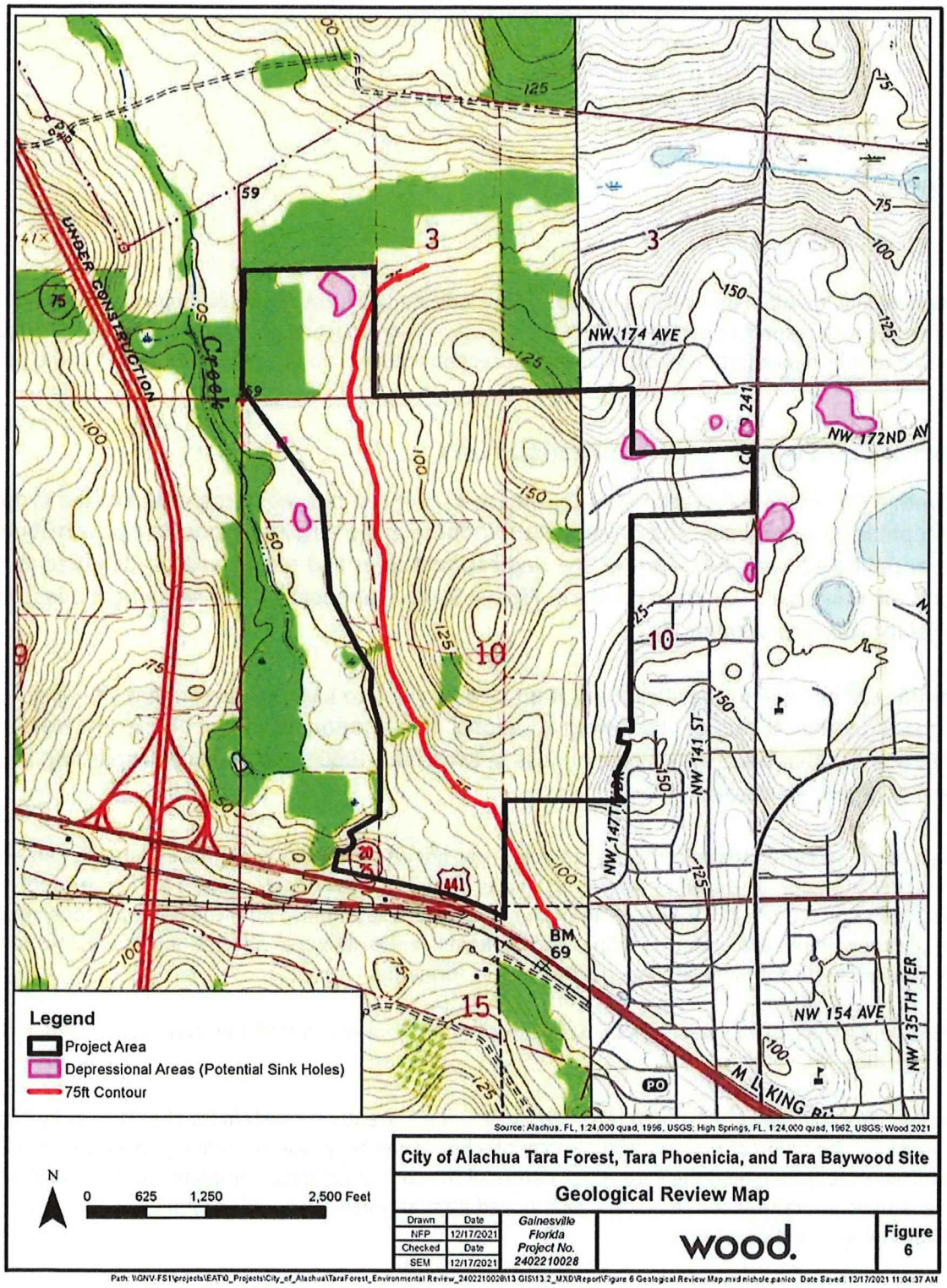
Wood recommends evaluating the likelihood of ground loss due to karst by performing site-specific engineering and geological studies. Following additional investigation, Wood recommends avoiding development in areas that have shown ground loss between the 1960's and today and selecting areas for development at higher elevations.



Source: Karst Environmental Solutions, Inc. 2005

City of Alachua Tara Forest, Tara Phoenicia, and Tara Baywood Site		
Mill Creek & Lee Sinks Dye Trace Study Map		
Gainesville Florida Project No. 2402210028	wood.	Figure 5

Path: \\GNV-FS1\projects\EAT\0_Projects\City_of_Alachua\TaraForest_Environmental Review_2402210028\13 GIS\13.2_MXD\Report\Figure 5 Mill Creek & Lee Sinks Dye Trace Study Map.mxd nichole.panko Date Saved: 12/15/2021 10:16:44 AM


Legend
Project Area
Depressional Areas (Potential Sink Holes)
75ft Contour
UNDER CONSTRUCTION
NW 174 AVE
NW 172ND AV
NW 141 ST
NW 147TH DR
NW 154 AVE
NW 135TH TER
M L KING RD
BM 69
Source: Alachua, FL, 1:24,000 quad, 1956, USGS; High Springs, FL, 1:24,000 quad, 1962, USGS; Wood 2021
N
0 625 1,250 2,500 Feet
City of Alachua Tara Forest, Tara Phoenicia, and Tara Baywood Site
Geological Review Map
Drawn NFP Date 12/17/2021
Checked SEM Date 12/17/2021
Gainesville Florida Project No. 2402210028
wood.
Figure 6
Path: \\GNV-FS1\projects\EAT\0_Projects\City_of_Alachua\TaraForest_Environmental Review_2402210028\13 GIS\13.2_MXD\Report\Figure 6 Geological Review Map.mxd nichole.panico Date Saved: 12/17/2021 11:04:37 AM

Mary Szoka

From: Andersen, Glen <glen.andersen@woodplc.com>
Sent: Wednesday, September 21, 2022 9:03 AM
To: Adam Hall; McMorrow, Shannon E
Subject: RE: Reviews for Tara Forest West and Schmidt Farms

Hi Adam and Shannon:

Tomorrow at 11 am works for me.

During our discussion with Adam Boukari and his team, they indicated concern about the language contained in our independent review with respect to recommending site specific engineering and geological studies in areas that appear to be susceptible to subsidence (ground loss). The specific recommendation in question is contained in the section of our report below.

3.1 Avoidance Areas and Recommendations

In general, within the lower Mill Creek Valley (elevation < 75 ft contour, western portion of the property), may be susceptible to subsidence, and development in these areas should consider the possibility of subsidence or sinkhole formation. Further, the depressional areas and stream valleys identified in **Figure 6**, and the Mill Creek Sink Cave shown in **Figure 5**, may experience more settlement over time, with potential for sink hole formation.

Wood recommends evaluating the likelihood of ground loss due to karst by performing site-specific engineering and geological studies. Following additional investigation, Wood recommends avoiding development in areas that have shown ground loss between the 1960's and today and selecting areas for development at higher elevations.

During our discussion we stated that our recommendation was not intended to prevent development in areas below El 75 ft. We simply recommend site-specific engineering and geological studies to determine if there is evidence of ground loss since the 1960's and if there an unacceptable likelihood of future subsidence or of the potential for sinkhole development. Further we recommended avoiding development in areas shown as a result of these studies to have an unacceptable likelihood of continuing ground loss or sinkhole formation.

It is our understanding that Adam's design team has geotechnical engineers on staff that can oversee and perform these recommended studies.

As you may know, Wood recently performed the design of a wetland treatment system for the City just north and west of the Mill Creek Sink. A portion of that work involved geotechnical and geophysical studies (just as we recommended in our report) and led us to understand the very active nature of the continued karst formation in this general area. As a result of these studies, we redesigned the facility and moved it as far north as possible to minimize the potential effects that it could have on adjacent properties.

We are simply recommending the same course of action for other developments in the general vicinity.

Hopefully, the above will help you to understand the nature of our concern for development near the Mill Creek Sink.

Glen

Glen R. Andersen, Sc.D., P.E.
Principal Geotechnical Engineer
Direct: (813) 636-1509
Mobile: (813) 326-9766
www.woodplc.com

From: Adam Hall
Sent: Wednesday, September 21, 2022 8:14 AM
To: McMorrow, Shannon E
Cc: Andersen, Glen
Subject: Re: Reviews for Tara Forest West and Schmidt Farms

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

Shannon, Unfortunately, I have a conflict for today at 2 PM, but I am available for tomorrow at 11 AM.

Thank you,

Adam Hall

From: "shannon mcmorrow" <shannon.mcmorrow@woodplc.com>
To: "Adam Hall" <ad_hall@cityofalachua.org>
Cc: "Andersen, Glen" <glen.andersen@woodplc.com>
Sent: Wednesday, September 21, 2022 8:12:49 AM
Subject: RE: Reviews for Tara Forest West and Schmidt Farms

Hi Adam,
We did have a chat with Adam Boukari and his team a few weeks ago. His team wanted a better understanding of the recommendations we made in our independent review.
Glen Andersen is our geotechnical lead, so I'd like to include him on any discussions.

Glen and Adam would you be available for a call today at 2PM or tomorrow at 11AM?

Thank you!

***Note: As of May 23, 2022 our office has moved.**
The new address is:
3701 NW 98th Street
Gainesville, FL 32606-5004

Shannon McMorrow, PWS
Senior Ecologist
Mobile: 352-284-7094
New Work: 352-559-0490
www.woodplc.com

wood.

From: Adam Hall <ad_hall@cityofalachua.org>
Sent: Tuesday, September 20, 2022 5:44 PM
To: McMorrow, Shannon E <shannon.mcmorrow@woodplc.com>
Subject: Re: Reviews for Tara Forest West and Schmidt Farms

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

Good evening, Shannon,

I had a conversation with Adam Boukari this afternoon, who had mentioned that his client's engineering team had been in contact with you all regarding an independent review that you all completed for the City for Tara Forest West.

Can we schedule a time to discuss later this week (tomorrow or Thursday) or later next week (Wednesday or Thursday)?

If those don't work, can you let me know a good time that would work on your end?

Thank you!

Adam Hall
City of Alachua

From: "shannon mcmorrow" <shannon.mcmorrow@woodplc.com>
To: "Adam Hall" <ad_hall@cityofalachua.org>
Sent: Monday, December 20, 2021 11:52:31 AM
Subject: RE: Reviews for Tara Forest West and Schmidt Farms

Adam,
Please find the attached ERA review reports.
Please let me know if you have any questions.
Have a very happy holiday!

Thanks,

Shannon McMorrow, PWS
Senior Ecologist
Direct: 352-333-3634
Mobile: 352-284-7094
www.woodplc.com

From: Adam Hall <ad_hall@cityofalachua.org>
Sent: Wednesday, December 15, 2021 8:37 AM
To: McMorrow, Shannon E <shannon.mcmorrow@woodplc.com>
Subject: Re: Reviews for Tara Forest West and Schmidt Farms

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Shannon,

Thanks for update! No worries. I know we also had some hang ups on our end with the procurement process.

Adam Hall
City of Alachua

From: "shannon mcmorrow" <shannon.mcmorrow@woodplc.com>
To: "Adam Hall" <ad_hall@cityofalachua.org>
Sent: Tuesday, December 14, 2021 2:26:53 PM
Subject: RE: Reviews for Tara Forest West and Schmidt Farms

Hi Adam,
I actually just got back in the office from doing the field review at the Tara Forest West Site.
We reviewed Schmidt last week.
I am waiting on the review from our geotechnical experts but hope to have both reports to you by the end of the week.
Generally the Schmidt report was very thorough and we don't have very many comments.
The Tara Forest West report was a bit slimmer and did not address the concerns regarding the cave system along the southern portion of the property, so that report will include a bit more information.

I apologize for the delay, with the Thanksgiving holiday and access restrictions at Tara we got a little behind.

Thanks

Shannon McMorrow, PWS
Senior Ecologist
Direct: 352-333-3634
Mobile: 352-284-7094
www.woodplc.com

From: Adam Hall <ad_hall@cityofalachua.org>
Sent: Tuesday, December 14, 2021 2:17 PM

To: McMorrow, Shannon E <shannon.mcmorrow@woodplc.com>
Subject: Reviews for Tara Forest West and Schmidt Farms

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

Good afternoon, Shannon,

Hope you are doing well!

I was writing to check status on the Tara Forest and Schmidt Farms projects, if you could provide an update at your earliest convenience.
Please feel free to call if easier.

Thank you,

--
Adam Hall, AICP | Principal Planner | Office of Planning and Community Development
City of Alachua | ahall@cityofalachua.com | 386-418-6100 ext. 1603

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REPORT OF GEOTECHNICAL EXPLORATION

Mill Creek Sink
Water Quality Improvement Project
Alachua County, Florida

Prepared for:

City of Alachua
15100 NW 142 Terrace
Alachua, Florida 32615

Prepared by:

Wood Environment & Infrastructure Solutions, Inc.
6256 Greenland Road
Jacksonville, Florida 32258
(904) 396-5173

August 6, 2020

Wood Project No. 6063-18-0300.01.2

August 6, 2020

Wood Environment & Infrastructure Solutions, Inc.
6256 Greenland Road
Jacksonville, Florida 32258
Phone: 904.396.5173 ● Fax: 904.396.5703
www.woodplc.com

Mr. Rodolfo Valladares
Public Services Director
City of Alachua
15100 NW 142 Terrace
Alachua, Florida 32615

Subject: **Report of Geotechnical Exploration**
Mill Creek Sink
Water Quality Improvement Project
Alachua County, Florida
Wood Project No. 6063-18-0300.01.2

Dear Mr. Valladares:

Wood Environment & Infrastructure Solutions, Inc. (Wood), previously known as Amec Foster Wheeler, has performed a geotechnical exploration for the subject project in general accordance with Exhibit A, Detailed Services and Tasks for Mill Creek Sink Water Quality Improvement Project Task 1, Section 1.2 Geotechnical Testing.

In summary, the subsurface conditions encountered in the proposed construction areas generally consisted of very loose to very dense fine sands, fine to medium sands with silt, fine sands with clay, silty fine to medium sands, and clayey fine sands; very soft to firm clays to sandy clays; and limestone to the maximum depth explored of 52 feet below the existing ground surface. Some of these layers were highly weathered dissolutioned limestone with varying contents of limestone fragments. Two very loose zones originally identified as probable voids were encountered in the central portion of the site with thicknesses ranging from approximately 8.5 to 24 feet thick. However, based on the results of a subsequent geophysical study presented to the City of Alachua (City) in a report dated January 13, 2020 and entitled "Report of Geophysical Exploration Using the MERIT System", these loose zones are not voids, but are attributed to active sinkhole development. The groundwater table in these borings was encountered at depths ranging from 1.3 to 10 feet existing grade at the time of drilling. The estimated seasonal high groundwater table ranges from approximately 0.3 feet above existing grade to 2.5 feet below existing grade.

We consider the subsurface conditions in the explored areas to be adaptable for support of the planned drainage structures on shallow foundations and associated berm construction, following the recommended site and footing bearing surface preparation. General site preparation for the structures and berm will consist of stripping of vegetation and topsoils; providing for adequate

'Wood' is a trading name for John Wood Group PLC and its subsidiaries

construction site drainage by implementing surface water and groundwater control; surficial soil compacting by with a vibratory compactor; and placing structural fill and compacting in controlled lifts.

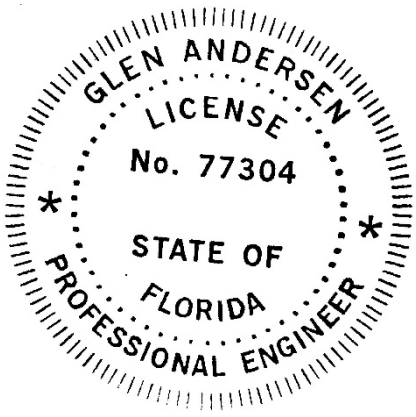
We note the presence of active sinkhole development in the area and consider it possible that one or more sinkholes could express themselves at the surface either during or following construction. As such, provisions must be in place to rapidly secure the site and prevent persons and equipment from entering without a detailed subsurface exploration if the surficial manifestation occurs at ground surface.

Detailed recommendations for containment berm and shallow foundation design and construction and site preparation are presented in the Recommendations section of this report. Recommendations are also provided for berm subgrade preparation.

We have enjoyed assisting you and look forward to serving as your geotechnical consultant on the remainder of this project and on future projects. If you have any questions concerning this report, please contact us.

Sincerely,

Wood Environment & Infrastructure Solutions, Inc.



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ON THE DATE ADJACENT TO THE SEAL

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WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS, INC.
1101 CHANNELSIDE DRIVE, SUITE 200
TAMPA, FLORIDA 32258
REGISTRY NO. 5392
GLEN ANDERSEN, P.E. NO. 77304

August 6, 2020

Corey T. Chascin, E.I.
Project Geotechnical Engineer

Glen Andersen, Sc.D., P.E.
Principal Geotechnical Engineer
Florida License No. 77304

Distribution: City of Alachua – Mr. Rodolfo Valladares (email)
Suwannee River Water Management District – (email)
Alachua County – (email)
File (1)

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APPENDIX A

Site Location Map
Field Exploration Plan
Generalized Subsurface Profile
Soil Test Boring Records
Auger Boring Records
Summary of Laboratory Classification Test Results
Grain Size Distribution Reports
Field and Laboratory Procedures
Key to Symbols and Descriptions

APPENDIX B

In Situ Hydraulic Conductivity Tests

APPENDIX C

Seepage and Slope Stability Analyses

1.0 PROJECT INFORMATION

1.1 General

The purpose of this geotechnical subsurface exploration was to develop information concerning the site and subsurface conditions to evaluate site preparation requirements and foundation support alternatives for the proposed berms and drainage structures in Alachua, Florida. This report briefly describes the field and laboratory testing activities and presents the findings. The enclosed guideline recommendations for foundation design, site preparation and foundation construction represent approaches we feel would be appropriate for the planned construction.

1.2 Project Information

As shown on the Site Location Map in Appendix A, the Mill Creek Sink is located on the north side of Martin Luther King Boulevard (U.S. 441) and east of Interstate 75 in Alachua, Florida. On approximately 8.58 acres, the Mill Creek Sink and a small amount of land surrounding it, including Mill Creek Swallet, comprise the National Speleological Society's Mill Creek Sink Nature Preserve. The adjoining and nearby parcels to the north, east, and west are forested or in silviculture with commercial restaurants and businesses along U.S. 441. The project site is located along the northern boundary of the existing commercial businesses.

The primary objective of the project is to improve water quality recharging the Upper Floridan aquifer at Mill Creek Swallet and to preserve and protect the Mill Creek Sink and Mill Cave System. Improved stormwater management, as well as conservation of the areas surrounding Mill Creek and Mill Creek Swallet, will enhance the water quality recharging the Upper Floridan aquifer that feeds the Santa Fe River and springs. This will also protect valuable floodplain areas necessary for water storage within the 22 square mile Mill Creek watershed (reducing flooding potential).

In general, the proposed construction will consist of site grading for drainage and the construction of lined swales for the conveyance of runoff water, pre-treatment basins (0.2 and 0.5 acres), and a wetland treatment area (1.2 acres). This wetland treatment system will drain into an existing wetland area to the north that in turn drains into the Mill Creek Swallet.

2.0 FIELD EXPLORATION AND LABORATORY TESTING

2.1 Field Exploration

To explore the subsurface conditions in the areas of the proposed berm construction, 10 Standard Penetration Test (SPT) borings and seven hand-auger borings were drilled to depths of approximately 25 to 52 feet and approximately 4 to 6 feet, respectively. The approximate boring locations are shown on the Field Exploration Plan in Appendix A. The boring layout was chosen by Wood geotechnical engineers. The borings were staked in the field by our Tampa office personnel using a hand-held GPS device, which has an accuracy of about 30 feet when used without a differential correction.

The SPT borings were drilled during the period of November 26-29, 2018, by Independent Drilling, Inc. (IDI) working under subcontract to Wood. All standard penetration tests were performed using an automatic SPT hammer having a calibrated efficiency of 94 percent. The auger borings were drilled on June 1, 2020, by a geotechnical engineer from the Wood Tampa office. Ground surface elevations were estimated to the nearest half-foot based on the furnished topographic map and should be considered as approximate.

A geotechnical engineering technician from the Wood Tampa office returned to the site on November 30, 2019 to perform field hydraulic conductivity tests. The results of the hydraulic conductivity tests are presented on the Summary of Field Hydraulic Conductivity Test Result sheets in Appendix B.

The Soil Test Boring Records in Appendix A graphically show the penetration resistances and present the soil descriptions and groundwater levels for each SPT boring. The Auger Boring Records, also in Appendix A, present the soil descriptions for each soil type encountered in the hand-auger borings. The stratification lines and depth designations on the boring records represent the approximate boundaries between soil types. In some instances, the transition between soil types may be gradual. Brief descriptions of the exploratory drilling, testing, and sampling techniques used are presented in the Field and Laboratory Procedures section of Appendix A.

2.2 Laboratory Testing

In order to aid in classifying the soils and to help quantify and correlate engineering properties, laboratory index property and classification tests were performed on representative soil samples obtained from the borings. The laboratory testing included the following:

- 25 water content tests
- 15 fines content (percentage of soil particles finer than the No. 200 mesh sieve) tests
- 9 grain size distribution tests
- 4 hydrometer analysis tests
- 9 organic content (loss on ignition) tests
- 10 Atterberg Limits (plasticity) tests

The results of these tests are presented on the Summary of Laboratory Classification Test Results and Grain Size Distribution Report sheets in Appendix A. Brief descriptions of the laboratory test procedures used are presented in the Field and Laboratory Procedures section in Appendix A.

3.0 SITE AND SUBSURFACE CONDITIONS

3.1 General Area Geomorphology and Geology

The area of the subject is located along the Cody Scarp in the San Felasco Hammock physiographic province on the Northern Peninsual Slopes within the Ocala Uplift District. It is also immediately adjacent to the Haile Limestone Plain physiographic province on the Northern Peninsual Plains. This is an area where the Floridan Aquifer System transitions from a confined aquifer on the east to an unconfined aquifer on the west. At this location, naturally acidic surface water flows directly into existing fractures in the underlying limestone and actively dissolves it. As a result of these processes, the Cody Scarp is noted for extensive and very active sinkhole activity with deep fractures, multiple sink holes, swallets, and other karst features. Infiltration of acidic surface water and dissolution of the underlying limestone is the process that formed the Mill Creek Sink and associated caverns within a few hundred feet to the east of the project site.

3.2 Site Conditions

The existing site conditions were observed by a senior engineering technician from the Wood Jacksonville office during the period of November 26-29, 2018 and a geotechnical engineer from the Wood Tampa office on June 1, 2020. In general, the proposed site was heavily vegetated with pine trees, oak trees, palmettos, and vines. Vegetation was cleared in various areas for site access. Evidence of past dumping of construction debris, old tires, and transient trash and camps were observed in some areas of the site. The topography encountered across the subject site slopes downward towards the north. Standing water was observed throughout the site. The surface soils, where exposed, generally consisted of brown and gray fine sands to silty fine sands.

3.3 Subsurface Conditions

3.3.1 General

A pictorial representation of the subsurface conditions encountered in the proposed construction area is shown on the Generalized Subsurface Profile presented in Appendix A for the SPT borings. The profile and the subsurface conditions outlined below highlight the major subsurface stratification. The Soil Test Boring Records and Auger Boring Records, in Appendix A should be consulted for detailed descriptions of the subsurface conditions encountered at each boring location. When reviewing the boring records and the subsurface profile, it should be understood that soil conditions may vary between and away from the boring locations.

3.3.2 Soils

From the existing ground surface, very loose to very dense fine sands (Unified Soil Classification System symbol: SP), fine to medium sands with silt (SP-SM), fine sands with clay (SP-SC), silty fine to medium sands (SM), and clayey fine sands (SC); very soft to firm clays to sandy clays (CH); and limestone to the maximum depth explored of 52 feet below the existing ground surface. Some of these layers were highly weathered dissolutioned limestone with varying amounts of limestone fragments. The upper 1 to 2 feet of the subsurface profile consisted of soils with organic contents ranging from approximately 1.0 to 3.7 percent by weight.

Two zones identified as "probable voids" on the boring logs and ranging from approximately 8.5 to 24 feet thick were encountered in the central portion of the site. These are most likely very loose and very high moisture content soils that are the product of the loss of overburden materials in an active karst environment into underlying sinkholes and fractures and are probably not actual voids.

3.3.3 Groundwater

The groundwater table was encountered at depths ranging from 1.3 to 10 feet below existing grade at the time of drilling. The estimated seasonal high groundwater table for the subject property ranges from approximately 0.3 feet above existing grade to 2.5 feet below existing grade. The at- or above-grade estimated seasonal high groundwater levels are encountered in the north central portion of the subject site and adjacent to a wetland area. Fluctuation in groundwater levels should be expected due to seasonal climatic changes, construction activity, rainfall variations, surface water runoff, and other site-specific factors. Groundwater may also perch on near-surface clayey soils during or following periods of intense or prolonged rainfall. Since groundwater level variations are anticipated, design drawings and specifications should accommodate such possibilities and construction planning should be based on the assumption that variations will occur.

4.0 BERM STABILITY ANALYSIS

4.1 Analysis Methodology

Slope stability and seepage analysis for the proposed berms were performed using the programs *Slope/W* and *Seep/W* (GeoStudio, 2016). The following two cross sections were analyzed:

- Cross Section XS-1 through the western portion of the proposed berm. The subsurface profile was generalized based on data from SPT Borings 1, 2, 3, and 5 and Hand Auger Borings HA-1 and 2.
- Cross Section XS-2 through the eastern portion of the proposed berm near the spillway. The subsurface profile was generalized based on data from SPT Borings 4 and 7 and Hand Auger Borings HA-3 and 4.

Material parameters for analysis and the general subsurface stratigraphy are provided in the following table. These properties are considered to be conservative and were selected based on the results of our subsurface exploration, established correlations in the literature, and experience with similar soils. The field hydraulic conductivity tests reported in Appendix B were taken below the clayey sand confining layer and are therefore not considered relevant to these particular seepage calculations involving the surficial soils above this confining layer.

Table 4-1: Material Properties for Seepage and Stability Analysis

Material	Unit Weight	Effective Stress Friction Angle	Hydraulic Conductivity
Proposed berm and undercutting/replacement fill – SP-SM	120 pcf	31 degrees	$3x10^{-5}$ ft/sec
Toe drain – GP	110 pcf	36 degrees	0.03 ft/sec
Soil 1 – SP-SM	120 pcf	31 degrees	$3x10^{-5}$ ft/sec
Soil 2 – SC and SC with limestone fragments	110 pcf	26 degrees	$3x10^{-7}$ ft/sec

Hydraulic boundary conditions for the seepage analyses were selected as follows:

- Maximum pool elevation at 1 foot below the top of the containment berm
- No flow boundary along the bottom of the model
- Far field downstream phreatic surface at 1 foot below ground surface

4.2 Results

Results of the stability and seepage analyses are presented in attached Figures 1A, 1B, and 1C for XS-1 and Figures 2A, 2B, and 2C for XS-2. The cases presented are:

- A (XS-1A, XS-2A) – These are seepage analyses for a uniform berm without a toe drain. These results show seepage exiting along the downstream slope of the berm above the toe which will likely lead to erosion at the toe. This configuration is not recommended for construction.
- B (XS-1B, XS-2B): These are seepage analyses for a uniform berm with a gravel/riprap toe drain. These results show that the phreatic surface in the berm is below its surface. This configuration is recommended.
- C (XS-1C, XS-2C): Slope stability analysis based on the results of seepage analysis case B. Global stability factor of safety is FS≥1.5 for both cross sections. This is considered acceptable for design.

5.0 GEOTECHNICAL RECOMMENDATIONS

5.1 General

Recommendations for cut/fill slopes, site preparation, and berm/embankment fill materials follow. We note for the on-site soils that are expected to be used as fill for berm construction, a rock toe drain with a geosynthetic filter fabric will be required to control erosion on the downstream berm faces as a result of seepage.

5.2 Cut and Fill Slopes

Cut and fill slopes can be constructed on 4H:1V slopes provided they are suitably vegetated for erosion control. We note that trees or large shrubs should not be allowed to become established on the berms/embankments and cut slopes. Where slopes will be subjected to significant flow velocity, riprap armoring should be employed for erosion protection.

5.3 Site Preparation

In preparation for construction, areas that will potentially be impacted by construction or additional loads due to construction and the associated construction equipment should be cleared of utilities. Utilities that have the potential to be impacted or damaged during construction should be relocated or otherwise protected. We note that it is our understanding that no utilities are present within the construction site.

Where the berms or additional fill will be placed, trees should be removed and vegetation, topsoil, and organics should be stripped from the construction footprint and extending a minimum of 5 feet beyond. Any trees whose root balls extend to within 15 feet of the toe of the proposed exterior berm should be removed, including the root balls. Based on observations of topsoil and organic soil thickness in auger borings, we estimate that stripping will be on the order of about 12 inches. After removal of trees and stripping, the same areas should be checked for unsuitable materials, and any unsuitable material should be undercut and not used as fill. Unsuitable materials are those that will not provide sufficient bearing capacity or will be prone to degradation, such as construction debris and excessively wet, soft/loose, or highly organic soil. Undercutting excavations should be backfilled with compacted material as specified below.

After initial stripping and undercutting (if required), the exposed subgrade should be thoroughly compacted prior to fill placement. A target density of 92 percent of the material's standard Proctor (ASTM D689) maximum dry density should be used for the upper 6 inches of the subgrade.

5.4 Embankment and Fill Materials

The on-site soils will be suitable for the berm and for general fill; however, organic soils removed as part of stripping and undercutting should not be used as berm fill. Imported fill should meet the following requirements, unless otherwise approved by the Geotechnical Engineer:

1) Be free of debris and organic matter;
2) Have a maximum particle size of less than 2 inches;
3) Have a maximum dry density of at least 100 pcf (pound per cubic foot) as determined by ASTM D698 (standard Proctor test); and
4) Have a USCS (Unified Soil Classification System) classification of SP-SM, SM, or SC.

Fill should be placed in lifts up to 9 inches loose measure at within -1 to +3 percent of the standard Proctor optimum moisture content and be compacted to at least 95 percent of the standard Proctor maximum dry density.

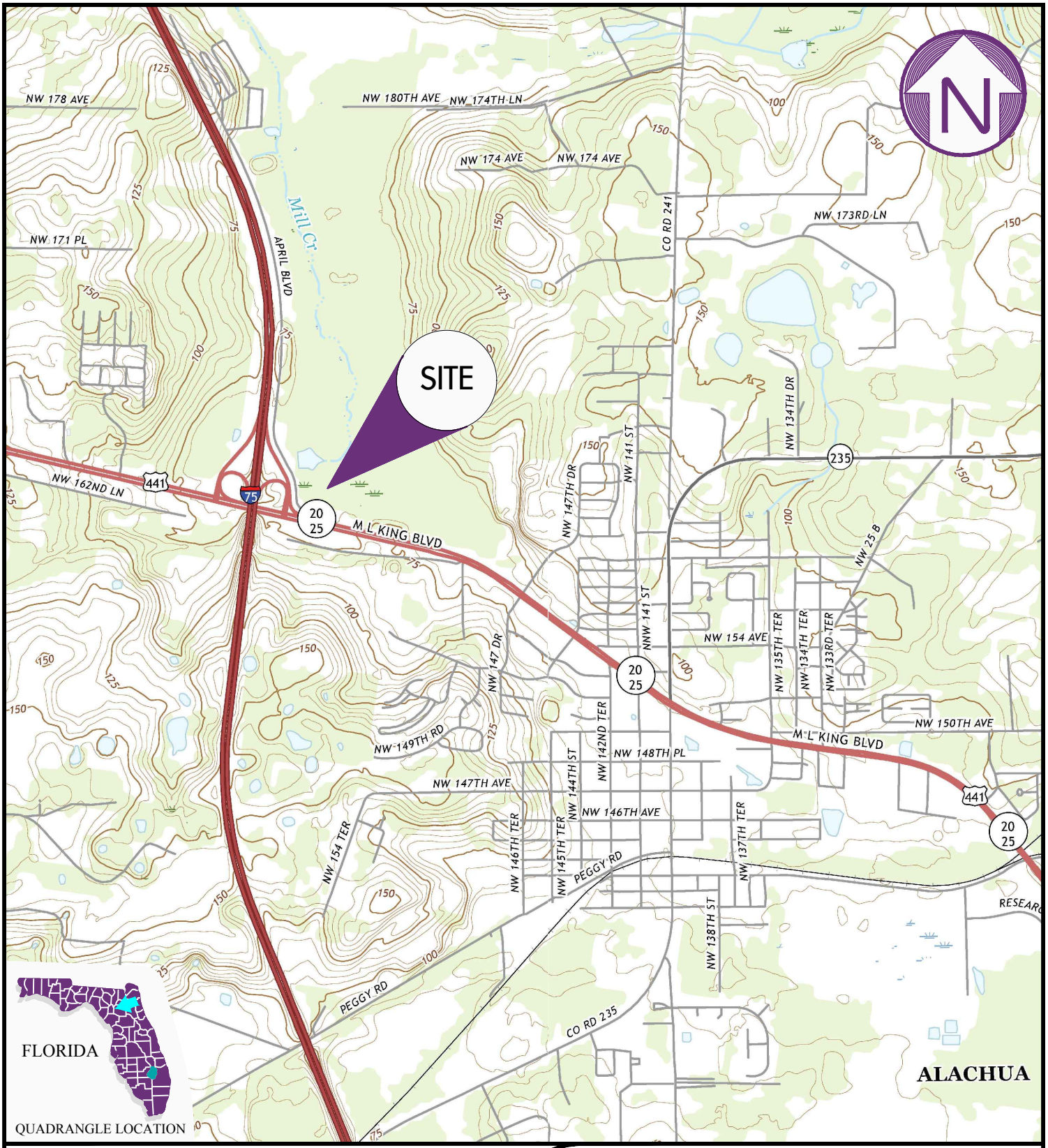
To control erosion of at the toe of the berms as a result of seepage, the downstream toe of the berms should include a rock or gravel toe drain. The toe drain should extend to a minimum of 2 feet above the toe of the berm and be composed of freely-draining aggregate (such as FDOT #57 or #67 coarse aggregate), with a separation geotextile filter fabric between the aggregate and the berm fill and underlying soils. Wood should review the selected filter fabric for compatibility with the expected berm materials.

5.5 Construction Plans and Specifications Review

We recommend that this office be provided the opportunity to make a general review of the foundation and earthwork plans and specifications prepared from the recommendations presented in this report. We would then suggest any modifications such that our recommendations are properly interpreted and implemented. Our report has been written in a guideline recommendation format and is not appropriate for use as a specification without in-part being reworded into a specification-type format. We recommend that this report be included with the contract documents. It should be understood by prospective constructors, however, that this report is included for informational purposes only. In the event of a conflict between the project specifications and this report, it should be clear in the contract documents that the specifications will govern.

The evaluation of conditions that may be encountered in construction requires engineering judgment and interpretation. For this reason, we recommend that Wood remain involved with this project during the construction operations. If we are not retained during construction, we cannot assume responsibility for misinterpretation of our recommendations, or for unfavorable facility performance as a result of judgments rendered by others.

APPENDIX A



0 1000' 2000'

GRAPHIC SCALE

REFERENCE: Topographic Map; Jacksonville, Florida
U.S. Geological Survey
Dated: 2015

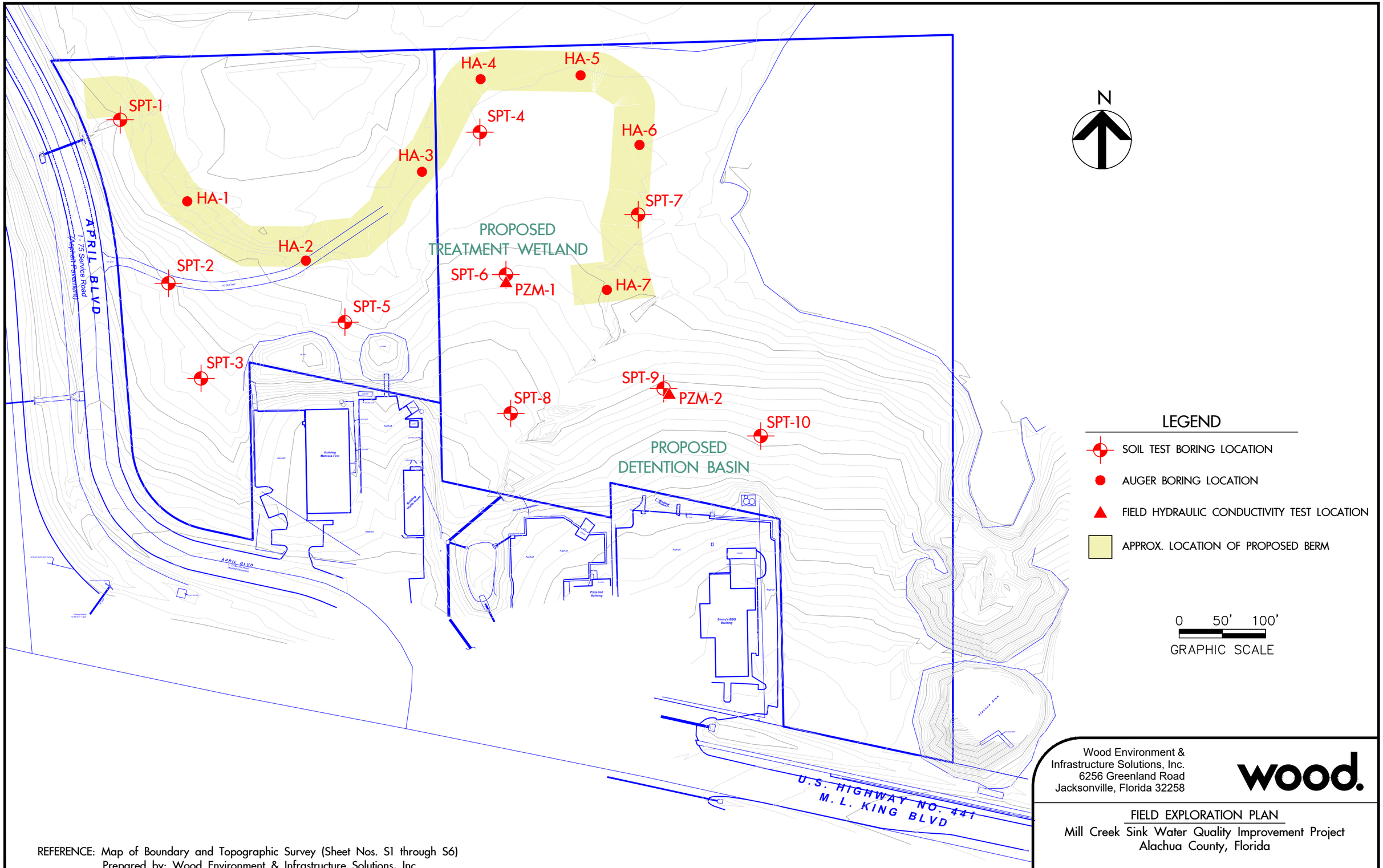
Wood Environment & Infrastructure Solutions, Inc.
6256 Greenland Road
Jacksonville, Florida 32258

wood.

SITE LOCATION MAP

Mill Creek Sink Water Quality Improvement Project
Alachua County, Florida

DRAWN: JP	DATE: 12/7/18	SCALE: 1"=2000'
CHECKED: MBW	PROJ. NO. 6063-18-0300.01.2	APPROX.



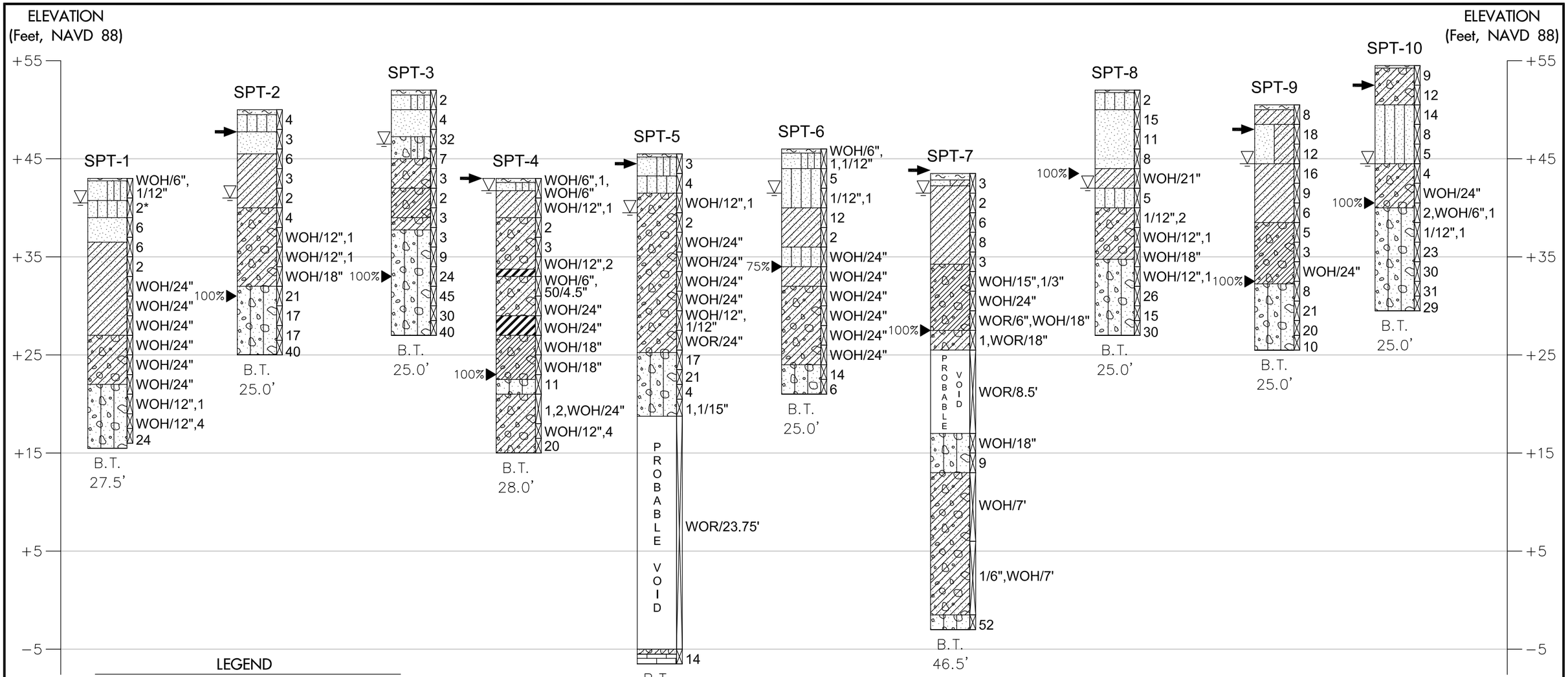
REFERENCE: Map of Boundary and Topographic Survey (Sheet Nos. S1 through S6)
Prepared by: Wood Environment & Infrastructure Solutions, Inc.
Drawing Dated: September 21, 2018

Wood Environment &
Infrastructure Solutions, Inc.
6256 Greenland Road
Jacksonville, Florida 32258

wood.

FIELD EXPLORATION PLAN
Mill Creek Sink Water Quality Improvement Project
Alachua County, Florida

DRAWN: JP	DATE: 7/15/20	SCALE: 1"=100'
CHECKED: MBW	PROJ. NO. 6063-18-0300.02.7	APPROX.



LEGEND

- Topsoil
- SAND With Silt (SP–SM)
- SAND With Silt (SP–SM) With Limestone Fragments (Dissolutioned Limestone)
- Silty SAND (SM) With Limestone Fragments (Dissolutioned Limestone)
- Clayey SAND (SC) With Limestone Fragments (Dissolutioned Limestone)
- CLAY (CH) With Limestone Fragments (Dissolutioned Limestone)
- SAND (SP) With Limestone Fragments (Dissolutioned Limestone)
- SAND (SP)
- SAND With Clay (SP–SC)
- Silty SAND (SM)
- Clayey SAND (SC)
- CLAY (CH)
- LIMESTONE

⊠	Standard Penetration Test Sample
*	Standard Penetration Resistance (Blows/ft.) Measured Using an Automatic Hammer System
▽	Groundwater Level @ Time of Drilling
➡	Estimated Seasonal High Groundwater Level
WOH	Weight of Hammer and Drill Rods
WOR	Weight of Drill Rods
100%▶	Percent Loss of Drilling Fluid
B.T.	Boring Terminated
27.5'	Depth Terminated

NOTE: Please refer to text of report for additional information relative to groundwater conditions and potential fluctuations which could occur.

Wood Environment & Infrastructure Solutions, Inc.
6256 Greenland Road
Jacksonville, Florida 32258

wood.

GENERALIZED SUBSURFACE PROFILE

Mill Creek Sink Water Quality Improvement Project
Alachua County, Florida

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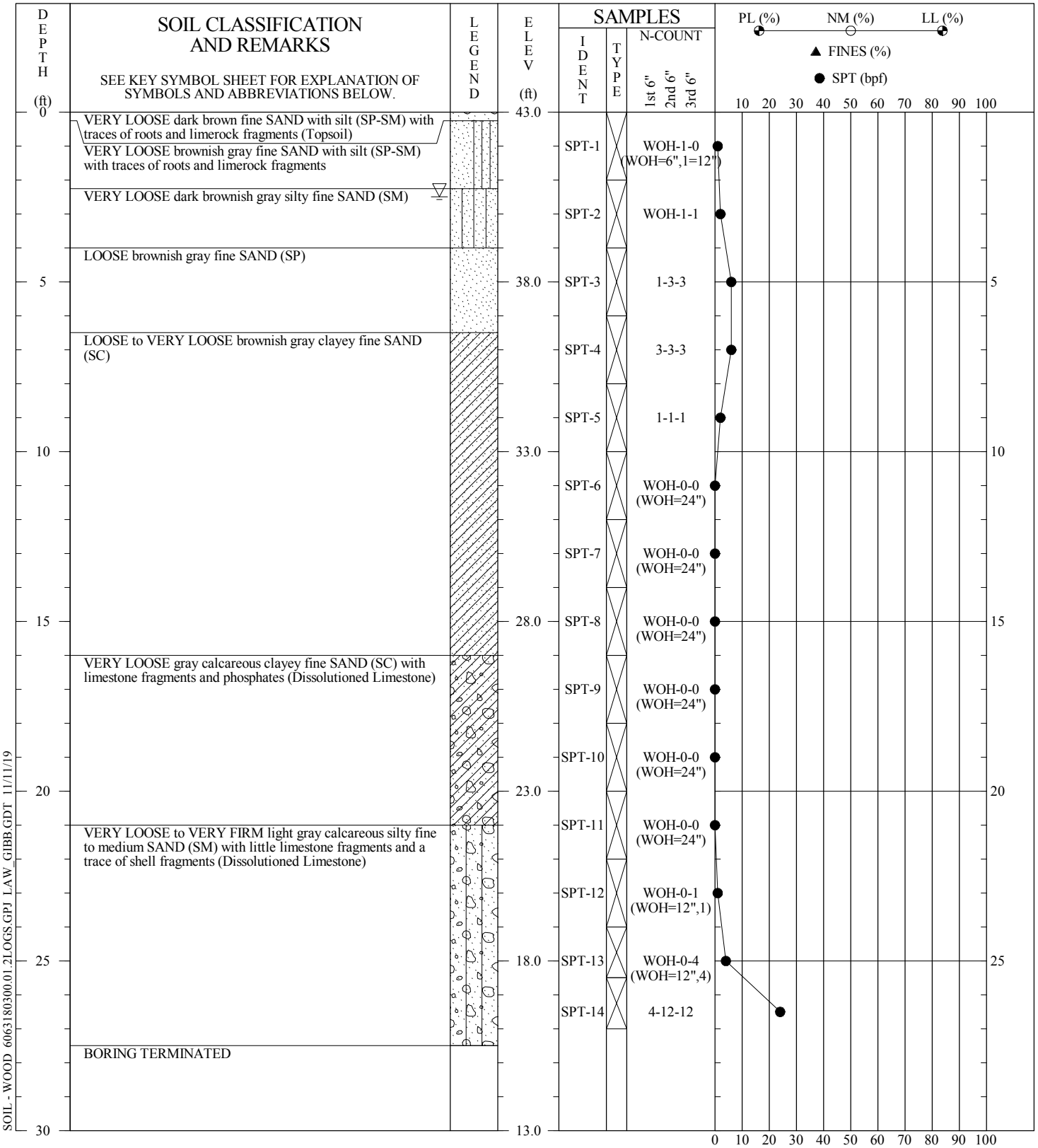
CHECKED: MBW	PROJ. NO. 6063-18-0300.01.2	



SOIL - WOOD 6063180300.01.2LOGS.GPJ LAW_GIBB.GDT 11/11/19

CONTRACTOR:	Independent Drilling, Inc.
DRILLER:	L. Watson (Wood E&IS Field Rep.: J. Teague)
EQUIPMENT:	Go Track (Marooka) - Automatic Hammer
METHOD:	Auger/Mud Rotary
HOLE DIA.:	4"
REMARKS:	

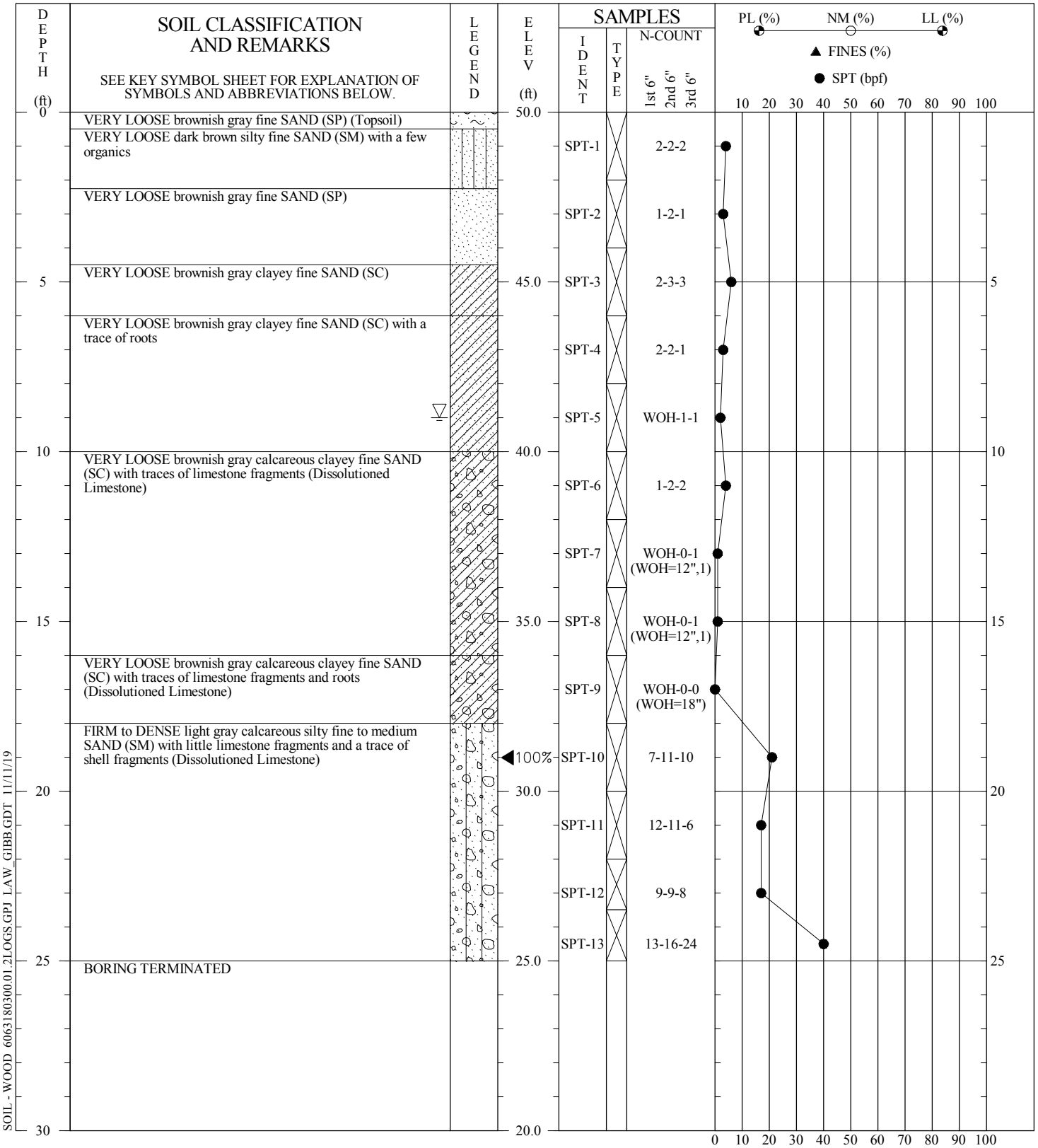
THIS RECORD IS A REASONABLE INTERPRETATION OF SUBSURFACE CONDITIONS AT THE EXPLORATION LOCATION. SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND AT OTHER TIMES MAY DIFFER. INTERFACES BEWEEN STRATA ARE APPROXIMATE. TRANSITIONS BETWEEN STRATA MAY BE GRADUAL.

SOIL TEST BORING RECORD

Project:	Alachua County Mill Creek Sink
Coord N:	297538.72
Coord E:	2599073.92
Drilled:	November 26, 2018
Proj. No.:	6063-18-0300.01.2

Boring No.: SPT-1
Checked By: MBW

wood.



SOIL - WOOD 6063180300.01.2LOGS.GPJ LAW_GIBB.GDT 11/11/19

CONTRACTOR:	Independent Drilling, Inc.
DRILLER:	L. Watson (Wood E&IS Field Rep.: J. Teague)
EQUIPMENT:	Go Track (Marooka) - Automatic Hammer
METHOD:	Auger/Mud Rotary
HOLE DIA.:	4"
REMARKS:	Estimated seasonal high groundwater level at 2.25' below ground surface.

THIS RECORD IS A REASONABLE INTERPRETATION OF SUBSURFACE CONDITIONS AT THE EXPLORATION LOCATION. SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND AT OTHER TIMES MAY DIFFER. INTERFACES BEWEEN STRATA ARE APPROXIMATE. TRANSITIONS BETWEEN STRATA MAY BE GRADUAL.

SOIL TEST BORING RECORD

Project: Alachua County Mill Creek Sink
Coord N: 297349.51
Coord E: 2599129.78
Drilled: November 27, 2018
Proj. No.: 6063-18-0300.01.2

Boring No.: SPT-2
Checked By: MBW

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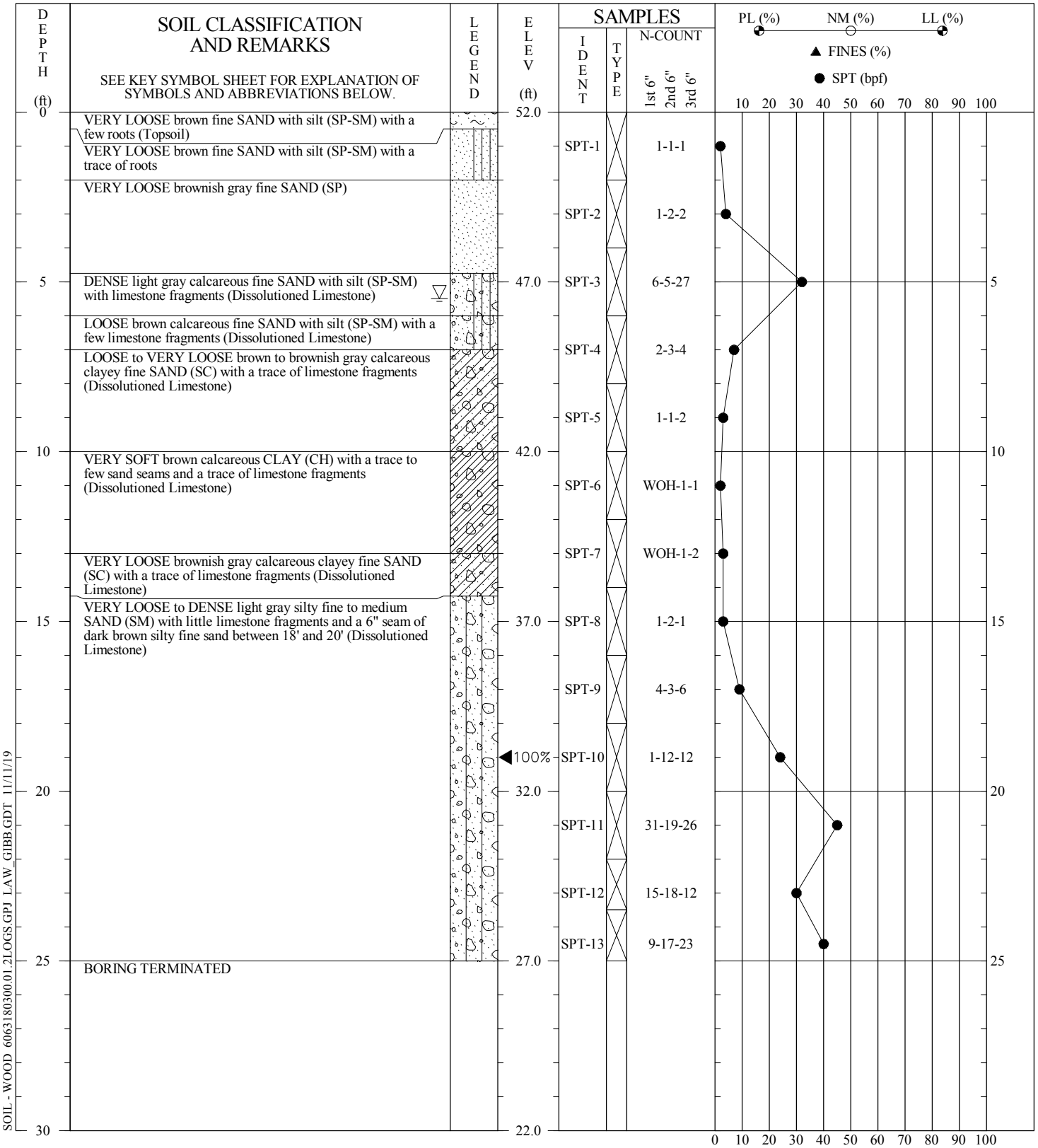

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CONTRACTOR:	Independent Drilling, Inc.
DRILLER:	L. Watson (Wood E&IS Field Rep.: J. Teague)
EQUIPMENT:	Go Track (Marooka) - Automatic Hammer
METHOD:	Auger/Mud Rotary
HOLE DIA.:	4"
REMARKS:	

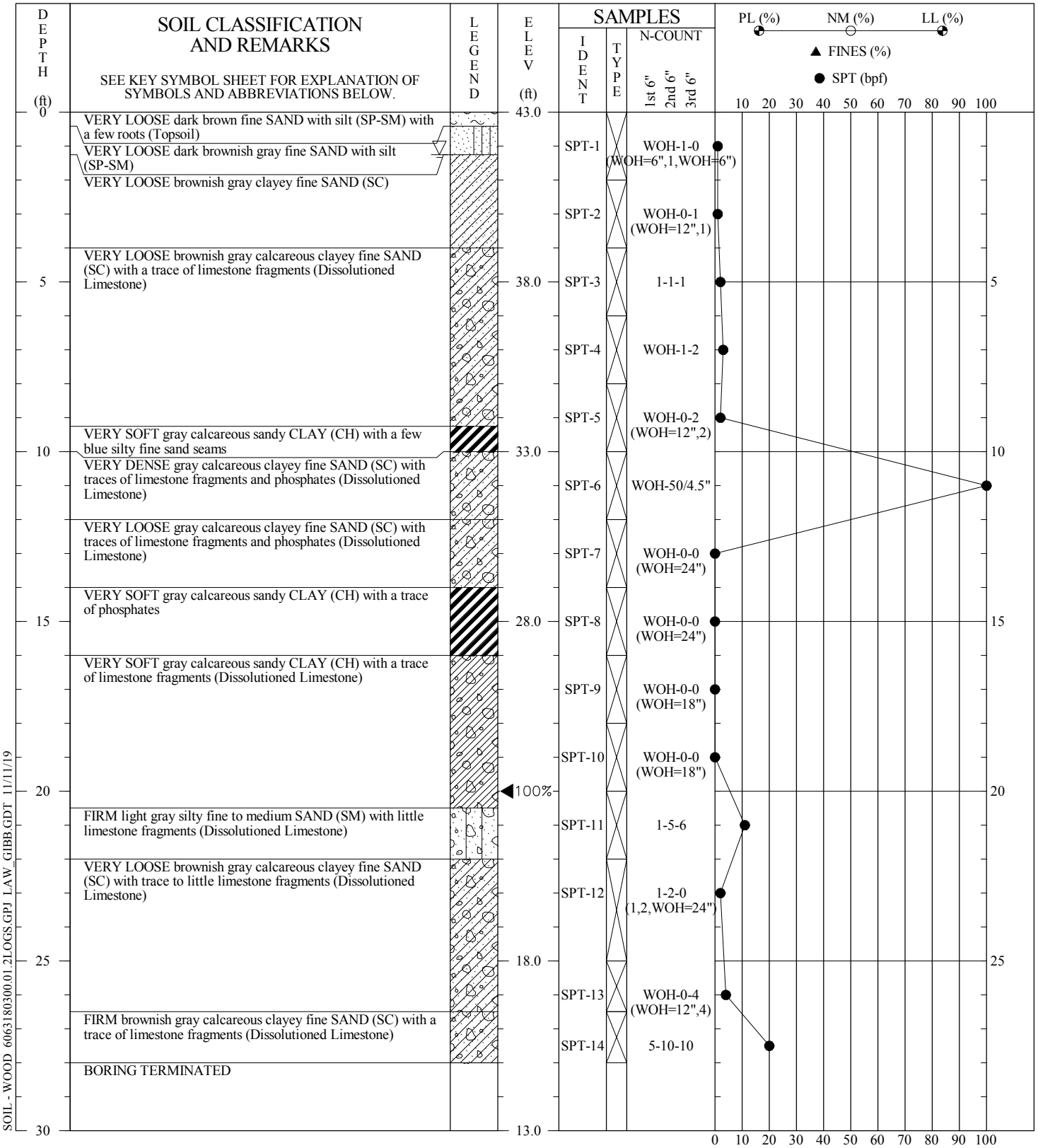
THIS RECORD IS A REASONABLE INTERPRETATION OF SUBSURFACE CONDITIONS AT THE EXPLORATION LOCATION. SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND AT OTHER TIMES MAY DIFFER. INTERFACES BEWEEN STRATA ARE APPROXIMATE. TRANSITIONS BETWEEN STRATA MAY BE GRADUAL.

SOIL TEST BORING RECORD

Project:	Alachua County Mill Creek Sink
Coord N:	297239.41
Coord E:	2599167.56
Drilled:	November 28, 2018
Proj. No.:	6063-18-0300.01.2

Boring No.: SPT-3
Checked By: MBW

wood.



CONTRACTOR:	Independent Drilling, Inc.
DRILLER:	L. Watson (Wood E&IS Field Rep.: J. Teague)
EQUIPMENT:	Go Track (Marooka) - Automatic Hammer
METHOD:	Auger/Mud Rotary
HOLE DIA.:	4"
REMARKS:	Estimated seasonal high groundwater level at 0' below ground surface.

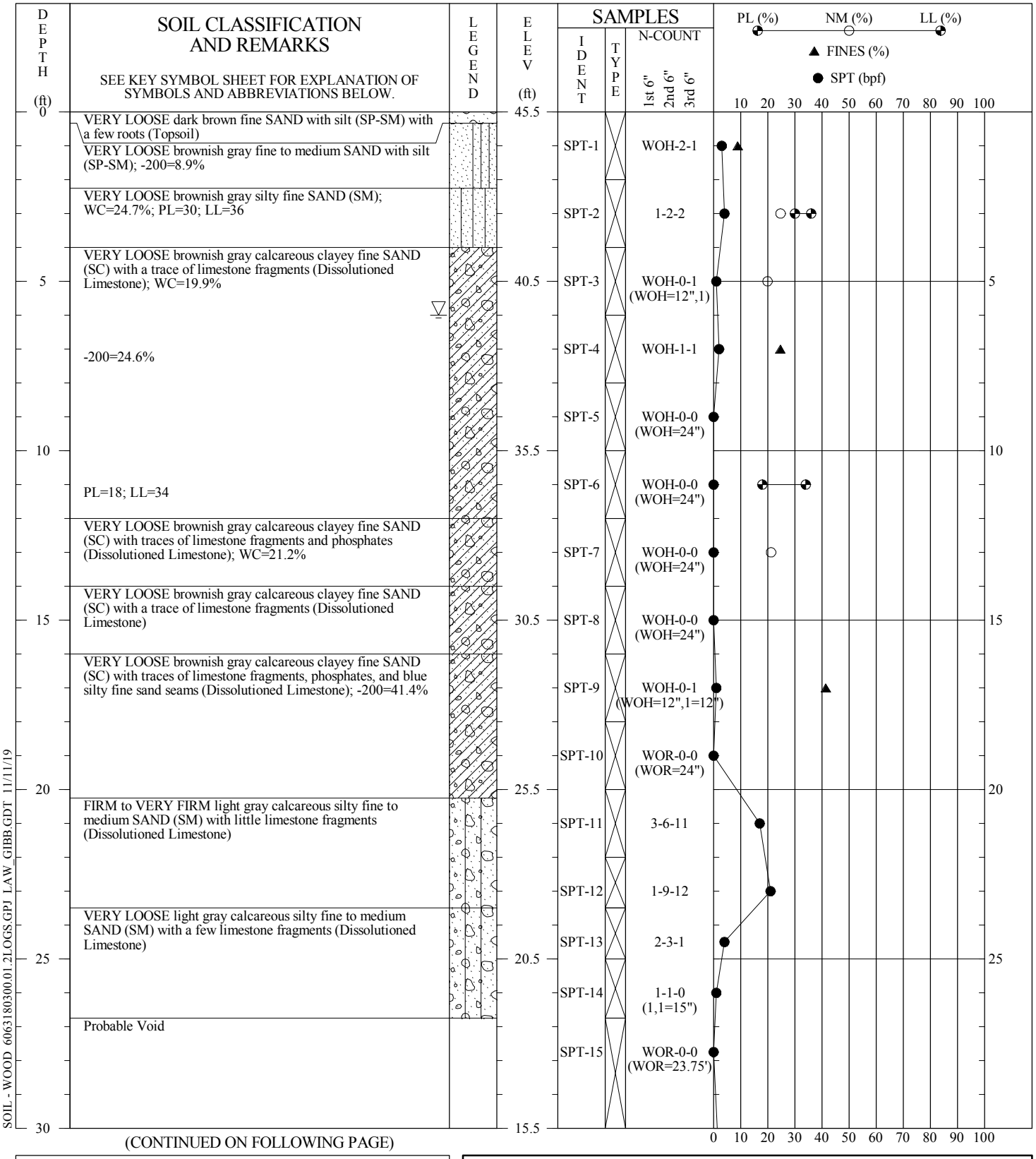
THIS RECORD IS A REASONABLE INTERPRETATION OF SUBSURFACE CONDITIONS AT THE EXPLORATION LOCATION. SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND AT OTHER TIMES MAY DIFFER. INTERFACES BEWEEN STRATA ARE APPROXIMATE. TRANSITIONS BETWEEN STRATA MAY BE GRADUAL.

SOIL TEST BORING RECORD

Project: Alachua County Mill Creek Sink
Coord N: 297524.38
Coord E: 2599490.24
Drilled: November 28, 2018
Proj. No.: 6063-18-0300.01.2

Boring No.: SPT-4
Checked By: MBW

wood.



SOIL - WOOD 6063180300.01.2LOGS.GPJ LAW_GIBB.GDT 11/11/19

(CONTINUED ON FOLLOWING PAGE)

CONTRACTOR:	Independent Drilling, Inc.
DRILLER:	L. Watson (Wood E&IS Field Rep.: J. Teague)
EQUIPMENT:	Go Track (Marooka) - Automatic Hammer
METHOD:	Auger/Mud Rotary
HOLE DIA.:	4"
REMARKS:	Estimated seasonal high groundwater level at 1.0' below ground surface.

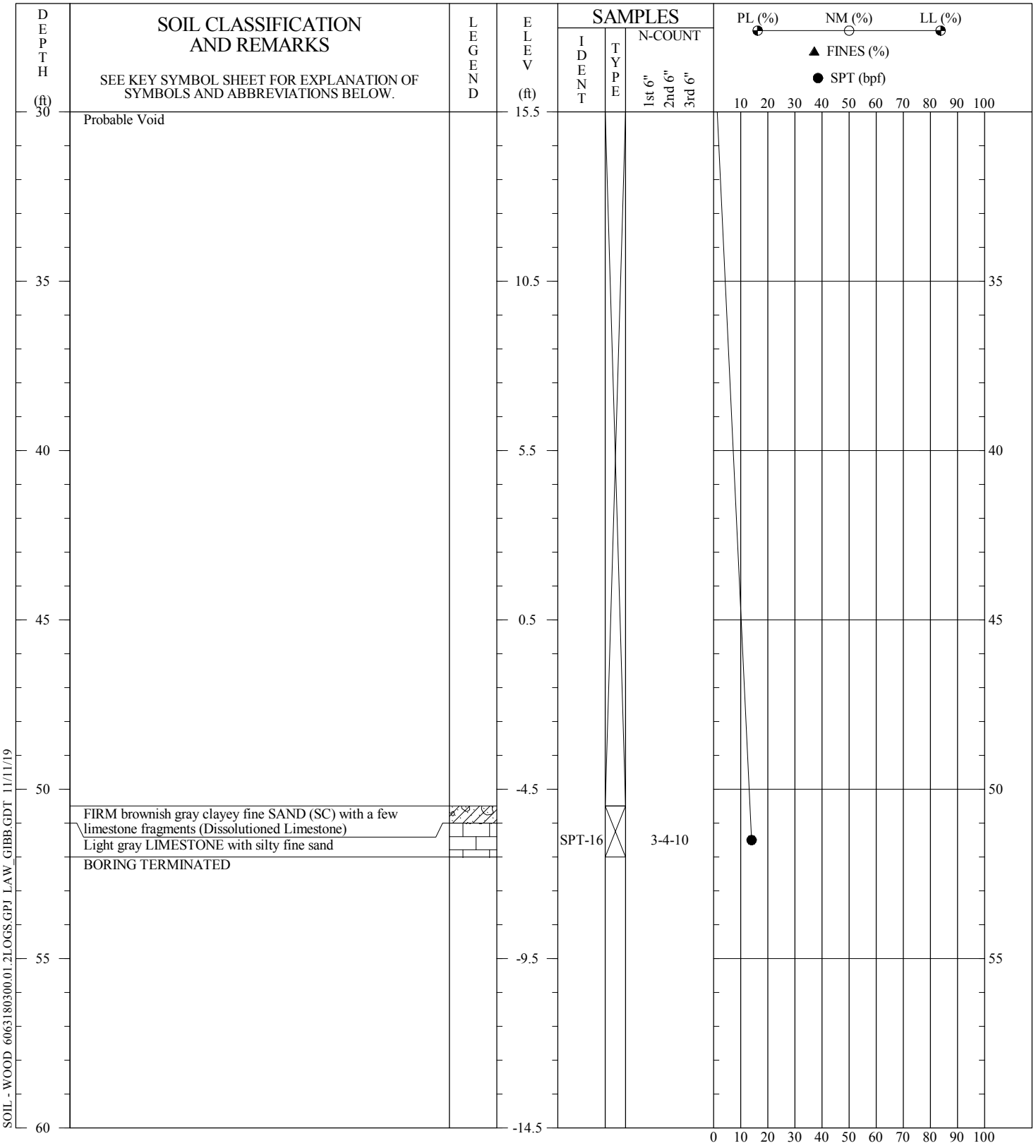
THIS RECORD IS A REASONABLE INTERPRETATION OF SUBSURFACE CONDITIONS AT THE EXPLORATION LOCATION. SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND AT OTHER TIMES MAY DIFFER. INTERFACES BEWEEN STRATA ARE APPROXIMATE. TRANSITIONS BETWEEN STRATA MAY BE GRADUAL.

SOIL TEST BORING RECORD

Project: Alachua County Mill Creek Sink
Coord N: 297304.58
Coord E: 2599334.02
Drilled: November 28, 2018
Proj. No.: 6063-18-0300.01.2

Boring No.: SPT-5
Checked By: MBW

wood.



SOIL - WOOD 6063180300.01.2LOGS.GPJ LAW_GIBB.GDT 11/11/19

CONTRACTOR:	Independent Drilling, Inc.
DRILLER:	L. Watson (Wood E&IS Field Rep.: J. Teague)
EQUIPMENT:	Go Track (Marooka) - Automatic Hammer
METHOD:	Auger/Mud Rotary
HOLE DIA.:	4"
REMARKS:	Estimated seasonal high groundwater level at 1.0' below ground surface.

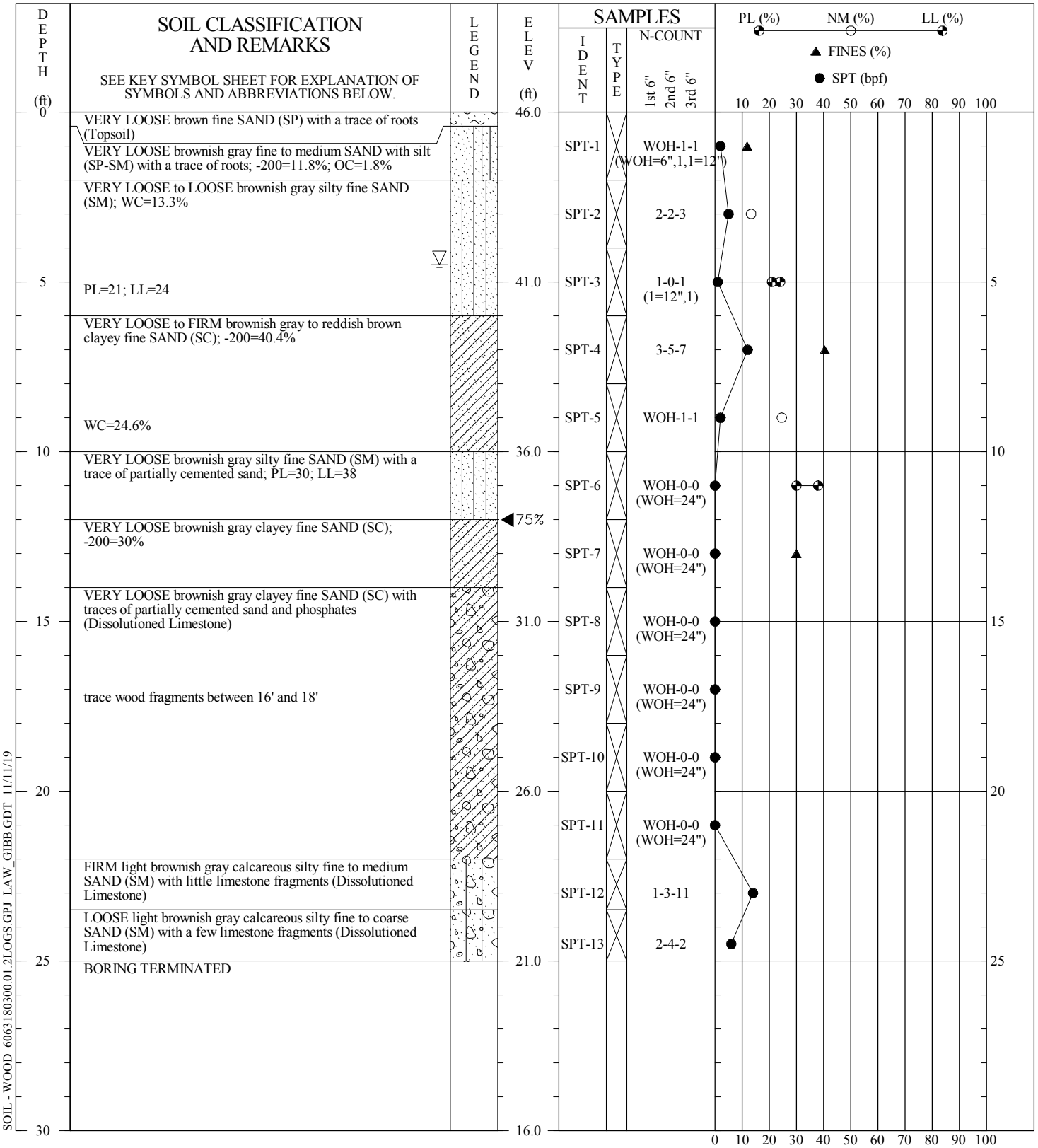
THIS RECORD IS A REASONABLE INTERPRETATION OF SUBSURFACE CONDITIONS AT THE EXPLORATION LOCATION. SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND AT OTHER TIMES MAY DIFFER. INTERFACES BEWEEN STRATA ARE APPROXIMATE. TRANSITIONS BETWEEN STRATA MAY BE GRADUAL.

SOIL TEST BORING RECORD

Project: Alachua County Mill Creek Sink
Coord N: 297304.58
Coord E: 2599334.02
Drilled: November 28, 2018
Proj. No.: 6063-18-0300.01.2

Boring No.: SPT-5
Checked By: MBW

wood.



SOIL - WOOD 6063180300.01.2LOGS.GPJ LAW_GIBB.GDT 11/11/19

CONTRACTOR:	Independent Drilling, Inc.
DRILLER:	L. Watson (Wood E&IS Field Rep.: J. Teague)
EQUIPMENT:	Go Track (Marooka) - Automatic Hammer
METHOD:	Auger/Mud Rotary
HOLE DIA.:	4"
REMARKS:	

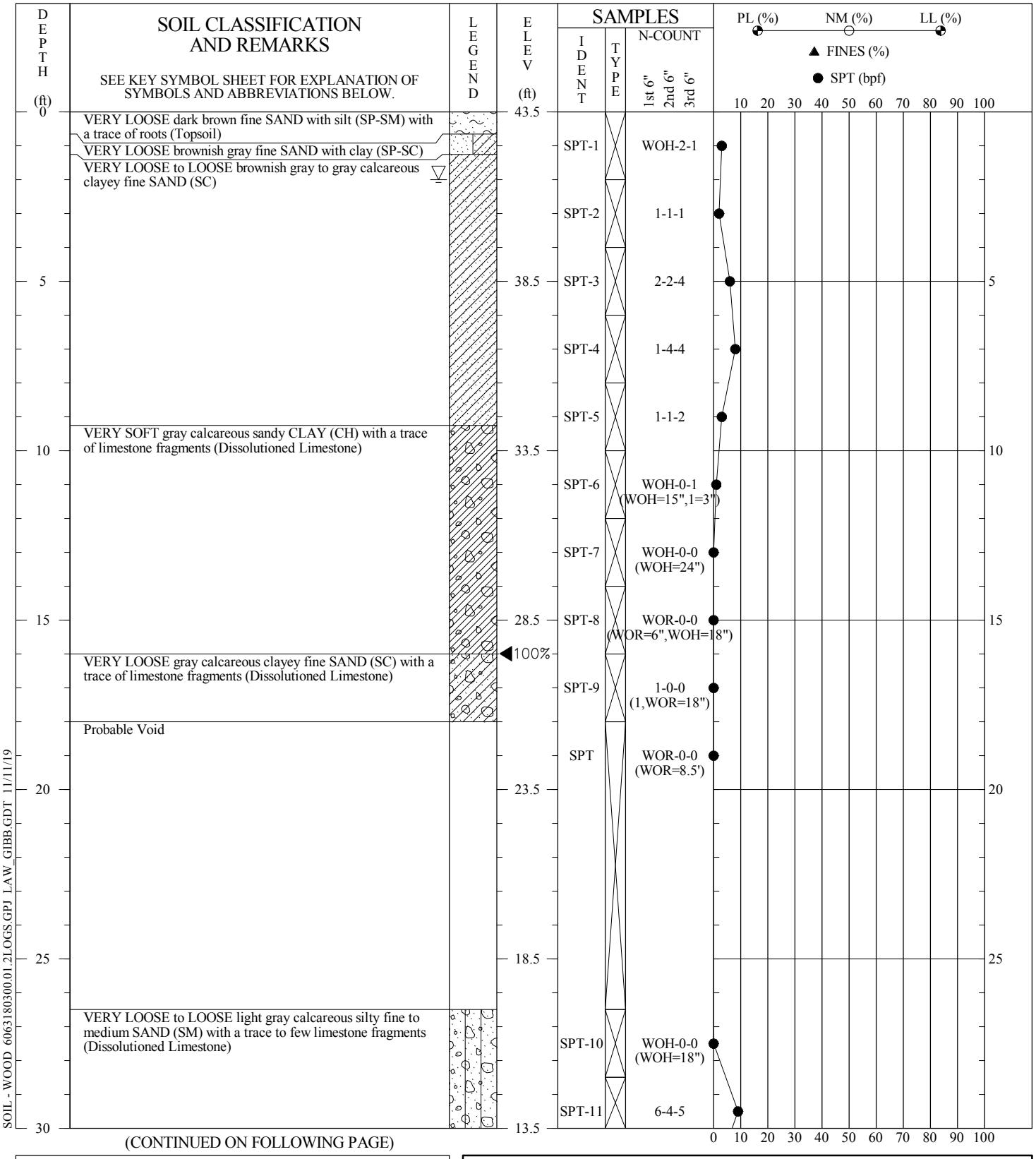
THIS RECORD IS A REASONABLE INTERPRETATION OF SUBSURFACE CONDITIONS AT THE EXPLORATION LOCATION. SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND AT OTHER TIMES MAY DIFFER. INTERFACES BEWEEN STRATA ARE APPROXIMATE. TRANSITIONS BETWEEN STRATA MAY BE GRADUAL.

SOIL TEST BORING RECORD

Project:	Alachua County Mill Creek Sink
Coord N:	297359.50
Coord E:	2599520.34
Drilled:	November 29, 2018
Proj. No.:	6063-18-0300.01.2

Boring No.: SPT-6
Checked By: MBW

wood.



CONTRACTOR:	Independent Drilling, Inc.
DRILLER:	L. Watson (Wood E&IS Field Rep.: J. Teague)
EQUIPMENT:	Go Track (Marooka) - Automatic Hammer
METHOD:	Auger/Mud Rotary
HOLE DIA.:	4"
REMARKS:	Estimated seasonal high groundwater level at 0.33' above ground surface.

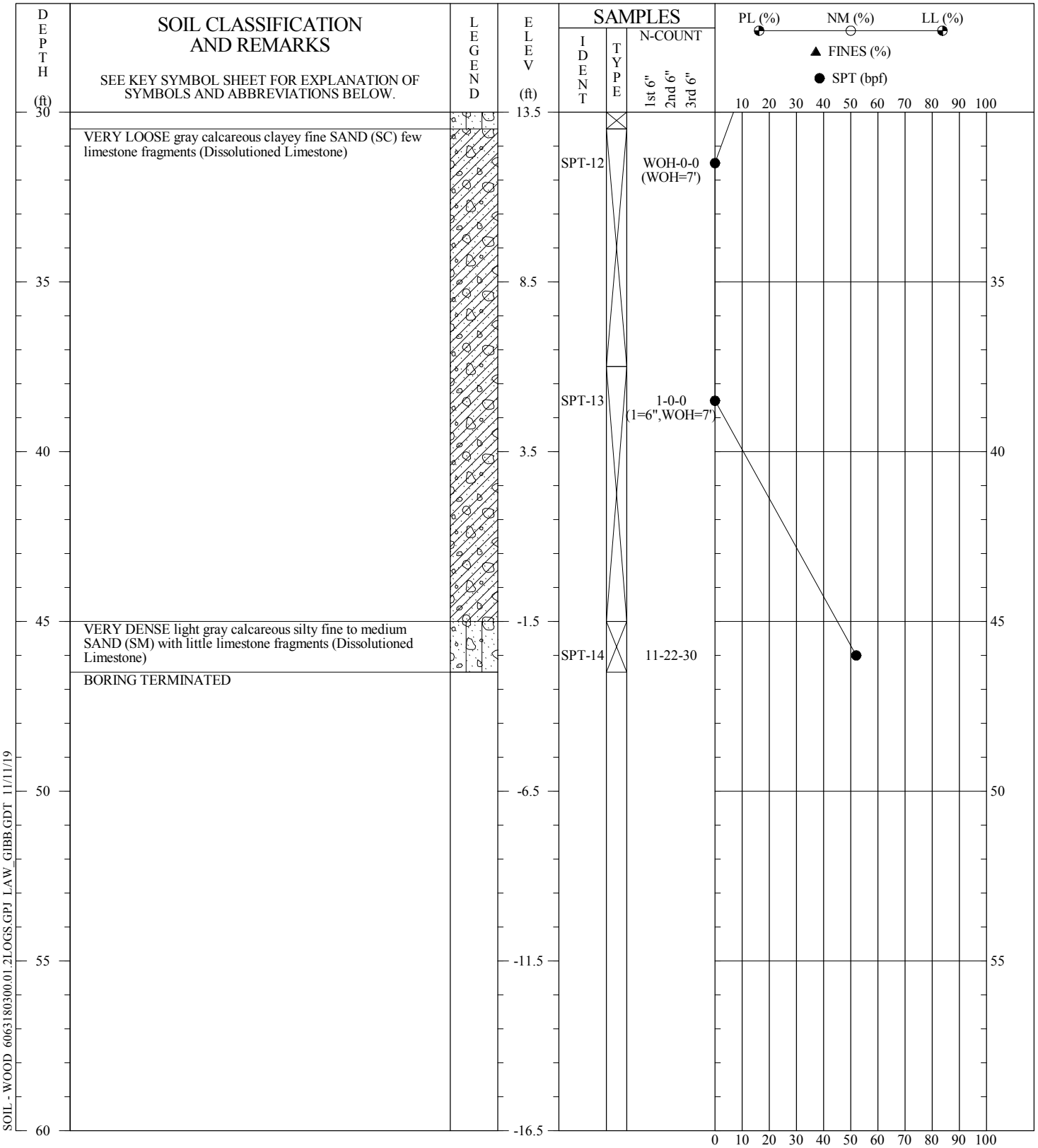
THIS RECORD IS A REASONABLE INTERPRETATION OF SUBSURFACE CONDITIONS AT THE EXPLORATION LOCATION. SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND AT OTHER TIMES MAY DIFFER. INTERFACES BEWEEN STRATA ARE APPROXIMATE. TRANSITIONS BETWEEN STRATA MAY BE GRADUAL.

SOIL TEST BORING RECORD

Project: Alachua County Mill Creek Sink
Coord N: 297429.08
Coord E: 2599673.30
Drilled: November 29, 2018
Proj. No.: 6063-18-0300.01.2

Boring No.: SPT-7
Checked By: MBW

wood.



SOIL - WOOD 6063180300.01.2LOGS.GPJ LAW_GIBB.GDT 11/11/19

CONTRACTOR:	Independent Drilling, Inc.
DRILLER:	L. Watson (Wood E&IS Field Rep.: J. Teague)
EQUIPMENT:	Go Track (Marooka) - Automatic Hammer
METHOD:	Auger/Mud Rotary
HOLE DIA.:	4"
REMARKS:	Estimated seasonal high groundwater level at 0.33' above ground surface.

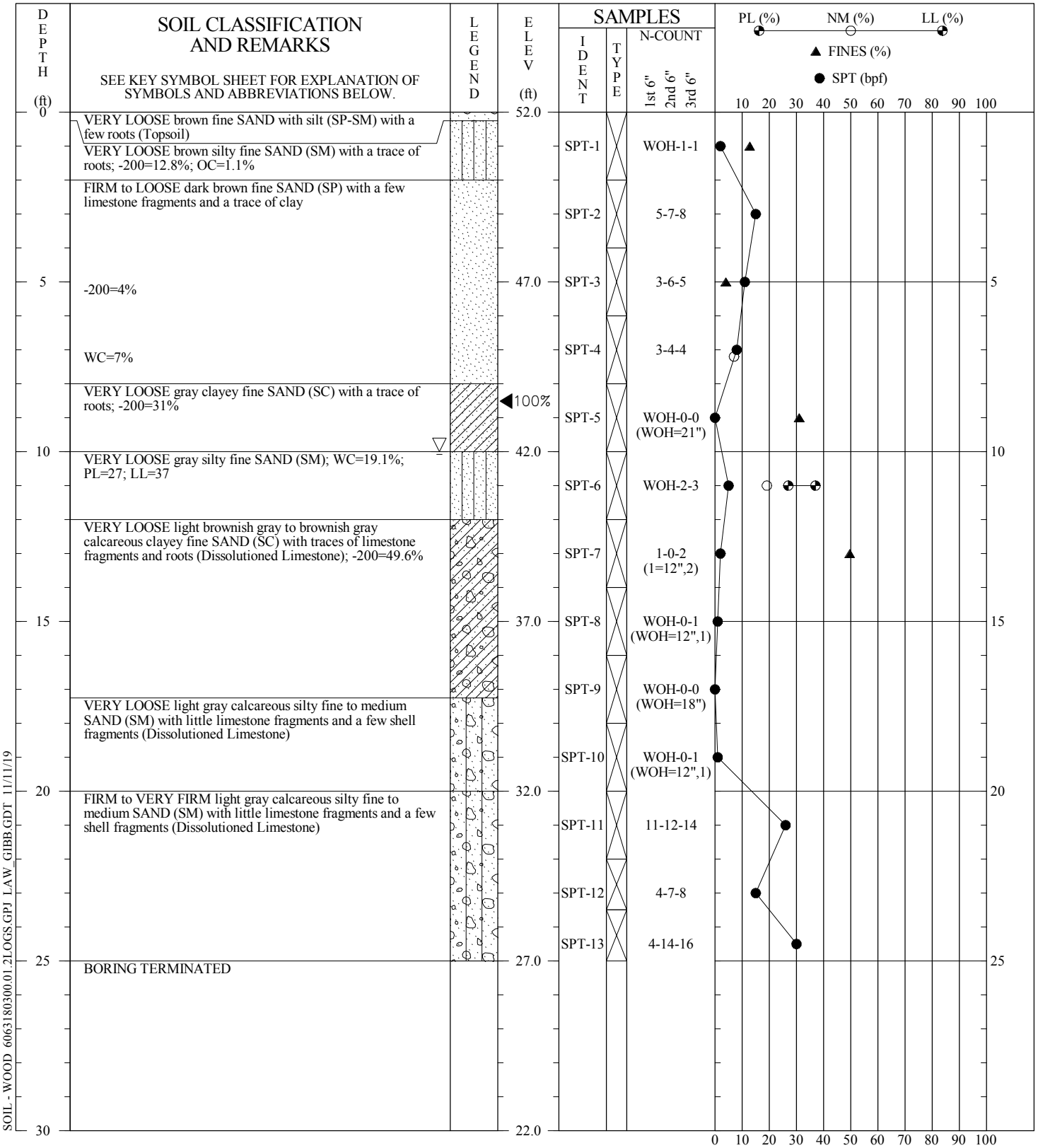
THIS RECORD IS A REASONABLE INTERPRETATION OF SUBSURFACE CONDITIONS AT THE EXPLORATION LOCATION. SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND AT OTHER TIMES MAY DIFFER. INTERFACES BEWEEN STRATA ARE APPROXIMATE. TRANSITIONS BETWEEN STRATA MAY BE GRADUAL.

SOIL TEST BORING RECORD

Project: Alachua County Mill Creek Sink
Coord N: 297429.08
Coord E: 2599673.30
Drilled: November 29, 2018
Proj. No.: 6063-18-0300.01.2

Boring No.: SPT-7
Checked By: MBW

wood.



SOIL - WOOD 6063180300.01.2LOGS.GPJ LAW_GIBB.GDT 11/11/19

CONTRACTOR:	Independent Drilling, Inc.
DRILLER:	L. Watson (Wood E&IS Field Rep.: J. Teague)
EQUIPMENT:	Go Track (Marooka) - Automatic Hammer
METHOD:	Auger/Mud Rotary
HOLE DIA.:	4"
REMARKS:	

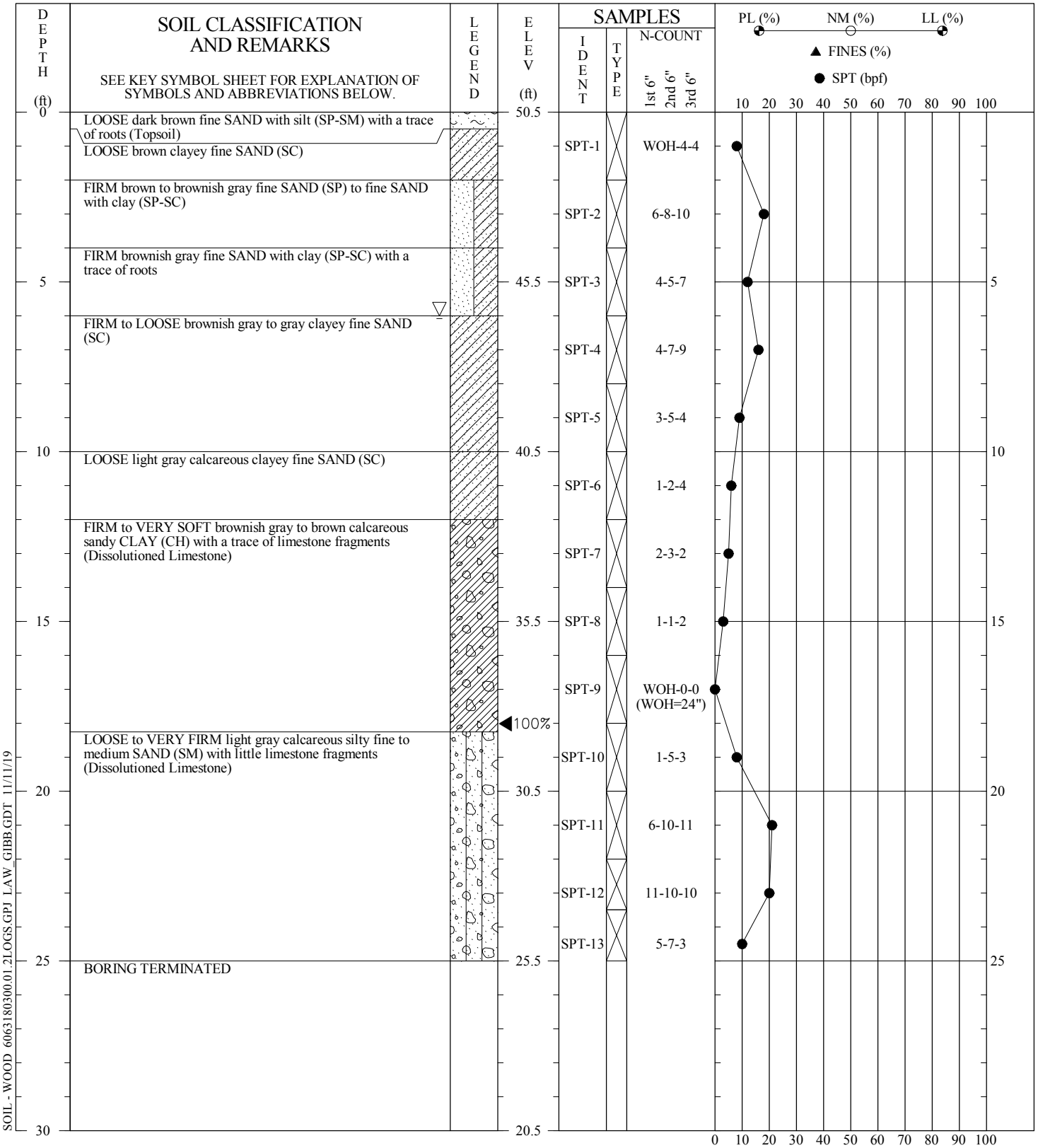
THIS RECORD IS A REASONABLE INTERPRETATION OF SUBSURFACE CONDITIONS AT THE EXPLORATION LOCATION. SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND AT OTHER TIMES MAY DIFFER. INTERFACES BEWEEN STRATA ARE APPROXIMATE. TRANSITIONS BETWEEN STRATA MAY BE GRADUAL.

SOIL TEST BORING RECORD

Project:	Alachua County Mill Creek Sink
Coord N:	297199.00
Coord E:	2599525.86
Drilled:	November 29, 2018
Proj. No.:	6063-18-0300.01.2

Boring No.: SPT-8
Checked By: MBW

wood.



SOIL - WOOD 6063180300.01.2LOGS.GPJ LAW_GIBB.GDT 11/1/19

CONTRACTOR:	Independent Drilling, Inc.
DRILLER:	L. Watson (Wood E&IS Field Rep.: J. Teague)
EQUIPMENT:	Go Track (Marooka) - Automatic Hammer
METHOD:	Auger/Mud Rotary
HOLE DIA.:	4"
REMARKS:	Estimated seasonal high groundwater level at 2.5' below ground surface.

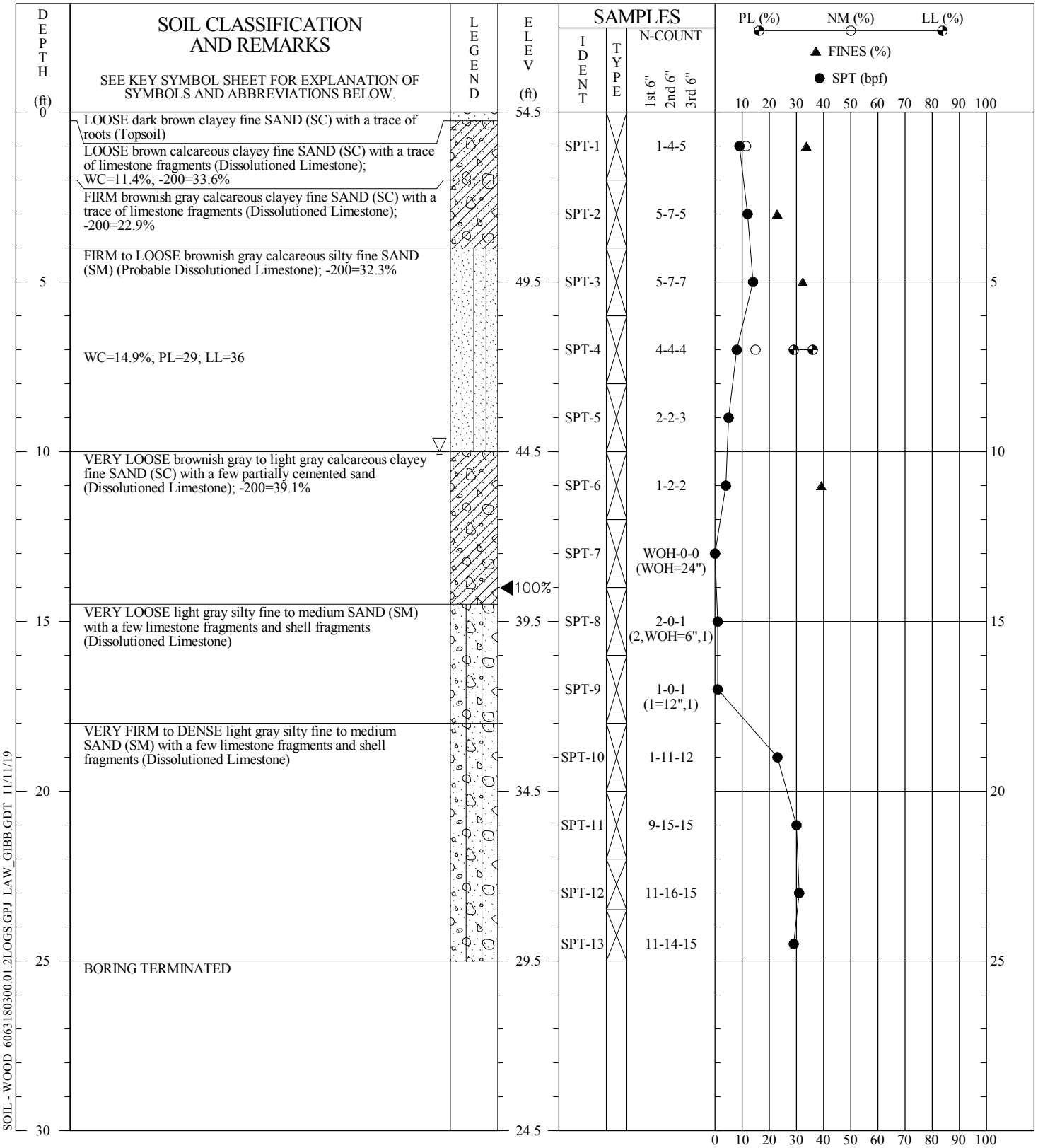
THIS RECORD IS A REASONABLE INTERPRETATION OF SUBSURFACE CONDITIONS AT THE EXPLORATION LOCATION. SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND AT OTHER TIMES MAY DIFFER. INTERFACES BEWEEN STRATA ARE APPROXIMATE. TRANSITIONS BETWEEN STRATA MAY BE GRADUAL.

SOIL TEST BORING RECORD

Project: Alachua County Mill Creek Sink
Coord N: 297227.78
Coord E: 2599702.78
Drilled: November 29, 2018
Proj. No.: 6063-18-0300.01.2

Boring No.: SPT-9
Checked By: MBW

wood.



SOIL - WOOD 6063180300.01.2LOGS.GPJ LAW_GIBB.GDT 11/11/19

CONTRACTOR:	Independent Drilling, Inc.
DRILLER:	L. Watson (Wood E&IS Field Rep.: J. Teague)
EQUIPMENT:	Go Track (Marooka) - Automatic Hammer
METHOD:	Auger/Mud Rotary
HOLE DIA.:	4"
REMARKS:	Estimated seasonal high groundwater level at 2.0' below ground surface.

THIS RECORD IS A REASONABLE INTERPRETATION OF SUBSURFACE CONDITIONS AT THE EXPLORATION LOCATION. SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND AT OTHER TIMES MAY DIFFER. INTERFACES BEWEEN STRATA ARE APPROXIMATE. TRANSITIONS BETWEEN STRATA MAY BE GRADUAL.

SOIL TEST BORING RECORD

Project:	Alachua County Mill Creek Sink
Coord N:	297172.80
Coord E:	2599815.26
Drilled:	November 29, 2018
Proj. No.:	6063-18-0300.01.2

Boring No.: SPT-10
Checked By: MBW

wood.

AUGER BORING RECORDS

Mill Creek Sink
Water Quality Improvement Project
Alachua County, Florida
Wood Project No. 6063-18-0300
Date Performed: June 1, 2020

Auger Boring No.	Depth (feet)	Material Description
HA-1	0.0 - 2.0 2.0 - 6.0 A.B.T.[1]	Brownish gray fine SAND with silt (SP-SM) with a trace of organics Brownish gray fine SAND with silt (SP-SM) GWL[2]: Not encountered at TOD[3] ESHGWL[4]: 1 foot
HA-2	0.0 - 2.0 2.0 - 6.0 A.B.T.	Brownish gray fine SAND with silt (SP-SM) with a trace of organics Brownish gray fine SAND with silt (SP-SM) GWL: Not encountered at TOD ESHGWL: 1 foot
HA-3	0.0 - 1.0 1.0 - 3.0 3.0 - 6.0 A.B.T.	Gray silty fine SAND (SM) with a trace of organics Gray silty fine SAND (SM) Light brown to gray clayey fine SAND (SC) GWL: Not encountered at TOD ESHGWL: 0 foot
HA-4	0.0 - 1.0 1.0 - 6.0 A.B.T.	Dark brown fine SAND with silt (SP-SM) with a trace of organics Gray clayey fine SAND (SC) GWL: Not encountered at TOD ESHGWL: 1 foot
HA-5	0.0 - 2.0 2.0 - 6.0 A.B.T.	Dark brownish gray fine SAND with silt (SP-SM) with a trace of organics Gray clayey fine SAND (SC) GWL: Not encountered at TOD ESHGWL: 1.5 feet
HA-6	0.0 - 2.0 2.0 - 5.0 A.B.T.	Dark grayish brown silty fine SAND (SM) with a trace of organics Gray clayey fine SAND (SC) GWL: 5 feet at TOD ESHGWL: 1.5 feet
HA-7	0.0 - 2.0 2.0 - 4.0 A.B.T.	Dark grayish brown slightly organic fine SAND with silt (SP-SM) Dark grayish brown silty fine SAND (SM) GWL: 4 feet at TOD ESHGWL: 0 foot

Reviewed by:	MBW
Date:	7/2/20

Notes:
[1]A.B.T. - Auger Boring Terminated
[2]GWL - Groundwater Level (depth below existing ground surface)
[3]TOD - Time of Drilling
[4]ESHGWL - Estimated Seasonal High Groundwater Level (depth below existing ground surface)

TABLE A-1: SUMMARY OF LABORATORY CLASSIFICATION TEST RESULTS

Mill Creek Sink
Water Quality Improvement Project
Alachua County, Florida

Boring No.	Sample No.	Depth Range (ft)	Unified Soil Classification System Symbol	Water Content W_n (%)	Liquid Limit LL (%)	Plastic Limit PL (%)	Plasticity Index PI (%)	Liquidity Index I_L	Organic Content (%)	Grain Size		
										Gravel (%)	Sand (%)	Fines (%)
SPT-5	1A	0.3 / 2.0	SP-SM							0.0	91.1	8.9
	2	2.0 / 4.0	SM	24.7	36	30	6	-0.9				
	3	4.0 / 6.0	SC	19.9								
	4	6.0 / 8.0	SC									24.6
	6	10.0 / 12.0	SC		34	18	16					
	7	12.0 / 14.0	SC	21.2								
	9	16.0 / 18.0	SC									41.4
SPT-6	1A	0.4 / 2.0	SP-SM						1.8	0.1	88.1	11.8
	2	2.0 / 4.0	SM	13.3								
	3	4.0 / 6.0	SM		24	21	3					
	4	6.0 / 8.0	SC									40.4
	5	8.0 / 10.0	SC	24.6								
	6	10.0 / 12.0	SM		38	30	8					
	7	12.0 / 14.0	SC									30.0
SPT-8	1A	0.3 / 2.0	SM						1.1	0.3	86.9	12.8
	3	4.0 / 6.0	SP							7.2	88.8	4.0
	4	6.0 / 8.0	SP	7.0								
	5	8.0 / 10.0	SC									31.0
	6	10.0 / 12.0	SM	19.1	37	27	10	-0.8				
	7	12.0 / 14.0	SC									49.6
SPT-10	1A	0.3 / 2.0	SC	11.4								33.6
	2	2.0 / 4.0	SC							0.7	76.4	22.9
	3	4.0 / 6.0	SM									32.3
	4	6.0 / 8.0	SM	14.9	36	29	7	-2.0				
	6	10.0 / 12.0	SC									39.1

Wood Environment & Infrastructure Solutions, Inc.
Jacksonville, Florida

Wood Project No.
6063-18-0300

Sheet 1 of 2

TABLE A-1: SUMMARY OF LABORATORY CLASSIFICATION TEST RESULTS

Mill Creek Sink
Water Quality Improvement Project
Alachua County, Florida

Boring No.	Sample No.	Depth Range (ft)	Unified Soil Classification System Symbol	Water Content W_n (%)	Liquid Limit LL (%)	Plastic Limit PL (%)	Plasticity Index PI (%)	Liquidity Index I_L	Organic Content (%)	Grain Size		
										Gravel (%)	Sand (%)	Fines (%)
HA-1	1-2	0.0 / 2.0	SP-SM	8.5					1.0	0.1	89.2	10.7
	5	4.0 / 5.0	SP-SM	4.6								11.0
HA-2	1-2	0.0 / 2.0	SP-SM	8.8					1.1			8.8
	3	2.0 / 3.0	SP-SM	9.5								
	4	3.0 / 4.0	SP-SM	9.2								
HA-3	1	0.0 / 1.0	SM	27.6					2.7			
	2-3	1.0 / 3.0	SM	32.6	59	32	27	0.0		0.1	51.9	48.0
HA-4	1	0.0 / 1.0	SP-SM	10.8					1.6			
	5-6	4.0 / 6.0	SC	20.8	38	20	18	0.0		0.0	70.4	29.6
HA-5	1	0.0 / 1.0	SP-SM	17.0					2.7			
	4-5	3.0 / 5.0	SC	26.4	45	20	25	0.3				16.3
HA-6	1	0.0 / 1.0	SM	15.4					2.4			
	2	1.0 / 2.0	SM	14.5								12.5
	4-5	3.0 / 5.0	SC	27.2	48	19	29	0.3				15.8
HA-7	1-2	0.0 / 2.0	SP-SM	26.9					3.7			11.0
	3-4	2.0 / 4.0	SM	29.7						0.0	76.7	23.3

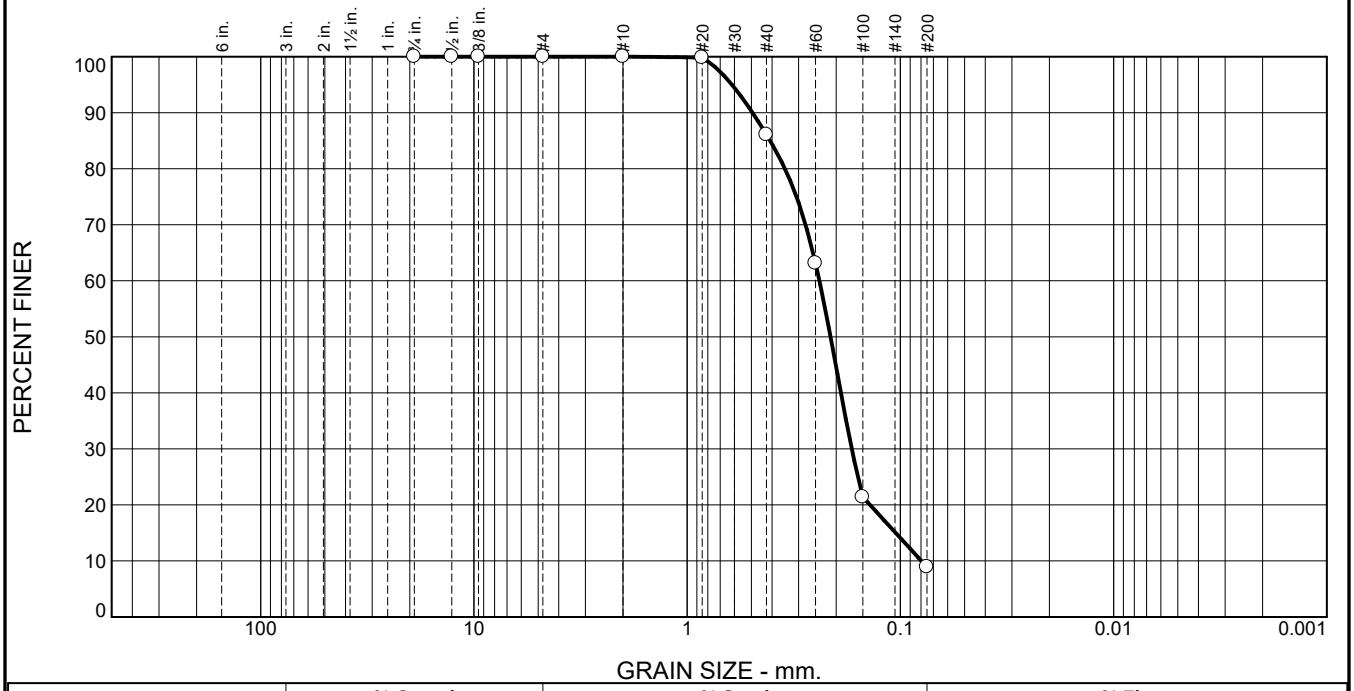
Wood Environment & Infrastructure Solutions, Inc.
Jacksonville, Florida

Wood Project No.
6063-18-0300

Sheet 2 of 2

Reviewed By: MBW Date: 7/2/20

Grain Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.0	0.0	13.9	77.2	8.9	

Test Results (ASTM D6913 & ASTM D1140)

Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
3/4"	100.0		
1/2"	100.0		
3/8"	100.0		
#4	100.0		
#10	100.0		
#20	99.8		
#40	86.1		
#60	63.1		
#100	21.4		
#200	8.9		

* (no specification provided)

Material Description

Brownish gray fine to medium SAND with silt

Atterberg Limits (ASTM D 4318)

PL= **LL=** **PI=**

Classification

USCS (D 2487)= SP-SM **AASHTO (M 145)=**

Coefficients

D_{90}= 0.4938 D_{85}= 0.4087 D_{60}= 0.2397
D_{50}= 0.2127 D_{30}= 0.1690 D_{15}= 0.1052
D_{10}= 0.0797 C_u= 3.01 C_c= 1.50

Remarks

Date Received: 9/23/19 **Date Tested:** 9/27/19

Tested By: C. Rivers

Checked By: Corey T. Chascin, E.I.

Title: Project Engineer

Location: SPT-5
Sample Number: 1A **Depth:** 0.3'- 2.0'

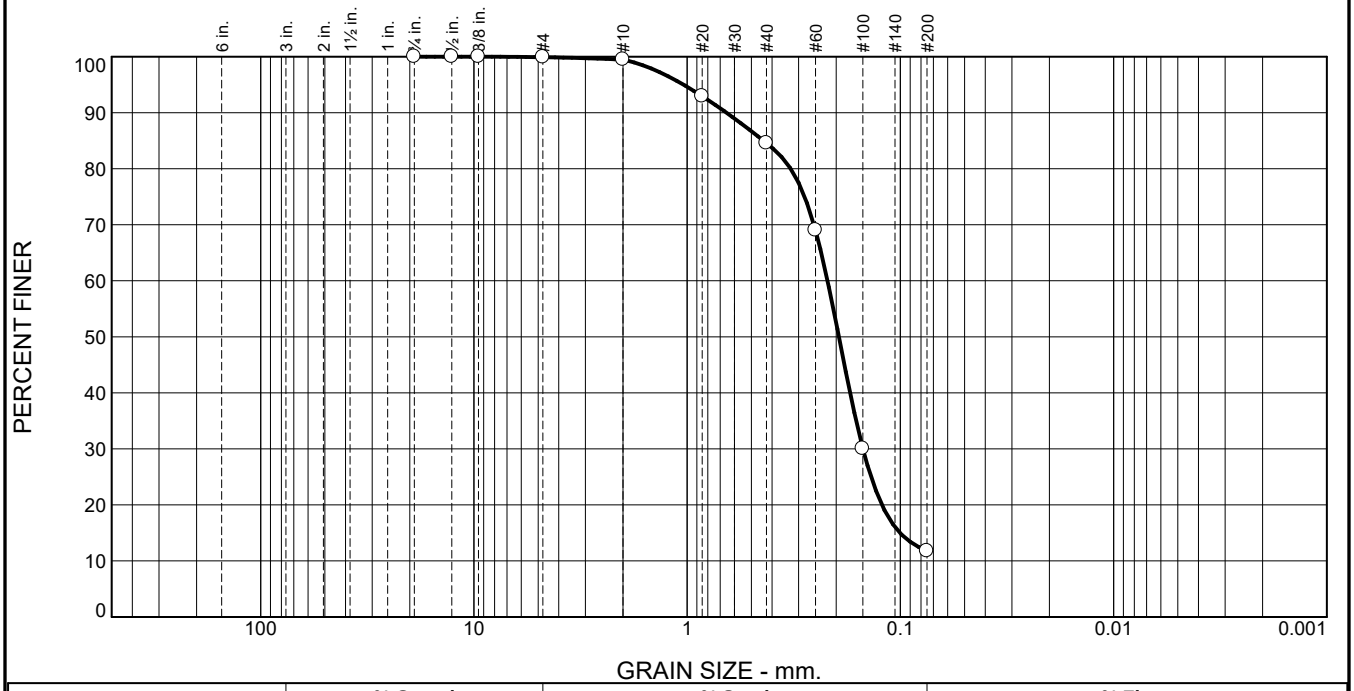
Date Sampled: 11/28/18

Wood E&I

Jacksonville, Florida

Client: City of Alachua
Project: Mill Creek Sink
Water Quality Improvement Project
Project No: 6063180300 **Figure**

Grain Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.1	0.4	14.9	72.8	11.8	

Test Results (ASTM D 6913 & ASTM D 1140)

Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
3/4"	100.0		
1/2"	100.0		
3/8"	100.0		
#4	99.9		
#10	99.5		
#20	92.9		
#40	84.6		
#60	69.0		
#100	30.0		
#200	11.8		

* (no specification provided)

Material Description

Brownish gray fine to medium SAND with silt with a trace of roots

Atterberg Limits (ASTM D 4318)

PL= **LL=** **PI=**

Classification

USCS (D 2487)= SP-SM **AASHTO (M 145)=**

Coefficients

D_{90}= 0.6540 D_{85}= 0.4391 D_{60}= 0.2197
D_{50}= 0.1943 D_{30}= 0.1499 D_{15}= 0.1005
D_{10}= C_u= C_c=

Remarks

Organic Content: 1.8%

Date Received: 9/23/19 **Date Tested:** 9/27/19

Tested By: C. Rivers

Checked By: Corey T. Chascin, E.I.

Title: Project Engineer

Location: SPT-6
Sample Number: 1A **Depth:** 0.4'-2.0'

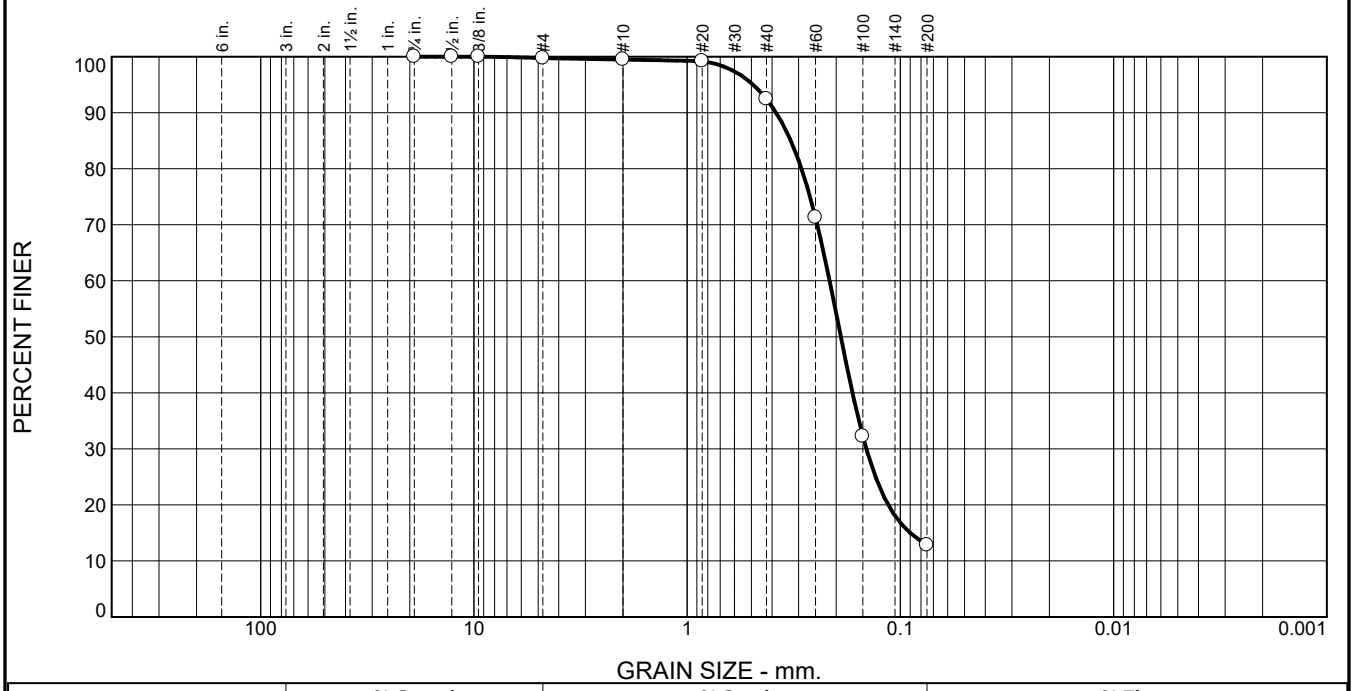
Date Sampled: 11/29/18

Wood E&I

Jacksonville, Florida

Client: City of Alachua
Project: Mill Creek Sink
Water Quality Improvement Project
Project No: 6063180300 **Figure**

Grain Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.3	0.2	7.1	79.6	12.8	

Test Results (ASTM D 6913 & ASTM D 1140)

Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
3/4"	100.0		
1/2"	100.0		
3/8"	100.0		
#4	99.7		
#10	99.5		
#20	99.2		
#40	92.4		
#60	71.3		
#100	32.2		
#200	12.8		

* (no specification provided)

Material Description

Brown silty fine SAND with a trace of roots

Atterberg Limits (ASTM D 4318)

PL= **LL=** **PI=**

Classification

USCS (D 2487)= SM **AASHTO (M 145)=**

Coefficients

D_{90}= 0.3827 D_{85}= 0.3266 D_{60}= 0.2149
D_{50}= 0.1902 D_{30}= 0.1445 D_{15}= 0.0899
D_{10}= C_u= C_c=

Remarks

Organic Content: 1.1%

Date Received: 9/23/19 **Date Tested:** 9/27/19

Tested By: C. Rivers

Checked By: Corey T. Chascin, E.I.

Title: Project Engineer

Location: SPT-8
Sample Number: 1A **Depth:** 0.3'-2.0'

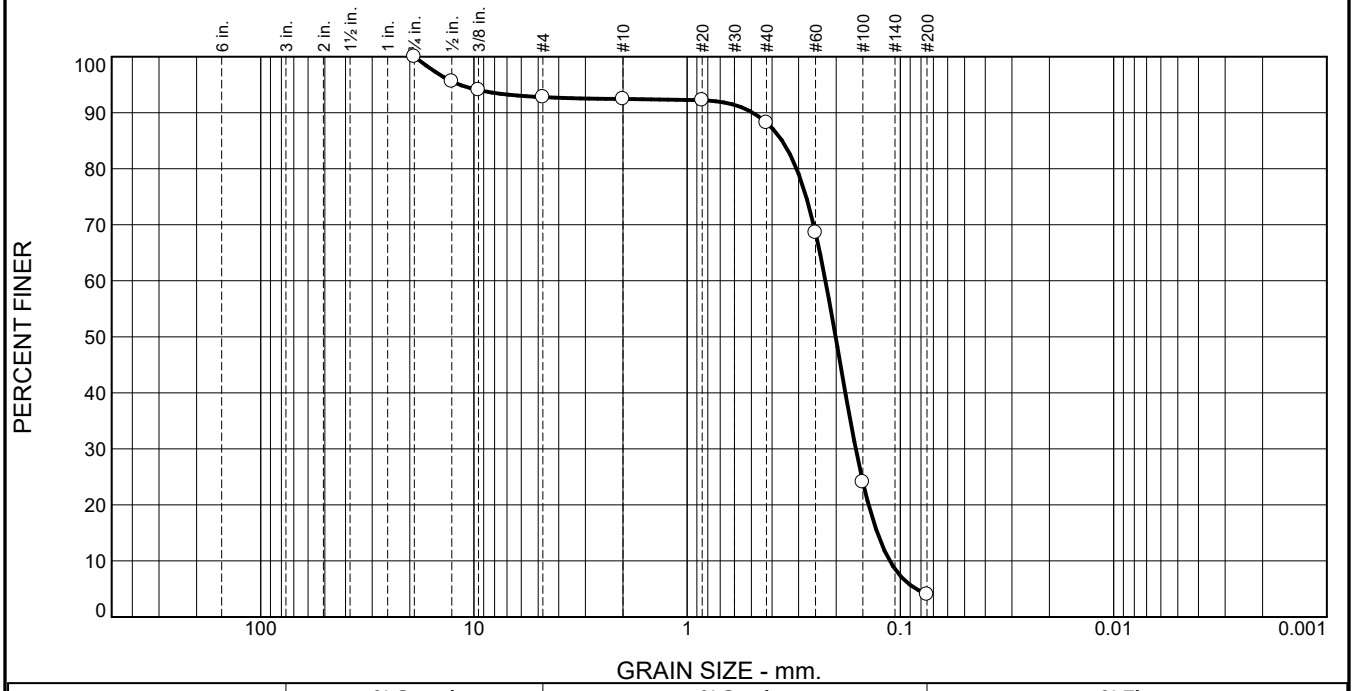
Date Sampled: 11/29/19

Wood E&I

Jacksonville, Florida

Client: City of Alachua
Project: Mill Creek Sink
Water Quality Improvement Project
Project No: 6063180300 **Figure**

Grain Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	7.2	0.3	4.3	84.2	4.0	

TEST RESULTS

Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
3/4"	100.0		
1/2"	95.6		
3/8"	94.0		
#4	92.8		
#10	92.5		
#20	92.2		
#40	88.2		
#60	68.6		
#100	24.1		
#200	4.0		

* (no specification provided)

Material Description

Dark brown fine SAND with a few limestone fragments and a trace of clay

Atterberg Limits (ASTM D 4318)

PL= **LL=** **PI=**

Classification

USCS (D 2487)= SP **AASHTO (M 145)=**

Coefficients

D_{90}= 0.4929 D_{85}= 0.3586 D_{60}= 0.2246
D_{50}= 0.2014 D_{30}= 0.1619 D_{15}= 0.1283
D_{10}= 0.1121 C_u= 2.00 C_c= 1.04

Remarks

Date Received: 9/23/19 **Date Tested:** 9/27/19

Tested By: C. Rivers

Checked By: Corey T. Chascin, E.I.

Title: Project Engineer

Location: SPT-8
Sample Number: 3 **Depth:** 4.0'-6.0'

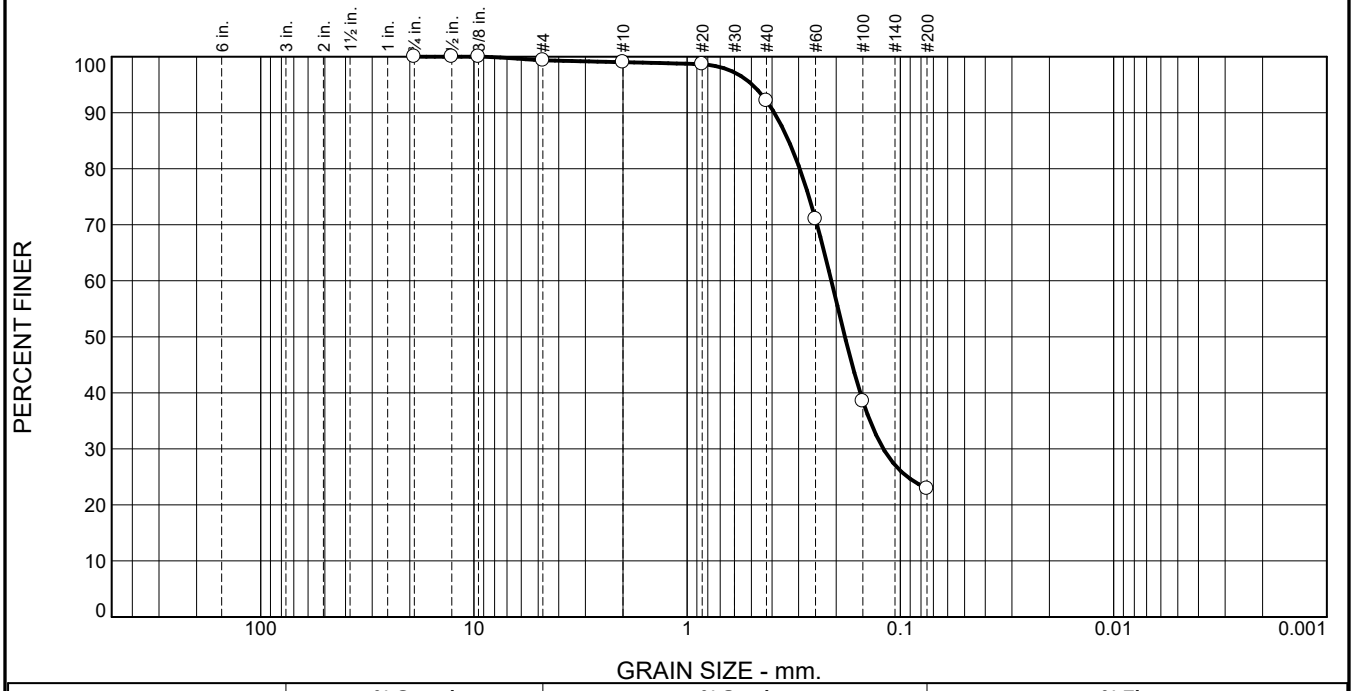
Date Sampled: 11/29/19

Wood E&I

Jacksonville, Florida

Client: City of Alachua
Project: Mill Creek Sink
Water Quality Improvement Project
Project No: 6063180300 **Figure**

Grain Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.7	0.3	6.9	69.2	22.9	

TEST RESULTS

Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
3/4"	100.0		
1/2"	100.0		
3/8"	100.0		
#4	99.3		
#10	99.0		
#20	98.7		
#40	92.1		
#60	71.0		
#100	38.5		
#200	22.9		

* (no specification provided)

Material Description

Brownish gray calcareous clayey fine SAND with a trace of limestone fragments (Dissolutioned Limestone)

Atterberg Limits (ASTM D 4318)

PL= **LL=** **PI=**

Classification

USCS (D 2487)= SC **AASHTO (M 145)=**

Coefficients

D_{90}= 0.3904 D_{85}= 0.3345 D_{60}= 0.2109
D_{50}= 0.1819 D_{30}= 0.1201 D_{15}=
D_{10}= C_u= C_c=

Remarks

Date Received: 9/23/19 **Date Tested:** 9/27/19

Tested By: C. Rivers

Checked By: Corey T. Chascin, E.I.

Title: Project Engineer

Location: SPT-10
Sample Number: 2 **Depth:** 2.0'-4.0'

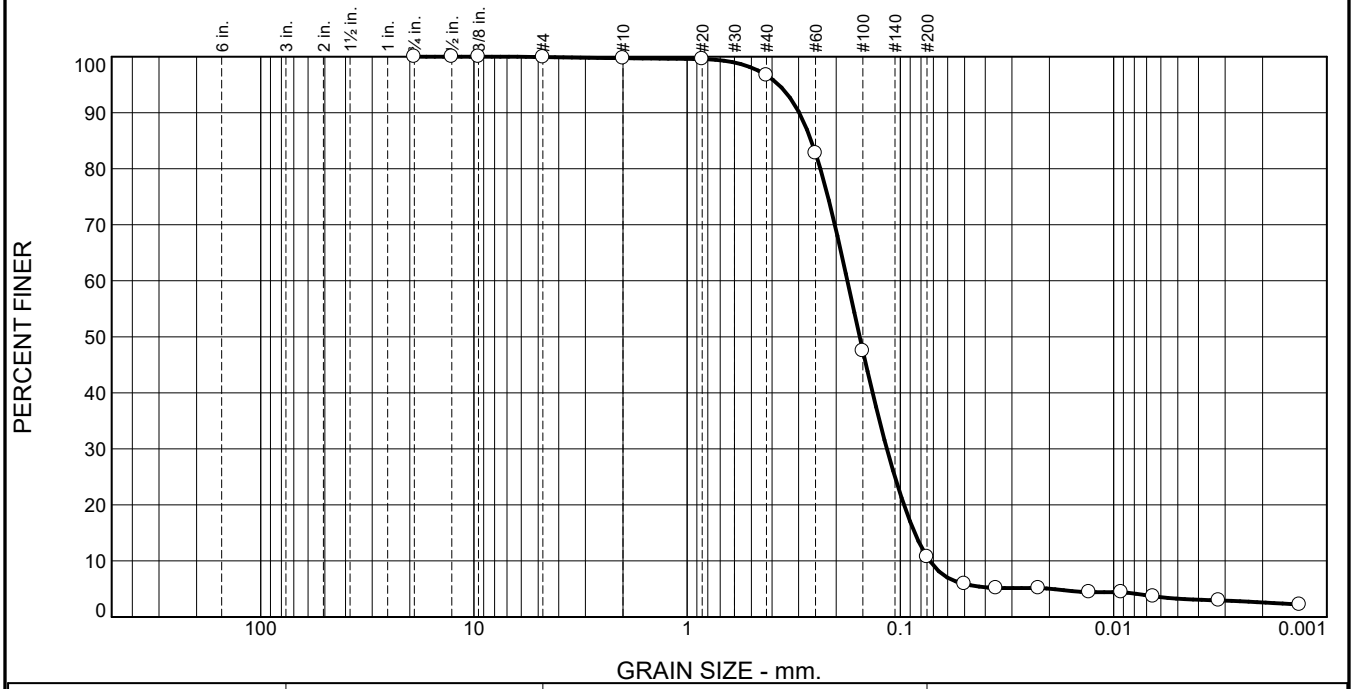
Date Sampled: 11/29/18

Wood E&I

Jacksonville, Florida

Client: City of Alachua
Project: Mill Creek Sink
Water Quality Improvement Project
Project No: 6063180300 **Figure**

Grain Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.1	0.2	3.0	86.0	7.4	3.3

Test Results (ASTM D6913 & ASTM D1140)

Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
3/4"	100.0		
1/2"	100.0		
3/8"	100.0		
#4	99.9		
#10	99.7		
#20	99.6		
#40	96.7		
#60	82.8		
#100	47.5		
#200	10.7		
0.0502 mm.	5.9		
0.0356 mm.	5.2		
0.0225 mm.	5.2		
0.0130 mm.	4.4		
0.0092 mm.	4.4		
0.0065 mm.	3.7		
0.0032 mm.	3.0		
0.0013 mm.	2.2		

* (no specification provided)

Material Description

Brownish gray fine SAND with silt with a trace of organics

Atterberg Limits (ASTM D 4318)

PL= **LL=** **PI=**

Classification

USCS (D 2487)= SP-SM **AASHTO (M 145)=**

Coefficients

D_{90}= 0.2985 D_{85}= 0.2617 D_{60}= 0.1772
D_{50}= 0.1552 D_{30}= 0.1157 D_{15}= 0.0856
D_{10}= 0.0728 C_u= 2.43 C_c= 1.04

Remarks

Moisture Content: 8.5%
Organic Content: 1.0%

Date Received: 6/11/20 **Date Tested:** 6/17/20

Tested By: C. Martin / V. Gradel

Checked By: Corey T. Chascin, E.I.

Title: Project Engineer

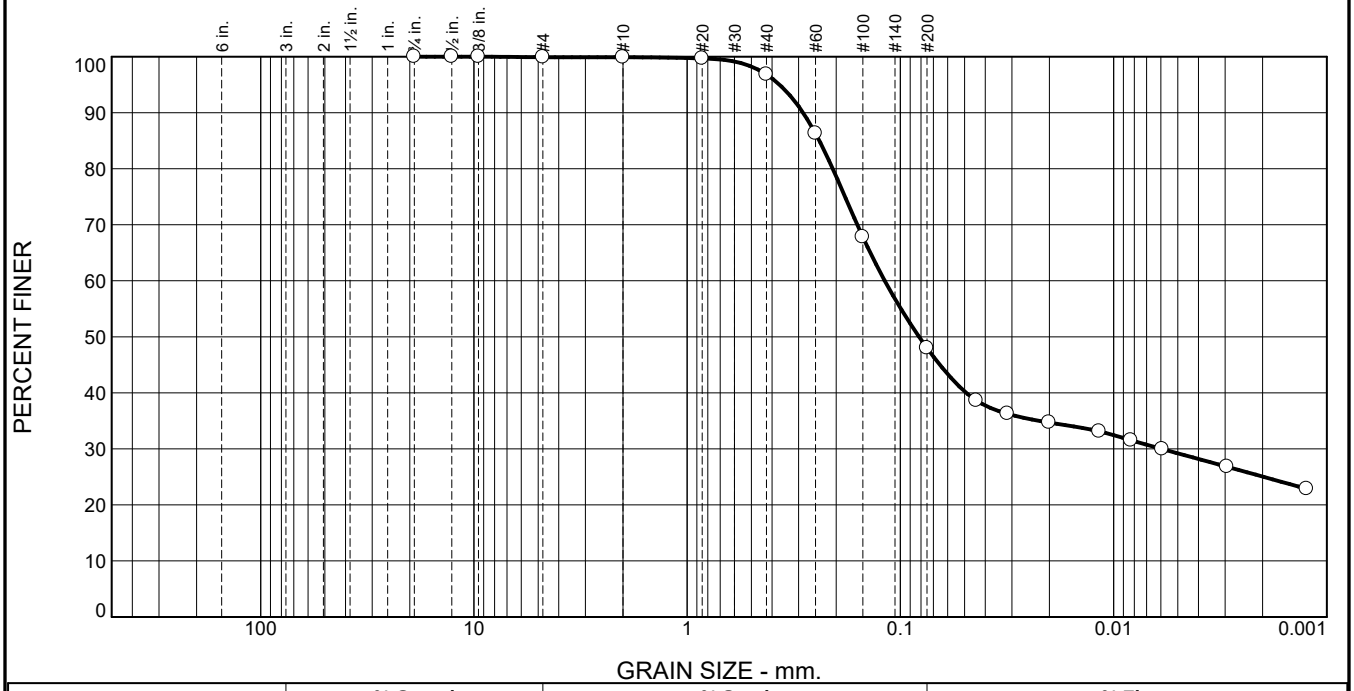
Source of Sample: HA-1 **Depth:** 0.0'-2.0' **Date Sampled:** 6/1/20
Sample Number: 1-2

Wood E&I

Jacksonville, Florida

Client: City of Alachua
Project: Mill Creek Sink
Water Quality Improvement Project
Project No: 6063180300

Grain Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.1	0.0	3.1	48.8	18.8	29.2

Test Results (ASTM D6913 & ASTM D1140)

Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
3/4"	100.0		
1/2"	100.0		
3/8"	100.0		
#4	99.9		
#10	99.9		
#20	99.7		
#40	96.8		
#60	86.3		
#100	67.8		
#200	48.0		
0.0440 mm.	38.6		
0.0315 mm.	36.3		
0.0201 mm.	34.7		
0.0117 mm.	33.1		
0.0083 mm.	31.5		
0.0059 mm.	30.0		
0.0029 mm.	26.8		
0.0012 mm.	22.9		

* (no specification provided)

Material Description

Gray silty fine SAND

Atterberg Limits (ASTM D 4318)

PL= 32 **LL=** 59 **PI=** 27

Classification

USCS (D 2487)= SM **AASHTO (M 145)=** A-7-5(9)

Coefficients

D_{90}= 0.2861 D_{85}= 0.2400 D_{60}= 0.1184
D_{50}= 0.0817 D_{30}= 0.0060 D_{15}=
D_{10}= C_u= C_c=

Remarks

Moisture Content: 32.6%

Date Received: 6/11/20 **Date Tested:** 6/17/20

Tested By: V. Gradel

Checked By: Corey T. Chascin, E.I.

Title: Project Engineer

Source of Sample: HA-3 **Depth:** 1.0'-3.0'
Sample Number: 2-3

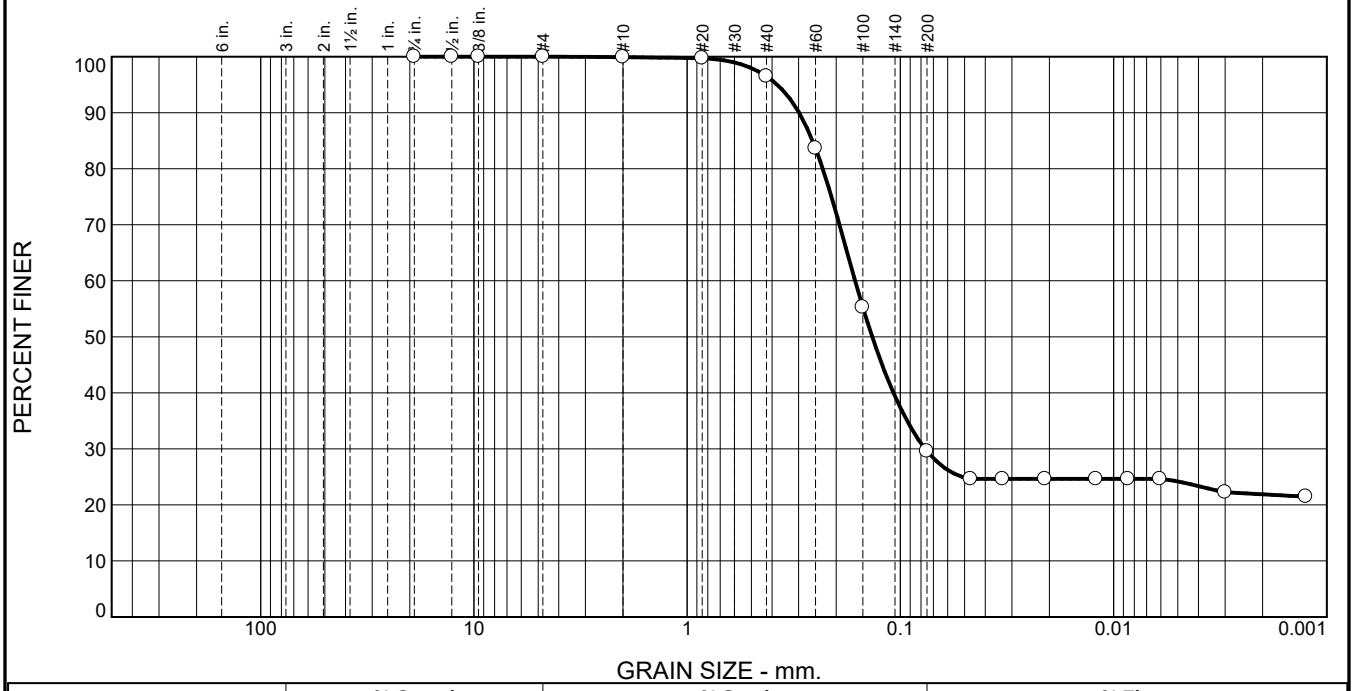
Date Sampled: 6/1/20

Wood E&I

Jacksonville, Florida

Client: City of Alachua
Project: Mill Creek Sink
Water Quality Improvement Project
Project No: 6063180300

Grain Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.0	0.1	3.4	66.9	5.4	24.2

Test Results (ASTM D6913 & ASTM D1140)

Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
3/4"	100.0		
1/2"	100.0		
3/8"	100.0		
#4	100.0		
#10	99.9		
#20	99.7		
#40	96.5		
#60	83.7		
#100	55.3		
#200	29.6		
0.0468 mm.	24.6		
0.0331 mm.	24.6		
0.0210 mm.	24.6		
0.0121 mm.	24.6		
0.0086 mm.	24.6		
0.0061 mm.	24.6		
0.0030 mm.	22.3		
0.0013 mm.	21.5		

* (no specification provided)

Material Description

Gray clayey fine SAND

Atterberg Limits (ASTM D 4318)

PL= 20 **LL=** 38 **PI=** 18

Classification

USCS (D 2487)= SC **AASHTO (M 145)=** A-2-6(1)

Coefficients

D_{90}= 0.2986 D_{85}= 0.2581 D_{60}= 0.1631
D_{50}= 0.1356 D_{30}= 0.0765 D_{15}=
D_{10}= C_u= C_c=

Remarks

Moisture Content: 20.8%

Date Received: 6/11/20 **Date Tested:** 6/17/20

Tested By: C. Martin / V. Gradel

Checked By: Corey T. Chascin, E.I.

Title: Project Engineer

Source of Sample: HA-4 **Depth:** 4.0'-6.0'
Sample Number: 5-6

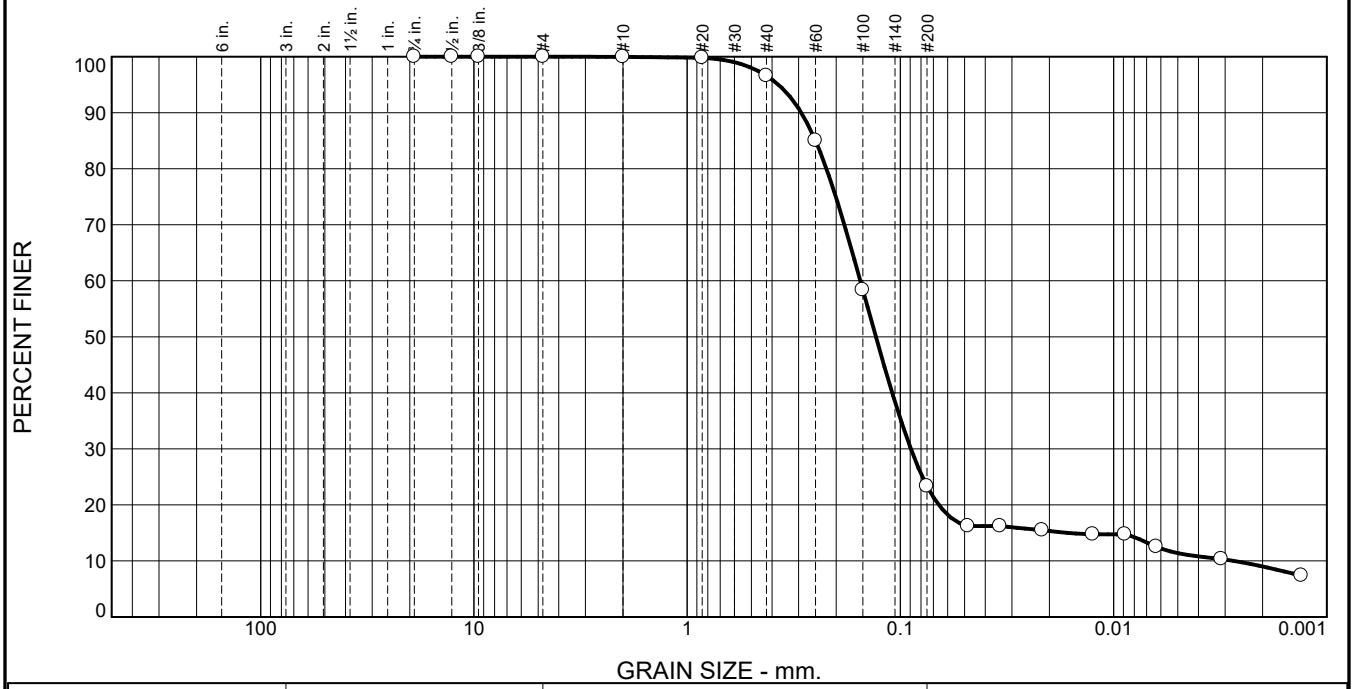
Date Sampled: 6/1/20

Wood E&I

Jacksonville, Florida

Client: City of Alachua
Project: Mill Creek Sink
Water Quality Improvement Project
Project No: 6063180300

Grain Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.0	0.0	3.4	73.3	11.9	11.4

Test Results (ASTM D6913 & ASTM D1140)

Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
3/4"	100.0		
1/2"	100.0		
3/8"	100.0		
#4	100.0		
#10	100.0		
#20	99.8		
#40	96.6		
#60	85.0		
#100	58.4		
#200	23.3		
0.0482 mm.	16.2		
0.0341 mm.	16.2		
0.0216 mm.	15.5		
0.0125 mm.	14.7		
0.0088 mm.	14.7		
0.0063 mm.	12.5		
0.0031 mm.	10.3		
0.0013 mm.	7.4		

* (no specification provided)

Material Description

Dark gray silty fine SAND

Atterberg Limits (ASTM D 4318)

PL= **LL=** **PI=**

Classification

USCS (D 2487)= SM **AASHTO (M 145)=**

Coefficients

D_{90}= 0.2916 D_{85}= 0.2500 D_{60}= 0.1542
D_{50}= 0.1303 D_{30}= 0.0893 D_{15}= 0.0164
D_{10}= 0.0027 C_u= 56.39 C_c= 18.92

Remarks

Moisture Content: 29.7%

Date Received: 6/11/20 **Date Tested:** 6/17/20

Tested By: C. Martin / V. Gradel

Checked By: Corey T. Chascin, E.I.

Title: Project Engineer

Source of Sample: HA-7 **Depth:** 2.0'-4.0'
Sample Number: 3-4

Date Sampled: 6/1/20

Wood E&I

Jacksonville, Florida

Client: City of Alachua
Project: Mill Creek Sink
Water Quality Improvement Project
Project No: 6063180300

FIELD AND LABORATORY PROCEDURES

Field Procedures

Soil Test Borings - The soil test borings were performed in accordance with ASTM D1586, "Penetration Test and Split-Barrel Sampling of Soils." The borings were initially advanced by augering. A rotary drilling process was subsequently used and bentonite drilling fluid was circulated in the borehole to stabilize the sides and flush the cuttings. At regular intervals, the drilling tools were removed and soil samples were obtained with a standard 1.4-inch I.D., 2.0-inch O.D., split-tube sampler. An internal liner was not utilized in the sampler. The sampler was first seated 6 inches and then driven an additional foot with blows of a 140-pound automatically tripped hammer falling 30 inches. The number of hammer blows required to drive the sampler the final foot is designated the "Penetration Resistance." The penetration resistance, when properly interpreted, is an index to the soil and rock strength and density.

Representative portions of the soil samples, obtained from the sampler, were placed in plastic jars and transported to our laboratory. The samples were then examined by a geotechnical engineer in order to confirm the field classifications.

Auger Boring (Manual) - The auger borings were advanced manually by the use of a bucket-type hand auger. The soils encountered were identified, in the field, from cuttings brought to the surface by the augering process. Representative soil samples were placed in glass jars and transported to the Wood Jacksonville office for laboratory testing. The borings were performed in accordance with ASTM D1452.

Seasonal High Groundwater Level Estimation - The position of the seasonal high groundwater level was estimated by closely observing the soil cuttings for changes in root and organic content, soil stratification and subtle changes in soil coloration or mottling or the presence of a polychromatic matrix (two or more colors arranged in a splotchy pattern) which are indicative of the seasonal high water table. The method used to estimate the seasonal high groundwater level is similar to that prescribed by the United States Department of Agriculture Soil Conservation Service. It should be noted that this methodology does not consider recent or future site drainage improvements or man-induced activities which may impact the groundwater level at the site.

Hydraulic Conductivity Testing – The hydraulic conductivity of the near surface soils was estimated through field testing by using an open standpipe piezometer with a falling head procedure in general accordance with ASTM D6391-11.

Laboratory Procedures

Water Content - The water content is the ratio, expressed as a percentage, of the weight of water in a given mass of soil to the weight of the solid particles. This test was conducted in accordance with ASTM D2216.

Fines Content - In this test, the sample is dried and then washed over a No. 200 mesh sieve. The percentage of soil by weight passing the sieve is the percentage of fines or portion of the sample in the silt and clay size range. This test was conducted in accordance with ASTM D1140.

Grain Size Distribution - The grain size distribution tests were performed to determine the particle size and distribution of each sample tested. The distribution of particle sizes larger than 75 µm (retained on the No. 200 sieve) is determined by sieving, while the distribution of particle sizes smaller than 75 µm (passing the No. 200 sieve) is determined by a sedimentation process, using a hydrometer. The samples were dried, weighed, and washed over a No. 200 mesh sieve. The dried samples were then passed through a standard set of nested sieves to determine the grain size distribution of the soil particles coarser than the No. 200 sieve. For some of the samples, materials passing the No. 4 mesh sieve were suspended in water in a hydrometer test cylinder and the grain size distribution was measured by the rate of settlement of the soil particles. These tests were conducted in accordance with ASTM D422.

Organic Content (Organic Loss on Ignition) - The amount of organic material in a sample is determined in this test. The sample is first dried and weighed, then ignited and reweighed. The amount of organic material is expressed as a percentage of the total dry weight of the sample prior to ignition. This test was conducted in general accordance with ASTM D2974.

Atterberg Limits (Plasticity) - A soil's Plasticity Index (PI) is the numerical difference between the Liquid Limit (LL) and the Plastic Limit (PL). The LL is the moisture content at which the soil will flow as a heavy viscous fluid and is determined in general accordance with ASTM D4318. The PL is the moisture content at which the soil begins to crumble when rolled into a small thread and is also determined in general accordance with ASTM D4318.

The Liquidity Index (LI) was computed from the above test data. This ratio is an expression which compares the relative natural moisture state of the soil with its liquid and plastic limits and is an indicator of various other physical properties such as strength, sensitivity, compressibility, and preconsolidation characteristics.

MAJOR DIVISIONS			GROUP SYMBOLS		TYPICAL NAMES
COARSE GRAINED SOILS (More than 50% of material is LARGER than No. 200 sieve size)	GRAVELS (More than 50% of coarse fraction is LARGER than the No. 4 sieve size)	CLEAN GRAVELS (Little or no fines)		GW	Well graded gravels, gravel - sand mixtures, little or no fines.
				GP	Poorly graded gravels or gravel - sand mixtures, little or no fines.
		GRAVELS WITH FINES (Appreciable amount of fines)		GM	Silty gravels, gravel - sand - silt mixtures.
				GC	Clayey gravels, gravel - sand - clay mixtures.
	SANDS (More than 50% of coarse fraction is SMALLER than the No. 4 Sieve Size)	CLEAN SANDS (Little or no fines)		SW	Well graded sands, gravelly sands, little or no fines.
				SP	Poorly graded sands or gravelly sands, little or no fines.
		SANDS WITH FINES (Appreciable amount of fines)		SM	Silty sands, sand - silt mixtures
				SC	Clayey sands, sand - clay mixtures.
FINE GRAINED SOILS (More than 50% of material is SMALLER than No. 200 sieve size)	SILTS AND CLAYS (Liquid limit LESS than 50)			ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts and with slight plasticity.
				CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
				OL	Organic silts and organic silty clays of low plasticity.
	SILTS AND CLAYS (Liquid limit GREATER than 50)			MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts.
				CH	Inorganic clays of high plasticity, fat clays
				OH	Organic clays of medium to high plasticity, organic silts.
HIGHLY ORGANIC SOILS				PT	Peat and other highly organic soils.

BOUNDARY CLASSIFICATIONS: Soils possessing characteristics of two groups are designated by combinations of group symbols.

SILT OR CLAY	SAND			GRAVEL		Cobbles	Boulders
	Fine	Medium	Coarse	Fine	Coarse		

No.200 No.40 No.10 No.4 3/4" 3" 12"

U.S. STANDARD SIEVE SIZE

Reference: The Unified Soil Classification System, Corps of Engineers, U.S. Army Technical Memorandum No. 3-357, Vol. 1, March, 1953 (Revised April, 1960)

wood.

KEY TO SYMBOLS AND DESCRIPTIONS

Undisturbed Sample (UD)	Auger Cuttings
Split Spoon Sample (SS)	Bulk Sample
Rock Core (RC)	
▽ Water Table at time of drilling	▼ Water Table after 24 hours
WOH - Weight of Hammer	◀100% - Percent Loss of Drilling Fluid
WOR - Weight of Drill Rods	Su - undrained shear strength estimated from pocket penetrometer
SCP - Static Cone Penetrometer Tip Resistance (kg/sq. cm)	qu - unconfined compressive strength estimated from pocket penetrometer

Correlation of Penetration Resistance (N) with Relative Density and Consistency

SAND & GRAVEL		SILT & CLAY	
No. of Blows	Relative Density	No. of Blows	Consistency
0 - 4	Very Loose	0 - 2	Very Soft
5 - 10	Loose	3 - 4	Soft
11 - 20	Firm	5 - 8	Firm
21 - 30	Very Firm	9 - 15	Stiff
31 - 50	Dense	16 - 30	Very Stiff
Over 50	Very Dense	31- 50	Hard
		Over 50	Very Hard

Modifiers

These Modifiers Provide Our Estimate of The Amount of Fines (Silt or Clay Size Particles) in The Soil Sample

APPROX. FINES CONTENT	MODIFIERS	UNIFIED SOIL CLASSIFICATION SYMBOL
5% TO 12%	WITH SILT / WITH CLAY	SP-SM OR SP-SC
12% TO 30%	SILTY / CLAYEY	SM OR SC
30% TO 50%	VERY SILTY / VERY CLAYEY	SM OR SC

These Modifiers Provide Our Estimate of Shell, Rock Fragments, or Roots in The Soil Sample

APPROXIMATE CONTENT, BY WEIGHT	MODIFIERS
1% TO 5%	TRACE
5% TO 10%	FEW
15% TO 25%	LITTLE
30% TO 45%	SOME
50% TO 100%	MOSTLY

These Modifiers Provide Our Estimate of Organic Content in The Soil Sample

ORGANIC CONTENT	MODIFIERS
1% TO 3%	TRACE
3% TO 5%	SLIGHTLY ORGANIC
5% TO 30%	ORGANIC
> 30%	PEAT

APPENDIX B

TABLE B-1: SUMMARY OF IN-SITU HYDRAULIC CONDUCTIVITY TEST RESULTS

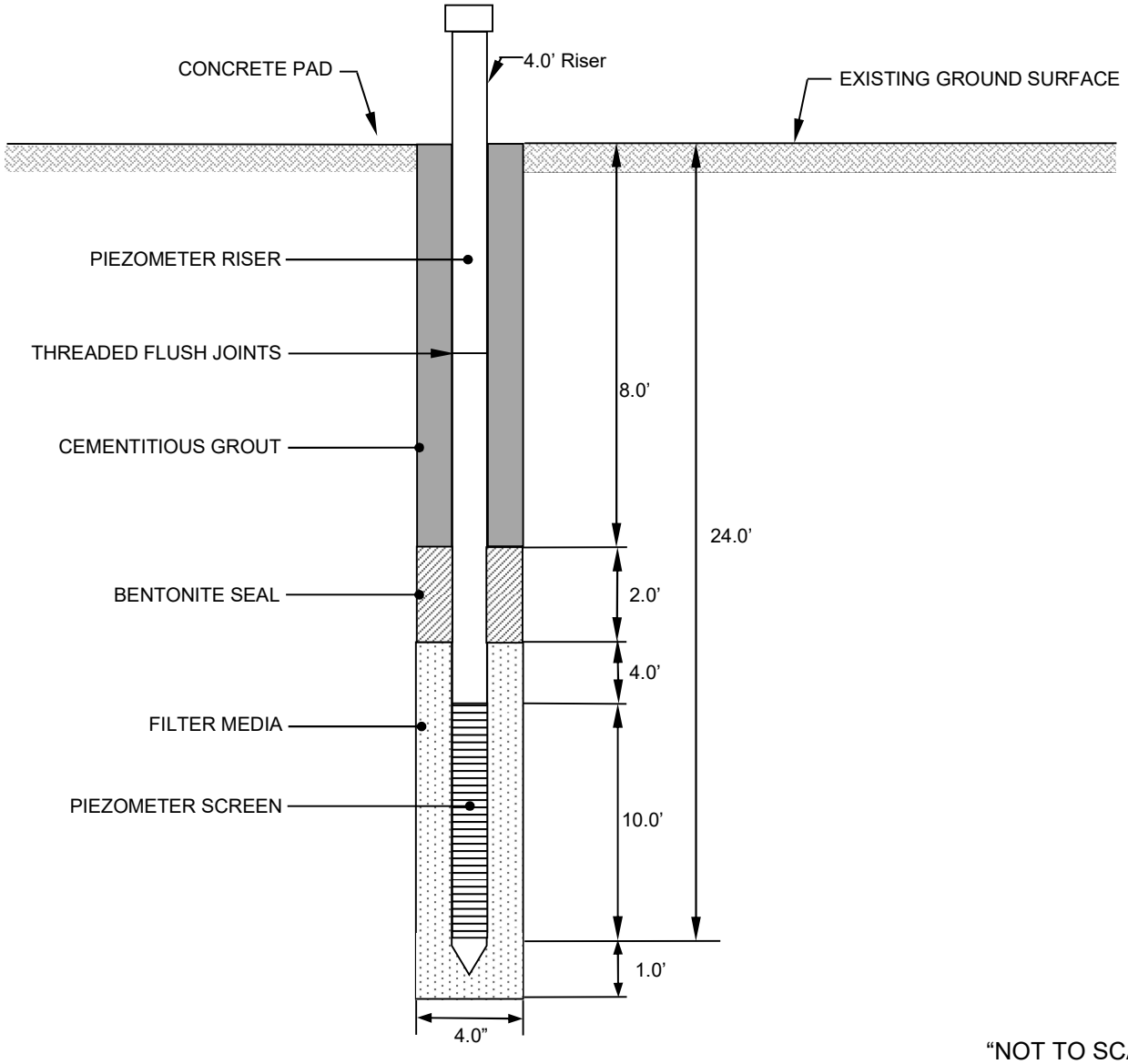
Mill Creek Sink
Water Quality Improvement Project
Alachua County, Florida
Wood Project No. 6063-18-0300

Piezometer ID	Subsurface Material at Test Depth Interval [Filter Zone]	Borehole Diameter (in)	Piezometer Diameter (in)	Test Depth Interval[1] [Filter Zone] (ft)	Groundwater Level[1] (ft)	In-situ Falling Head Hydraulic Conductivity, k_h	
						cm/sec	ft/sec
PZM-1	Brownish gray to brown to light gray silty sands (SM) and clayey sands (SC) with limestone fragments	4.0	2.0	14.0 - 24.0	10.7	1.4E-02	4.7E-04
PZM-2	Light brownish gray silty sands (SM) and clayey sands (SC) with limestone fragments	4.0	2.0	14.0 - 24.0	8.8	2.2E-02	7.1E-04

Note:
[1]BGS - Below Ground Surface

PIEZOMETER INSTALLATION RECORD

JOB NAME	**Mill Creek**	JOB NUMBER	**6063180300.02.1B**
PIEZOMETER#	**MW-1**	INSTALLATION DATE	**9/25/2019**
LOCATION (STATE PLANE)	**297227.777ft N 2599702.783ft E**	GROUND SURFACE ELEVATION* (NGVD)	
FILTER MATERIAL:	**20/30 Silica Sand**	SLOT SIZE	**0.01 inches**
SCREEN MATERIAL	**Sch 40 PVC**	SCREEN DIAMETER	**2 inches**
RISER MATERIAL	**Sch 40 PVC**	RISER DIAMETER	**2 inches**
DRILLING TECHNIQUE	**Mud Rotary**	DRILLING CONTRACTOR	**Amdrill**
BOREHOLE DIAMETER	**4 inches**	WOOD FIELD REPRESENTATIVE	**SCJ**



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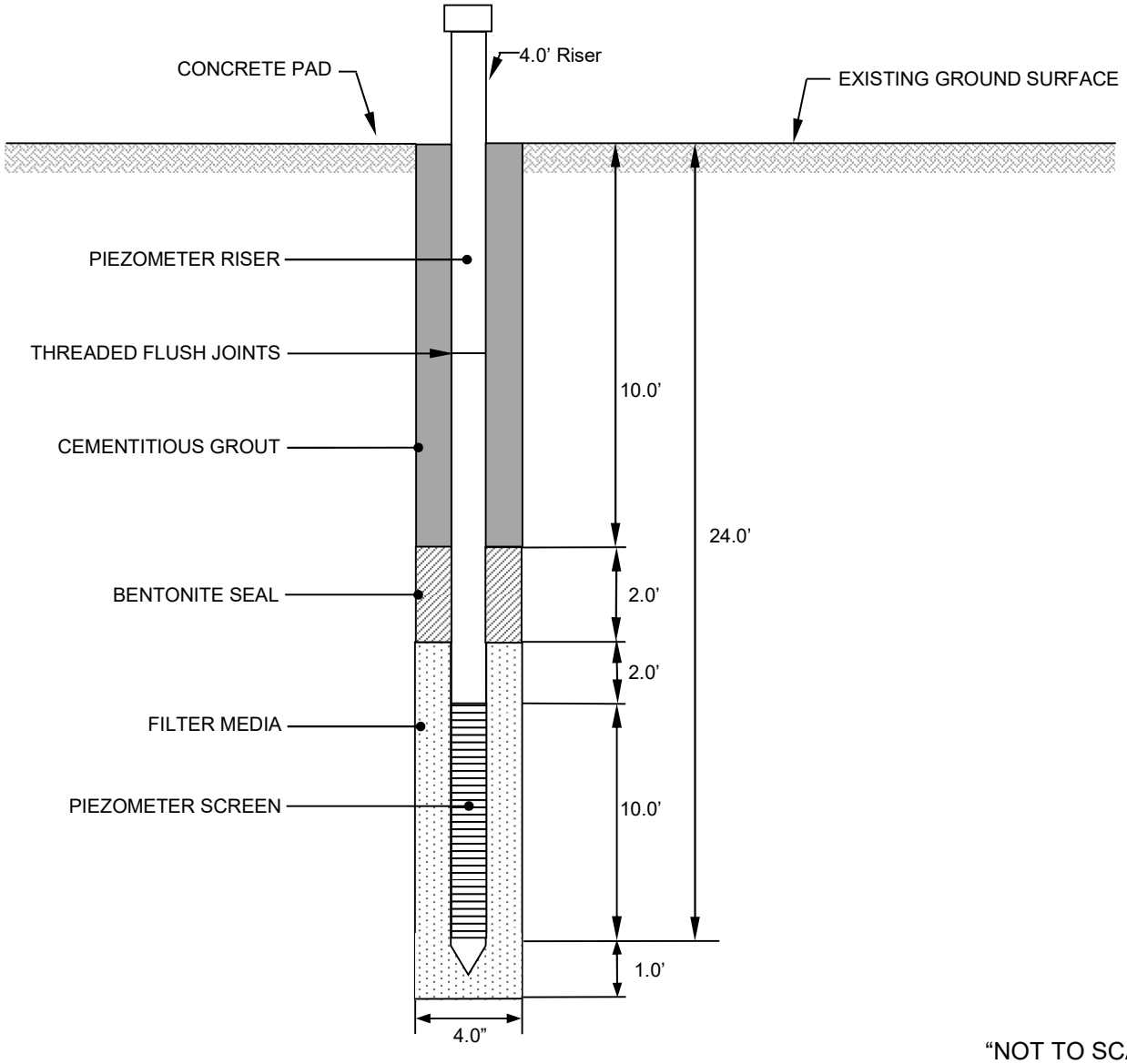
Tampa, Florida 33602

PIEZOMETER INSTALLATION RECORD

PIEZOMETER INSTALLATION RECORD

JOB NAME	**Mill Creek**	JOB NUMBER	**6063180300.02.1B**
PIEZOMETER#	**MW-2**	INSTALLATION DATE	**9/25/2019**
LOCATION (STATE PLANE)	**297359.504ft N 2599520.336ft E**	GROUND SURFACE ELEVATION* (NGVD)	
FILTER MATERIAL:	**20/30 Silica Sand**	SLOT SIZE	**0.01 inches**
SCREEN MATERIAL	**Sch 40 PVC**	SCREEN DIAMETER	**2 inches**
RISER MATERIAL	**Sch 40 PVC**	RISER DIAMETER	**2 inches**
DRILLING TECHNIQUE	**Mud Rotary**	DRILLING CONTRACTOR	**Amdrill**
BOREHOLE DIAMETER	**4 inches**	WOOD FIELD REPRESENTATIVE	**SCJ**



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PIEZOMETER INSTALLATION RECORD

Field Hydraulic Conductivity Test - Falling Head Permeability Test

Client: Alachua County
Date: 10/30/2019
Project #: 6063180300.02.1B
Project Name: Mill Creek Sink Water Quality Improvement Project

Well ID: PZM-1
Test #: 1
Technician: Casey Suarez
Location: Approximately 10 ft south of SPT-9

Elapsed Time (Sec)	Elapsed Time (Min)	Depth To Water from Top of Casing (ft)	"h" (ft)	h/h_o
0.00	0.00	0.00	14.51	1.00
1.00	0.02	4.71	9.80	0.68
2.00	0.03	9.43	5.08	0.35
3.00	0.05	14.14	0.37	0.03
4.00	0.07	14.15	0.36	0.03
5.00	0.08	14.15	0.36	0.02
6.00	0.10	14.16	0.35	0.02
7.00	0.12	14.17	0.34	0.02
8.00	0.13	14.17	0.34	0.02
9.00	0.15	14.18	0.33	0.02
10.00	0.17	14.19	0.32	0.02
11.00	0.18	14.19	0.32	0.02
12.00	0.20	14.20	0.31	0.02
13.00	0.22	14.20	0.31	0.02
14.00	0.23	14.21	0.30	0.02
15.00	0.25	14.22	0.29	0.02
16.00	0.27	14.22	0.29	0.02
17.00	0.28	14.23	0.28	0.02
Data truncated for reporting purposes				
402.00	6.70	14.45	0.06	0.00
403.00	6.72	14.45	0.06	0.00
404.00	6.73	14.45	0.06	0.00
405.00	6.75	14.45	0.06	0.00
406.00	6.77	14.45	0.06	0.00
407.00	6.78	14.45	0.06	0.00
408.00	6.80	14.45	0.06	0.00
409.00	6.82	14.45	0.06	0.00
410.00	6.83	14.45	0.06	0.00
411.00	6.85	14.45	0.06	0.00
412.00	6.87	14.45	0.06	0.00
413.00	6.88	14.45	0.06	0.00
414.00	6.90	14.45	0.06	0.00
415.00	6.92	14.45	0.06	0.00
416.00	6.93	14.45	0.06	0.00
417.00	6.95	14.45	0.06	0.00
418.00	6.97	14.45	0.06	0.00
419.00	6.98	14.45	0.06	0.00
420.00	7.00	14.45	0.06	0.00
421.00	7.02	14.45	0.06	0.00
422.00	7.03	14.45	0.06	0.00
423.00	7.05	14.45	0.06	0.00
424.00	7.07	14.45	0.06	0.00
425.00	7.08	14.45	0.06	0.00
426.00	7.10	14.45	0.06	0.00
427.00	7.12	14.45	0.06	0.00
428.00	7.13	14.45	0.06	0.00
429.00	7.15	14.45	0.06	0.00
430.00	7.17	14.45	0.06	0.00
431.00	7.18	14.45	0.06	0.00
432.00	7.20	14.45	0.06	0.00
433.00	7.22	14.45	0.06	0.00
434.00	7.23	14.45	0.06	0.00
435.00	7.25	14.45	0.06	0.00
436.00	7.27	14.45	0.06	0.00
437.00	7.28	14.45	0.06	0.00
438.00	7.30	14.45	0.06	0.00
439.00	7.32	14.45	0.06	0.00
440.00	7.33	14.45	0.06	0.00

Well Depth (btoc):	24	feet
Stickup:	3.8	feet
Initial DTW (btoc):	14.51	feet
Radius of standpipe, r:	1	inch
Radius of well, R:	2	inch
Screen Length, L_e:	10	feet
Time at $0.37h/h_o$, T_o:	0.05	min

$$K_H = \frac{r^2 \ln(\frac{L_e}{R})}{2L_eT_o}$$

Calculated Value:

K_h =	0.0057	in/sec
K_h =	0.00047	ft/sec
K_h =	0.014	cm/sec

Notes:
DTW = Depth to water Table
*btoc - Below Top of Casing

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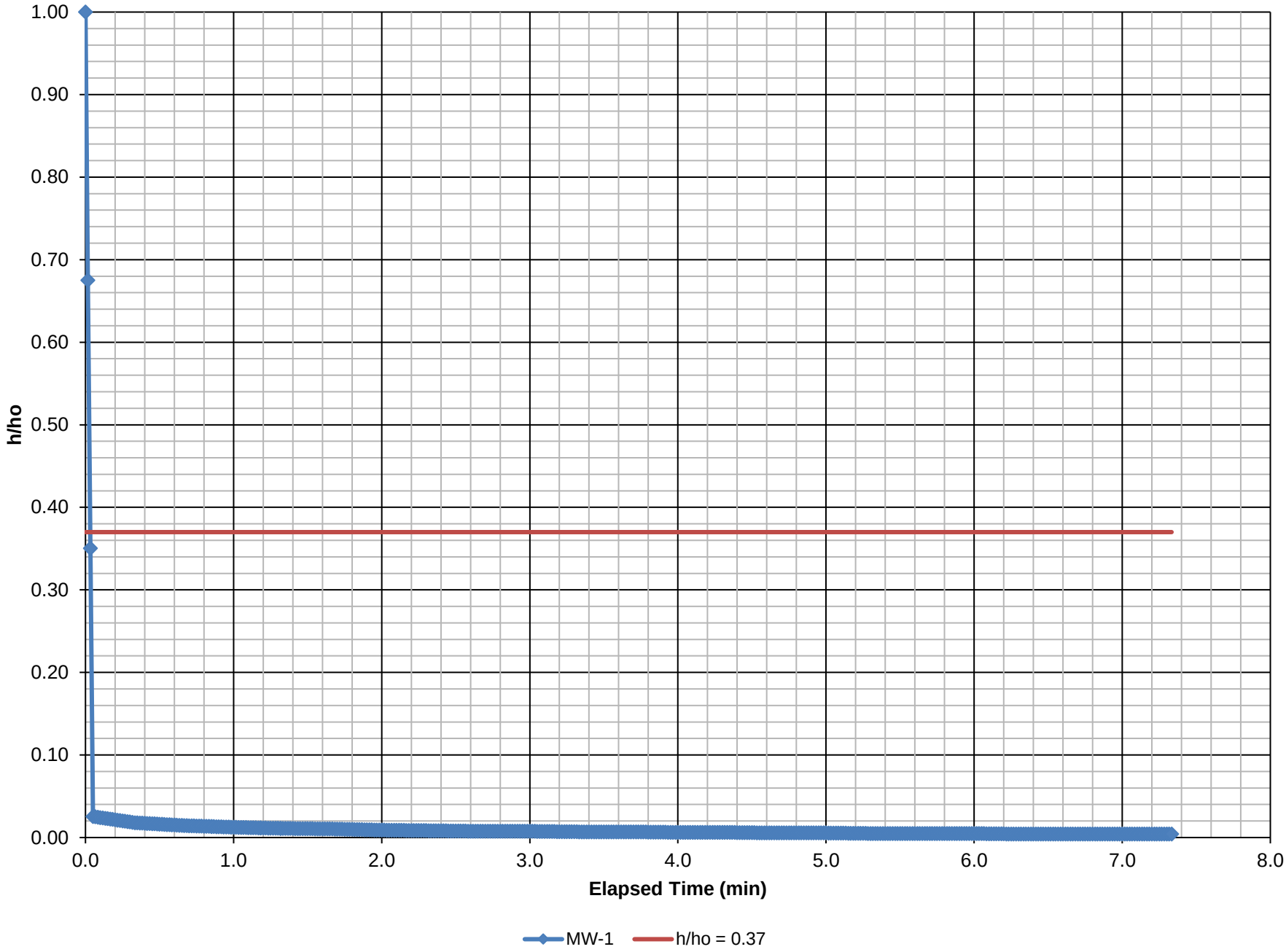
PZM-1 - Falling Head Permeability Test



wood.

Field Hydraulic Conductivity Test - Falling Head Permeability Test

Client: Alachua County
Date: 10/30/2019
Project #: 6063180300.02.1B
Project Name: Mill Creek Sink Water Quality Improvement Project

Well ID: PZM-2
Test #: 2
Technician: Casey Suarez
Location: Approximately 10 ft south-east of SPT-6

Elapsed Time (Sec)	Elapsed Time (Min)	Depth To Water from Top of Casing (ft)	"h" (ft)	h/h_o
0.00	0.00	0.00	12.56	1.00
1.00	0.02	3.88	8.68	0.69
2.00	0.03	7.76	4.80	0.38
3.00	0.05	11.64	0.92	0.07
4.00	0.07	11.66	0.90	0.07
5.00	0.08	11.68	0.88	0.07
6.00	0.10	11.70	0.86	0.07
7.00	0.12	11.72	0.84	0.07
8.00	0.13	11.73	0.83	0.07
9.00	0.15	11.75	0.81	0.06
10.00	0.17	11.77	0.79	0.06
11.00	0.18	11.79	0.77	0.06
12.00	0.20	11.81	0.75	0.06
13.00	0.22	11.83	0.73	0.06
14.00	0.23	11.85	0.71	0.06
15.00	0.25	11.87	0.69	0.06
16.00	0.27	11.88	0.68	0.05
17.00	0.28	11.90	0.66	0.05
18.00	0.30	11.92	0.64	0.05
Data truncated for reporting purposes				
181.00	3.02	12.53	0.03	0.00
182.00	3.03	12.53	0.03	0.00
183.00	3.05	12.53	0.03	0.00
184.00	3.07	12.53	0.03	0.00
185.00	3.08	12.53	0.03	0.00
186.00	3.10	12.53	0.03	0.00
187.00	3.12	12.53	0.03	0.00
188.00	3.13	12.53	0.03	0.00
189.00	3.15	12.53	0.03	0.00
190.00	3.17	12.53	0.03	0.00
191.00	3.18	12.53	0.03	0.00
192.00	3.20	12.53	0.03	0.00
193.00	3.22	12.53	0.03	0.00
194.00	3.23	12.53	0.03	0.00
195.00	3.25	12.53	0.03	0.00
196.00	3.27	12.53	0.03	0.00
197.00	3.28	12.53	0.03	0.00
198.00	3.30	12.53	0.03	0.00
199.00	3.32	12.53	0.03	0.00
200.00	3.33	12.53	0.03	0.00
201.00	3.35	12.53	0.03	0.00
202.00	3.37	12.53	0.03	0.00
203.00	3.38	12.53	0.03	0.00
204.00	3.40	12.53	0.03	0.00
205.00	3.42	12.53	0.03	0.00
206.00	3.43	12.53	0.03	0.00
207.00	3.45	12.53	0.03	0.00
208.00	3.47	12.53	0.03	0.00
209.00	3.48	12.53	0.03	0.00
210.00	3.50	12.53	0.03	0.00
211.00	3.52	12.53	0.03	0.00
212.00	3.53	12.53	0.03	0.00
213.00	3.55	12.53	0.03	0.00
214.00	3.57	12.53	0.03	0.00
215.00	3.58	12.53	0.03	0.00
216.00	3.60	12.53	0.03	0.00
217.00	3.62	12.53	0.03	0.00
218.00	3.63	12.53	0.03	0.00
219.00	3.65	12.53	0.03	0.00

Well Depth (btoc):	24	feet
Stickup:	3.8	feet
Initial DTW (btoc):	12.56	feet
Radius of standpipe, r:	1	inch
Radius of well, R:	2	inch
Screen Length, L_e:	10	feet
Time at $0.37h/h_o$, T_o:	0.03	min

$$K_H = \frac{r^2 \ln(\frac{L_e}{R})}{2L_eT_o}$$

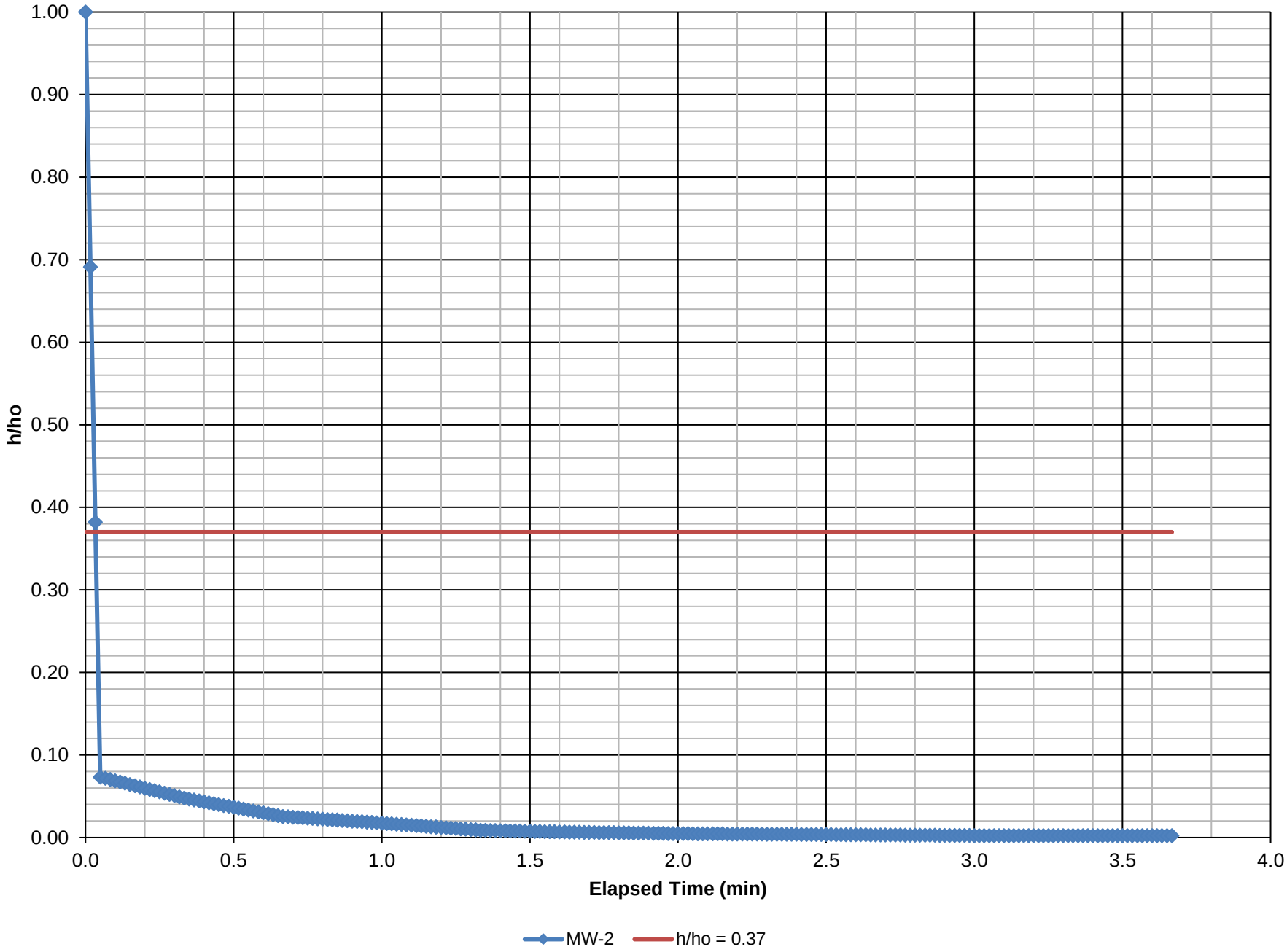
Calculated Value:

K_h =	0.0085	in/sec
K_h =	0.00071	ft/sec
K_h =	0.022	cm/sec

Notes:
DTW = Depth to water Table
*btoc - Below Top of Casing

Wood Environment and Infrastructure Solutions, Inc.
1101 Channelside Drive, Suite 200
Tampa, FL 33602

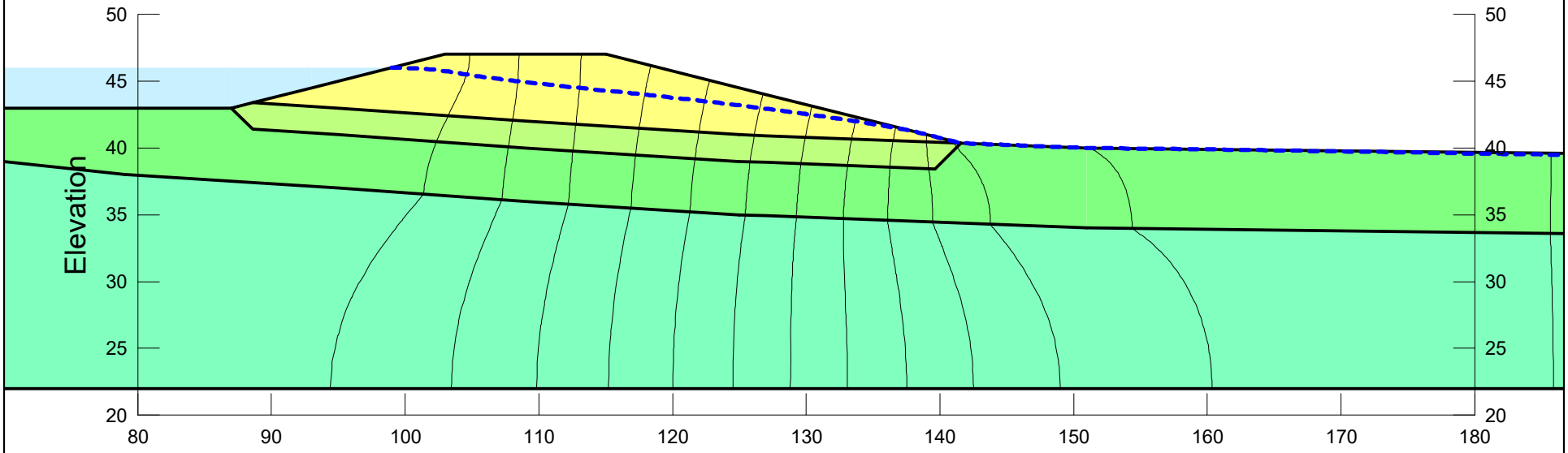
MW-2 - Falling Head Permeability Test



APPENDIX C

Figure 1A
Seepage Analysis - Cross Section XS-1
Pool Elev. 46 feet

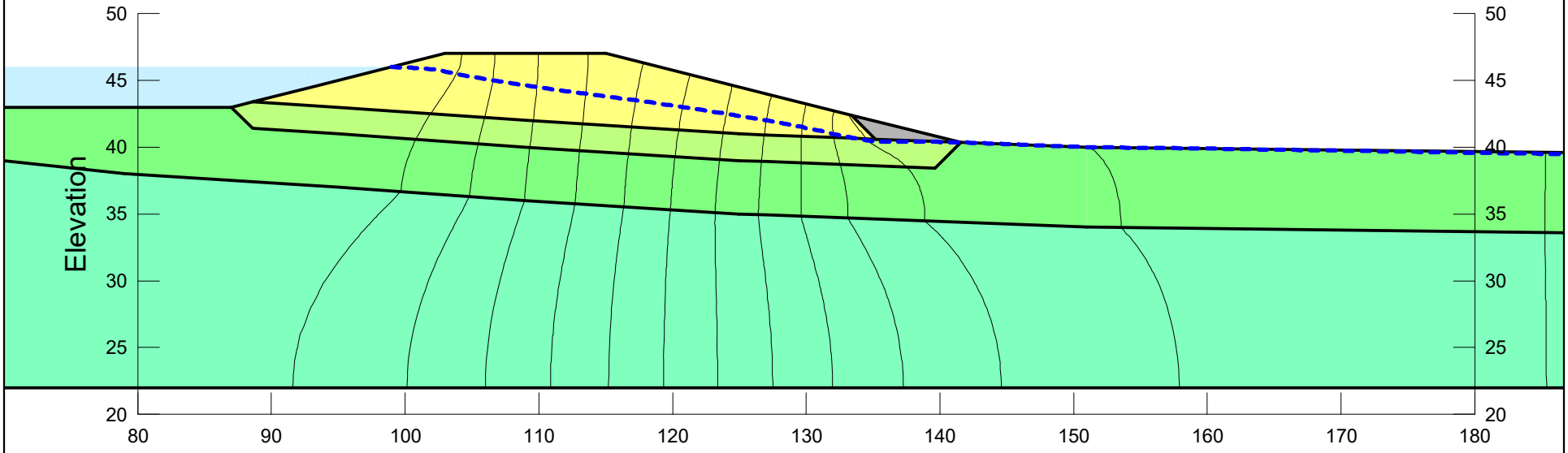
Color	Name	Model	Sat Kx (ft/sec)	Ky'/Kx' Ratio
	Berm - SP-SM	Saturated Only	3e-005	1
	Soil 1 - SP-SM	Saturated Only	3e-005	1
	Soil 2 - SC and SC with Limestone Fragments	Saturated Only	3e-007	1
	Undercutting/Replacement - SP-SM	Saturated Only	3e-005	1



Mill Creek Sink Water Quality Improvement Project	
XS-1_A.gsz	
7/15/2020	1:140

Figure 1B
Seepage Analysis - Cross Section XS-1, with toe drain
Pool Elev. 46 feet

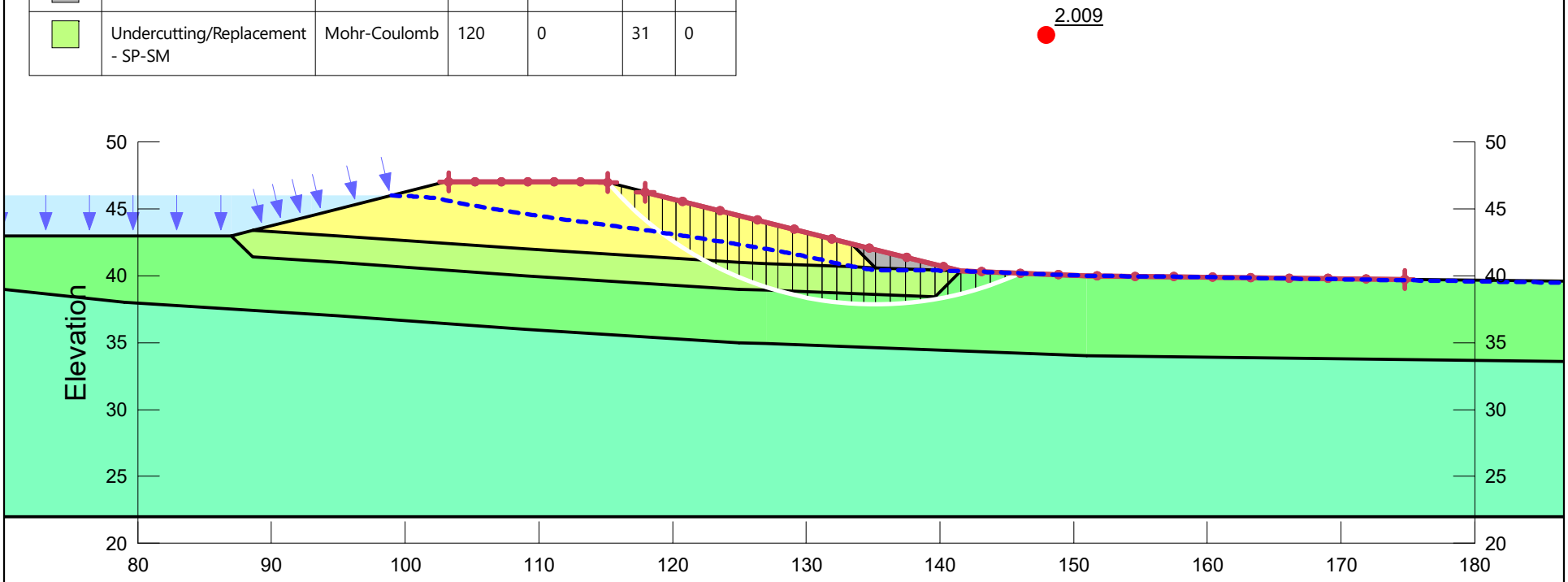
Color	Name	Model	Sat Kx (ft/sec)	Ky'/Kx' Ratio
	Berm - SP-SM	Saturated Only	3e-005	1
	Soil 1 - SP-SM	Saturated Only	3e-005	1
	Soil 2 - SC and SC with Limestone Fragments	Saturated Only	3e-007	1
	Toe Drain - GP	Saturated Only	0.03	1
	Undercutting/Replacement - SP-SM	Saturated Only	3e-005	1



Mill Creek Sink Water Quality Improvement Project	
XS-1_B.gsz	
7/15/2020	1:140

Figure 1C
Stability Analysis - Cross Section XS-1, with toe drain
Pool Elev. 46 feet

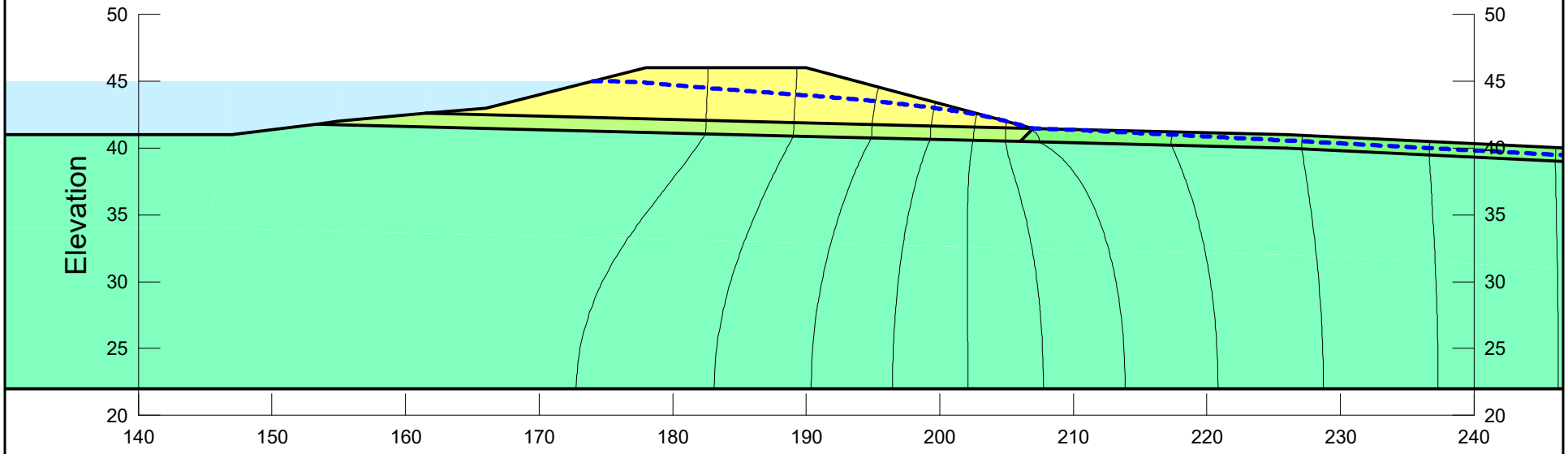
Color	Name	Model	Unit Weight (pcf)	Cohesion' (psf)	Phi' (°)	Phi-B (°)
	Berm - SP-SM	Mohr-Coulomb	120	0	31	0
	Soil 1 - SP-SM	Mohr-Coulomb	120	0	31	0
	Soil 2 - SC and SC with Limestone Fragments	Mohr-Coulomb	110	0	26	0
	Toe Drain - GP	Mohr-Coulomb	110	0	36	0
	Undercutting/Replacement - SP-SM	Mohr-Coulomb	120	0	31	0



Slope Stability	
XS-1_B.gsz	
8/5/2020	1:140

Figure 2A
Seepage Analysis - Cross Section XS-2
Pool Elev. 45 feet

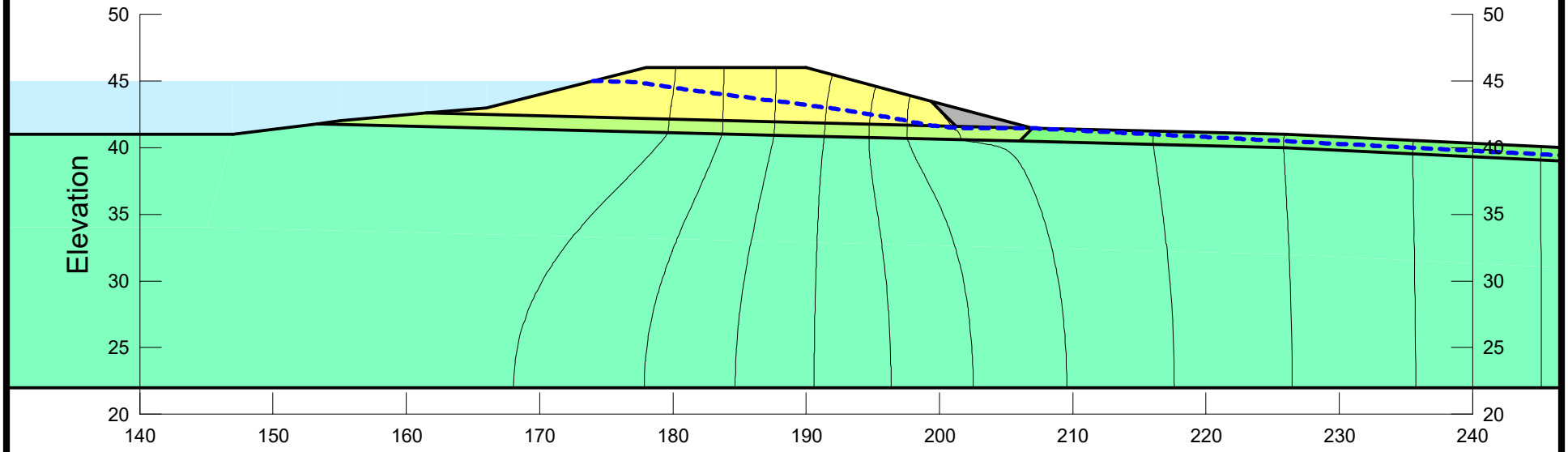
Color	Name	Model	Sat Kx (ft/sec)	Ky'/Kx' Ratio
	Berm - SP-SM	Saturated Only	3e-005	1
	Soil 1 - SP-SM	Saturated Only	3e-005	1
	Soil 2 - SC and SC with Limestone Fragments	Saturated Only	3e-007	1
	Undercutting/Replacement - SP-SM	Saturated Only	3e-005	1



Mill Creek Sink Water Quality Improvement Project	
XS-2_A.gsz	
7/15/2020	1:140

Figure 2A
Seepage Analysis - Cross Section XS-2
Pool Elev. 45 feet

Color	Name	Model	Sat Kx (ft/sec)	Ky'/Kx' Ratio
	Berm - SP-SM	Saturated Only	3e-005	1
	Soil 1 - SP-SM	Saturated Only	3e-005	1
	Soil 2 - SC and SC with Limestone Fragments	Saturated Only	3e-007	1
	Toe Drain - GP	Saturated Only	0.03	1
	Undercutting/Replacement - SP-SM	Saturated Only	3e-005	1



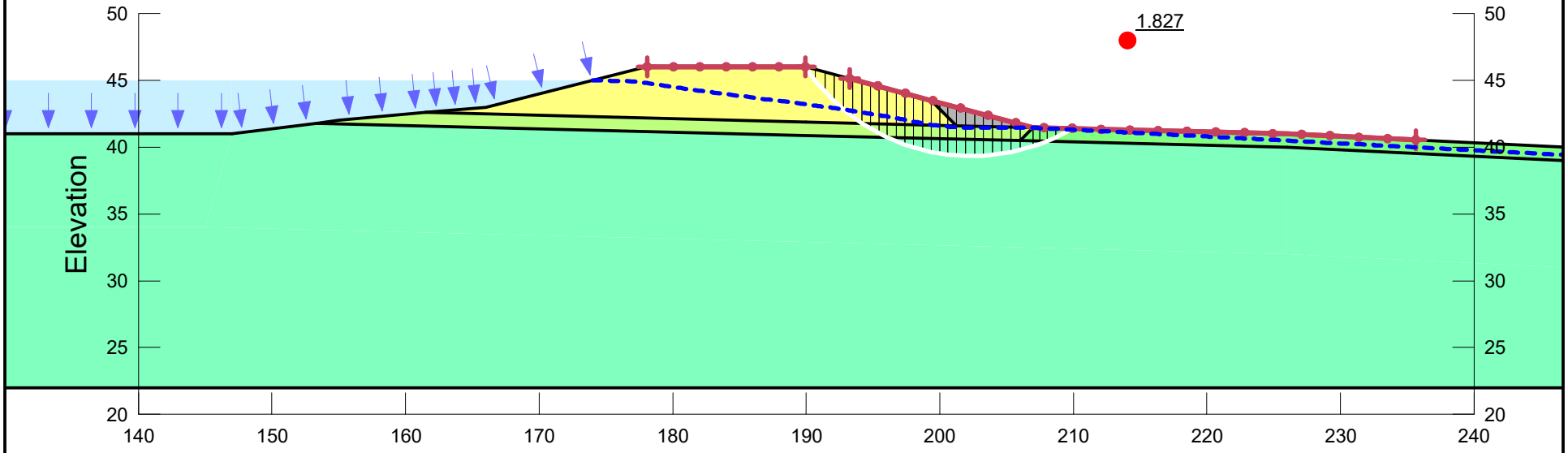
Mill Creek Sink Water Quality Improvement Project

XS-2_B.gsz

7/15/2020 1:140

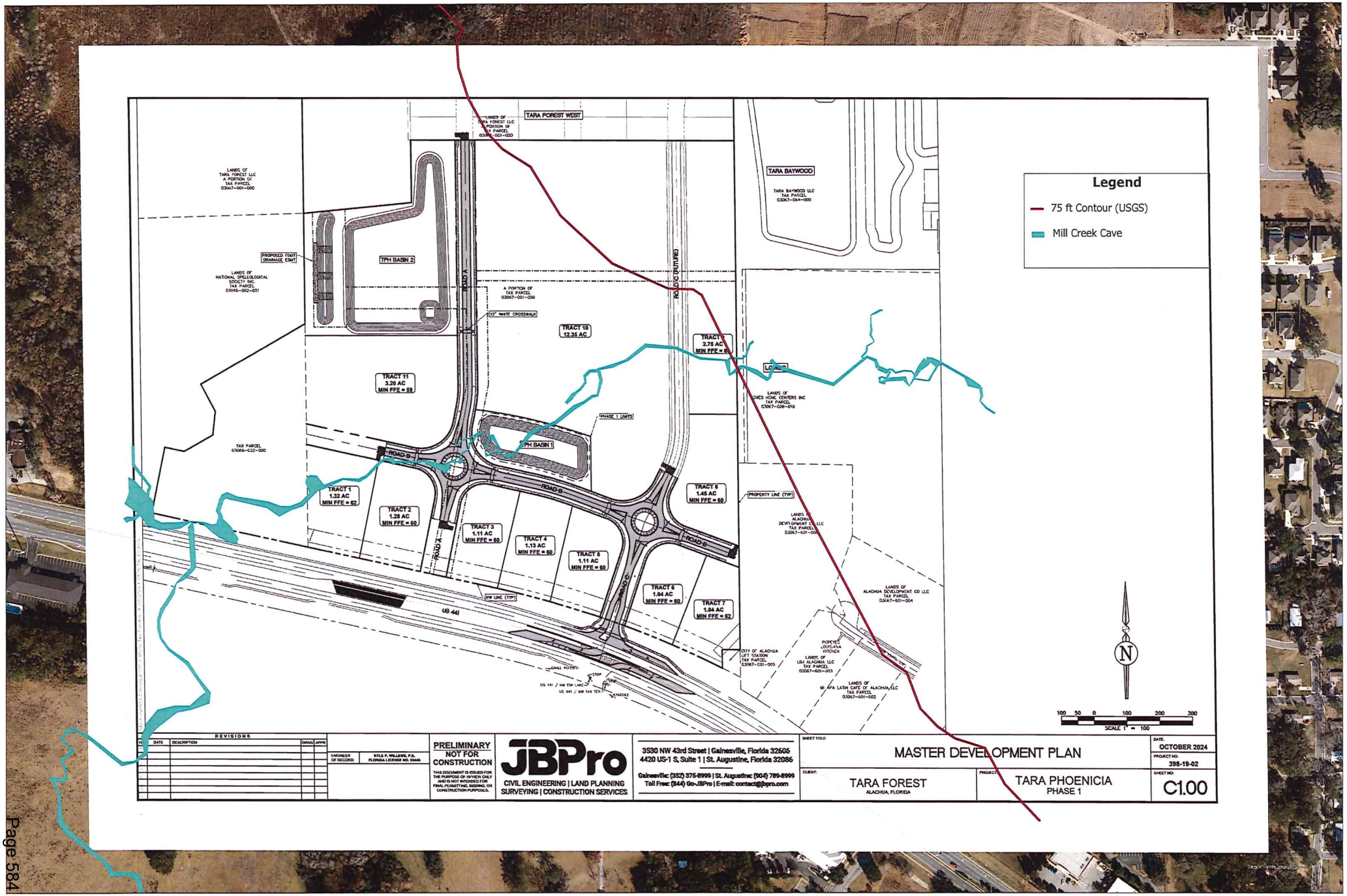
Figure 2C
Stability Analysis - Cross Section XS-2, with toe drain
Pool Elev. 45 feet

Color	Name	Model	Unit Weight (pcf)	Cohesion' (psf)	Phi' (°)	Phi-B (°)
	Berm - SP-SM	Mohr-Coulomb	120	0	31	0
	Soil 1 - SP-SM	Mohr-Coulomb	120	0	31	0
	Soil 2 - SC and SC with Limestone Fragments	Mohr-Coulomb	120	0	26	0
	Toe Drain - GP	Mohr-Coulomb	110	0	36	0
	Undercutting/Replacement - SP-SM	Mohr-Coulomb	120	0	31	0



Slope Stability	
XS-2_B.gsz	
8/5/2020	1:140

Attachment C


Legend
75 ft Contour (USGS)
Mill Creek Cave
TARA FOREST WEST
TARA BAYWOOD
TPH BASIN 2
TPH BASIN 1
ROAD A
ROAD B
ROAD C
ROAD C (FUTURE)
TRACT 1
1.32 AC
MIN FFE = 62
TRACT 2
1.28 AC
MIN FFE = 60
TRACT 3
1.11 AC
MIN FFE = 60
TRACT 4
1.13 AC
MIN FFE = 60
TRACT 5
1.11 AC
MIN FFE = 60
TRACT 6
1.04 AC
MIN FFE = 60
TRACT 7
1.04 AC
MIN FFE = 62
TRACT 8
1.45 AC
MIN FFE = 60
TRACT 10
12.35 AC
TRACT 11
3.20 AC
MIN FFE = 59
PROPOSED FDOT DRAINAGE ESMT
PHASE 1 LIMITS
PROPERTY LINE (TYP)
NW LINE (TYP)
US 441
SCALE 1" = 100
REVISIONS
PRELIMINARY
NOT FOR CONSTRUCTION
JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, Florida 32605
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com
MASTER DEVELOPMENT PLAN
TARA FOREST
ALACHUA, FLORIDA
TARA PHOENICIA
PHASE 1
OCTOBER 2024
398-19-02
C1.00

Attachment D

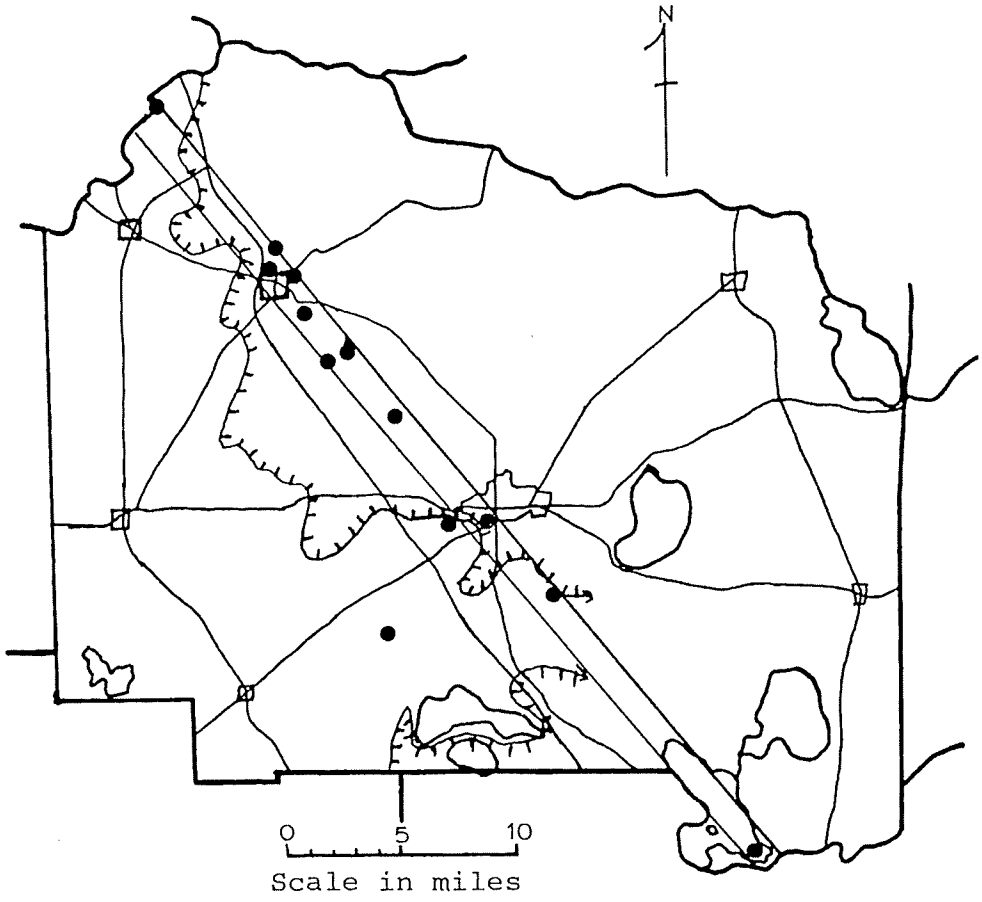


Figure 10. Cross-County Fracture Zone.

Alachua County Concerns with Tara April Special Exception

November 18, 2025

Planning and Zoning Board

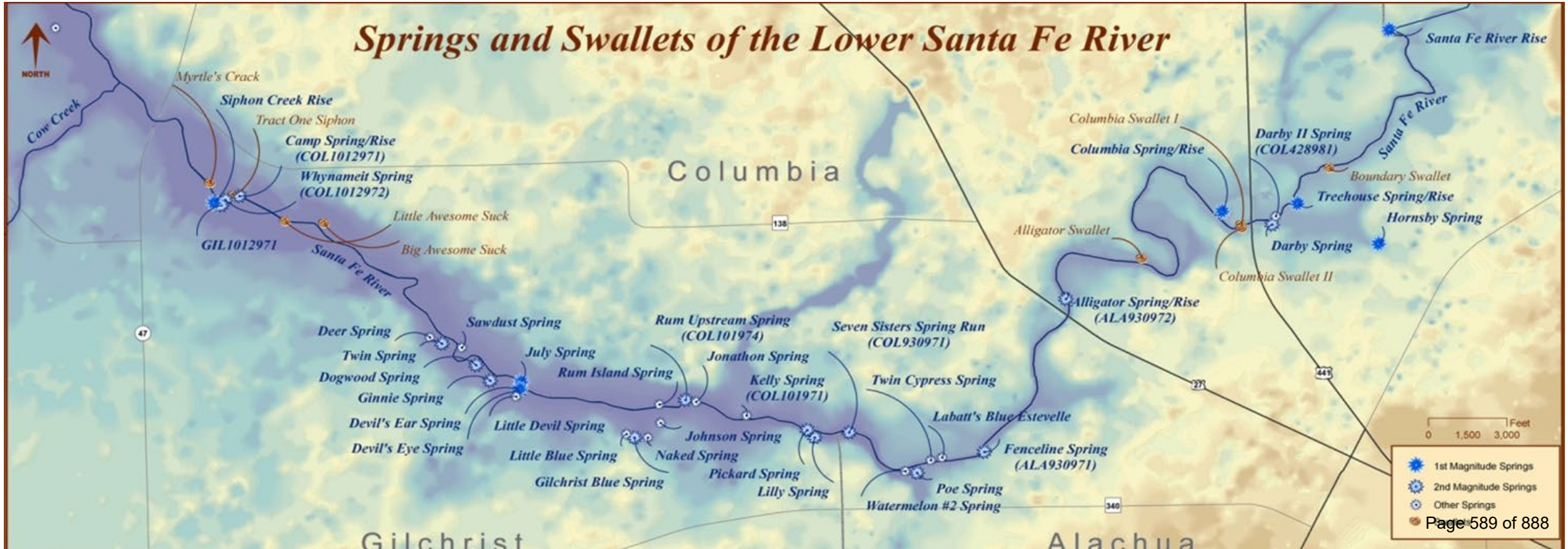
Alachua County Recommends Denial

- Applicant has not met burden to show it won't harm water quality, impact significant geologic features, or injure neighboring properties and property values.
- This is a very unique area with data showing high vulnerability to sinkholes.
- Without additional data collection, it is impossible to minimize environmental impacts.

Santa Fe River and Springs



A 2013 study attributed $84 million (in recreation alone) to the Santa Fe Springs.



Mill Creek Sink Cave



Hundreds of feet of mapped cave, several large rooms, and complex system of conduits.

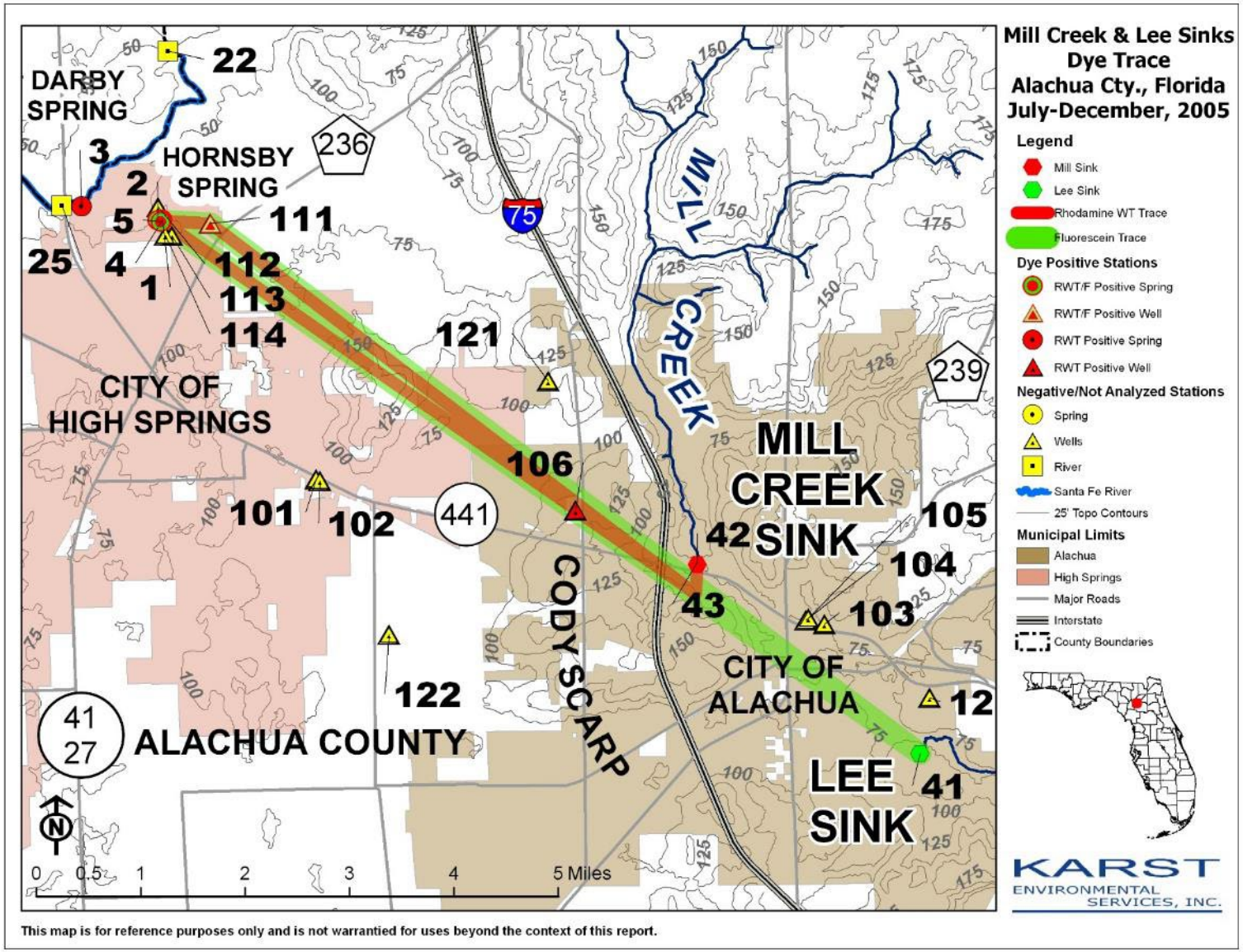


Image from Wes Skiles "Waters Journey (Karst Productions)"

Mill Creek Sink Dye Trace

- **2005 study hydrologically linked Mill Creek Sink to Hornsby Spring and Santa Fe Hills drinking water system.**
  - **Dye was deployed at the sink and detected 6 miles away at Hornsby Springs within 12 days.**
    - **For comparison, areas outside of conduit-flow have travel times between 100 - 1,000 years.**
  - **Detections reported at Santa Fe Hills Well (1.27 miles away) and Darby Spring (6 miles).**
  - **Dye was detected as late as 154 days later at Hornsby Spring.**

Mill Creek Sink Dye Trace



MILL CREEK and LEE SINKS
DYE TRACE
ALACHUA COUNTY, FLORIDA
JULY-DECEMBER, 2005



Prepared for:
Alachua County Environmental Protection Department
201 SE 2nd Avenue, Suite 201
Gainesville, FL 32601

Prepared by:
Peter L. Butt, Stephen Boyes, P.G. and Thomas L. Morris

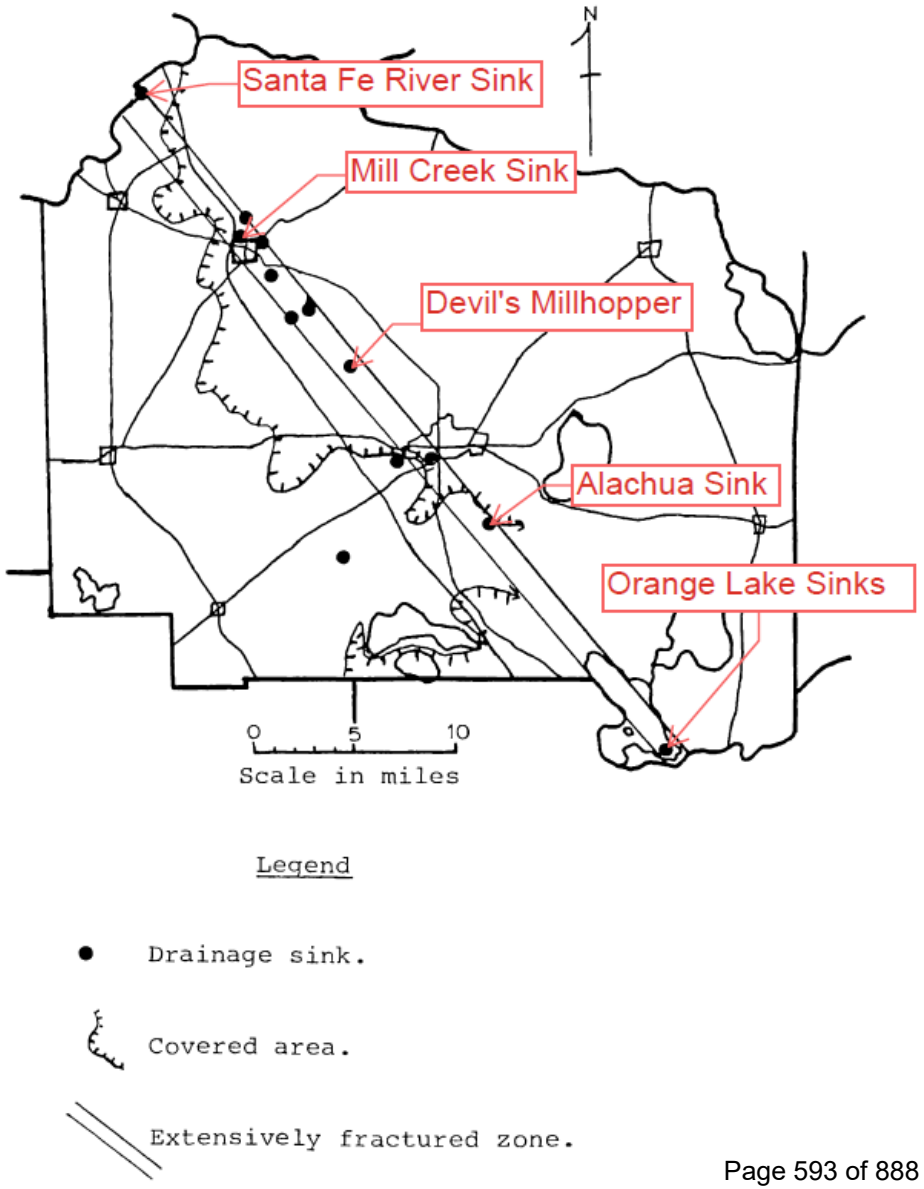
Karst Environmental Services, Inc.
5779 NE County Road 340,
High Springs, FL 32643

June 7, 2006

Unique Site Characteristics

The 1977 Bureau of Geology's *The Geology of the Western Part of Alachua County, Florida*, delineates what is known as the cross-county fracture zone.

"This linear trend of solution features is considered to be a direct result of an extensively fractured zone both in the Crystal River and the Hawthorne Formations."



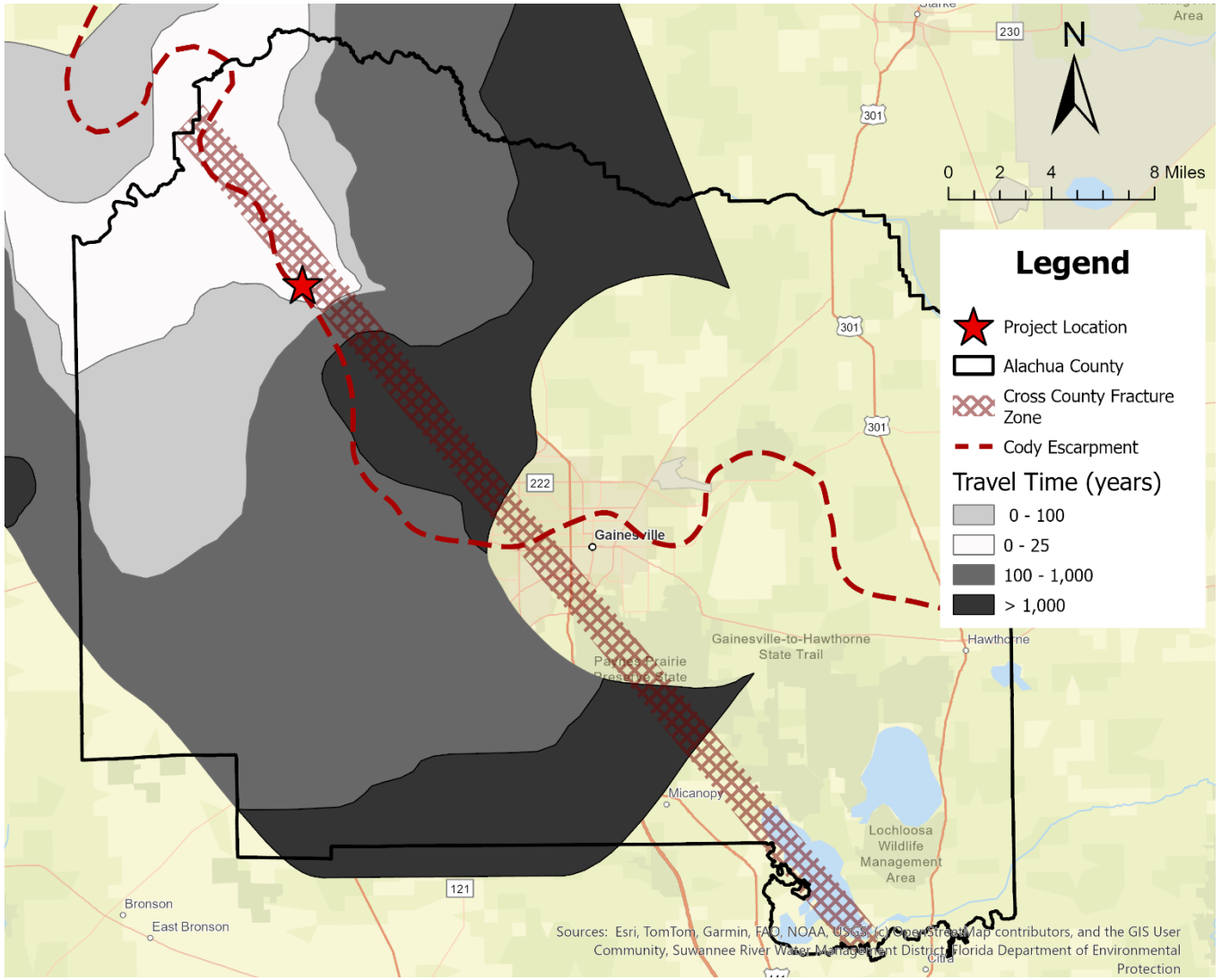
Unique Site Characteristics

Cody Escarpment/ Cody Scarp

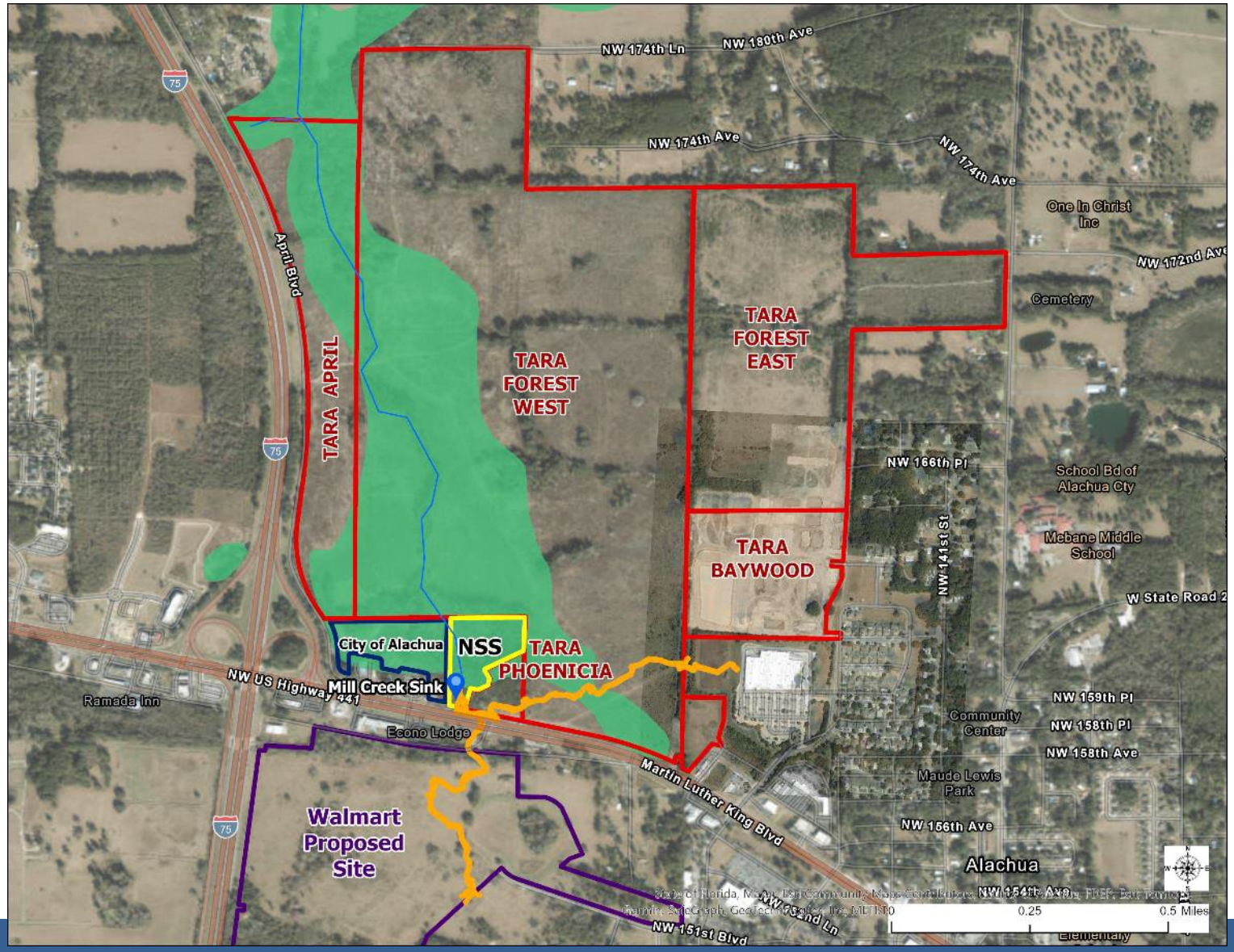
- Ancient shoreline, erosional edge of Hawthorne Group
- Transition zone of variable width

"represents a location of intense recharge of surface water to the Floridan aquifer system via sinking streams and sinkholes (expressed at the surface), and in certain areas controls the water chemistry in and dissolution of the aquifer."

(Upchurch and Lawrence, 1984)



Proposed Tara Developments



- Mill Creek Sink
- Mill Creek
- 2016 Mill Creek Sink Cave System
- Mill Creek Sink Nature Preserve (NSS)
- Tara Subdivisions
- City of Alachua
- Walmart Proposed Site
- Flood Hazard Area

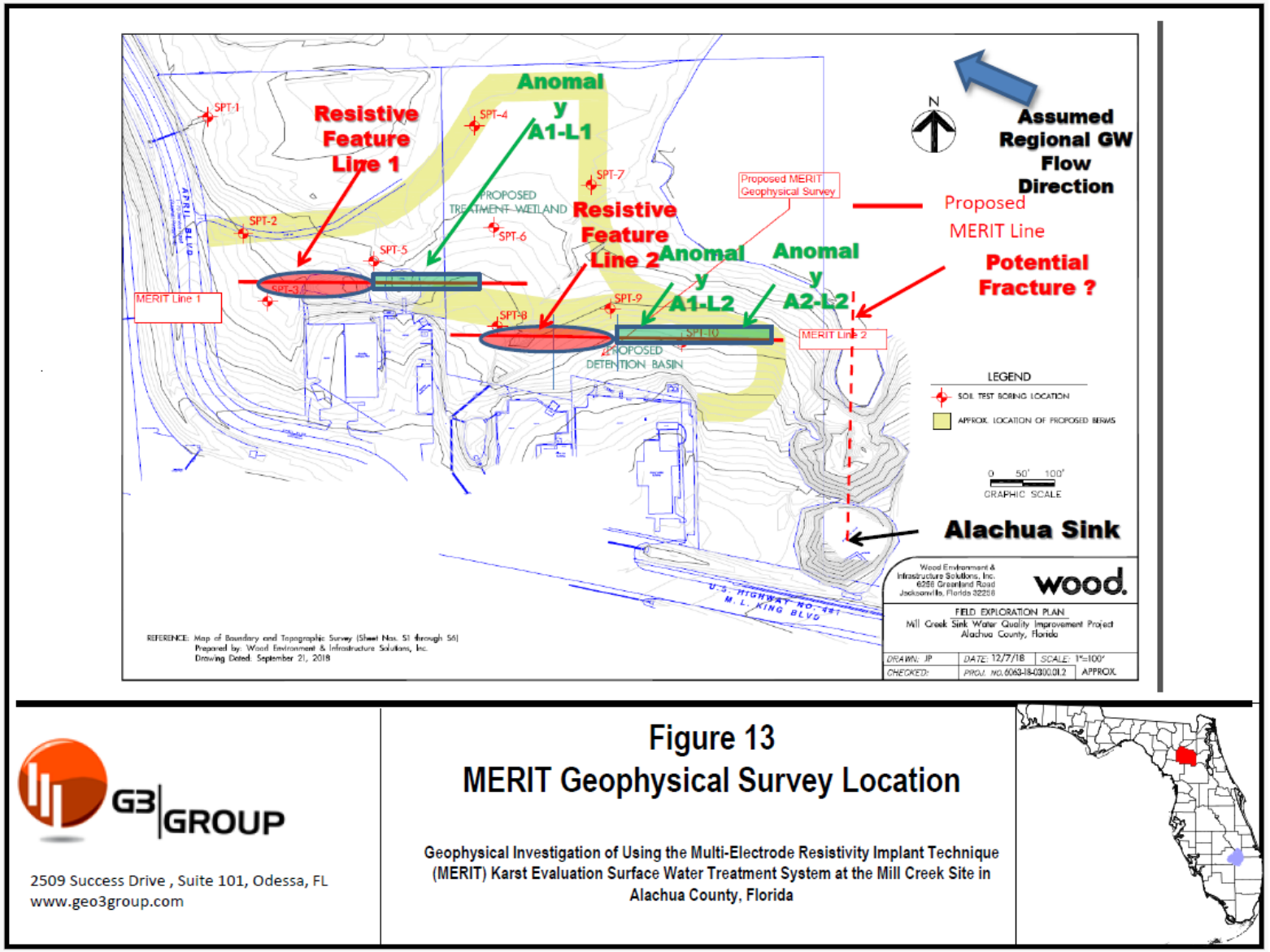
Mill Creek Sink Water Quality Improvement Project

$2M project implemented by the City of Alachua funded by SRWMD and FDEP (Phase I of Mill Creek Sink Project grant)



Mill Creek Sink Water Quality Improvement Project

G3 Performed Geophysical Investigation using Multi-Electrode Resistivity Implant Technique (MERIT)



G3 GROUP

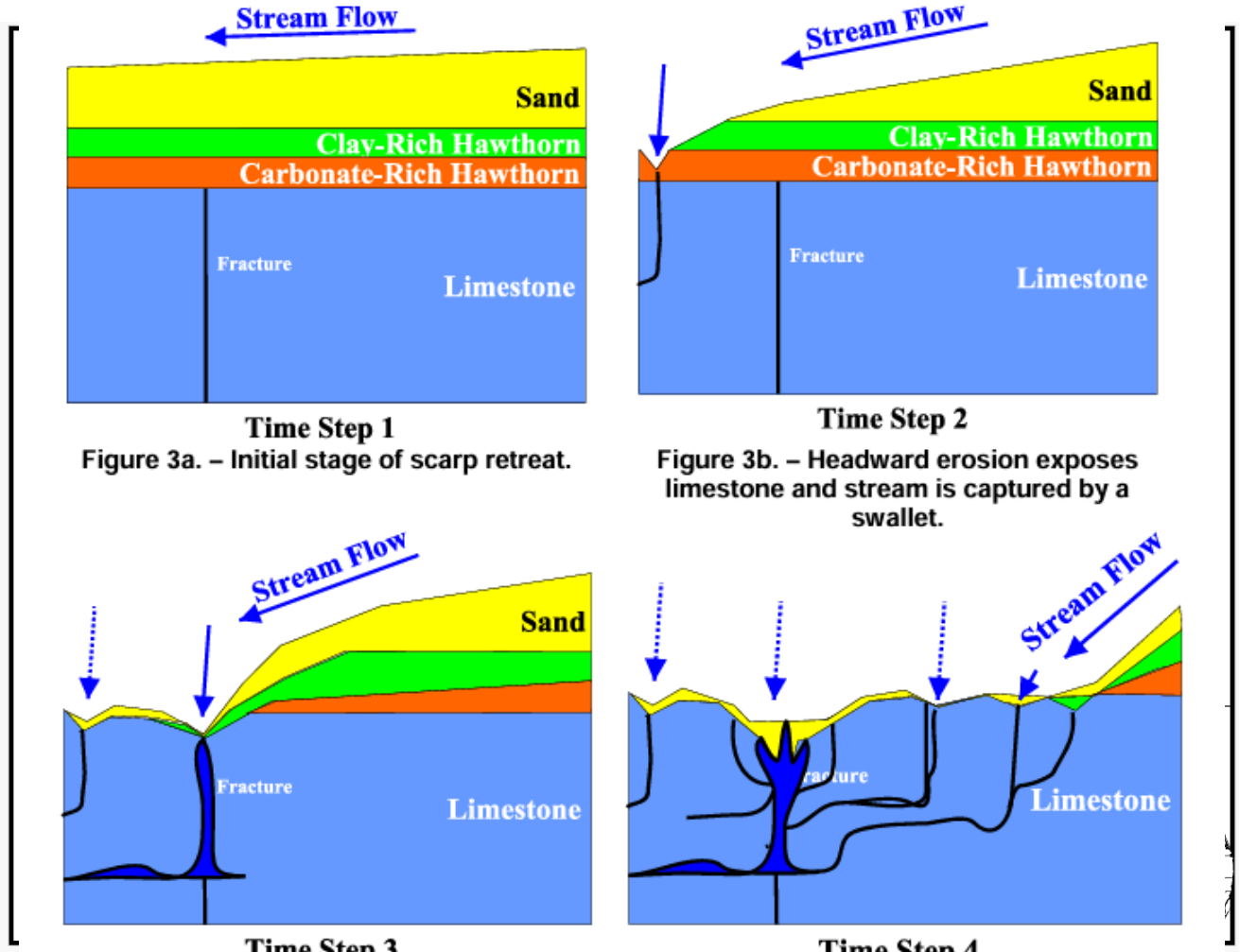
2509 Success Drive , Suite 101, Odessa, FL
www.geo3group.com

Figure 13
MERIT Geophysical Survey Location

Geophysical Investigation of Using the Multi-Electrode Resistivity Implant Technique (MERIT) Karst Evaluation Surface Water Treatment System at the Mill Creek Site in Alachua County, Florida

Mill Creek Sink Water Quality Improvement Project

- **Anomaly A1-L1 may be former swallet or relic stream channel and potential deep facture zone**
- **Anomalies A1-L2 & A2-L2 may be a potential fracture zone**

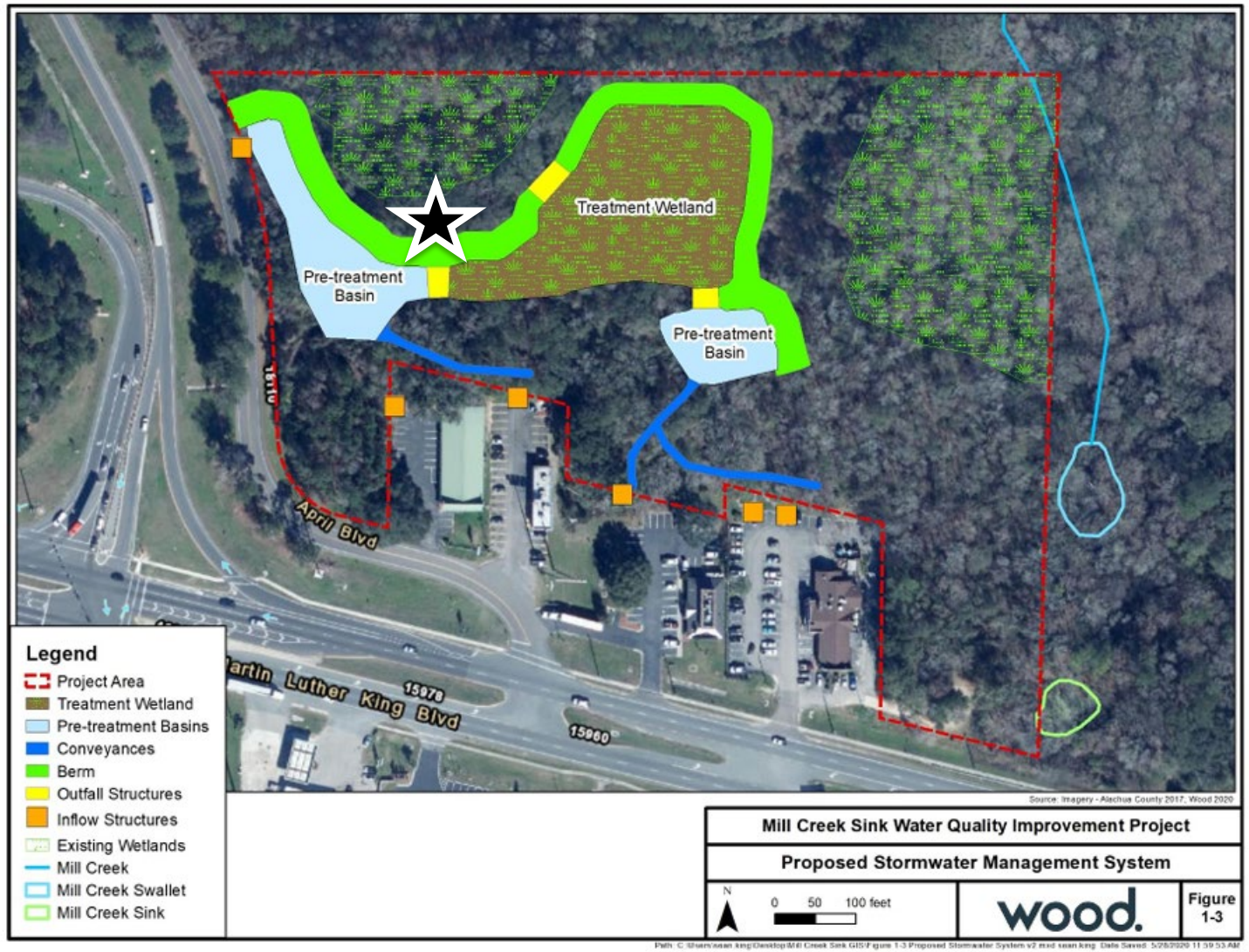


Data Source: Upchurch 2007

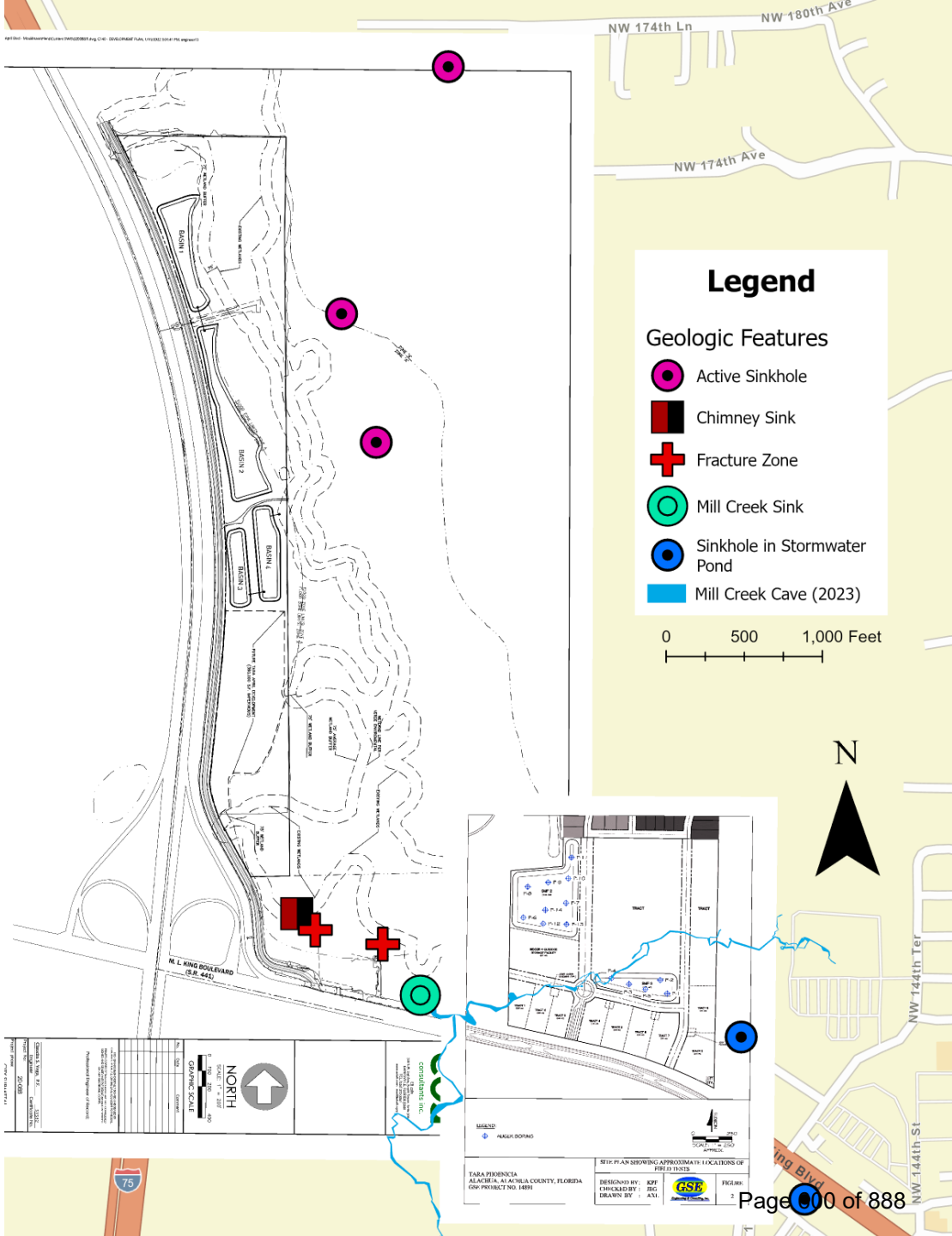
Mill Creek Sink Water Quality Improvement Project

As a result of these studies, facility was redesigned and moved as far north as possible to minimize the potential effects that it could have on adjacent properties

On June 4, 2021 a chimney sinkhole opened up onsite during construction



Unique site conditions and active geologic features warrant additional studies!



All Special Exception Standards must be met

- It is the applicant's burden to demonstrate that they have met these criteria, and they must meet them all to warrant an approval.
- 2.4.4(D)(4) Design minimizes environmental impact. The proposed special exception minimizes environmental impacts and does not cause deterioration of light, water and air resources, wildlife habitat, stormwater management, scenic resources, and other natural resources.

Design does not address/acknowledge environmental impact

- Insufficient onsite information has been gathered to say that design minimizes environmental impact

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.

Evaluation & Findings: The subject property is located within an area designated by the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Map (HARP) as an area with a moderately high aquifer recharge potential. The applicant provided no site-specific geologic or hydrogeologic field data concerning the karst nature of the subject property to the City. Further data will be required at the time an infrastructure plan is considered by the City for this parcel, should the special exception be approved.

From City of Alachua Staff Report

Alachua County Recommends Denial

- **For the protection of existing and proposed infrastructure, existing and future residents, our water resources, and County assets.**

- **Based on the following City Comprehensive Plan Policies and Land Development Regulations**

City of Alachua Code Requirements for Special Exception

- **Sec 2.4.4(D) *Special exception standards.* A special exception permit shall be approved only upon a finding the applicant demonstrates all the following standards are met:**
- **(4) *Design minimizes environmental impact.* The proposed special exception minimizes environmental impacts and does not cause significant deterioration of light, water and air resources, wildlife habitat, stormwater management, scenic resources, and other natural resources.**

City of Alachua Applicable Policies

- **Obj. 1.7 of COSE *Geological Resources*. The City shall identify, protect and conserve significant geological resources and their natural functions.**
- **Policy 1.7.e: The City shall utilize regulatory and stewardship techniques to ensure that stormwater, wastewater and landscaping practices do not negatively impact the structural integrity, hydrology, biodiversity and other natural functions of significant geologic resources.**

City of Alachua Applicable Policies

- **Objective 1.12: Water Resources. The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridian Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.**
- **Policy 1.12.a: The City shall recognize the interconnectivity of surface and ground water systems and shall work to minimize degradation of water resources, which extend beyond the City limits.**

Alachua County Recommends Denial

- Applicant has the burden to show that the application complies with Land Development Regulations (LDRs) (Sec., 2.3, City LDR).

- City and parties do not have burden to show that standards are met (Sec., 2.3.1(B), City LDR).

- Applicant must show:
  - parcel is suitable for use (**Sec. 2.4.4(A), City LDR**)
  - Application does not deteriorate water quality (**COSE Policy 1.12 Comprehensive Plan**)

Alachua County Recommends Denial

- **Alachua County believes that applicant has not met its burden because:**
  - **Is not appropriate for proposed use as required by Sec 2.4.4(A), City LDR**
  - **Is not designed to minimize environmental impacts as required by Sec 2.4.4(D)(4), City LDR**
  - **Is not protective of geologic features as required by COSE Policy 1.7.e**
  - **Has the potential to injure neighboring land/property values, required by Sec 2.4.4(D)(6), LDR**

Carson J. Crockett

From: Stacie Greco <sgreco@AlachuaCounty.US>
Sent: Monday, November 17, 2025 10:54 AM
To: Planning Division; Carson J. Crockett
Cc: Stephen Hofstetter; Jeffrey L. Hays; Sylvia E. Torres; Mary Szoka; Mari K. "Missy" Daniels; Corbin Hanson
Subject: Materials for 11/18 City of Alachua PZB meeting
Attachments: SzokaResume2025.pdf; ACEPD Stacie Greco Resume.pdf; chr26.005 Tara April Special Exception - Alachua Mayor Welch.pdf; HofstetterResume_2025.pdf; Jeffrey Hays Resume.pdf; Attachments.txt

Good morning. Please see the attached letter regarding the Tara April Special Exception from the Alachua County BoCC and resumes for staff that will be speaking at the Planning and Zoning Board meeting tomorrow night. Below you should be able to download the presentation as a PowerPoint and as a PDF file. Staff is committed to move quickly through the slides, but it would be helpful to understand how much time we will be allocated.

Please confirm receipt of materials.

Thank you for your assistance and we will see you tomorrow evening!

Stacie

ShareFile Attachments

Nov 18 2025 EPD Presentation to Alachua P...aft.pdf	2.9 MB
Nov 18 2025 EPD Presentation to Alachua P...ft.pptx	7.2 MB

Download Attachments

EPD Citrix uses ShareFile to share documents securely.

Stacie Greco
Water Resources Program Manager
Environmental Protection Department
14 NE 1st Street • Gainesville • FL • 32601
352-264-6829 (office)
www.AlachuaCountyWater.org

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
.

CITY OF HIGH SPRINGS
OFFICE OF THE CITY MANAGER
23718 W US Highway 27
High Springs, FL 32643
386-454-6234
www.highsprings.gov

JEREMY MARSHALL
City Manager

ASHLEY MAULDIN
Executive Assistant

November 17, 2025

The Honorable Walter Welch, Mayor
City of Alachua
15100 NW 142 Terrace
Alachua, Florida 32615

SENT VIA HAND DELIVERY

Re: Declaration of Third-Party Intervenor Status for Public Hearing
Project: Tara April Special Exception Permit

Dear Mayor Welch,

The City Commission instructed me to contact the City of Alachua to formally declare the City of High Springs's status as a third-party intervenor in the upcoming public hearing. This hearing pertains to the Tara April Special Exception Permit.

As a neighboring municipality with a vested interest in the outcome of this approval process, the City of High Springs wishes to participate in this hearing to ensure that our concerns and interests are adequately represented and considered.

Please include us in all future correspondence related to this matter and provide any necessary documentation or updates pertaining to the public hearing. Should there be any procedural requirements for our participation, or if additional information is needed, please inform us at your earliest convenience.

Thank you for your attention to this matter. We look forward to a constructive engagement in the public hearing process.

Sincerely,

Jeremy Marshall, City Manager

Carson J. Crockett

From: Patrice Boyes <pboyes@HoltzmanVogel.com>
Sent: Monday, November 17, 2025 6:35 PM
To: scott@foldswalker.com; Kiersten Ballou; Bryan Thomas; Rodolfo Valladares; Carson J. Crockett
Cc: Mandy Fischer; Valerie Chartier-Hogancamp
Subject: FW: Notice of Request for Continuance - Tara April Special Exception

Good evening:

Please see the Applicant's request for a continuance of the Special Exception hearing scheduled for November 17, 2025.

Get Outlook for Mac

Patrice Boyes
Partner • Gainesville, FL

M 352.641.7837
O 850.270.5938
Bio •

HOLTZMAN VOGEL

DC • VA • FL • AZ • NY • TN • UT
holtzmanvogel.com

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This communication and any accompanying documents are confidential and privileged. They are intended for the sole use of the addressee. If you receive this transmission in error, you are advised that any disclosure, copying, distribution, or the taking of any action in reliance upon this communication is strictly prohibited. Moreover, any such disclosure shall not compromise or waive the attorney-client, accountant-client, or other privileges as to this communication or otherwise. If you have received this communication in error, please contact me at the above email address. Thank you.

DISCLAIMER
Any accounting, business or tax advice contained in this communication, including attachments and enclosures, is not intended as a thorough, in-depth analysis of specific issues, nor a substitute for a formal opinion, nor is it sufficient to avoid tax-related penalties. If desired, Holtzman Vogel Baran Torchinsky & Josefiak PLLC would be pleased to perform the requisite research and provide you with a detailed written analysis. Such an engagement may be the subject of a separate engagement letter that would define the scope and limits of the desired consultation services.

From: Patrice Boyes <pboyes@HoltzmanVogel.com>
Date: Monday, November 17, 2025 at 6:32 PM
To: Vinette Godelia <vgodelia@stearnsweaver.com>
Cc: Susan Stephens <sstephens@stearnsweaver.com>
Subject: Re: Notice of Request for Continuance - Tara April Special Exception

Confirming receipt. I will relay your notice to City Staff. Thank you.

Get Outlook for Mac

From: Vinette Godelia <vgodelia@stearnsweaver.com>
Date: Monday, November 17, 2025 at 6:20 PM
To: Patrice Boyes <pboyes@HoltzmanVogel.com>
Cc: Susan Stephens <sstephens@stearnsweaver.com>
Subject: Notice of Request for Continuance - Tara April Special Exception

On behalf of our client:
Pursuant to Section 2.3.1(K) of the Land Development Code, please accept this correspondence as formal notice that the applicant for the Tara April Special Exception Permit respectfully requests a continuance of the hearing currently scheduled for November 18th. We understand that the next available hearing date before the Planning and Zoning Board is December 9th and hereby request that the Tara April Special Exception matter be continued to that date.
We further recognize that the membership of the Board is presently in transition and believe that rescheduling will allow City staff and the Board to allocate resources more effectively, thereby ensuring an efficient process and facilitating the ultimate resolution of this application.

Please call with any questions.

Vinette D. Godelia, Esq.
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
401 East Jackson Street, Suite 2100 | Tampa, FL 33602
Direct: 813-222-5070 | Main: 813-223-4800
vgodelia@stearnsweaver.com

STEARNS WEAVER MILLER

CONFIDENTIALITY NOTICE: The information contained in this E-mail message is attorney privileged and confidential information intended only for the use of the individual(s) named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please contact the sender by reply E-mail and destroy all copies of the original message. Thank you.

Carson J. Crockett

From: Kristin Rubin <rubinka2591@gmail.com>
Sent: Monday, November 17, 2025 8:18 AM
To: Planning Division
Cc: City Commissioners
Subject: Protect Alachua's Water - Say NO to Tara!

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,

Kristin Rubin

Carson J. Crockett

From: Anne Casella <annecasella@gmail.com>
Sent: Friday, November 14, 2025 5:19 PM
To: Planning Division
Subject: Comment - Tara April SEP for 11/18 P&Z

On behalf of the 900 members of the Alachua Audubon Society, I urge you not to approve the Tara April Special Exception Permit for a stormwater detention system beside Mill Creek. The development that the detention system would support is located adjacent to the Mill Creek Cave system, one of the most environmentally sensitive areas of Alachua County. Runoff from this development with its pollutants will contaminate our springs, wells and the Floridan Aquifer, the source of the drinking water for all of us in north and central Florida. In addition to local residents, approximately 10 million people across four states rely on the Florida Aquifer System for safe and reliable drinking water. Clean water is critical for human life as well as the wildlife that inhabits the area. Please don't risk that water supply by approving this permit.

Anne Casella

Conservation Committee, Alachua Audubon Society

Carson J. Crockett

From: Soorya Lindberg <soorya.lindberg@gmail.com>
Sent: Tuesday, November 11, 2025 10:49 PM
To: scott@foldswalker.com; City Commissioners
Cc: Rodolfo Valladares; Planning Division
Subject: Fwd: Tara April SEP P&Z 11/18 - 135 Public Comments for Agenda

Dear City Attorney and Commissioners,

I'm forwarding this message for awareness, as I realized I forgot to copy you on Monday when I shared this with the Planning Department in my message below. This is to raise awareness that all public comments for the Tara April Special Exception Permit for the Planning & Zoning Board on November 18th submitted before their deadline (Monday, November 10th at Noon) are included in the agenda documents when it's posted online.

There are at least **135 email comments** submitted on paper to the Planning Director that I'm aware of, as well as additional emails sent directly to planning@cityofalachua.com for which I do not have hard copies. Details are outlined below. Since I have access to this information, I wanted to share it so everyone has a clear sense of what to expect when the agenda and backing documents become public.

I'm sharing this to ensure that community feedback provided before the deadline is included in the record, as we all share the goal of maintaining transparency and accurate documentation of public participation.

Thank you,
Soorya Lindberg

---------- Forwarded message ---------
From: **Soorya Lindberg** <soorya.lindberg@gmail.com>
Date: Mon, Nov 10, 2025 at 1:46 PM
Subject: Tara April SEP P&Z 11/18 - 135 Public Comments for Agenda
To: Bryan Thomas <br_thomas@cityofalachua.org>, Carson J. Crockett <ca_crockett@cityofalachua.org>, Bernadette Fisher <be_fisher@cityofalachua.org>
Cc: Rodolfo Valladares <ro_valladares@cityofalachua.org>, LeAnne Williams <le_williams@cityofalachua.org>

Hello,

I'm following up from my visit to City Hall today to ensure that public comment submitted in writing before the Monday, November 10th Noon EST deadline is included in the agenda documents for the Tara April Special Exception Permit at the Planning & Zoning Board Meeting on November 18th.

This morning I dropped off hard copies of **26 public comments** that were emailed to *planning@cityofalachua.com* and also copied to *ouralachuawater@gmail.com*. These were provided to Ms. Fisher, who confirmed she gave them to the Planning Director. Since then, **at least 2 additional public comments** were sent to planning@cityofalachua.com before the Noon deadline.

I am also aware that additional public comments were sent directly to the planning email address before the deadline but were not copied to any citizen email address.

All of the emails submitted were sent to the Planning email inbox before the Monday, November 10th at 12:00 p.m. EST deadline, as reflected in the timestamps included with each message. In addition, another resident, Bryan Buescher, dropped off hard copies of **107 emails** reflecting public comment regarding Tara development with the City Clerk on 10/28/2025, who confirmed they were passed along to the Planning Director. Mr. Buescher told the Clerk this was "for all Tara development" so this includes the Tara April Special Exception Permit hearing.

In total, there are **at least 135 public comments currently confirmed in the Planning Director's possession**, plus additional emails that were sent directly to *planning@cityofalachua.com* before the deadline but not copied to any citizen. These should all be included in the agenda documents for the **Tara April Special Exception Permit** scheduled for the **Planning & Zoning Board meeting on November 18th**.

Confirmed submissions:

- 107 emails – submitted by Bryan Buescher to the Clerk, passed to Planning Director
- 26 emails – submitted by Soorya Lindberg to Ms. Fisher, passed to Planning Director, already in Planning Email Inbox
- 2 emails – already in the Planning Email Inbox before the Noon deadline, hard copies to be dropped off today.
- Additional emails – sent directly to *planning@cityofalachua.com* before the Noon deadline

Thank you for ensuring that all public comments received by the deadline are included in the official record and agenda materials.

Sincerely,
Soorya Lindberg

Carson J. Crockett

From: Joshua Lange <joshua.lange123@gmail.com>
Sent: Tuesday, November 11, 2025 8:04 PM
To: ouralachuawater@gmail.com; Planning Division
Subject: Comment Tara April 11/18

"I urge the Planning and Zoning Board to deny the Tara April Special Exception Permit because this is an environmentally sensitive area connected to the Mill Creek Cavern and Cave System, which safeguards our drinking water and aquifer."

Carson J. Crockett

From: Tim Martin <ftimothymartin@gmail.com>
Sent: Tuesday, November 11, 2025 9:47 AM
To: Planning Division
Subject: Tara April Special Exception Permit

Good morning,

I'm writing to urge the Planning and Zoning Board to deny the Tara April Special Exception Permit. I live in the area and am concerned about the environmental repercussions. I was born and raised in Florida and have watched so much of it irrevocably altered for the worse due to overdevelopment. As leaders in our community, I urge you to consider this issue carefully, and not just take the developers' perspective into account. Residents of this community by and large do not want this permit to be granted.

Thank you for your attention.

Tim Martin

Carson J. Crockett

From: Faith Collins <faithc10@gmail.com>
Sent: Monday, November 10, 2025 1:35 PM
To: Planning Division
Subject: Mill Sink

Hi Board members,

As a city of Alachua resident, I have major concerns about the potential impact from development on and near Mill Sink.

"I urge the Planning and Zoning Board to deny the Tara April Special Exception Permit because this is an environmentally sensitive area connected to the Mill Creek Cavern and Cave System, which safeguards our drinking water and aquifer."

kindly,
Faith Collins

Carson J. Crockett

From: Daniel Riordan Araujo <dannyr@gue.com>
Sent: Monday, November 10, 2025 1:07 PM
To: Planning Division
Cc: ouralachuawater@gmail.com
Subject: Tara April Special Exception Permit

Dear Planning and Zoning Board:

I would like you to consider denying the Tara April Special Exception Permit because this is an environmentally sensitive area connected to the Mill Creek Cavern and Cave System, which safeguards our drinking water and aquifer. Granting the permit will create irreparable damage to the environment and the resources from the community.

Thank you for your consideration in this matter,

Daniel Riordan Araujo
Global Underwater Explorers www.gue.com
GUE Instructor, Trainer and Evaluator
Training Council Chairman
WhatsApp +52 (984) 80 79 210

Gmail **Our Alachua Water <ouralachuawater@gmail.com>**

Fwd: Comment - Tara April 11/18

Sarah Strohm <sarahstrohm93@gmail.com> Mon, Nov 10, 2025 at 10:36 AM
To: "ouralachuawater@gmail.com" <ouralachuawater@gmail.com>

---------- Forwarded message ---------
From: **Sarah Strohm** <sarahstrohm93@gmail.com>
Date: Mon, Nov 10, 2025, 10:35 AM
Subject: Comment - Tara April 11/18
To: <planning@cityofalachua.com>

Deny Tara April Special Exception Permit

I urge the Planning and Zoning Board to deny the Tara April Special Exception Permit because this is an environmentally sensitive area connected to the Mill Creek Cavern and Cave System, which safeguards our drinking water and aquifer.

Did you know that the geography of North Florida is globally unique? We have the largest concentration of first magnitude springs in the world. Your approval would mean adding industrial runoff to the same aquifer that supplies the crystal clear blue water to nearby springs. That industry has played a significant role in your local economy as well as the local economies of other small North Florida towns, drawing revenue from global diving tourism, local Florida families, and football game weekenders galore. Do not put that at risk.

Additionally, one of the core duties of the role you all currently hold is to serve the wellbeing of the citizens of your district. Do not put your public water supply at risk. The least you could do is not invite contamination. Do not approve this development on top of the Mill Creek Sink.

I'm from Hastings in St Johns County. I vividly remember the sink hole that swallowed a mini van in the parking lot of the Ponce de Leon Mall in my childhood. Putting retail space in this geographic area is irresponsible. Karst topography is very susceptible to sink holes. Mill Creek Sink is not only vulnerable to pollutant contamination by simply paving over it and inviting lot runoff, but you are also one catastrophic event away from this being the worst decision of your life.

Thank you in advance for making the right decision in denying the Tara April Special Exception Permit,
Sarah Strohminger

Gmail

Our Alachua Water <ouralachuawater@gmail.com>

Public Comment – Tara April Special Exception Permit / Request for Affected Party Status

SARAH YOUNGER <snyounger@comcast.net>
To: "planning@cityofalachua.com" <planning@cityofalachua.com>
Cc: "commissioners@cityofalachua.org" <commissioners@cityofalachua.org>

Sun, Nov 9, 2025 at 11:07 PM

Dear Members of the Planning & Zoning Board,

My name is Sarah Younger, and I am a homeowner in High Springs, Florida, where my family relies entirely on a private well drawing from the Floridan Aquifer for our drinking water. I am writing to request affected party status regarding the Tara April Special Exception Permit, and to express my strong opposition to approval of this proposal in its current form.

According to the City's public notice, the Board will meet on November 18, 2025, "to discuss a special exception permit for stormwater infrastructure on the Tara April property."[1] This proposal cannot be viewed in isolation. The Tara April parcel is part of a trio of connected developments — Tara April, Tara West, and Tara Phoenicia — all sharing ownership, utilities, stormwater plans, and proximity to the Mill Creek Sink and Mill Creek Cave System, which directly recharge the Floridan Aquifer that supplies my home well and the regional springs system.

As detailed in a letter submitted by Attorney Therique on behalf of the City of Alachua, the Tara Phoenicia project proposes to dramatically alter the topography of the site—an estimated 9,000 truckloads of soil movement to reshape the land for development. The Tara April project similarly involves extensive grading and filling in an area characterized by thin soils, high recharge rates, and underlying karst features. These activities will not "protect the environment," as the applicant may claim; they will instead permanently disrupt the natural surface and subsurface drainage patterns that safeguard our aquifer.

Substantial regrading of this magnitude increases runoff velocity and pollutant loading while reducing natural infiltration—the opposite of what should occur in a primary groundwater recharge zone. Once contaminated, water entering the Mill Creek system can travel through conduits to Hornsby and Treehouse Springs, and eventually into the Santa Fe River, affecting water quality miles from the source.

The City has a duty under its Comprehensive Plan and Florida's Growth Management laws to evaluate cumulative environmental impacts, not just project-by-project effects. Approving the Tara April permit without considering its relationship to Tara Forest West and Tara Phoenicia would fragment oversight and fail to account for the shared consequences of these interconnected developments.

For these reasons, I respectfully urge the Board to deny or defer the Tara April Special Exception Permit and require a comprehensive, bundled environmental review of all Tara developments. Only through cumulative evaluation can the City ensure that development decisions do not jeopardize the aquifer, wells, and springs that sustain this community.

Thank you for including this letter in the official record for the November 18 hearing, and for recognizing your responsibility to protect our shared water resources for present and future generations.

Sincerely,
Sarah Younger
P.O. Box 611
High Springs, FL 32655

Gmail

Our Alachua Water <ouralachuawater@gmail.com>

Comment – Tara April SEP for 11/18 P&Z

James Scott <jimbo5208@gmail.com> Mon, Nov 10, 2025 at 10:07 AM
To: planning@cityofalachua.com
Cc: ouralachuawater@gmail.com

Dear Board Members,

The Tara April Special Exception Permit application is objectively asking that the board favor the profitability of the applicant by creating a collective liability for the citizens of Alachua County. Plain and simple.
I urge the Planning and Zoning Board to deny the Tara April SEP because this is an environmentally sensitive area connected to the Mill Creek Cavern and Cave System, which safeguards our drinking water and aquifer.

Respectfully,

James Scott
Alachua County Resident for 67 years

Gmail

Our Alachua Water <ouralachuawater@gmail.com>

Fwd: Comment - Tara April for 11/18 P&Z

Jess Lee <mashuplove@gmail.com>
To: ouralachuawater@gmail.com

Sun, Nov 9, 2025 at 7:38 PM

---------- Forwarded message ---------
From: **Jess Lee** <mashuplove@gmail.com>
Date: Sun, Nov 9, 2025 at 10:30 AM
Subject: Comment - Tara April for 11/18 P&Z
To: <planning@cityofalachua.com>

Hello,

I am writing to express my strong opposition to the proposed Special Exception Permit for the Tara April project and urge you to deny this application. My primary concern is the direct and irreversible threat this development poses to the environmentally sensitive Mill Creek Cavern and Cave System, which safeguards our community's drinking water and the underlying aquifer.

The proposed project site is in a critical area directly connected to this fragile karst landscape. Karst terrain, characterized by sinkholes, caves, and underground streams, is highly susceptible to contamination. Pollutants from construction, landscaping, septic systems, and everyday surface runoff can flow directly and rapidly into the groundwater with minimal natural filtration.

The Mill Creek Cavern System is not just a geological feature; it is a direct conduit to the aquifer that supplies drinking water to our community. Allowing intensive development in this sensitive recharge area jeopardizes the quality and safety of our most vital natural resource. A contamination event here would have devastating and long-lasting consequences for public health, the environment, and the economic well-being of our entire community.

Granting a Special Exception Permit in this location sets a dangerous precedent. It signals that protecting our critical water infrastructure is negotiable. The potential risks—including chemical runoff, sewage leakage, and increased sedimentation that could clog underground waterways—far outweigh any perceived benefits of this specific project.

Therefore, I respectfully request that the Board deny the Tara April Special Exception Permit. At a minimum, I urge you to require a comprehensive, independent hydrogeological study that fully assesses the project's impact on the cave system and our aquifer before further consideration.

Protecting our drinking water source is a fundamental responsibility. I trust that you will consider the long-term health and safety of our community and choose to preserve this irreplaceable environmental asset for future generations.

Thank you for your time and consideration of this critical matter.

Sincerely,
Jessica Schuler

Gmail **Our Alachua Water <ouralachuawater@gmail.com>**

Fwd: Protect Alachua's Water - Say NO to Tara!

Kimberly Maloney <kimbo529@gmail.com> Mon, Nov 10, 2025 at 9:43 AM
To: "ouralachuawater@gmail.com" <ouralachuawater@gmail.com>

Kimberly Maloney-Clow
407-600-4696

---------- Forwarded message ---------
From: **Kimberly Maloney** <kimbo529@gmail.com>
Date: Fri, Nov 7, 2025 at 9:32 AM
Subject: Protect Alachua's Water - Say NO to Tara!
To: <planning@cityofalachua.com>
CC: <commissioners@cityofalachua.org>

Dear Planning Department, Mayor, and Commissioners, In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater. Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations. Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water. Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe. Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West. Sincerely, (Your Name)

Kimberly Maloney-Clow
407-600-4696

Gmail

Our Alachua Water <ouralachuawater@gmail.com>

Comment – Tara April SEP for 11/18 P&Z

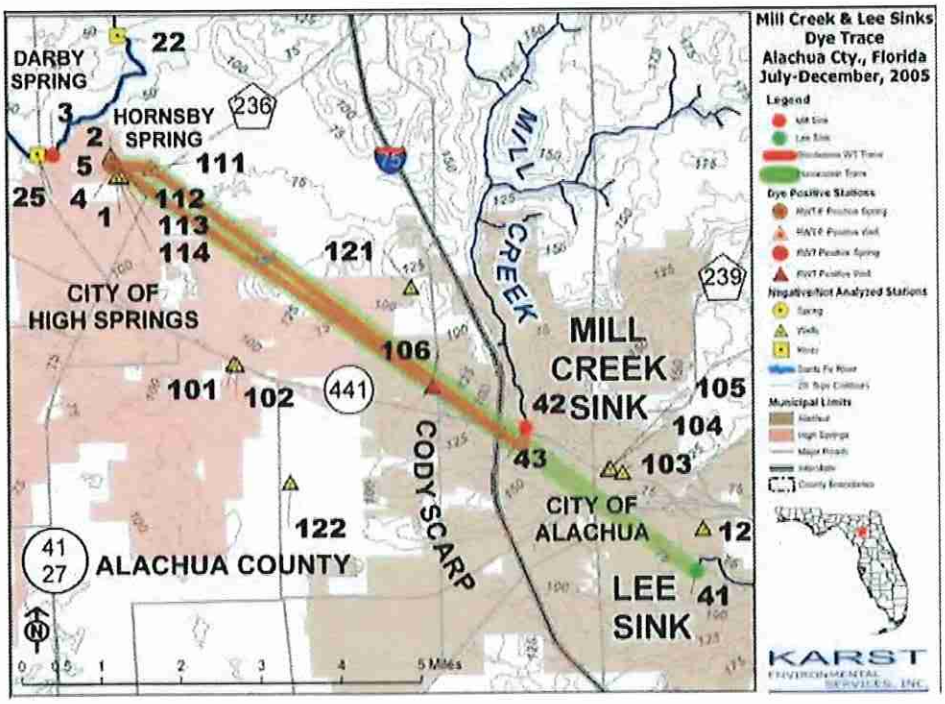
omamomma@yahoo.com <omamomma@yahoo.com>
Reply-To: "omamomma@yahoo.com" <omamomma@yahoo.com>
To: "planning@cityofalachua.com" <planning@cityofalachua.com>
Cc: "ouralachuawater@gmail.com" <ouralachuawater@gmail.com>

Sun, Nov 9, 2025 at 9:28 AM

Please deny the Tara April Special Exception Permit because:

1- This area is geologically vulnerable to sinkholes
2- Runoff from this area drains into the Mill Creek Sink
3- Water from Mill Creek Sink provides a direct corridor to wells in High Springs and to Hornsby Springs.

Map below is from the 2005 dye trace study showing how water entering Mill Creek Sink flows through underwater caves to Hornsby Springs inside of a week.



Thank you for being a responsible steward of our important resources.

Joanne Tremblay

Gmail **Our Alachua Water <ouralachuawater@gmail.com>**

Fwd: Tara Development near Mill Creek Sink - Please Deny

Our Alachua Water <floridacaves@gmail.com> Mon, Nov 10, 2025 at 8:53 AM
To: Our Alachua Water <ouralachuawater@gmail.com>

---------- Forwarded message ---------
From: **Rick Lanese** <rick.lanese@oursantaferiver.org>
Date: Sun, Nov 9, 2025 at 7:54 PM
Subject: Tara Development near Mill Creek Sink - Please Deny
To: <wWelch@cityofalacua.org>, <Commissiners@cityofalachua.org>, <planning@cityofalachua.com>

Dear Mayor, Commissioners, and Planning Department.

Our Santa Fe River, Inc. was established in 2007 with a mission to advocate for the preservation of the Santa Fe River, its watershed, springs and the Florida aquifer. Our goal is to keep our water clean and healthy.

Some land is just not suitable for large scale development because of its proximity to unique geological features. The proposed Tara development is a perfect example of land that should not be permitted to have a large development.

The waters passing through Mill Creek and the Mill Creek Sink have been proven to directly impact nearby wells, springs, the Florida aquifer and in turn the Santa Fe River. Development in this area would cause irreparable harm to our water by adding harmful contaminants.

We urge you to deny the proposals and permit applications of the Tara development projects near Mill Creek and Mill Creek Sink to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Our water quality has been steadily declining for years and much of the decline is directly related to development. Good development can be accomplished while minimizing the negative impacts on our water quality. However, some areas are just too environmentally sensitive for any development.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Sincerely,

--
Rick Lanese, President
Our Santa Fe River, Inc.
813-965-1983

Gmail

Our Alachua Water <ouralachuawater@gmail.com>

Comment Submission for 11/10 Board Meeting

Harley O'Neill <harleytayloroneill@gmail.com> Fri, Nov 7, 2025 at 3:32 PM
To: planning@cityofalachua.com
Cc: ouralachuawater@gmail.com

Hi there,

I would like to urge the Planning and Zoning Board to deny the Tara April Special Exception Permit because this is an environmentally sensitive area connected to the Mill Creek Cavern and Cave System, which safeguards our drinking water and aquifer. As a local for over 2 decades, and water and nature lover, I would be disappointed to see this excusal affect our already-hurting waterways. If you also love the waters, you have the chance to make an impact by preventing further disruption to the ecosystem! Please help us be the change!

Warmly, this concerned citizen,

Harley O'Neill, MA (pronouns: she/her)
| *Arts in Health Practitioner, Movement Coach, Choreographer* www.harleytayloroneill.com
| *Santa Fe College Professor of Dance* https://www.sfcollege.edu/academics/cte/finearts/dance/
| *Founder* www.spatiallyfed.org

SPATIALLY-FED
ARTS & WELL-BEING

| In the spirit of accountability & healing, I acknowledge and honor the Timucua and all of the original Indigenous peoples of the land upon which my work stands.
Whose land are you on?

Gmail Our Alachua Water <ouralachuawater@gmail.com>

Comment Submission for 11/10 Board Meeting

Harley O'Neill <harleytayloroneill@gmail.com> Sat, Nov 8, 2025 at 9:07 AM
To: Our Alachua Water <ouralachuawater@gmail.com>, planning@cityofalachua.com

Apologies for the typo in my subject line — this message is regarding the 11/18 meeting.

Thank you!

Harley O'Neill, MA (pronouns: she/her)
| Arts in Health Practitioner, Movement Coach, Choreographer www.harleytayloroneill.com
| Adjunct Assistant Professor of Dance https://www.sfcollege.edu/academics/cte/finearts/dance/
| Founder www.spatiallyfed.org

| In the spirit of accountability & healing, I acknowledge and honor the Timucua and all of the original Indigenous peoples of the land upon which my work stands.
Whose land are you on?

On Sat, Nov 8, 2025 at 9:06 AM Harley O'Neill <harleytayloroneill@gmail.com> wrote:
> Oops! Thank you, I will send that note forward to them.
>
> On Fri, Nov 7, 2025 at 9:13 PM Our Alachua Water <ouralachuawater@gmail.com> wrote:
> > Hi Harley - This is so beautiful, thank you for taking the time to submit. Just a quick note because the city's deadlines can be confusing - the deadline for public comment is 11/10 but it is for an 11/18 meeting (your subject line).
> >
> > On Fri, Nov 7, 2025 at 3:32 PM Harley O'Neill <harleytayloroneill@gmail.com> wrote:
> > > Hi there,
> > >
> > > I would like to urge the Planning and Zoning Board to deny the Tara April Special Exception Permit because this is an environmentally sensitive area connected to the Mill Creek Cavern and Cave System, which safeguards our drinking water and aquifer. As a local for over 2 decades, and water and nature lover, I would be disappointed to see this excusal affect our already-hurting waterways. If you also love the waters, you have the chance to make an impact by preventing further disruption to the ecosystem! Please help us be the change!
> > >
> > > Warmly, this concerned citizen,
> > >
> > > **Harley O'Neill, MA (pronouns: she/her)**
> > > | *Arts in Health Practitioner, Movement Coach, Choreographer www.harleytayloroneill.com*
> > > | *Santa Fe College Professor of Dance https://www.sfcollege.edu/academics/cte/finearts/dance/*
> > > | *Founder www.spatiallyfed.org*
> > >
> > > SPATIALLY-FED
> > > ARTS & WELL-BEING
> > >
> > > | In the spirit of accountability & healing, I acknowledge and honor the Timucua and all of the original Indigenous peoples of the land upon which my work stands.
> > > *Whose land are you on?*

Gmail

Our Alachua Water <ouralachuawater@gmail.com>

Say NO to the Special Exception Permit (SEP)

Laura Line <lrln1127@gmail.com>
To: planning@cityofalachua.com
Cc: ouralachuawater@gmail.com

Sun, Nov 9, 2025 at 8:18 PM

Dear Board Members,
I urge the Planning and Zoning Board to deny the Tara April Special Exception Permit because this is an environmentally sensitive area connected to the Mill Creek Cavern and Cave System, which safeguards our drinking water and aquifer.

I worked as an aquatic ecologist with Alachua County and Water & Air Research, Inc. I sampled the water and organisms in Mill Creek, Mill Creek Sink, and above the sink, so I am very familiar with the area, the dye studies, and the precautions that should be taken to protect this area. I sampled Hornsby Spring Run, which is connected to the Mill Creek Cave System, and which is in dire need of protection and is vulnerable to pollution as well as to water withdrawals that can leave the spring with flocculent sediment and poor water quality instead of a clean limestone bottom and clear, clean water.

Please do the right thing and deny the permit, and do what you can to prevent further damage from this development. Protect our water for the future of the citizens of the City of Alachua.

Respectfully,
Laura Line

Gmail

Our Alachua Water <ouralachuawater@gmail.com>

Comment - Tara April SEP for 11/18 P&Z

Shannon Perry <shancore@gmail.com> Fri, Nov 7, 2025 at 8:16 AM
To: planning@cityofalachua.com
Cc: ouralachuawater@gmail.com

To the City of Alachua Planning & Zoning Board,
I urge the Planning and Zoning Board to deny the Tara April Special Exception Permit because this is an environmentally sensitive area connected to the Mill Creek Cavern and Cave System, which safeguards our drinking water and aquifer.

As a member of the NSS, owners of the cave at Mill Creek Sink. Please vote to protect the cave and its water. Building over a cave system does not protect it.

To truly embody "The Good Life Community", we must ensure our actions don't compromise the very resources that define our community's quality of life.

Sincerely,
Shannon Perry
NSS-CDS Member

--

Shannon Perry
shancore@gmail.com

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Gmail

Our Alachua Water <ouralachuawater@gmail.com>

Save the Cave at Mill Creek Sink - Email the City by Monday

Eduardo Teixeira de Macedo <eduardoteixeirademacedo@gmail.com> Fri, Nov 7, 2025 at 9:04 AM
To: planning@cityofalachua.com
Cc: ouralachuawater@gmail.com

City of Alachua Planning & Zoning Board

I urge the Planning and Zoning Board to deny the Tara April Special Exception Permit because this is an environmentally sensitive area connected to the Mill Creek Cavern and Cave System, which safeguards our drinking water and aquifer.

We have been diving in these caves for many years, and tourism to this region could be seriously affected if the caves are not protected.

Best regards,

Eduardo

Eduardo Macedo

Instructor Trainer Cave Evaluator

+55(61) 98596-5665

Gmail **Our Alachua Water <ouralachuawater@gmail.com>**

Comment - Tara April P&Z for 11/18

Carol White <bctwhite@gmail.com> Fri, Nov 7, 2025 at 4:09 PM
To: planning@cityofalachua.com
Cc: "ouralachuawater@gmail.com" <ouralachuawater@gmail.com>

Dear Members of the Planning & Zoning Board,

My name is Brandon White, and I'm a concerned resident writing to urge you to deny the special exception permit for the Tara April development. This proposed site lies within a highly sensitive karst landscape, where underground caverns and sinkholes directly connect to the Floridan Aquifer—our community's drinking water source.

Runoff in this area can reach the aquifer with little to no natural filtration, increasing the risk of contamination and long-term harm to our waterways and springs. A sinkhole already opened nearby during previous construction, underscoring how fragile this system is.

Please stand with the people of Alachua County and protect our shared water resources. Deny this special permit and require stronger safeguards before any large-scale development proceeds in such a vulnerable recharge zone.

Thank you for your time and commitment to protecting our environment and community.

Sincerely,
Brandon White
Concerned Citizen

Gmail **Our Alachua Water <ouralachuawater@gmail.com>**

Comment - Tara April 11/18

Nicole Gilbo <nicole.gilbo@gmail.com> Mon, Nov 10, 2025 at 5:37 AM
To: planning@cityofalachua.com
Cc: ouralachuawater@gmail.com

Dear Planning and Zoning Board,

I'm writing to ask you to deny the Tara April Special Exception Permit. This land sits in an environmentally sensitive area that connects directly to the Mill Creek Cavern and Cave System, which helps protect our drinking water and aquifer.

I'm a resident of Alachua County and I recently discovered an incredible wilderness of cave systems right under our feet with guidance from the Florida Speleological Society. The water that runs through these caves is so pure that Jacques Cousteau once described it as having "visibility forever". Mill Creek helps safeguard the fresh water supply for the people of Alachua, and it is a living part of North Florida's natural history. These water-filled caves are as awe-inspiring as Everest, if less visible, and they have captivated some of the greatest explorers in our lifetime. In an age where men have been to the moon, this is one of the last frontiers, but it is also a vulnerable environment that needs our protection.

If this development goes forward, it will put that system at risk. Yard chemicals, detergents, and stormwater runoff will seep through the porous limestone like a sponge, threatening the aquifer below. Heavy construction could also trigger sinkholes in this fragile terrain. I hope the Board will choose to protect the water that sustains our homes, our springs, and our future.

I also encourage anyone considering buying a home in Tara April to watch the PBS special *Sinkholes: Buried Alive*. It shows how easily houses in areas like this can be swallowed by the karst terrain when the aquifer is overburdened.

Please help us protect this remarkable and irreplaceable part of North Florida. Our water depends on it.

Sincerely,
Nicole Gilbo

Gmail

Our Alachua Water <ouralachuawater@gmail.com>

Please don't approve more development here

Matheny,Albert R,III <matheny@ufl.edu> Sun, Nov 9, 2025 at 10:10 AM
To: "planning@cityofalachua.com" <planning@cityofalachua.com>

Dear Planning and Zoning Board: We can't afford to risk any more damage to the Floridan Aquifer. Commercial development above one of its most vulnerable areas is asking for trouble for our water resources. I urge the Planning and Zoning Board to deny the Tara April Special Exception Permit because this is an environmentally sensitive area connected to the Mill Creek Cavern and Cave System, which safeguards our drinking water and aquifer.

Albert R. Matheny
matheny@ufl.edu

2613 N.W. 24th Terrace
Gainesville, FL 32605-2820
(352) 377-5984

Gmail

Our Alachua Water <ouralachuawater@gmail.com>

comment Tara April SEP for 11-18 P&Z

Setuh and Doug <bridgestohealth@windstream.net> Sun, Nov 9, 2025 at 1:00 PM
To: planning@cityofalachua.com
Cc: ouralachuawater@gmail.com

To all who represent our health and water interests do not allow this Tara April Special Exemption Permit! This exceptionally sensitive area is one of the few remaining areas that still impacts our water aquifer and the entire area which is very vulnerable to the development that is currently expanding all over Alachua's outlying areas.

Susanne Hesse & Douglas Dyer

Gmail **Our Alachua Water <ouralachuawater@gmail.com>**

Fwd: Comment - Tara April for 11/18

Haley K <hnkraczek@gmail.com> Sun, Nov 9, 2025 at 5:30 PM
To: "ouralachuawater@gmail.com" <ouralachuawater@gmail.com>

---------- Forwarded message ---------
From: **Haley K** <hnkraczek@gmail.com>
Date: Sat, Nov 8, 2025 at 12:01 AM
Subject: Comment - Tara April for 11/18
To: <planning@cityofalachua.com>

Hello,

I urge the Planning and Zoning Board to deny the Tara April Special Exception Permit because this is an environmentally sensitive area connected to the Mill Creek Cavern and Cave System, which safeguards our drinking water and aquifer.

Haley Kraczek
Environmental scientist | Stormwater pollution control inspector
(772)-285-8907
Hnkraczek@gmail.com

Gmail **Our Alachua Water <ouralachuawater@gmail.com>**

Tera development

Lee Waggener <leewaggener@gmail.com> Sun, Nov 9, 2025 at 8:24 PM
To: planning@cityofalachua.com
Cc: ouralachuawater@gmail.com

Please say no. Don't allow the permit to go through. They can build somewhere else in Alachua. Don't be greedy. They will destroy our water for ever. I can't believe it has gotten this far. Protect
our water, wells, and springs Your decision will effect Alachua and other areas. Please. Say no.
Lee Ann Waggener
Concerned citizen.
Sent from my iPhone

Gmail **Our Alachua Water <ouralachuawater@gmail.com>**

Fwd: Tara Development near Mill Creek Sink!

Our Alachua Water <floridacaves@gmail.com> Mon, Nov 10, 2025 at 8:53 AM
To: Our Alachua Water <ouralachuawater@gmail.com>

---------- Forwarded message ---------
From: **Rick Lanese** <RLanese@lanese-cpa.com>
Date: Sun, Nov 9, 2025 at 7:23 PM
Subject: Tara Development near Mill Creek Sink!
To: planning@cityofalachua.com <planning@cityofalachua.com>, wWelch@CityfAlachua.org <wWelch@cityfalachua.org>
Cc: commissioners@cityofalachua.org <commissioners@cityofalachua.org>

Dear Mayor, Commissioners, and Planning Department.

I urge you to deny the proposals and permit applications of the Tara development projects near Mill Creek and Mill Creek Sinkt to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

I live on the Santa Fe River and allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. I ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Our water quality has been steadily declining for years and much of the decline is directly related to development. Good development can be accomplished while minimizing the negative impacts on our water quality. However, some areas are just too environmentally sensitive for any development. The proposed Tara development is an example of such an area.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Sincerely,

Rick Lanese

Gmail

Our Alachua Water <ouralachuawater@gmail.com>

Comment- Tara April for 11/18

1 message

Filomena Wright <filowright@icloud.com> Mon, Nov 10, 2025 at 5:27 AM
To: planning@cityofalachua.com
Cc: ouralachuawater@gmail.com

Hello,

I urge the Planning and Zoning Board to deny the Tara April Special Exception Permit because this is an environmentally sensitive area connected to the Mill Creek Cavern and Cave System, which safeguards our drinking water and aquifer.

Our aquifer is already strained and further development will have a detrimental impact to this already fragile ecosystem, as well as the quality of life for those in Florida, as our drinking water becomes constrained.

Please consider long-term effects and what is at stake and deny the special exception permit.

Filomena Wright
Sent from my iPhone

Gmail **Our Alachua Water <ouralachuawater@gmail.com>**

Comment - Tara April SEP for 11/18 P&Z

Grace Von Hindenfalken <grace.falken@yahoo.com> Sun, Nov 9, 2025 at 9:36 PM
Reply-To: Grace Von Hindenfalken <grace.falken@yahoo.com>
To: planning@cityofalachua.com
Cc: "ouralachuawater@gmail.com" <ouralachuawater@gmail.com>

I urge the Planning and Zoning Board to deny the Tara April Special Exception Permit. A special exception should not be made that would allow dangerous and harmful development in an area that is so critical to naturally filtering the water that we rely on. Approving the permit would be both ecologically unsound and poor stewardship of Alachua County resident health and safety. The decisions made by this board set precedence for current and future developers to bulldoze over Alachua and greater Floridian aquifer recharge zones. We already know that our aquifers are suffering - approval of plans that alter the landscape of particularly critical recharge zones such as Mill Creek advances the needle in the wrong direction that Planning and Zoning needs to be going for the sustainability of clean ground water in Alachua.

I implore you to consider the mark you want to leave on the ecology of Alachua. Every single one of us is a part of that ecology.

Sincerely,

Grace Von Hindenfalken

Gmail **Our Alachua Water <ouralachuawater@gmail.com>**

Mill Creek cavern system

Lee Palmore <lee@anduin.eldar.org> Sun, Nov 9, 2025 at 6:40 PM
To: ouralachuawater@gmail.com

Please stop development in the area that drains into our aquifer polluting our drinking water.

Virginia Lee Palmore

Gmail **Our Alachua Water <ouralachuawater@gmail.com>**

Fwd: NO to Tara April

Stacey Breheny <staceyb@windstream.net> Sun, Nov 9, 2025 at 7:05 PM
To: ouralachuawater@gmail.com

Begin forwarded message:

From: Stacey Breheny <staceyb@windstream.net>
Subject: NO to Tara April
Date: November 9, 2025 at 10:43:33 AM EST
To: planning@cityofalachua.com

To who it may concern:

Please vote no on the Tara April Special Exemption Permit because in addition to even more unwanted traffic and general stress on the congested area near the interstate, this project is too close to the Mill Creek portal to the aquifer. There should be zero additional development anywhere near this precious resource.
Thank you,

Sincerely,

Stacey Breheny
High Springs, Florida

Gmail **Our Alachua Water <ouralachuawater@gmail.com>**

Comment – Tara April 11/18

Noah Weller <nweller77@gmail.com> Mon, Nov 10, 2025 at 9:08 AM
To: planning@cityofalachua.com
Cc: ouralachuawater@gmail.com

Dear Planning and Zoning Board,

I'm writing to ask you to deny the Tara April Special Exception Permit. This property sits in a sensitive area connected to the Mill Creek Cavern and Cave System, which is vital to our aquifer and drinking water.

I've seen how fragile this system is, and I'm deeply concerned that development here will pollute the groundwater and increase the risk of sinkholes. Please help protect the clean water that our community depends on.

Sincerely,
Noah Weller
Alachua County Resident

Gmail

Our Alachua Water <ouralachuawater@gmail.com>

Comment - Tara April for 11/18

RYAN WORTHINGTON <ryanworthington1@aol.com> Mon, Nov 10, 2025 at 9:22 AM
To: planning@cityofalachua.com

Please deny the Tara April Special Exception Permit, due to the proximity to the Mill Creek Cave system the development would risk water quality to the local area. The development should be built in another area that does not present the potential to harm the surrounding community and away from such an ecological sensitive geological feature.

Again, please deny the permit. Thank you.

Ryan Worthington

Gmail

Our Alachua Water <ouralachuawater@gmail.com>

Comment – Tara April SEP for 11/18 P&Z

freddie johnson <fpjohns@hotmail.com> Sun, Nov 9, 2025 at 8:18 PM
To: "planning@cityofalachua.com" <planning@cityofalachua.com>
Cc: "ouralachuawater@gmail.com" <ouralachuawater@gmail.com>

"I urge the Planning and Zoning Board to deny the Tara April Special Exception Permit because this is an environmentally sensitive area connected to the Mill Creek Cavern and Cave System, which safeguards our drinking water and aquifer."

Please observe reference for life and make the choice that supports it.

Freddie Johnson

Gmail

Our Alachua Water <ouralachuawater@gmail.com>

Comment – Tara April 11/18

Jon Kieren <jon@kierentechnical.com> Mon, Nov 10, 2025 at 10:40 AM
To: planning@cityofalachua.com

Dear Planning and Zoning Board,

I'm writing to ask you to deny the Tara April Special Exception Permit. This property sits in a sensitive area connected to the Mill Creek Cavern and Cave System, which is vital to our aquifer and drinking water.

Jon Kieren
Owner, Kieren Technical
GUE Cave 2/Fundamentals Instructor
Phone/WhatsApp: +1 386-590-1794
www.KierenTechnical.com

Mill Creek Sink

Sami Sam <hjmacmillan1968@gmail.com> Sat, May 31 at 3:18 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: <FloridaCaves@gmail.com>

Dear Mayor and Comissioners,

I am a member of the NSS, owners of the cave at Mill Creek Sink. Please vote to protect the cave and its water. Building over a cave system does not protect it. Vote to save Mill Creek Sink.

Reject Tara's plan to build over the cave at Mill Creek sink.

Sincerely,

Helen Malone
NSS-CDS member
Helen Malone

Save Our Cave - Say No to Tara

Lauren <lauren.lasser@gmail.com> Sat, May 31 at 3:18 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Dear Mayor & Commissioners,

I am a member of the NSS, owners of the cave at Mill Creek Sink. Please vote to protect the cave and its water. Reject Tara's plan to build over the cave at Mill Creek Sink.

Sincerely,
Lauren Martin
NSS-CDS Member

Lauren E. Martin
Cell: 310-903-6055
lauren.lasser@gmail.com
"The ocean is awesome and for winners." -Jack Donaghy

Vote to save the cave at Mill Creek Sink

Sarah Schulz <sarahlynnschulz@hotmail.com> Sat, May 31 at 3:18 PM
To: wwelch@cityofalachua.org <wwelch@cityofalachua.org>, sgeeenbrown@cotyofqlqchua.org <sgeeenbrown@cotyofqlqchua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Dear Mayor and Commissioners,

As a member of the NSS-CDS, I urge you to conserve and protect clean water. Please vote to save the cave at Mill Creek Sink and protect our water. No sinkholes over our drink holes.

Thanks,
Sarah Schulz
NSS-CDS Member

Save Our Cave-Say No to Tara

Jason Garcia <jasgar983@gmail.com> Sat, May 31 at 3:18 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

I am a member of the NSS, owners of the cave at Mill Creek Sink. Please vote to protect the cave and its water.

Sincerely,
[Quoted text hidden]

Save our Cave

Joshua Palinkas <sparkyscout@gmail.com> Sat, May 31 at 3:18 PM
To: <wwelch@cityofalaucha.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Dear Mayor & Comissioners,

I am a member of the NSS-CDS, who are owners of the Mill Creek Sink cave. I travel from out of state to dive in the northern Florida area, and I hope you vote to protect our caves. They are a vital and beautiful resource that deserve to be preserved for generations to come.

Very Respectfully,

Josh Palinkas

Mill Creek Sink

Matt <confuted@gmail.com> Sat, May 31 at 3:17 PM
To: <wwelch@cityofalchua.org>, <sgreenbrown@cityofalachua.org>
Bcc: <floridacaves@gmail.com>

Dear Mayor and Commissioners,

I am strongly against allowing development of the Tara housing projects. Mill Creek Sink is an important conduit into our aquifer and drinking water. Protecting our water is paramount; another housing development is not. A yes vote on this development is a yes vote on no future for our community.

Vote no.

Matt Hansen

Save our cave - Say no to Tara

Roger Malone <rogerdwmalone@gmail.com> Sat, May 31 at 3:17 PM
To: <wWelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Reject Tara's plan to build over the cave at Mill Creek Sink. It's not safe.

Sincerely,

Roger Malone
NSS-CDS Member

Save Mill Creek

jeff clapp <jlcnuke@gmail.com> Sat, May 31 at 3:17 PM
To: <wWelch@cityofalachua.org>, <sGreenBrown@cityofallachua.org>, <floridacaves@gmail.com>

To all interested parties,

As a member of the NSS-CDS, I want to strongly encourage you yo not allow development to endanger our fragile cave system that provides so much to the community.

Respectfully,
[Quoted text hidden]

Save our Cave- Say no to Tara!!!!

Lauren Wolff <Lew1027@outlook.com> Sat, May 31 at 3:17 PM
To: wWelch@cotyofalachua.org <wWelch@cotyofalachua.org>, sgreenbrown@cotyofalachua.org <sgreenbrown@cotyofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

To the mayor and commissioners,

We have to consider Mother Nature. Vote to save Mill Creek Sink. Please vote to protect the cave and its waterway. I am an NSS-CDS member, owner of the cave at Mill Creek Sink.

Sincerely,
Lauren E. Wolff
NSS-CDS Member

Get Outlook for iOS

Gmail

Our Alachua Water <floridacaves@gmail.com>

Save Our Cave System-Say NO to Tara

Amy Jakobsson <vcuot10@gmail.com> Sat, May 31 at 3:17 PM
To: <wwelch@cityofachua.org>, <sgreenbrown@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Dear Mayor and Commissioners

I am a member of NSS, owners of the cave at Mill Creek Sink. Please vote to protect the cave and its water. NO SINK HOLES OVER OUR DRINK HOLES.

Thank you,

Amy Jakobsson
NSS-CDS Member

Save our caves, say no to Tara

E. W. <nukewaste@gmail.com> Sat, May 31 at 3:17 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Dear Mayor and Commissioners,

No sinkholes over our drink holes. Vote to save the cave at Mill Creek Sink and protect our water.

Sincerely,
Erik Weber
NSS-CDS Member

Save Our Cave - Say No to Tara

Vance Cannon <vance.m.cannon@gmail.com> Sat, May 31 at 3:17 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Dear Mayor & Commissioners,

I am a member of the NSS, owners of the cave at Mill Creek Sink. Please vote to protect our cave and its water

Building over the system does not protect it. It is dangerous for our drinking water and the cave.

No sinkholes over our drink holes.

Sincerely,
Vance Cannon
NSS-CDS Member

Save Our Cave - Say No to Tara

Justin Reams <jreams1997@gmail.com> Sat, May 31 at 3:17 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityifalachua.org>
Bcc: <floridacaves@gmail.com>

Dear Mayor & Commissioners,

I am a member of the NSS, owners of the cave at Mill Creek Sink. Please vote to protect the cave and its water.

Building over a cave system does not protect it. Vote to save Mill Creek Sink.

Reject Tara's plan to build over the cave at Mill Creek Sink. It's not safe.

Planning to build over a cave makes no sense- Vote No on Tara and protect our water.

No sinkholes over our drink holes. Vote to save the cave at Mill Creek Sink and protect our water.

Sincerely,

Justin Reams
NSS-CDS Member

Say NO to Tara, save our caves!!!

Jennifer Dillaman <barrelracer7520@yahoo.com> Sat, May 31 at 3:17 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Dear Mayor and commissioners,

Vote to save the cave, say no to Tara. It is unsafe and stupid to even consider allowing such a project over our aquifer

Thank you
Jenny Plecher

Sent from my iPhone

Save our Cave!!

Josh Dillaman <jdillaman386551@gmail.com> Sat, May 31 at 3:17 PM
To: <wWelch@cityofalachua.org>, <sGreenBrown@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Dear commissioners and mayor,

Building over a cave system does not protect it. Please vote to save mill creek sink. Stop Tara.

Sincerely,

A very disgruntled NSS CDS member
[Quoted text hidden]

Save Our Cave - Say No to Tara!

Blair Patterson <pattersonblaird@gmail.com> Sat, May 31 at 3:17 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Dear Mayor and Commissioners,

I'm a member of the NSS, owners of the cave at Mill Creek Sink.

Reject Tara's plan to build over the cave at Mill Creek Sink. Please vote to protect the cave and our water.
[Quoted text hidden]

Mill creek sink

Josh Paskey <paskejos@gmail.com> Sat, May 31 at 3:17 PM
To: <wWelch@cityofalachua.org>, <sGreenBrown@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Dear Mayor & Commissioners,
I am a member of the NSS, owners of the cave at Mill Creek Sink.
Please vote to protect the cave and its water.
Building over a cave system does not protect it. Vote to save Mill Creek Sink.
Reject Tara's plan to build over the cave at Mill Creek Sink. It's not safe.
Planning to build over a cave makes no sense-Vote No on Tara and protect our water.
No sinkholes over our drink holes. Vote to save the cave at Mill Creek Sink and protect our water.
Sincerely,
Josh Paskey
NSS-CDS Member

Reject Tara Plan

Erin Westgate <rilelen@gmail.com> Sat, May 31 at 3:17 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Dear Mayor & Commissioners,

I am a member of the NSS-CDS, owners of Mill Creek Sink. This natural resource and water belongs not just to us but to the people of Florida and the city of Alachua. It should not be sold off and ruined for the sake of private profit for a property developer. Tara's plan is not ecologically sound, and has circumvented policies and procedures meant to protect Floridians from this kind of corporate grab. That hurts ALL of us in Florida.

Please vote to protect Florida and Florida water. Say no to Tara.

Sincerely,
Erin Westgate
NSS-CDS Member

Save our caves

Joshua Lange <joshua.lange123@gmail.com> Sat, May 31 at 3:16 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>, floridacaves@gmail.com <floridacaves@gmail.com>

Dear Mayor & Commissioners,
I am a member of the NSS, owners of the cave at Mill Creek Sink.
Please vote to protect the cave and its water.
Building over a cave system does not protect it. Vote to save Mill Creek Sink.
Reject Tara's plan to build over the cave at Mill Creek Sink. I's not safe
[Quoted text hidden]

Gmail

Our Alachua Water <floridacaves@gmail.com>

Save our cave- say No to Tara

Bill Piner <bill.piner@gmail.com>
To: <wwelch@cityofalachua.org>, <sgreen@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Sat, May 31 at 3:16 PM

Dear mayor and commissioners,

I am a member of the NSS, owners of the cave at Mill Creek Sink,

Please vote no to protect the cave and its water.

Building over a cave system does not protect it. Vote to save Mill creek sink.

Reject Tara's plan to build over the cave at Mill Creek Sink. It's not safe.

Planning to build over the cave makes no sense.

Sincerely,

Bill Piner
NSS-CDS MEMBER

Sent from my iPhone

Save our cave - Say No to Tara

Joshua Sisco <jmsisco2015@hotmail.com> Sat, May 31 at 3:16 PM
To: sGreenbrown@cityofalachua.org <sGreenbrown@cityofalachua.org>, wWelch@Cityofalachua.org <wWelch@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Dear Mayor & Commissioners,

I am a member of the NSS, owners of the cave at Mill Creek Sink. Please vote to protect the cave and its water.

Building over a cave system does not protect it. Vote to save Mill Creek Sink.

Sincerely,
Joshua Sisco
NSS-CDS Member

Save Milton Creek Sink - Say NO to Tara

Jonathan DEKHTIAR <jonathan@dekhtiar.com> Sat, May 31 at 3:16 PM
To: <wWelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Dear Mayor & Commissioners,

I am a member of the NSS, owners of the cave at Mill Creek Sink.
Please vote to protect the cave and its water.
Building over a cave system does not protect it. Vote to save Mill Creek Sink.
Reject Tara's plan to build over the cave at Mill Creek Sink. It's not sate.
Planning to build over a cave makes no sense-Vote No on Tara and protect our water.
No sinkholes over our drink holes. Vote to save the cave at Mill Creek Sink and protect our water.

Sincerely,

Jonathan Dekhtiar

NSS-CDS Member

Save our caves say NO to Tara

Jennifer Dillaman <jdillaman92@gmail.com> Sat, May 31 at 3:16 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Dear Mayor and commissioners

I am a member of the NSS, owners of the Mill creek sink. Please vote to protect the cave and its water. Say NO to Tara.

Sincerely
Jennifer Dillaman

Sent from my iPhone

Hands Off Our Caves

Emily Lekas <stripedburrfish@gmail.com>
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Sat, May 31 at 3:15 PM

Dear Mayor and Commissioners,

I am a supporter of NSS CDS, avid SCUBA diver, and recent graduate with a BS in Biology.

I URGE you to consider the environmental repercussions of your proposed action of creating development over Mill Creek Sink. This is a HISTORIC landmark for the cave diving community and a gem in the crown of Florida's natural beauty.

Listen to the people. Stop the development. Protect natural Florida.

Thank you for your time,
-Emily Lekas

Save our Cave - Say NO to TARA

Lindsay Olivieri <olive.lady@gmail.com>
To: <sgreenbrown@cityofalachua.org>, <wwelch@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Sat, May 31 at 3:15 PM

Vote to save mill creek!

Save Our Cave - Say No to Tara

Penelope Howe <penelopehowe@gmail.com> Sat, May 31 at 3:13 PM
To: <wWelch@cityofalachua.org>, <sGreenBrown@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Dear Mayor & Commissioners,

I am a member of the NSS, owners of the cave at Mill Creek Sink. Please vote to protect the cave and its water.

Building over a cave system does not protect it. Vote to save Mill Creek Sink.

Reject Tara's plan to build over the cave at Mill Creek Sink. It's not safe.

Planning to build over a cave makes no sense-Vote No on Tara and protect our water.

No sinkholes over our drink holes. Vote to save the cave at Mill Creek Sink and protect our water.

Sincerely,

Penelope Howe

NSS-CDS Member

Save our Cave

Aron Zhao <aron.c.zhao@gmail.com> Sat, May 31 at 3:19 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Dear Mayor and Commissioners,

I am writing to ask you to vote no to development over our unique and fragile cave system at Mill Creek Sink. Thank you.

Regards,
Aron
NSS-CDS Member

Save our Cave

Joe Harszy <jharszy@charter.net> Sat, May 31 at 3:19 PM
To: <wwelch@cityofalachua.com>
Cc: <floridacaves@gmail.com>

Mayor,
I am a member of the NSS, owners of the cave at Mill Creek Sink. Please vote to protect the cave and its water.

Sincerely,
~Joe Harszy

Florida caves

Brad Crouse <bradc@diverite.com> Sat, May 31 at 3:19 PM
To: wwelch@cityofalachua.org <wwelch@cityofalachua.org>, sgreenbrown@cityofalachua.org <sgreenbrown@cityofalachua.org>, floridacaves@gmail.com <floridacaves@gmail.com>

Dear mayor and commissioners,
I am a member of the NSS, stewards of the cave at Mill Creek. PLEASE vote to protect the cave and its water. Your water.

Sink holes are terrifying.

Thank you for your consideration,
Brad Crouse

Get Outlook for iOS

Save Our Cave - Say No to Tara!

Bobby Ruble <floridahunter07@yahoo.com> Sat, May 31 at 3:19 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Dear Mayor & Commissioners,

I'm a member of the NSS-CDS and would like to ask, as part of the ownership of the property, that you vote to save Mill Creek Sink and deny the continued expansion of the Tara development.

Respectfully,

William Ruble
(352) 228-3754

Sent from my iPhone

Save the cave in Alachua

Victor Blanco <vicblan@gmail.com> Sat, May 31 at 3:19 PM
To: <sgreenbrown@cityofalachua.org>, <wwelch@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Dear Commisioners,

We politely request to vote for the conservation of the cave system in Alachua which is in jeopardy due to development.

Víctor Blanco
NSS-CDS Member

Save our cave - say no to Tara

Clayton Taylor <claytont.dev@gmail.com> Sat, May 31 at 3:19 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Bcc: <floridacaves@gmail.com>

Dear Mayor & Commissioners,

I am a member of the NSS, owners of the cave at Mill Creek Sink. Please vote to protect the cave and its water.

Sincerely,

Clayton Taylor
NSS-CDS Member

Gmail

Our Alachua Water <floridacaves@gmail.com>

Save Alachua/Mill Creek Sink Cave and Say No to TARA

Rich Denmark <richdenmark@gmail.com> Sat, May 31 at 3:19 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Dear Mayor and commissioner. I am a member of the NSS/CSS, a local business owner, diver, nature lover and conservationist.

15 years ago many citizens and stakeholders, including Wes Skiles, worked to stop a Walmart being built on this fragile environment.

Now we need your help to stop massive development on top of this precious resource to protect our water and keep it clean. This is not a done deal, it was born through back doors, and we need common sense votes to stop senseless development that puts profits ahead of the people.

Housing can be built in many suitable locations that don't threaten and already threaten natural resource!

No sinkholes over our drink holes!

Thank you,
[Quoted text hidden]

Mill Creek sink, say no to Tara

Trixxie <trixxiej@gmail.com> Sat, May 31 at 3:19 PM
To: <sgreenbrown@cityofalachua.com>, <Floridacaves@gmail.com>, <wwelch@cityofalachua.com>

Dear Mayor & Commissioners,
I am a member of NSS-CDS, owners of Mill Creek Sink. Please vote to protect the cave and its water. Building over a cave system does not protect it. Vote to save Mill Creek sink. Sincerely, Veronica Fallin.

Gmail

Our Alachua Water <floridacaves@gmail.com>

Protect our caves

idivedoyou <idivedoyou@yahoo.com> Sat, May 31 at 3:20 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: <FloridaCaves@gmail.com>

I am a member of NSS, owners of the cave at Mill Creek Sink.

SAVE MILL CREEK SINK

Reject Tara's plan to build.

Wendy Motta
NSS-CDS Member

Sent from my T-Mobile 5G Device

Save our Cave

Mike Webb <mdwebb@ymail.com> Sat, May 31 at 3:20 PM
To: <wwelch@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Dear Mayor,
Please vote to save Mill Creek Sink. As an NSS-CDS member I am an owner of the cave and land surrounding and I along with 1000 other members are concerned. The housing project near the sink would be an ecological disaster concerning the groundwater in surrounding the cave system.
Please vote against the housing development.
Best regards,
Michael Webb

Sent from Yahoo Mail for iPhone

Save Our Cave! Say "NO" to Tara!

Christine Tamburri <okeebear@gmail.com> Sat, May 31 at 3:20 PM
To: <sgreenbrown@cityofalachua.org>, <wwelch@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Dear Mayor & Commissioner:

As a member of the NSS-CDS, I urge you to say "NO" to Tara! Building over a cave system does not protect it and harms our fragile ecosystem for all future generations. The Floridian Aquifer is the lifeblood of Florida and this matter deserves your upmost attention.

Save our cave!

Sincerely,
Christine Tamburri
NSS-CDS Member

Save our cave-Say No to Tara!

Michael/M2 <michael@menduno.com> Sat, May 31 at 3:20 PM
To: <wWelch@cityofalachua.org>, <sGreenBrown@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Dear Mayors& commissioners,
I am the member of the NSS, owner of the cave at Mill Creek sink. Please vote to protect the cave and its water. Building over a cave system does not protect it. Vote to save Mill Creek and its water!
Thank you!
Sincerely,
Michael

Viable resources Mill Creek

Robert Randy Denniston <scubabobusa@gmail.com> Sat, May 31 at 3:20 PM
To: <wwelcch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>, <floridacaves@gmail.com>

Please vote to save mill Creek cave system. It is a incredible and unreplaceable resource. Thank you Robert Denniston

Tara development is a bad idea

Rayplace <doug@rayplace.com> Sat, May 31 at 3:24 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Dear City of Alachua officials,

Plans to develop land over the fragile Mill Creek Sink karsk terrain is a bad idea. It threatens a vital natural resource. Please halt it.

Sincerely,
Douglas Ray

NSS-CDS member
Sent from my cellphone

Save our cave - say no to Tara

Ryan Barnes <ryan021985@gmail.com> Sat, May 31 at 3:23 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Dear mayor & commissioners,

I am a member of the NSS, owners of the cave at Mill Creek Sink. Please vote to protect the cave and its water.

Sincerely,
Ryan Barnes
NSS-CDS Member

Protect our cave from Tara!

Alexa Rust <alexaerust@gmail.com> Sat, May 31 at 3:23 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Dear Mayor & Commissioners,

I am a member of NSS, owners of the cave at Mill Creek Sink. Please vote to protect the cave system from development above.

Best,
Alexa Rust,
NSS-CDS member

Cave @ Mill Creek Sink

Justin Hess <jshess74@yahoo.com> Sat, May 31 at 3:23 PM
Reply-To: Justin Hess <jshess74@yahoo.com>
To: wWelch@CityofAlachua.org <wWelch@cityofalachua.org>, sGreenBrown@CityofAlachua.org <sGreenBrown@cityofalachua.org>
Cc: FloridaCaves@Gmail.com <FloridaCaves@gmail.com>

Dear Mayor & Commissioners,

I am a member of the NSS-CDS, owners of the cave @ Mill Creek Sink.
Please vote to protect the cave & it's water.
Please reject Tara's plan to build over the cave @ Mill Creek Sink. It's not safe.

Sincerely,
Justin S. Hess
NSS-CDS Member

Yahoo Mail: Search, Organize, Conquer

Gmail

Our Alachua Water <floridacaves@gmail.com>

Save our Cave—Say No to Tara

<amysturkey@gmail.com> Sat, May 31 at 3:22 PM
To: <wWelch@cityofalachua.org>, <sGreenBrown@cityofalachua.org>
Cc: <FloridaCaves@gmail.com>

I have been to Mill Creek sink and photographed it. It is a beautiful area and needs to be saved. Please vote to save Mill Creek Sink and its water. Thank you. —Amy Sturkey
Sent from my iPhone

Mills Creek

Jennifer Banner <jenbanner@hotmail.com>
To: wwelch@cityofalachua.org <wwelch@cityofalachua.org>, sgreenbrown@cityofalachua.org <sgreenbrown@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Sat, May 31 at 3:22 PM

15 units per acre?

Reject Tara's plan to build over the cave at Mill Creek Sink.

No sinkholes over our drink holes!

Please vote NO.

Sincerely,
Jennifer Banner
NSS-CDS member

Get Outlook for Android

Save our springs

John <jtfloridaman@gmail.com> Sat, May 31 at 3:22 PM
To: <Sgreenbrown@cityofalachua.org>, floridacaves@gmail.com <floridacaves@gmail.com>

Greetings,
I am asking you to vote against construction above Mill Creek sick. Don't let contractors greed destroy our natural resources.

Gmail

Our Alachua Water <floridacaves@gmail.com>

Save Our Cave - Say No to Tara

Bruce Kane <bkane1123@gmail.com> Sat, May 31 at 3:22 PM
To: <wwhelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Dear Major & Commissioners,

I am a member of NSS-CDS, owners of the cave at Mill Creek Sink. Building over a cave system does not protect. Building over the cave system is not safe.

Please vote to protect - save Mill Creek Sink and protect our water!

Sincerely,
[Quoted text hidden]

No construction over cave

JORGE PEREIRA <pereira1450@gmail.com> Sat, May 31 at 3:22 PM
To: <wWelch@cityofalachua.org>, <sGreenBrown@cityofalachua.org>
Bcc: <floridacaves@gmail.com>

Hello,
I am a member of the NSS-CDS, and I'm opposed to the the Tara's plan. Honestly it makes no sense building over a cave.

Save our cave say no to tara

Alex <scrrcs77@gmail.com> Sat, May 31 at 3:22 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Im a member of nsscds owners of the cave at mill creek sink. Building over the cave system does not protect it.
Vote to no on tara!

Save our caves!

Carin Geiman <carin.geiman@gmail.com> Sat, May 31 at 3:22 PM
To: <wwelch@cityofalachua.com>, <sgreenbrown@cityofalachua.org>

Dear Mayor & Commissioners,

I am a member of the NSS, owners of the cave at Mill Creek Sink.
Please vote to protect the cave and its water.
Building over a cave system does not protect it. Vote to save Mill Creek Sink.
Reject Tara's plan to build over the cave at Mill Creek Sink. It's not safe.
Planning to build over a cave makes no sense-Vote No on Tara and protect our water.
No sinkholes over our drink holes. Vote to save the cave at Mill Creek Sink and protect our water.

Say No to Tara

Sincerely,
Carin Geiman
NSS-CDS Member

Sent from my iPhone

Save our cave - Say no to Tara

Lacy Croft <lacycroft3@gmail.com>
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Sat, May 31 at 3:21 PM

Dear Mayor and Commissioners,

A am a member of NSS, owners of the Mill Creek Sink. Please vote to protect the cave and its water.

Building over a cave system does not protect it.

Reject Tara's plan to build over the cave at Mill Creek Sink. It's not safe.

No sinkholes over our drink holes. Vote to save the cave at Mill Creek Sink and protect our water.

Thank you,

Lacy Croft,
NSS-CDS Member
[Quoted text hidden]

Save our cave - Say no to Tara

dan thepoiriers.net <dan@thepoiriers.net> Sat, May 31 at 3:21 PM
To: wwelch@cityofalachua.org <wwelch@cityofalachua.org>, sgreenbrown@cityofalachua.org <sgreenbrown@cityofalachua.org>

Dear Mayor and commissioners,

I am a member of the the National Speleological Society (NSS), owners of the cave at Mill Creek Sink. Our property rights are at risk by allowing Tara to build on and around our cave. This construction will cause considerable damage to the cave and put our water resources at risk.

Please vote to protect the cave and its water by rejecting Tara's plan to build over the cave at Mill Creek Sink.

Sincerely,

Dan Poirier
Member of NSS-CDS

Get Outlook for iOS

Save our cave

John Sustarich <John.Sustarich@outlook.com> Sat, May 31 at 3:21 PM
To: wwekch@cityofalachua <wwekch@cityofalachua>, sgreenbrown@cityofalachua.org <sgreenbrown@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Dear mayor,

I am a member of the nss cds, owners of the cave at Mill Creek Sink. Please vote to protect the cave and its water.
[Quoted text hidden]

Save our Cave - Say No to Tara

Justine Tawel <jntawel@gmail.com> Sat, May 31 at 3:21 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Dear Mayor & Commissioners,

I am a member of the NSS, owners of the cave at Mill Creek Sink. Please vote no to protect the cave and its water.

Sincerely,

Justine Tawel
NSS-CDS Member

Save Our Cave - say no to TARA

James Rice <4jamesrice@gmail.com> Sat, May 31 at 3:21 PM
To: <wwelch@cityofalachua.org>, <sgreen@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Dear Mayor & Commissioners,

I am a member of the NSS, owners of the cave at Mill Creek Sink. Building over a cave system is unsafe. Please vote to protect this important resource.

Sincerely,
Dr. James F. Rice
NSS-CDS member

Save our cave

Glenn Wickham <glennwickham14@gmail.com> Sat, May 31 at 3:20 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityifalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Dear mayor and commissioners

I am a member of the NSS-CDS, owners of the mill creek sink. Please vote to protect the cave and its water
[Quoted text hidden]

Save Our Cave - Say No to Tara

Luke Alcorn <lalcorn@natca.net> Tue, Jun 3 at 9:42 PM
To: <wWelch@cityofalachua.org>, <sgreenbroen@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Dear Mayor & Commissioners,

I am a member of the NSS, owners of the cave at Mill Creek Sink.

Please vote to protect the cave and its water.

Building over a cave system does not protect it. Vote to save Mill Creek Sink.

Reject Tara's plan to build over the cave at Mill Creek Sink. It's not safe.

Planning to build over a cave makes no sense-Vote No on Tara and protect our water.

No sinkholes over our drink holes. Vote to save the cave at Mill Creek Sink and protect our water.

Sincerely,

Luke Alcorn
NSS-CDS Member

Save our Cave - Say No to Tara

Gayle Hall <ghall0727@bellsouth.net> Tue, Jun 17 at 4:37 PM
To: wwelch@cityofalachua.org <wwelch@cityofalachua.org>, commissioners@cityofalachua.org <commissioners@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Dear Mayor and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater. Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water. Vote NO on Tara.

Thank you for doing the best for the community in the long term. The future is in your hands.

Sincerely,

Gayle Hall

Gmail

Our Alachua Water <floridacaves@gmail.com>

Save Our Cave – Say No to Tara!

Jason Busam <jason.busam@gmail.com> Sat, Jun 14 at 12:05 PM
To: <wWelch@cityofalachua.org>, <Commissioners@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Dear Mayor & Commissioners,

I am a cave diver from Germany and would love to be able to dive in the Mill Creek Cave in the future. So I ask for helping to protect the creek and the cave system. Please vote to protect the cave and its water.

Sincerely,

Jason Busam

Gmail

Our Alachua Water <floridacaves@gmail.com>

Please Vote for an Investigation

Sami <alachua1972@gmail.com>
To: <sgreenbrown@cityofalachua.org>
Bcc: <floridacaves@gmail.com>

Sat, Jun 7 at 10:16 AM

Dear Commissioner Shirley Green Brown,
We appreciate your efforts to get board approval for an investigation into the planners resigning. Just this past week all three planners who resigned have expressed their willingness to participate in an investigation. I believe this investigation should be in-person if possible for greater understanding of how deep the outside influence has gone into City Hall. Hopefully, the subject of an investigation will come up for vote in the June 9th meeting.
Thank you!
[Quoted text hidden]

Mill Creek Sink development

Michael Kutyna <mkutyna@gmail.com> Tue, Jun 3 at 8:27 AM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Dear Mayor & Commissioners,

I am writing to request that you vote to reject the Tara development as it likely would affect the water quality of the residents of the City of Alachua as well as the caves leading to the Floridan Aquifer.

Sincerely,
Michael Kutyna
NSS-CDS Member

Save Our Cave-Say No to Tara

Pam Wooten <eanxdvr@hotmail.com> Sun, Jun 1 at 9:52 PM
To: wWelch@cityofalachua.org <wWelch@cityofalachua.org>, sGreenBrown@cityofalachua.org <sGreenBrown@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Dear Mayor and Commissioners,

I am a member of the NSS, owners of the cave at Mill Creek Sink. Please vote to protect the cave and its water.

No sink holes over our drink holes. Vote to save the cave at Mill Creek Sink and protect our water. Water is life and We Are Water.

Thank you for your time and vote to save our precious water resource.

Sincerely,

Pamela Wooten
NSS-CDS Member

Get Outlook for iOS

Save Our Cave - Say no to Tara

Lamar Hires <lamar@diverite.com>
To: wWelch@cityofAlachua.org <wWelch@cityofalachua.org>, sGreenBrown@cityofAlachua.org <sGreenBrown@cityofalachua.org>
Cc: FloridaCaves@gmail.com <FloridaCaves@gmail.com>

Sun, Jun 1 at 8:52 AM

Dear Mayor and Commissioners,

I am a Lifetime member of the NSS, owners of the cave at Mill Creek Sink.
Please vote no to protect the cave, the delicate ecosystem and its water.

Sincerely,

Lamar Hires

NSS-CDS member LF 23991

Fwd: Say No to Tara - Save Our Cave

Lee Waggener <leewaggener@gmail.com> Sat, May 31 at 10:09 PM
To: <FloridaCaves@gmail.com>

Sent from my iPhone

Begin forwarded message:

From: Lee Waggener <leewaggener@gmail.com>
Date: May 31, 2025 at 21:36:17 EDT
To: aGreenBrown@cityofalachua.org
Cc: floridaCaves@gmail.cim
Subject: Say No to Tara - Save Our Cave

Dear mayor and commissioners ,
I am a long time member of the NSS/CDS, owners or the cave at Mill Creek Sink.
Building over a cave does not protect it or your water supply! It's not safe for anyone.
Please vote to save the cave at Mill Creek Sink. Vote NO on Tara and protect our water.
Sincerely,
Lee Ann Waggener
NSS/ CDS member
Sent from my iPhone

Say No To Tara - Save Our Cave

Lee Waggener <leewaggener@gmail.com> Sat, May 31, 2025 at 9:32 PM
To: wWelch@cityofalachua.org
Cc: FloridaCaves@gmail.com

Dear mayor and commissioners ,
I am a long time member of the NSS/CDS, owners or the cave at Mill Creek Sink.
Building over a cave does not protect it or your water supply! It's not safe for anyone.
Please vote to save the cave at Mill Creek Sink. Vote NO on Tara and protect our water.
Sincerely,
Lee Ann Waggener
NSS-CDS member
Sent from my iPhone

Save our cave say no to tara

Jessica Walker <missxwalker1211@yahoo.com>
To: <wwelch@cityofalachua.org>, <sgreenbrown@cotyofalachua.org>

Sat, May 31 at 9:13 PM

Dear Mayor & Commissioners,
I am a member of the NSS, owners of the cave at Mill Creek Sink.
Please vote to protect the cave and its water.
Building over a cave system does not protect it. Vote to save Mill Creek Sink.
Reject Tara's plan to build over the cave at Mill Creek Sink. I's not safe.
Planning to build over a cave makes no sense-Vote No on Tara and protect our water.
No sinkholes over our drink holes. Vote to save the cave at Mill Creek Sink and protect our water.

Jessica Lange

Sent from Yahoo Mail for iPhone

Save our Cave -- Say No to Tara

Douglas Ebersole <dgebersole@gmail.com> Sat, May 31 at 9:00 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Dear Mayor and Commissioners:

I am a member of the NSS, owners of the cave at Mill Creek Sink. Please vote to protect the cave and its water.

Douglas Ebersole, MD
[Quoted text hidden]

Save our Caves

Danielle Pierone <dpierone3@gmail.com> Sat, May 31 at 7:55 PM
To: <Wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Bcc: <floridacaves@gmail.com>

Dear Mayor and Commissioners

I am a member of the NSS CDS of the cave system at Mill Creek Sink!

Please vote to protect the cave and its water.
No sinkholes over our drink holes, vote to save mill creek!

All the Best,
Dani Pierone
NSS CDS Member 2025

Save Our Caves

Joshua Palinkas <sparkyscout@gmail.com>
To: <wwelch@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Sat, May 31 at 7:12 PM

Dear Mayor & Comissioners,

I am a member of the NSS-CDS, who are owners of the Mill Creek Sink cave. I travel from out of state to dive in the northern Florida area, and I hope you vote to protect our caves. They are a vital and beautiful resource that deserve to be preserved for generations to come.

Very Respectfully,

Josh Palinkas

Gmail

Our Alachua Water <floridacaves@gmail.com>

PLEASE !! Vote to save the cave at Mill Creek Sink

Matthew Myers <matthewbennettmyers@gmail.com> Sat, May 31 at 5:24 PM
To: <wwelch@cityofalachua.org>, <sgeeenbrown@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Dear Mayor and Commissioners,

As a member of the NSS-CDS, I urge you to conserve and protect clean water. Please vote to save the cave at Mill Creek Sink and protect our water. No sinkholes over our drink holes.

Thanks,
Matt Myers
NSS-CDS Member

Save cave – – say no to Tara

<amysturkey@gmail.com> Sat, May 31 at 4:57 PM
To: <wWelch@cityofalachua.org>, <sGreenBrown@cityofalachua.org>
Cc: <FloridaCaves@gmail.com>

I have personally photographed Millcreek sink. Understand it is at risk of being built over again. This is a beautiful sink and should be protected and the land around it as well. Please vote to protect the cave and its water.
—Amy
Sent from my iPhone

Save our cave - say no to Tara

michael evans <kinaco@hotmail.com> Sat, May 31, 2025 at 4:40 PM
To: "wwelch@cityofalachua.org" <wwelch@cityofalachua.org>, "sgreenbrown@cityofalachura.com" <sgreenbrown@cityofalachura.com>
Cc: "floridacaves@gmail.com" <floridacaves@gmail.com>

Dear mayor & commissioner
I am a member of NSS
I am rejecting Tara's plan to build over the cave at mills creek sink it not safe

Get Outlook for iOS

Save our Cave - Say NO to Tara

Billie Thompson <billiejthompson14@gmail.com> Sat, May 31 at 4:39 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Dear Mayor & Commissioners,

Building over a cave system does not protect it. Vote to save Mill Creek Sink.

Sincerely,

Billie Thompson
NSS-CDS Member

Save our cave say no to tara

Dylan Cook <dylancook950@gmail.com> Sat, May 31 at 4:36 PM
To: <Wwelch@cityofalachua.org>, <Sgreenbrown@cityofalachua.org>
Cc: <Floridacaves@gmail.com>

Dear mayor and commissioners,

Please vote to save alachua sink aka mill creek sink. Do not build over our cave. Reject Tara's plan to build over the cave at Mill Creek Sink.

Thank you for your time,

Dylan Cook

Subject: Save Our Cave – Say No to Tara

To: wWelch@CityofAlachua.org
sGreenBrown@CityofAlachua.org

CC: FloridaCaves@Gmail.com

Dear Mayor & Commissioners,

I am a member of the NSS, owners of the cave at Mill Creek Sink. Please vote to protect the cave and its water.

Building over a cave system does not protect it. Vote to save Mill Creek Sink.

Reject Tara's plan to build over the cave at Mill Creek Sink. It's not safe.

Planning to build over a cave makes no sense—Vote No on Tara and protect our water.

No sinkholes over our drink holes. Vote to save the cave at Mill Creek Sink and protect our water.

Sincerely,
Ken Anderson RN
(Your Name) Ken Anderson RN
NSS-CDS Member

Save Our Cave - Say no to Tara

Garth McClune <garth.mcclune@gmail.com> Sat, May 31 at 3:17 PM
To: <wWelch@cityofalacua.org>, <sGreenbrown@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Dear Mayor and Commissioner,

I am a member of the NSS, owners of the cave at Mill Creek Sink.
Please vote to protect the cave and its water.

Sincerely,

- Garth D. McClune
NSS-CDS Member

Save Our Cave - Say No to Tara

Shannon Perry <shancore@gmail.com> Sat, May 31 at 3:57 PM
To: <wwelvh@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Dear Mayor & Commissioner,

I am a member of the NSS, owners of the cave at Mill Creek Sink. Please vote to protect the cave and its water. Building over a cave system does not protect it. Vote no!!

Sincerely,
Shannon Perry
NSS-CDS Member

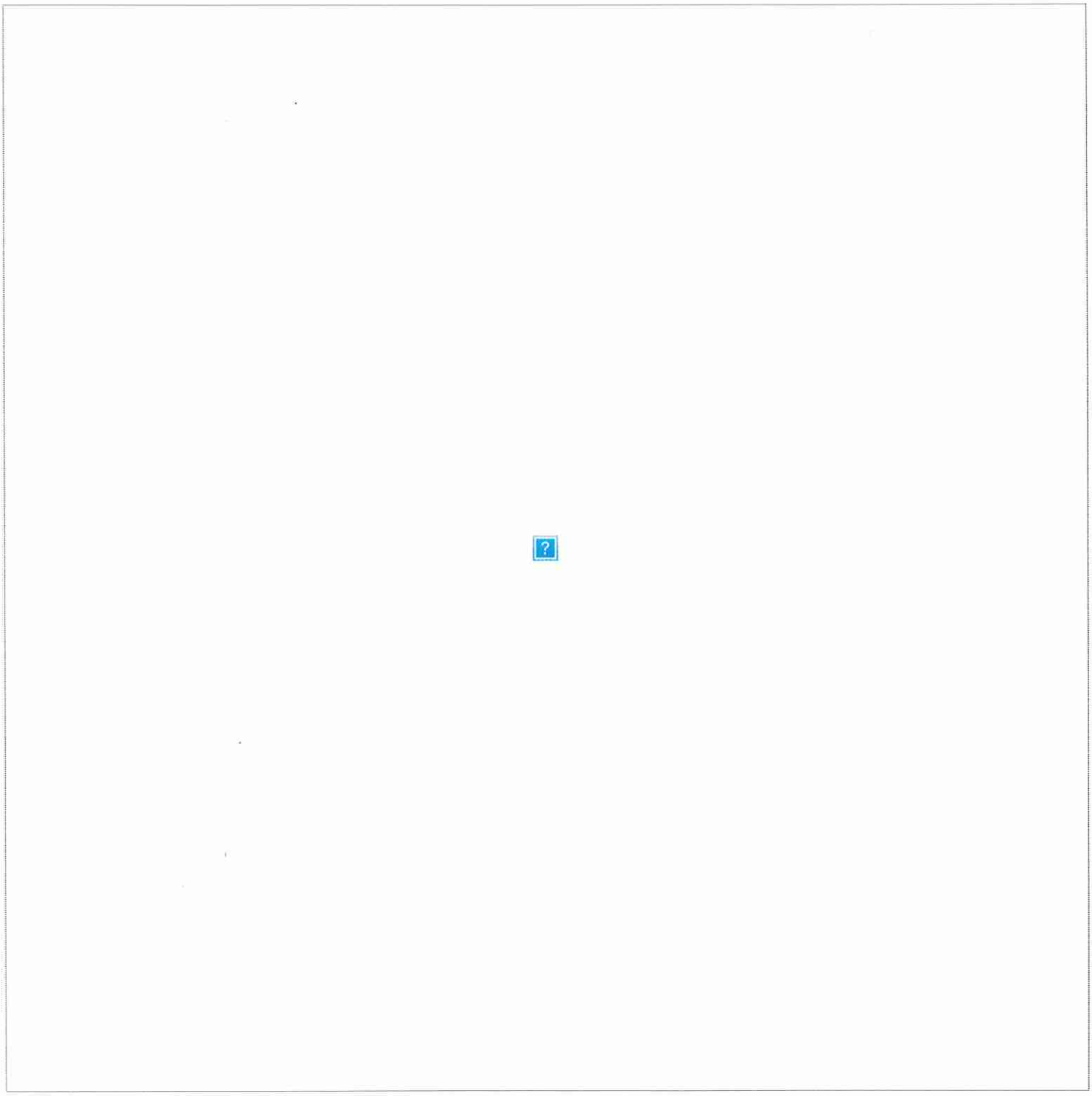
-- Shannon Perry shancore@gmail.com

Gmail

Our Alachua Water <floridacaves@gmail.com>

Save Out Cave - Say No to Tara

LARRY BAILEY <shema@flash.net> Sat, May 31 at 3:42 PM
Reply-To: LARRY BAILEY <shema@flash.net>
To: wWelch@CityofAlachua.org <wWelch@cityofalachua.org>
Cc: FloridaCaves@Gmail.com <FloridaCaves@gmail.com>, sGreenBrown@CityofAlachua.org <sGreenBrown@cityofalachua.org>



Dear Mayor and Commissioners,

I am a member of the National Speleological Society, owners of the cave at Mill Creek Sink. Please vote to protect the cave.

and it's waters.

Reject Tara's plan to build over the cave at Mill Creek Sink. It's not safe.

Building over the cave will not protect the cave.To the contrary surface containments will eventually leak into the cave environment and disrupt the ecosystem.

Vote no No on Tara

Sincerely,

Larry Bailey

Nss-CDS Member

Sent from AT&T Yahoo Mail on Android

Save Alachua Sink Cave

Ethan Anderson <ethanjanderson@yahoo.com> Sat, May 31 at 3:39 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Please vote to save the Mill Creek (Alachua) Sink from overdevelopment. Too many homes will destroy this precious resource.

A concerned NSS-CDS member.
[Quoted text hidden]

Save our cave - Say no to Tara

Joe Bosquez <jos.j.bosquez@gmail.com>
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>

Sat, May 31 at 3:26 PM

Dear Mayor & Commissioners,

I am a member of the NSS, owners of the cave at Mill Creek Sink.

Building over a cave system does not protect it. Vote to save Mill Creek Sink.

Sincerely,

Joseph J. Bosquez

NSSCDS Member,

Owner, BOSQUEZ Tech Diving
The Scientific Diving Group

TDI Cave/Tech/CCR Instructor
IANTD Cave/Tech/CCR Instructor
Phone/WhatsApp: +1-832-620-5969

www.scientificdivinggroup.com
www.bosqueztechdiving.com

Save our Cave

Comcast <sruetz@comcast.net> Sat, May 31, 2025 at 3:27 PM
To: wWelch@cityofalachua.org, sGreenBrown@cityofalachua.com
Cc: FloridaCaves@gmail.com

Dear Mayor & Commisioners,

I am a member of the NSS, owners of the cave at Mill Creek Sink.

Building over the cave system does not protect it.

Sincerely

Sidney Ruetz
Sent from my iPhone

Save our cave -Say no to Tara

Steve Dalcher <dalcherllc@gmail.com> Sat, May 31 at 3:33 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@ciryofalachua.org>

I am a member of the NSS-CDS owners and managers of the mill creek sink . Please vote to protect our cave environment and the water it contains!

Steve Dalcher
BOD member for NSS-CDS

Sent from my iPhone

Save Mill Creek Sink

zachary Heylmun <zheylmun@gmail.com> Sat, May 31 at 3:32 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>

Dear Mayor and Commissioners,

As a member of NSS with an interest in protecting the springs, it doesn't make sense to develop on top of sensitive cave systems. Please vote to protect the cave system and the water it supplies to your community.

Zach Heylmun

Save Our Cave-Say No to Tara

Amy Jakobsson <vcuot10@gmail.com> Sat, May 31 at 3:28 PM
To: <wwelch@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Dear Mayor and Commissioners

I am a member of NSS, owners of the cave at Mill Creek Sink. Please vote to protect the cave and its water. NO SINK HOLES OVER OUR DRINK HOLES.

Thank you,

Amy Jakobsson
NSS-CDS Member
Sent from my iPhone

Save our cave - say no to Tara

nestor sandoval <ne.sandoval@gmail.com> Sat, May 31 at 3:27 PM
To: <sgreenbrown@cityofalachua.org>, <wwelche@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Dear Mayor and Commissioners,

I am member of the NSS, owner or the cave at Milk Creek Sink.
Please vote to protect the cave and its water.
Build over a cave system does not protect it. Vote to save Mill Creek Sink.
Reject Tara's plan to built over the cave at Mill Creek Sink.it's not safe.
Planning to build over a cave makes no sense-Vote no on Tara and protect our water
No sinkholes over our drink holes. Vote to save the cave at Mill Creek Sink and protect our water.

Sincerely,

Nestor Sandoval.

NSS-CDS Member.

Nesp

Gmail

Our Alachua Water <floridacaves@gmail.com>

Please Protect Our Water Resources

Tenzin Smith <niznet777@gmail.com> Sat, May 31 at 3:27 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Dear Mayor and Commissioners,

I'm writing this brief email to express my concern over a proposed development near and above Mill Creek Sink. This is an incredibly fragile and unique cave with great aesthetic beauty and implications for everyone that depends on the aquifer for clean water.

As a member of the National Speleological Society, I am a part-owner of this cave and care deeply about its future. Please, vote to save Mill Creek Sink and say no to Tara.

No sinkholes over our drink holes! Protect our caves and our water!!

Sincerely,
[Quoted text hidden]

Save Our Cave-Say No to Tara

Michelle Forman <mhforman57@gmail.com> Sat, May 31 at 3:27 PM
To: <wWelch@cityofalachua.org>, <sGreenBrown@cityofalachua.org>, <FloridaCaves@gmail.com>

Dear Mayor & Commissioners,

I am a member of the NSS, owners of the cave at Mill Creek Sink. Please vote to protect the cave and its water.

Sincerely,
Michelle Forman
NSS-CDS Member

Save our cave - say no to Tara

<esustarich@gmail.com> Sat, May 31 at 3:27 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Dear Mayor and Commissioners,

I am a member of the NSS, owners of the cave at Mill Creek Sink. Please vote to protect the cave and its water.

Reject Tara's plan to build over the cave at Mill Creek Sink. It's not safe.

Sincerely,

Emily Sustarich
NSS-CDS Member

Save Our Cave — Say No to Tara

Shane Paradis <shane.paradis@gmail.com> Sat, May 31 at 3:26 PM
To: <wWelch@cityofalachua.org>, <sGreenBrown@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Dear Mayor and Commissioners,

I am a member of the NSS (National Speleological Society), owners or the Mill Creek Sink cave. Please vote to protect the cave and its water ...the water we all drink and consume. The cost on our ecosystem's health is not worth the money in the pockets of development.
[Quoted text hidden]

Save our cave

trainbull <trainbull@yahoo.com> Sat, May 31 at 3:26 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Dear Mayor & commissioners

I am a member of the NSS, owners of the cave at Mill Creek Sink. Please vote to protect the cave and it's water.

Building over a cave system does not protect it. Florida is known for its many aquifers and many are yet undiscovered. We sometimes find these caves only when a sink hole opens up and swallow a house or car. This is a known system so building over it is a terrible idea.

The Florida aquifer system is also the source of our drinking water. Why risk more contamination of this system when it is easily avoidable.

Thank you for your time and vote regarding this matter.

Sincerely,

Scott Johnson
NSS-CDS lifetime member.

Save our Caves

Scott Hurley <shurley_fl@hotmail.com> Sat, May 31 at 3:25 PM
To: wwelch@cityofalachua.org <wwelch@cityofalachua.org>, jfletcher@cityofalachua.org <jfletcher@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

City of Alachua,
Save our Cave, no drink holes over our sinkholes
Cheers,
Scott Hurley
NSS CDS member
62702

Get Outlook for Android

Save our Cave Say No to Tara

Gene Page <wepiv@hotmail.com> Sat, May 31 at 3:25 PM
To: wwelch@cityofalachua.org <wwelch@cityofalachua.org>, sgreenbrown@cityofalachua.org <sgreenbrown@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

I am a native Floridian and underwater photographer, cave diver and NSS-CDS member for over twenty years.
Obviously this planned Tara project is going to pollute the water at our beloved Mill Creek Sink and can not be allowed — ever. Not to mention the additional negative community pollution this would bring.
Please vote to save the cave and our precious needed water.

Sincerely,

William Eugene Page IV

Sent from my damn iPhone

Save our cave say no to Tara

Kyle Martin <kmmartin86@msn.com> Sat, May 31 at 3:25 PM
To: wwelch@cityofalachua.org <wwelch@cityofalachua.org>, sgreenbrown@cotyofalachua.org <sgreenbrown@cotyofalachua.org>

Dear Mayor & Commissioners,

I am a member of the NSS, owners of the cave at Mill Creek Sink.
Please vote to protect the cave and its water.
Building over a cave system does not protect it. Vote to save Mill Creek Sink.
Reject Tara's plan to build over the cave at Mill Creek Sink. It's not safe.
Planning to build over a cave makes no sense-Vote No on Tara and protect our water.
No sinkholes over our drink holes. Vote to save the cave at Mill Creek Sink and protect our water.

Sincerely,
Kyle Martin
NSS-CDS Member

Gmail

Our Alachua Water <floridacaves@gmail.com>

Protect our cave!

Peter Ledochowitsch <peter@canaery.com> Sat, May 31 at 3:21PM
To: <wwelch@cityofalachua.org>, <sgeenbrown@cityofalacha.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Dear Mayor & Commissioners,

I am both a member of the NSS and a business owner in the City of Alachua. Please make sure to vote **against** any development over/near Alachua sink (Millcreek Sink). Say "No" to Tara's plans of endangering our aquifer.

Best,

Dr. Peter Ledochowitsch

Save mill creek sink

Dallas S. Simpson <dallas.s.simpson@gmail.com> Sat, May 31 at 3:25 PM
To: <sgreenbrown@cityofalachua.org>, <wwelch@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Dear mayor and commissioners-

I am a member of the NSS, owners of the Mill Creek Sink. Vote no on Tara.

Please vote to protect the cave and its water.

-Dallas
NSS member
NSS-CDS member

Gmail

Our Alachua Water <floridacaves@gmail.com>

Save Our Cave - Say No to Tara

Eduardo Teixeira de Macedo <eduardoteixeirademacedo@gmail.com> Sat, May 31 at 3:24 PM
To: <Wwelch@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Dear Mayor & Commissioners,

I am a member of the NSS, owners of the cave at Mill Creek Sin Please vote to protect the cave and its water.
Building over a cave system does not protect it. Vote to save Mil Creek Sink.
Reject Tara's plan to build over the cave at Mill Creek Sink. It's not safe.
Planning to build over a cave makes no sense-Vote No on Tara and protect our water.
No sinkholes over our drink holes. Vote to save the cave at Mill Creek Sink and protect our water.
Sincerely,

Eduardo Macedo
[Quoted text hidden]

Save our cave.

Matt Coultas <mattcoul77@gmail.com> Sat, May 31 at 3:24 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

I am a member of the NSSCDS. Building over our or any cave is a terrible idea and make no sense to risk the water and environment. Vote NO on Tara.

Save our cave - Say no to Tara

Cindy Myers <iidarkravenll@gmail.com> Sat, May 31 at 3:24 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Dear Mayor and Commissioner,

Reject Tara's plan to build over the cave at Mill Creek Sink. It's not safe.

Sincerely,

Cindy Myers
NSS-CDS Member

Sent from my iPhone

Save Our Cave - Say No to Tara

charles walker <charles.walker0984@gmail.com> Sat, May 31 at 3:24 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Dear Mayor & Commissioners

I am a member of the NSS, owners of the cave at Mill Creek Sink. Please vote to protect the cave and its water.
[Quoted text hidden]

Save Our Cave-Say No To Tara

dleechappell (null) <dleechappell@aol.com> Sat, May 31 at 3:19 PM
To: <wWelch@cityofalachua.org>, <sGreen@cityofalachua.org>
Cc: <FloridaCaves@gmail.com>

No sinkholes over our drink holes. Vote NO on Tara to protect our water at the Mill Creek Sink system.

Sincerely,

Doug Chappell
NSS-CDS Member
Sent from my iPhone

Save or cave-Say NO to Tara

Raymond Marciano <rayatdepth@gmail.com> Sat, May 31 at 3:19 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Dear Mayor and Commissioners,

I am a member of the National Speological Society, Owners of the cave at Mill Creek Sink. Building a housing development over a known underwater cave system is senseless: it further endangers our already stressed aquifer.
This action also endangers future homeowners' investment and their personal well being.
Please consider carefully how this will impact the community, the environment, and our beautiful state's natural resources.

Sincerely,
Raymond Marciano
NSS-CDS Member

Save our Cave- Say NO to Tara

Corey Witt <Corey@scubatechie.com> Sat, May 31 at 3:19 PM
To: wwelch@cityofalachua.org <wwelch@cityofalachua.org>, sgreenbrown@cityofalachua.org <sgreenbrown@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Dear Mayor and commissioners,
I'm a member of the NSS, owners of the cave at Mill Creek Sink. Please vote to protect our cave and its water. The idea of building a subdivision over this Karst area is absolutely absurd! I need your help to step up and protect this natural resource as is your responsibility. Thanks in advance for doing the right thing.

Swim Slow and breathe easy...

Regards,

Corey Witt
Head of Operations
corey@scubatechie.com
SDI/ TDI/ FRT Instructor: 39262
Cell: (803)-260-1917
Shop: (850)-391-0111

#DiveAsIf
www.scubatechie.com*****NOTE : This email has been scanned by a Barracuda Essentials Email Security Server for both viruses and spam.

Save our Cave - say no to Tara

Sean McCarthy <mccarthyequine@gmail.com> Sat, May 31 at 3:19 PM
To: <wwelch@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Dear Mayor and Commissioners,

I am a member of NSS, owners of the cave at Mill Creek Sink. Please vote to protect the cave and it's water.

Thank you, Sean McCarthy
NSS-CDS Member

Save Our Cave - Say No to Tara

Peter Kibler <pgkibler@gmail.com> Sat, May 31 at 3:18 PM
To: <wwelch@cityofalachua.com>, <sgreenbrown@cityofalachua.com>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Dear Mayor and Commissioners,

My name is Peter Kibler and I am a member of the NSS-CDS. The Tara development poses a significant risk to our wonderful and unique Mill Creek System. If we fail to protect it now, we won't get a second chance.

Vote no on Tara and protect our water.
[Quoted text hidden]

Mill Creek Sink

Eli Romine <eli@diverite.com> Sat, May 31 at 3:18 PM
To: wwelch@cityofalachua.org <wwelch@cityofalachua.org>, sgreenbrown@cityofalachua.org <sgreenbrown@cityofalachua.org>
Cc: FloridaCaves@gmail.com <FloridaCaves@gmail.com>

I'm an NSS-CDS member that is concerned about the development over a cave that we own in the City of Alachua. The Tara Forest development will damage this cave and in turn the drinking water in the city. We would appreciate any pushback to stop this development from happening.

Eli Romine
www.diverite.com
386.752.1087
Equipment for Serious Divers

Save our Cave, say no to TARA

kyle cooper <kylec3085@gmail.com> Sat, May 31 at 3:18 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Dear Mayor and Commissioners,

I'm a member of NSS-CDS. Please vote no to the TARA development over Mill Creek Sink.

Best Regards,
Kyle Cooper

Save Our Cave No on Tara

Bruce Amigos <Bruce@amigosdivecenter.com> Sat, May 31 at 3:18 PM
To: wwelch@cityofalachua.org <wwelch@cityofalachua.org>, sgreenbrown@cityofalachua.org <sgreenbrown@cityofalachua.org>
Cc: FloridaCaves@Gmail.com <FloridaCaves@gmail.com>

I strongly object to any development near or on Mill Creek Sink as a member of the NSS CDS.

Get Outlook for Android

Say No to Tara

Samantha Johnson <samantha.johnsonl@yahoo.com> Sat, May 31 at 3:18 PM
To: <wWelch@cityofalachua.org>, <sGreenBrown@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Dear Mayor & Commissioners,
I am a member of the NSS, owners of the cave at Mill Creek Sink.
Please vote to protect the cave and its water.
Building over a cave system does not protect it. Vote to save Mill Creek Sink.
Reject Tara's plan to build over the cave at Mill Creek Sink. It's not safe.
Planning to build over a cave makes no sense-Vote No on Tara and protect our water.
No sinkholes over our drink holes. Vote to save the cave at Mill Creek Sink and protect our water.
Sincerely,
Sam Johnson
NSS-CDS Member

Mill Creek Sink

Marcos Rosado <ironkid044@gmail.com> Sat, May 31 at 3:18 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofcityalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Dear Mayor,

I'm a member of NSS/CDS, owners of the cave at Mill Creek Sink. Please, please, vote to protect the cave system.

V/r
[Quoted text hidden]

(no subject)

Anders Jakobsson <ajakobsson20@gmail.com> Sat, May 31 at 3:18 PM
To: <wWelch@cityofalachua.org>, <sGreenBrown@cityofalachua.org>
Cc: floridacaves@gmail.com <floridacaves@gmail.com>

Dear Mayor &Commissioners,

Iam a member of NSS, owner of the cave at Mill Creek Sink. Please vote to protect the cave and it's water.

Sincerely,
[Quoted text hidden]

Save Mill Creek Sink!

Chip Bryars <muletrainfarms@gmail.com> Sat, May 31 at 3:18 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Dear Mayor and Commissioners,

I am a member of the community and am writing to express my concern regarding the plan to develop the property above the karst system known as Mill Creek Sink. Please, protect this valuable and unique feature. There's nowhere else like it in the world. Please, reject Tara's plan to build over the cave at Mill Creek Sink

Sincerely,
Chip Bryars
NSS-CDS Member

Sent from my iPhone

Save our cave - say no to Tara

Veronica Lockamy <veronicalockamy@gmail.com> Sat, May 31 at 3:18 PM
To: <wwelch@cityofalachua.org>, <sgreenbrown@cityofalachua.org>
Cc: <floridacaves@gmail.com>

Dear Mayor & commissioners,
Please reject Tara's plan to build over the cave at Mill Creek Sink. Its not a safe area for construction, and the construction won't protect the cave system or our waters, anyhow.
Vote to save Mill Creek.

Sincerely,
Veronica Lockamy,
NSS-CDS member

Mill Creek Sink

ANDY NORRIS <Stephenanorris84@outlook.com> Sat, May 31 at 3:18 PM
To: wwelch@cityofalachua.org <wwelch@cityofalachua.org>, sgreenbrown@cityofalachua.org <sgreenbrown@cityofalachua.org>
Cc: Floridacaves@gmail.com <Floridacaves@gmail.com>

Dear Mayor and Commissioners,
Please reject Tara's plan to build over the cave at Mill Creek Sink. It's not safe.
Sincerely,
Andy Norris

Get Outlook for iOS

Gmail Our Alachua Water <floridacaves@gmail.com>

Protect our Cave -NO TO TARA DEVELOPMENT

1 message

BARBARA DWYER <montereydivingwoman@gmail.com> Mon, Jun 23, 2025 at 9:07 PM
To: "Commissioners@cityofalachua.org" <Commissioners@cityofalachua.org>

Dear Alachua Commissioners:

As a longtime cave diver and visitor to Alachua County, I'm asking you to protect the Mill Creek Sink cave, which is one of the most pristine and fragile in the area. Constructing 1100 additional units on top of a fragile limestone infrastructure is ill advised. Most importantly, it threatens the ecosystem and Florida's drinking water. For prospective homeowners, there could be no guarantee against sinkholes and property damage.



Florida sinkhole claims five more homes. New York Times, July 14, 2017.



Algae chokes the basin at Peacock Springs. Courtesy of Florida Springs Institute (John Moran, photographer). *Underwater Speleology*, Vol 51 No 2, 2024.

I have been diving in the local caves since 1999. Over the years I've witnessed once-clear water turn turbid and have seen once-healthy river plants replaced with algae. These changes are mainly due to agricultural pollution, overdevelopment, and massive water extraction by Coca Cola and other businesses. Members of the Cave Diving Section-National Speleological Society (NSS-CDS) have worked to protect Mill Creek and other springs for decades. Wes Skiles, creator of Amazing Caves: The Water's Journey, was my friend. Wes dedicated his life's work to protecting the springs. The kids whom you mentor have seen his films in school. Tell them that you're committed to protecting Florida's fresh water, without which nothing can live.

Please consider your area's economy. Florida's springs are its lifeblood. Yes, there is money to be made from construction—but who will want to visit when the springs turn brown and eventually dry up? Consider what has happened to White Springs, once Florida's premier attraction, which dried up in the 1990s.



The abandoned bath house at White Sulphur Springs, FL. Atlas Obscura.

Please heed the words of those of us who monitor the aquifer from inside. Please do the right thing and stop the additional construction.

Respectfully,

Barbara J Dwyer
San Francisco, CA
415.420.1126

Life Member, NSS-CDS

Carson J. Crockett

From: Faith Collins <faithc10@gmail.com>
Sent: Monday, November 10, 2025 1:35 PM
To: Planning Division
Subject: Mill Sink

Hi Board members,

As a city of Alachua resident, I have major concerns about the potential impact from development on and near Mill Sink.

"I urge the Planning and Zoning Board to deny the Tara April Special Exception Permit because this is an environmentally sensitive area connected to the Mill Creek Cavern and Cave System, which safeguards our drinking water and aquifer."

kindly,
Faith Collins

Carson J. Crockett

From: Daniel Riordan Araujo <dannyr@gue.com>
Sent: Monday, November 10, 2025 1:07 PM
To: Planning Division
Cc: ouralachuawater@gmail.com
Subject: Tara April Special Exception Permit

Dear Planning and Zoning Board:

I would like you to consider denying the Tara April Special Exception Permit because this is an environmentally sensitive area connected to the Mill Creek Cavern and Cave System, which safeguards our drinking water and aquifer. Granting the permit will create irreparable damage to the environment and the resources from the community.

Thank you for your consideration in this matter,

Daniel Riordan Araujo
Global Underwater Explorers www.gue.com
GUE Instructor, Trainer and Evaluator
Training Council Chairman
WhatsApp +52 (984) 80 79 210

Carson J. Crockett

From: Jon Kieren <jon@kierentechnical.com>
Sent: Monday, November 10, 2025 10:40 AM
To: Planning Division
Subject: Comment – Tara April 11/18

Dear Planning and Zoning Board,

I'm writing to ask you to deny the Tara April Special Exception Permit. This property sits in a sensitive area connected to the Mill Creek Cavern and Cave System, which is vital to our aquifer and drinking water.

Jon Kieren

Owner, Kieren Technical
GUE Cave 2/Fundamentals Instructor
Phone/WhatsApp: +1 386-590-1794
www.KierenTechnical.com

Carson J. Crockett

From: Marcy Davis <marcyd1234@yahoo.com>
Sent: Monday, November 10, 2025 11:54 AM
To: Planning Division
Cc: ouralachuawater@gmail.com
Subject: Comment - Tara April 11/18

Good morning, City of Alachua Planning and Zoning Board,

I urge you, the Planning and Zoning Board, to deny the Tara April Special Exception Permit. This is an environmentally sensitive area connected to the Mill Creek Cavern and Cave System, which safeguards our drinking water and aquifer. We are relying on you to help protect the underground waterways that feed the Floridan Aquifer, our source of drinking water. Pollution and runoff here can flow directly into our wells, springs, and kitchen sinks.

Please stand up for the aquifers and our water safety by saying no to this permit.

Thank you,
Marcy

Carson J. Crockett

From: SSJ SierraClub <ssjsierra@gmail.com>
Sent: Monday, November 10, 2025 11:51 AM
To: Planning Division
Cc: City Commissioners
Subject: Public Comment – Tara April Special Exception Permit

Dear Members of the Planning & Zoning Board,

On behalf of the **Sierra Club Suwannee–St. Johns Group**, representing over 2,000 members in North Central Florida, we submit this comment regarding the **Tara April Special Exception Permit** scheduled for consideration on **November 18, 2025**.

We urge the Board to **withhold approval** of this permit and instead require the **Tara April, Tara West, and Tara Phoenicia developments to be evaluated together as a single, cumulative proposal**. Doing so would allow for a transparent, comprehensive review of the environmental, hydrological, and infrastructure impacts that these interconnected projects pose to **Mill Creek**, **Mill Creek Sink**, and the **Floridan Aquifer**—our region's sole source of drinking water.

Duty to Protect the Greater Public Interest

The City of Alachua's Planning & Zoning Board holds a profound responsibility as the gatekeeper of public trust. Your decisions on development near the Mill Creek Cave System will have **long-term consequences for the health, safety, and welfare of the public**—not only within city limits, but across northern Alachua County.

This region's karst landscape is unique and fragile. The Mill Creek system is directly connected through underground conduits to **Hornsby and Treehouse Springs**, which in turn flow into the **Santa Fe River**. Contaminants entering this system do not remain local; they travel through the aquifer that supplies both municipal and private wells throughout the area. Once polluted, these waters **cannot be restored** through any feasible engineering solution.

A Better Path Forward: Bundle and Evaluate

The three Tara parcels—**April, Forest West, and Phoenicia**—represent a contiguous block of planned development under related ownership, with shared stormwater systems, road networks, and eventual build-out goals. Considering these applications separately masks their true cumulative impact.

By **bundling** the projects for review, the City can:

- Ensure a **complete environmental impact analysis** consistent with the intent of comprehensive planning and the Florida Growth Management Act;
- Address stormwater, traffic, and aquifer recharge issues holistically; and

- Reduce the City's exposure to future legal and regulatory challenges based on fragmented or incomplete findings.

This approach offers the Board a clear procedural path that prioritizes responsible governance and fulfills your duty to protect the **greater public interest**.

Our Request

We respectfully request that the Planning & Zoning Board:

1. **Defer or deny** the Tara April Special Exception Permit pending a combined review of all related Tara developments; and

2. Direct staff to prepare a **cumulative impact assessment** that includes the hydrologic connections to Mill Creek Sink and the Floridan Aquifer.

By taking this route, the City can demonstrate leadership, prudence, and respect for both scientific evidence and public concern.

Thank you for your attention and for your service to the community. The Sierra Club Suwannee–St. Johns Group stands ready to assist and provide further technical or scientific references regarding the karst hydrology and aquifer sensitivity of this region.

Sincerely,

Sierra Club Suwannee–St. Johns Group Executive Committee

Carson J. Crockett

From: Sarah Strohm <sarahstrohm93@gmail.com>
Sent: Monday, November 10, 2025 10:36 AM
To: Planning Division
Subject: Comment - Tara April 11/18

Deny Tara April Special Exception Permit

I urge the Planning and Zoning Board to deny the Tara April Special Exception Permit because this is an environmentally sensitive area connected to the Mill Creek Cavern and Cave System, which safeguards our drinking water and aquifer.

Did you know that the geography of North Florida is globally unique? We have the largest concentration of first magnitude springs in the world. Your approval would mean adding industrial runoff to the same aquifer that supplies the crystal clear blue water to nearby springs. That industry has played a significant role in your local economy as well as the local economies of other small North Florida towns, drawing revenue from global diving tourism, local Florida families, and football game weekenders galore. Do not put that at risk.

Additionally, one of the core duties of the role you all currently hold is to serve the wellbeing of the citizens of your district. Do not put your public water supply at risk. The least you could do is not invite contamination. Do not approve this development on top of the Mill Creek Sink.

I'm from Hastings in St Johns County. I vividly remember the sink hole that swallowed a mini van in the parking lot of the Ponce de Leon Mall in my childhood. Putting retail space in this geographic area is irresponsible. Karst topography is very susceptible to sink holes. Mill Creek Sink is not only vulnerable to pollutant contamination by simply paving over it and inviting lot runoff, but you are also one catastrophic event away from this being the worst decision of your life.

Thank you in advance for making the right decision in denying the Tara April Special Exception Permit,
Sarah Strohminger

Carson J. Crockett

From: James Scott <jimbo5208@gmail.com>
Sent: Monday, November 10, 2025 10:07 AM
To: Planning Division
Cc: ouralachuawater@gmail.com
Subject: Comment – Tara April SEP for 11/18 P&Z

Dear Board Members,

The Tara April Special Exception Permit application is objectively asking that the board favor the profitability of the applicant by creating a collective liability for the citizens of Alachua County. Plain and simple.
I urge the Planning and Zoning Board to deny the Tara April SEP because this is an environmentally sensitive area connected to the Mill Creek Cavern and Cave System, which safeguards our drinking water and aquifer.

Respectfully,

James Scott
Alachua County Resident for 67 years

Carson J. Crockett

From: RYAN WORTHINGTON <ryanworthington1@aol.com>
Sent: Monday, November 10, 2025 9:23 AM
To: Planning Division
Subject: Comment - Tara April for 11/18

Please deny the Tara April Special Exception Permit, due to the proximity to the Mill Creek Cave system the development would risk water quality to the local area. The development should be built in another area that does not present the potential to harm the surrounding community and away from such an ecological sensitive geological feature.

Again, please deny the permit. Thank you.

Ryan Worthington

Carson J. Crockett

From: Noah Weller <nweller77@gmail.com>
Sent: Monday, November 10, 2025 9:09 AM
To: Planning Division
Cc: ouralachuawater@gmail.com
Subject: Comment – Tara April 11/18

Dear Planning and Zoning Board,

I'm writing to ask you to deny the Tara April Special Exception Permit. This property sits in a sensitive area connected to the Mill Creek Cavern and Cave System, which is vital to our aquifer and drinking water.

I've seen how fragile this system is, and I'm deeply concerned that development here will pollute the groundwater and increase the risk of sinkholes. Please help protect the clean water that our community depends on.

Sincerely,
Noah Weller
Alachua County Resident

Carson J. Crockett

From: james brown <jpbeastr@gmail.com>
Sent: Monday, November 10, 2025 9:00 AM
To: Planning Division
Subject: Protect Mill Creek Sink

I urge the City of Alachua Planning & Zoning Board to respectfully deny the Tara April Special Exception Permit because this, as an aside, (as much as the rest of rural Florida), is an environmentally sensitive area connected to the Mill Creek Cavern and Cave System, which safeguards our drinking water, our way of life and the Floridan Aquifer. I have been a CAVER (Citizen Against Virtually Everything Residential - acronym partially taken from 80's G'ville Sun "Voice of the People"); spent my entire time here in the backwoods of what is left of Florida, buying as much land (around me) as I can to protect my aquifer. Sincerely, JP Brown, Floridian and proud since 1969

Carson J. Crockett

From: Nicole Gilbo <nicole.gilbo@gmail.com>
Sent: Monday, November 10, 2025 5:37 AM
To: Planning Division
Cc: ouralachuawater@gmail.com
Subject: Comment - Tara April 11/18

Dear Planning and Zoning Board,

I’m writing to ask you to deny the Tara April Special Exception Permit. This land sits in an environmentally sensitive area that connects directly to the Mill Creek Cavern and Cave System, which helps protect our drinking water and aquifer.

I'm a resident of Alachua County and I recently discovered an incredible wilderness of cave systems right under our feet with guidance from the Florida Speleological Society. The water that runs through these caves is so pure that Jacques Cousteau once described it as having "visibility forever". Mill Creek helps safeguard the fresh water supply for the people of Alachua, and it is a living part of North Florida's natural history. These water-filled caves are as awe-inspiring as Everest, if less visible, and they have captivated some of the greatest explorers in our lifetime. In an age where men have been to the moon, this is one of the last frontiers, but it is also a vulnerable environment that needs our protection.

If this development goes forward, it will put that system at risk. Yard chemicals, detergents, and stormwater runoff will seep through the porous limestone like a sponge, threatening the aquifer below. Heavy construction could also trigger sinkholes in this fragile terrain. I hope the Board will choose to protect the water that sustains our homes, our springs, and our future.

I also encourage anyone considering buying a home in Tara April to watch the PBS special *Sinkholes: Buried Alive*. It shows how easily houses in areas like this can be swallowed by the karst terrain when the aquifer is overburdened.

Please help us protect this remarkable and irreplaceable part of North Florida. Our water depends on it.

Sincerely,
Nicole Gilbo

Carson J. Crockett

From: Filomena Wright <filowright@icloud.com>
Sent: Monday, November 10, 2025 5:28 AM
To: Planning Division
Cc: ouralachuawater@gmail.com
Subject: Comment- Tara April for 11/18

Hello,

I urge the Planning and Zoning Board to deny the Tara April Special Exception Permit because this is an environmentally sensitive area connected to the Mill Creek Cavern and Cave System, which safeguards our drinking water and aquifer.

Our aquifer is already strained and further development will have a detrimental impact to this already fragile ecosystem, as well as the quality of life for those in Florida, as our drinking water becomes constrained.

Please consider long-term effects and what is at stake and deny the special exception permit.

Filomena Wright
Sent from my iPhone

Carson J. Crockett

From: SARAH YOUNGER <snyounger@comcast.net>
Sent: Sunday, November 9, 2025 11:08 PM
To: Planning Division
Cc: City Commissioners
Subject: Public Comment – Tara April Special Exception Permit / Request for Affected Party Status

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Dear Members of the Planning & Zoning Board,

My name is Sarah Younger, and I am a homeowner in High Springs, Florida, where my family relies entirely on a private well drawing from the Floridan Aquifer for our drinking water. I am writing to request affected party status regarding the Tara April Special Exception Permit, and to express my strong opposition to approval of this proposal in its current form.

According to the City's public notice, the Board will meet on November 18, 2025, "to discuss a special exception permit for stormwater infrastructure on the Tara April property."[1] This proposal cannot be viewed in isolation. The Tara April parcel is part of a trio of connected developments — Tara April, Tara West, and Tara Phoenicia — all sharing ownership, utilities, stormwater plans, and proximity to the Mill Creek Sink and Mill Creek Cave System, which directly recharge the Floridan Aquifer that supplies my home well and the regional springs system.

As detailed in a letter submitted by Attorney Therique on behalf of the City of Alachua, the Tara Phoenicia project proposes to dramatically alter the topography of the site—an estimated 9,000 truckloads of soil movement to reshape the land for development. The Tara April project similarly involves extensive grading and filling in an area characterized by thin soils, high recharge rates, and underlying karst features. These activities will not "protect the environment," as the applicant may claim; they will instead permanently disrupt the natural surface and subsurface drainage patterns that safeguard our aquifer.

Substantial regrading of this magnitude increases runoff velocity and pollutant loading while reducing natural infiltration—the opposite of what should occur in a primary groundwater recharge zone. Once contaminated, water entering the Mill Creek system can travel through conduits to Hornsby and Treehouse Springs, and eventually into the Santa Fe River, affecting water quality miles from the source.

The City has a duty under its Comprehensive Plan and Florida's Growth Management laws to evaluate cumulative environmental impacts, not just project-by-project effects. Approving the Tara April permit without considering its relationship to Tara Forest West and Tara Phoenicia would fragment oversight and fail to account for the shared consequences of these interconnected developments.

For these reasons, I respectfully urge the Board to deny or defer the Tara April Special Exception Permit and require a comprehensive, bundled environmental review of all Tara developments. Only through cumulative evaluation can the City ensure that development decisions do not jeopardize the aquifer, wells, and springs that sustain this community.

Thank you for including this letter in the official record for the November 18 hearing, and for recognizing your responsibility to protect our shared water resources for present and future generations.

Sincerely,
Sarah Younger
P.O. Box 611
High Springs, FL 32655

Carson J. Crockett

From: Grace Von Hindenfalken <grace.falken@yahoo.com>
Sent: Sunday, November 9, 2025 9:37 PM
To: Planning Division
Cc: ouralachuawater@gmail.com
Subject: Comment - Tara April SEP for 11/18 P&Z

I urge the Planning and Zoning Board to deny the Tara April Special Exception Permit. A special exception should not be made that would allow dangerous and harmful development in an area that is so critical to naturally filtering the water that we rely on. Approving the permit would be both ecologically unsound and poor stewardship of Alachua County resident health and safety. The decisions made by this board set precedence for current and future developers to bulldoze over Alachua and greater Floridian aquifer recharge zones. We already know that our aquifers are suffering - approval of plans that alter the landscape of particularly critical recharge zones such as Mill Creek advances the needle in the wrong direction that Planning and Zoning needs to be going for the sustainability of clean ground water in Alachua.

I implore you to consider the mark you want to leave on the ecology of Alachua. Every single one of us is a part of that ecology.

Sincerely,

Grace Von Hindenfalken

Carson J. Crockett

From: dzigatoo@aol.com
Sent: Sunday, November 9, 2025 9:01 PM
To: Planning Division

Tara is bad news - I've seen their work all day very Alachua County. Just do the right thing and say "NO."

Sarah Harrison

Sent from the all new AOL app for iOS

Carson J. Crockett

From: Rick Lanese <RLanese@lanese-cpa.com>
Sent: Sunday, November 9, 2025 7:24 PM
To: Planning Division; wWelch@CityfAlachua.org
Cc: City Commissioners
Subject: Tara Development near Mill Creek Sink!

Dear Mayor, Commissioners, and Planning Department.

I urge you to deny the proposals and permit applications of the Tara development projects near Mill Creek and Mill Creek Sinkt to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

I live on the Santa Fe River and allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. I ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Our water quality has been steadily declining for years and much of the decline is directly related to development. Good development can be accomplished while minimizing the negative impacts on our water quality. However, some areas are just too environmentally sensitive for any development. The proposed Tara development is an example of such an area.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Sincerely,

Rick Lanese

Carson J. Crockett

From: Lee Waggener <leewaggener@gmail.com>
Sent: Sunday, November 9, 2025 8:24 PM
To: Planning Division
Cc: ouralachuawater@gmail.com
Subject: Tera development

Please say no. Don't allow the permit to go through. They can build somewhere else in Alachua. Don't be greedy. They will destroy our water for ever. I can't believe it has gotten this far. Protect
our water, wells, and springs Your decision will effect Alachua and other areas. Please. Say no.
Lee Ann Waggener
Concerned citizen.
Sent from my iPhone

Carson J. Crockett

From: Rick Lanese <rick.lanese@oursantaferiver.org>
Sent: Sunday, November 9, 2025 8:15 AM
To: wWelch@cityofalacua.org; Commissiners@cityofalachua.org; Planning Division
Subject: Tara Development near Mill Creek Sink - Please Deny

Dear Mayor, Commissioners, and Planning Department.

Our Santa Fe River, Inc. was established in 2007 with a mission to advocate for the preservation of the Santa Fe River, its watershed, springs and the Florida aquifer. Our goal is to keep our water clean and healthy.

Some land is just not suitable for large scale development because of its proximity to unique geological features. The proposed Tara development is a perfect example of land that should not be permitted to have a large development.

The waters passing through Mill Creek and the Mill Creek Sink have been proven to directly impact nearby wells, springs, the Florida aquifer and in turn the Santa Fe River. Development in this area would cause irreparable harm to our water by adding harmful contaminants.

We urge you to deny the proposals and permit applications of the Tara development projects near Mill Creek and Mill Creek Sink to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Our water quality has been steadily declining for years and much of the decline is directly related to development. Good development can be accomplished while minimizing the negative impacts on our water quality. However, some areas are just too environmentally sensitive for any development.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Sincerely,

--
Rick Lanese, President
Our Santa Fe River, Inc.
813-965-1983

Carson J. Crockett

From: Laura Line <lrln1127@gmail.com>
Sent: Sunday, November 9, 2025 8:19 PM
To: Planning Division
Cc: ouralachuawater@gmail.com
Subject: Say NO to the Special Exception Permit (SEP)

Dear Board Members,
I urge the Planning and Zoning Board to deny the Tara April Special Exception Permit because this is an environmentally sensitive area connected to the Mill Creek Cavern and Cave System, which safeguards our drinking water and aquifer.

I worked as an aquatic ecologist with Alachua County and Water & Air Research, Inc. I sampled the water and organisms in Mill Creek, Mill Creek Sink, and above the sink, so I am very familiar with the area, the dye studies, and the precautions that should be taken to protect this area. I sampled Hornsby Spring Run, which is connected to the Mill Creek Cave System, and which is in dire need of protection and is vulnerable to pollution as well as to water withdrawals that can leave the spring with flocculent sediment and poor water quality instead of a clean limestone bottom and clear, clean water.

Please do the right thing and deny the permit, and do what you can to prevent further damage from this development. Protect our water for the future of the citizens of the City of Alachua.

Respectfully,
Laura Line

Carson J. Crockett

From: freddie johnson <fpjohns@hotmail.com>
Sent: Sunday, November 9, 2025 8:19 PM
To: Planning Division
Cc: ouralachuawater@gmail.com
Subject: Comment – Tara April SEP for 11/18 P&Z

"I urge the Planning and Zoning Board to deny the Tara April Special Exception Permit because this is an environmentally sensitive area connected to the Mill Creek Cavern and Cave System, which safeguards our drinking water and aquifer."

Please observe reference for life and make the choice that supports it.

Freddie Johnson

Carson J. Crockett

From: Gayle Hall <ghall0727@bellsouth.net>
Sent: Sunday, November 9, 2025 5:48 PM
To: Planning Division
Cc: Our Alachua Water
Subject: Tara April Public Comments for 11/18/2025

Dear Planners,

I'm writing to register my opposition to the planned Tara April development. As proposed, the development has the potential to impact wells, springs, and the Santa Fe River as well as Mill Creek / Alachua sink. Nothing we have seen to date ensures the safety and protection of these vital resources. Please do not allow these projects to fatally harm our precious waterways.

Sincerely,

Gayle Hall
2312 Range Crescent Ct
Fleming Island, FL 32003

Sent from my iPhone

Carson J. Crockett

From: Matheny,Albert R,III <matheny@ufl.edu>
Sent: Sunday, November 9, 2025 10:11 AM
To: Planning Division
Subject: Please don't approve more development here

Dear Planning and Zoning Board: We can't afford to risk any more damage to the Floridan Aquifer. Commercial development above one of its most vulnerable areas is asking for trouble for our water resources. I urge the Planning and Zoning Board to deny the Tara April Special Exception Permit because this is an environmentally sensitive area connected to the Mill Creek Cavern and Cave System, which safeguards our drinking water and aquifer.

Albert R. Matheny
matheny@ufl.edu

2613 N.W. 24th Terrace
Gainesville, FL 32605-2820
(352) 377-5984

Carson J. Crockett

From: Setuh and Doug <bridgestohealth@windstream.net>
Sent: Sunday, November 9, 2025 1:00 PM
To: Planning Division
Cc: ouralachuawater@gmail.com
Subject: comment Tara April SEP for 11-18 P&Z

To all who represent our health and water interests do not allow this Tara April Special Exemption Permit! This exceptionally sensitive area is one of the few remaining areas that still impacts our water aquifer and the entire area which is very vulnerable to the development that is currently expanding all over Alachua's outlying areas.

Susanne Hesse & Douglas Dyer

Carson J. Crockett

From: Stacey Breheny <staceyb@windstream.net>
Sent: Sunday, November 9, 2025 10:44 AM
To: Planning Division
Subject: NO to Tara April

To who it may concern:

Please vote no on the Tara April Special Exemption Permit because in addition to even more unwanted traffic and general stress on the congested area near the interstate, this project is too close to the Mill Creek portal to the aquifer. There should be zero additional development anywhere near this precious resource.
Thank you,

Sincerely,

Stacey Breheny
High Springs, Florida

Carson J. Crockett

From: Jess Lee <mashuplove@gmail.com>
Sent: Sunday, November 9, 2025 10:31 AM
To: Planning Division
Subject: Comment - Tara April for 11/18 P&Z

Hello,

I am writing to express my strong opposition to the proposed Special Exception Permit for the Tara April project and urge you to deny this application. My primary concern is the direct and irreversible threat this development poses to the environmentally sensitive Mill Creek Cavern and Cave System, which safeguards our community's drinking water and the underlying aquifer.

The proposed project site is in a critical area directly connected to this fragile karst landscape. Karst terrain, characterized by sinkholes, caves, and underground streams, is highly susceptible to contamination. Pollutants from construction, landscaping, septic systems, and everyday surface runoff can flow directly and rapidly into the groundwater with minimal natural filtration.

The Mill Creek Cavern System is not just a geological feature; it is a direct conduit to the aquifer that supplies drinking water to our community. Allowing intensive development in this sensitive recharge area jeopardizes the quality and safety of our most vital natural resource. A contamination event here would have devastating and long-lasting consequences for public health, the environment, and the economic well-being of our entire community.

Granting a Special Exception Permit in this location sets a dangerous precedent. It signals that protecting our critical water infrastructure is negotiable. The potential risks—including chemical runoff, sewage leakage, and increased sedimentation that could clog underground waterways—far outweigh any perceived benefits of this specific project.

Therefore, I respectfully request that the Board deny the Tara April Special Exception Permit. At a minimum, I urge you to require a comprehensive, independent hydrogeological study that fully assesses the project's impact on the cave system and our aquifer before further consideration.

Protecting our drinking water source is a fundamental responsibility. I trust that you will consider the long-term health and safety of our community and choose to preserve this irreplaceable environmental asset for future generations.

Thank you for your time and consideration of this critical matter.

Sincerely,
Jessica Schuler

Carson J. Crockett

From: Nathan Johnson <floridamussels@gmail.com>
Sent: Sunday, November 9, 2025 9:31 AM
To: Planning Division
Subject: In opposition of Tara April Special Exception Permit

I urge the Planning and Zoning Board to deny the Tara April Special Exception Permit because this is an environmentally sensitive area connected to the Mill Creek Cavern and Cave System, which safeguards our drinking water and aquifer. This watershed also supports several imperiled aquatic species, including Gulf Sturgeon, Suwannee Moccasinshell, and Oval Pigtoe. Gratefully, Nathan Johnson plus family of three living in NW Gainesville

Carson J. Crockett

From: Fabienne Dye <dye.fabienne@icloud.com>
Sent: Saturday, November 8, 2025 9:05 PM
To: Planning Division
Cc: City Commissioners
Subject: Protect Alachua's Water - Say NO to Tara!

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe!

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Fabienne Dye

Sent from my iPhone

Carson J. Crockett

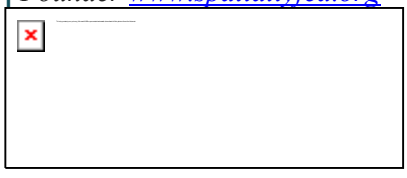
From: Harley O'Neill <harleytayloroneill@gmail.com>
Sent: Saturday, November 8, 2025 9:08 AM
To: Our Alachua Water; Planning Division
Subject: Re: Comment Submission for 11/10 Board Meeting

Apologies for the typo in my subject line — this message is regarding the 11/18 meeting.

Thank you!

Harley O'Neill, MA (pronouns: she/her)
| Arts in Health Practitioner, Movement Coach, Choreographer www.harleytayloroneill.com
| Adjunct Assistant Professor of Dance https://www.sfcollege.edu/academics/cte/finearts/dance/
| Founder www.spatiallyfed.org

| In the spirit of accountability & healing, I acknowledge and honor the Timucua and all of the original Indigenous peoples of the land upon which my work stands.
Whose land are you on?

On Sat, Nov 8, 2025 at 9:06 AM Harley O'Neill <harleytayloroneill@gmail.com> wrote:
> Oops! Thank you, I will send that note forward to them.
>
> On Fri, Nov 7, 2025 at 9:13 PM Our Alachua Water <ouralachuawater@gmail.com> wrote:
> > Hi Harley - This is so beautiful, thank you for taking the time to submit. Just a quick note because the city's deadlines can be confusing - the deadline for public comment is 11/10 but it is for an 11/18 meeting (your subject line).
> >
> > On Fri, Nov 7, 2025 at 3:32 PM Harley O'Neill <harleytayloroneill@gmail.com> wrote:
> > > Hi there,
> > >
> > > I would like to urge the Planning and Zoning Board to deny the Tara April Special Exception Permit because this is an environmentally sensitive area connected to the Mill Creek Cavern and Cave System, which safeguards our drinking water and aquifer. As a local for over 2 decades, and water and nature lover, I would be disappointed to see this excusal affect our already-hurting waterways. If you also love the waters, you have the chance to make an impact by preventing further disruption to the ecosystem! Please help us be the change!
> > >
> > > Warmly, this concerned citizen,
> > >
> > > **Harley O'Neill, MA (pronouns: she/her)**
> > > | *Arts in Health Practitioner, Movement Coach, Choreographer www.harleytayloroneill.com*
> > > | *Santa Fe College Professor of Dance https://www.sfcollege.edu/academics/cte/finearts/dance/*
> > > | *Founder www.spatiallyfed.org*
> > > 

> In the spirit of accountability & healing, I acknowledge and honor the Timucua and all of the original Indigenous peoples of the land upon which my work stands.
> *Whose land are you on?*

Carson J. Crockett

From: Cathy Messersmith <catherinemessersmith@gmail.com>
Sent: Saturday, November 8, 2025 8:24 AM
To: Planning Division
Subject: Comment

All

I oppose the development of Tara April. These developments are not only very ugly, and will contribute to the traffic mess in that area. But my main concern is the AQUIFER. … you know where our water comes from. Water is such a precious commodity .. why would you risk the potential to mess with the water below you? And since everything is connected underneath.. you will also mess with water miles away.

Please do the right thing. He can build another ugly complex in a better location.

Thank you

Cathy Messersmith

Carson J. Crockett

From: Haley K <hnkraczek@gmail.com>
Sent: Saturday, November 8, 2025 12:01 AM
To: Planning Division
Subject: Comment - Tara April for 11/18

Hello,

I urge the Planning and Zoning Board to deny the Tara April Special Exception Permit because this is an environmentally sensitive area connected to the Mill Creek Cavern and Cave System, which safeguards our drinking water and aquifer.

Haley Kraczek
Environmental scientist | Stormwater pollution control inspector
(772)-285-8907
Hnkraczek@gmail.com

Carson J. Crockett

From: Margaret <stainedgracezine@gmail.com>
Sent: Friday, November 7, 2025 10:46 PM
To: Planning Division
Subject: Comment-- Tara April SEP for 11/18 P&Z

Hello City of Alachua Planning Committee,

I am writing in regards to the proposed commercial development by Tara April near the Mill Creek Cavarn and Cave System.

I am Margaret Rose Delisle, a previous resident (and hopefully future) resident of Alachua County. I know then, that this means my relationship to Alachua is a rather inconsistent one, but if I had to call myself a citizen of Anywhere, I should say it is Alachua County.

Although I am not a citizen of Alachua City, I am concerned about the lasting ramifications of letting so much ecologically important land be developed in harmful ways.

The nature of clear cutting acres of land for commercial spaces has deep ramifications for both the ecosystem, and also the communities of the people who live in a place.

Not only will increased traffic lead to a lower quality of life and air, but the types of commerce parks as proposed leave little room for community or socialization. Life literally cannot grow there: the very practices these buildings are constructed under make it a point to cut down as much life as possible.

In the proposed location, we are risking resources that belong to everyone for a short term benefit. I want you to go to any parking lot commerce area, and stand in it in the middle of summer, and see how long you will last before you need to go inside. Then go and stand in the proposed location and see how different they are.

Mill Creek has been here longer than any one person has ever lived, so while it may feel profitable to bring in such a large commerce section now, the long term consequences impact every single generation who comes after us, long after these businesses have been left to rot.

Alachua County prides itself on having such beautiful land and resources, but allowing this type of building is destructive towards the landscape.

I want to see a world for the children that is full of life and beauty, but I worry that we are allowing today's profit to matter more than the future.

I know I speak for more than just myself when I say that it's really important to be forward thinking about the radical changes we make to the land.

Is Tara April doing this with the land or the community in mind, or is Tara April doing this because it feels like a profitable venture?

I really hope that the government of Alachua City, and the other governments presiding over this land, will see the value in stewardship and care for our lands. We deserve better, the future deserves better, and the land that has so taken care of us for the entirety of humanity deserves better.

Please deny the Tara April Special Exeption Permit.

Thank you for your time,
Margaret Rose Delisle
Proud Advocate for the Gator, the Heron, and the Damselfly

Carson J. Crockett

From: M. Hampton <seminolianqueen@gmail.com>
Sent: Friday, November 7, 2025 5:59 PM
To: Planning Division
Cc: City Commissioners
Subject: Protect Alachua's Water - Say NO to Tara!

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Steve & Mary Hampton
Residents of Manatee County, Florida

Carson J. Crockett

From: Carol White <bctwhite@gmail.com>
Sent: Friday, November 7, 2025 4:10 PM
To: Planning Division
Cc: ouralachuawater@gmail.com
Subject: Comment - Tara April P&Z for 11/18

Dear Members of the Planning & Zoning Board,

My name is Brandon White, and I'm a concerned resident writing to urge you to deny the special exception permit for the Tara April development. This proposed site lies within a highly sensitive karst landscape, where underground caverns and sinkholes directly connect to the Floridan Aquifer—our community's drinking water source.

Runoff in this area can reach the aquifer with little to no natural filtration, increasing the risk of contamination and long-term harm to our waterways and springs. A sinkhole already opened nearby during previous construction, underscoring how fragile this system is.

Please stand with the people of Alachua County and protect our shared water resources. Deny this special permit and require stronger safeguards before any large-scale development proceeds in such a vulnerable recharge zone.

Thank you for your time and commitment to protecting our environment and community.

Sincerely,
Brandon White
Concerned Citizen

Carson J. Crockett

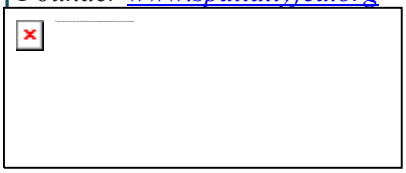
From: Harley O'Neill <harleytayloroneill@gmail.com>
Sent: Friday, November 7, 2025 3:32 PM
To: Planning Division
Cc: ouralachuawater@gmail.com
Subject: Comment Submission for 11/10 Board Meeting

Hi there,

I would like to urge the Planning and Zoning Board to deny the Tara April Special Exception Permit because this is an environmentally sensitive area connected to the Mill Creek Cavern and Cave System, which safeguards our drinking water and aquifer. As a local for over 2 decades, and water and nature lover, I would be disappointed to see this excusal affect our already-hurting waterways. If you also love the waters, you have the chance to make an impact by preventing further disruption to the ecosystem! Please help us be the change!

Warmly, this concerned citizen,

Harley O'Neill, MA (pronouns: she/her)
| *Arts in Health Practitioner, Movement Coach, Choreographer* www.harleytayloroneill.com
/ *Santa Fe College Professor of Dance* https://www.sfcollege.edu/academics/cte/finearts/dance/
| *Founder* www.spatiallyfed.org



| In the spirit of accountability & healing, I acknowledge and honor the Timucua and all of the original Indigenous peoples of the land upon which my work stands.
Whose land are you on?

Carson J. Crockett

From: Brad Crouse <bcrouse652@gmail.com>
Sent: Friday, November 7, 2025 10:56 AM
To: Planning Division
Subject: Exercise empathy

Hello,

It has come to my attention that you're still considering selling out to construction companies to build on top of Mill Creek Sink. Imagine you turn on your kitchen sink and you see the water is tinted brown and smells of sewage. Or an apartment complex with hundreds or even a couple thousand people that collapses in a sinkhole. It is disgusting to think about how your greed is taking precedence over your drinking water. Stop being a stereotypical politician and actually do something beneficial for your community members. The narrative you are painting continues to make current and future generations have no faith in their elected officials. It's no secret that younger generations fear that they will never own a home. Do you really want to be part of the reason your children, grandchildren, and all their friends are in a never ending cycle of living paycheck to paycheck in a small grey box for 2k a month? To sell out to corporations at the expense of the people who elected you? Is it really going to benefit you that much? For once listen to the people you're supposed to be representing. When will you choose to protect your community members and their environment instead of your wallet?

Yes, angry emails are annoying and make you want to roll your eyes and laugh. But giving puppy dog eyes and saying please has never worked. For the last time, say no to corporations trying to destroy the beautiful land you're supposed to be protecting. Exercise empathy for your community members and future generations. Say no to the destruction of Mill Creek Sink.

Carson J. Crockett

From: Bryanna Edgar <b.leigh2012@icloud.com>
Sent: Friday, November 7, 2025 10:53 AM
To: Planning Division
Cc: ouralachuawater@gmail.com
Subject: Comment- Tara April P&Z for 11/18

Hello!
My name is Bryanna Edgar and I am a river guide for the Sante Fe. My business relys on clean waterways as well as my personal income. The pollution that will result from this development will be detrimental to my livelihood as well as the many constituents who rely on this resource for drinking water.
I urge the Planning and Zoning Board to deny the Tara April Special Exception Permit because this is an environmentally sensitive area connected to the Mill Creek Cavern and Cave System, which safeguards our drinking water and aquifer.
Thank you for your time and consideration,
Bryanna Edgar
3528164705
B.leigh2012@icloud.com

Sent from my iPhone

Carson J. Crockett

From: Pamela Blasetti <blasettipamela@gmail.com>
Sent: Friday, November 7, 2025 10:05 AM
To: Planning Division
Subject: Tara April SEP for 11/18

As a citizen, and a person who uses well water, I would like to state to you that I am against the special exemptions permit for Tara April which us being reviewed on November 18th 2025

I have several concerns about this project and this particular phase of the project. My first and foremost concern is that placing the storm water retention ponds so close to the mill sink is not the best option. It does not protect our underground water properly, and I feel this needs further geological review and should be tailored to have the most stringent conditions given the sensitivity of this area.
I do not feel that the proper level of geological studies have been done for this particular area, and I think we need to be following the highest recommendations of the Florida DEP…….not the lowest recommendations, which is what we are currently looking at.
There is quite a bit of evidence that these Tara projects have been pushed through too quickly. This needs to stop.
Please protect our ground water, our unique Springs, and our communities. This is the responsibility you have agreed to.
Please protect our communities and make sure the development is appropriate to our area. Right now this project seems way out of scale for what should be happening in our town and on top of the mill sink area.
Please take a pause so this can be vetted properly. Our water quality depends on it. And the citizens are depending on you.
Sincerely,
Pamela Blasetti
Alachua Resident

Carson J. Crockett

From: Kimberly Maloney <kimbo529@gmail.com>
Sent: Friday, November 7, 2025 9:32 AM
To: Planning Division
Cc: City Commissioners
Subject: Protect Alachua's Water - Say NO to Tara!

Dear Planning Department, Mayor, and Commissioners, In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater. Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations. Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water. Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe. Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West. Sincerely, (Your Name)

Kimberly Maloney-Clow
407-600-4696

Carson J. Crockett

From: Eduardo Teixeira de Macedo <eduardoteixeirademacedo@gmail.com>
Sent: Friday, November 7, 2025 9:04 AM
To: Planning Division
Cc: ouralachuawater@gmail.com
Subject: Fwd: Save the Cave at Mill Creek Sink - Email the City by Monday

City of Alachua Planning & Zoning Board

I urge the Planning and Zoning Board to deny the Tara April Special Exception Permit because this is an environmentally sensitive area connected to the Mill Creek Cavern and Cave System, which safeguards our drinking water and aquifer.

We have been diving in these caves for many years, and tourism to this region could be seriously affected if the caves are not protected.

Best regards,

Eduardo

Eduardo Macedo

Instructor Trainer Cave Evaluator

+55(61) 98596-5665

Carson J. Crockett

From: Shannon Perry <shancore@gmail.com>
Sent: Friday, November 7, 2025 8:17 AM
To: Planning Division
Cc: ouralachuawater@gmail.com
Subject: Comment - Tara April SEP for 11/18 P&Z

To the City of Alachua Planning & Zoning Board,
I urge the Planning and Zoning Board to deny the Tara April Special Exception Permit because this is an environmentally sensitive area connected to the Mill Creek Cavern and Cave System, which safeguards our drinking water and aquifer.

As a member of the NSS, owners of the cave at Mill Creek Sink. Please vote to protect the cave and its water. Building over a cave system does not protect it.

To truly embody "The Good Life Community", we must ensure our actions don't compromise the very resources that define our community's quality of life.

Sincerely,
Shannon Perry
NSS-CDS Member

--

Shannon Perry
shancore@gmail.com

NOTICE: This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed and may contain information which is privileged, confidential and prohibited from disclosure or unauthorized use under applicable law. If you have received this e-mail in error please notify the sender immediately by e-mail and destroy this email, including any attachments from your system.

Carson J. Crockett

From: Chris Wilson <cwilson5000@gmail.com>
Sent: Thursday, November 6, 2025 2:34 PM
To: Planning Division
Subject: Comment - Tara April 11/18

Dear Alachua Planning and Zoning Board Members,
I am writing to oppose the development that will be presented to your board on 11/18, Tara April. This planned development is too close to sensitive environmental areas and will have detrimental effects on one of Alachua's most important ecological areas. Runoff from the development will feed into Mill Creek Sink, underwater caves, and the aquifer that we all get our water from. The planned development is too dense and too close to Mill Creek.

Thank you for understanding and protecting our community and environment.

Chris Wilson
Alachua County resident
352-672-0999

Carson J. Crockett

From: Erica Braley <ericabraley81@gmail.com>
Sent: Thursday, November 6, 2025 1:40 PM
To: Planning Division
Subject: Mill Creek Sink

I urge the zoning and planning board to deny the development Tara April, and any other development in the sensitive areas of Mill Creek Sink. As a life long Floridian, our commitment should be to the citizens of our county, not to a developer whose best interests do not serve our community. Clean drinking water is of upmost importance to the residents in and around Alachua. I live in High Springs where dye studies have confirmed the path Mill Creek Sink follows The potential for contamination of our springs and wells due to a housing development built on environmentally sensitive lands could be detrimental. Please think of our commitment to the people that live here. We deserve our voices heard.
Thank you,
Erica Braley

Carson J. Crockett

From: Lindsay Olivieri <olive.lady@gmail.com>
Sent: Thursday, November 6, 2025 12:17 PM
To: Planning Division
Cc: City Commissioners
Subject: Protect Alachua's Water - Say NO to Tara!

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
(Your Name)

Carson J. Crockett

From: Jane Graham <jane@sunshinecitylaw.com>
Sent: Tuesday, November 4, 2025 4:26 PM
To: pboyes@holtzmanvogel.com; dat@theriaquelaw.com
Cc: Planning Division; Br_Thomas@city-ofalachua.org; Rodolfo Valladares
Subject: City of Alachua PSP22-0004 Request for Affected Party Status National Speleological Society
Attachments: nsa property appraiser.jpg

Dear Ms. Boyes,

I understand you are City of Alachua's counsel on land use matters. If you are not the right person to direct this email to, let me know who is, and I am happy to redirect it.

I represent the National Speleological Society ("NSS"), who have affected party status for a proposed agenda item on the November 18, 2025 Planning and Zoning Board, for the Tara April infrastructure plan, associated special exception permit PSE 22-0002. It is listed on the City of Alachua Development projects map as being heard in a special exception hearing on November 18, 2025. I have submitted a public records request for all documents relating to the application and await a response.

I am hereby requesting affected party status on behalf of my clients pursuant to the rights under Section 2.3 of City of Alachua's land development regulations, with a grant of additional time for legal and expert testimony and the opportunity for cross-examination and rebuttal.

NSA owns a 8.58 acre property, with parcel id 03066-002-001 which borders property owned by Tara Forest, the property and development which is the subject of the special exception to be discussed. Attached is a snapshot from the Alachua Property Appraiser's website.

Let me know if there is any additional information or specificity I can provide. I reviewed the code and regulations but did not see anything specific for affected party status submission requirements.

I look forward to working with you to make this a smooth hearing and ensure that we are on the same page as to process.

Thanks.

Sincerely,

Jane Graham, Esq.
Florida Bar Board Certified Attorney in City, County, and Local Government Law
Attorney and Founder
Sunshine City Law
16703 Early Riser Ave, Suite 272
Land O'Lakes, FL 34638
(727) 291-9526
jane@sunshinecitylaw.com
www.sunshinecitylaw.com

*NEW PASCO OFFICE LOCATION





From:	Michy Rodriguez
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water - Reject Tara!
Date:	Thursday, August 28, 2025 10:04:27 AM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. I urge you to deny these proposals or at a minimum, drastically reduce their density to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of Florida's groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. As a concerned Floridian, I ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Thank you,
Michelle Rodriguez

Yahoo Mail: Search, Organize, Conquer

From:	Michy Rodriguez
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water - Reject Tara!
Date:	Thursday, August 28, 2025 10:04:27 AM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. I urge you to deny these proposals or at a minimum, drastically reduce their density to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of Florida's groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. As a concerned Floridian, I ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Thank you,
Michelle Rodriguez

Yahoo Mail: Search, Organize, Conquer

From:	Alberto Silva
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water - Say NO to Tara!
Date:	Wednesday, August 27, 2025 8:38:35 AM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Alberto Silva, Landowner of NW Alachua County

Sent from my iPhone

From:	Alina Valencia
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water - Say NO to Tara!
Date:	Sunday, August 24, 2025 10:19:28 AM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
(Your Name)

Sent from my iPhone

From:	Amy Campillo
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water - Say NO to Tara!
Date:	Thursday, August 21, 2025 11:37:19 AM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Amy Campillo

From:	Bridget Beury
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water - Say NO to Tara!
Date:	Sunday, August 24, 2025 12:47:43 PM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
(Your Name)

Bridget Beury

From:	Brigham Brown
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water - Say NO to Tara!
Date:	Saturday, August 23, 2025 3:08:55 PM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

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Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
(Your Name)

Sent from my iPhone

From:	Carol Keys
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water - Say NO to Tara!
Date:	Wednesday, August 20, 2025 8:24:47 PM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Carol Keys
Sent from my iPad

From:	Carol White
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water - Say NO to Tara!
Date:	Friday, August 22, 2025 7:35:32 PM

Dear Planning Department, Mayor, and Commissioners,

I stand with those before me who helped create this email. This is wrong. Stop the development and protect our waterways!

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Carol White

From:	Christopher Calvano
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water - Say NO to Tara!
Date:	Saturday, August 23, 2025 9:52:27 AM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Chris Calvano

From:	Chris Cardo
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water - Say NO to Tara!
Date:	Monday, August 18, 2025 7:41:57 PM

Dear Planning Department, Mayor, and Commissioners,

STOP SACRIFICING FLORIDA'S NATURAL RESOURCES!!!

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Sincerely,
CHRIS CARDO

From:	Deidra Allen
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water - Say NO to Tara!
Date:	Sunday, August 24, 2025 11:26:16 AM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Deidra Allen

From: Emily Welty
To: Planning Division
Cc: City Commissioners
Subject: Protect Alachua"s Water - Say NO to Tara!
Date: Sunday, August 24, 2025 8:09:13 AM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Emily Welty

Sent from my iPhone

From:	Francisco Faria
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water - Say NO to Tara!
Date:	Sunday, August 24, 2025 9:59:58 AM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Francisco J. Faria

Sent from my iPhone

Carson J. Crockett

From: Gabriela Waschewsky <waschewsky@gmail.com>
Sent: Monday, September 8, 2025 2:19 PM
To: Planning Division
Cc: City Commissioners
Subject: Protect Alachua's Water - Say NO to Tara!

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Gabriela Waschewsky

Carson J. Crockett

From: Gabriela Waschewsky <waschewsky@gmail.com>
Sent: Friday, September 5, 2025 9:52 AM
To: Planning Division
Cc: City Commissioners
Subject: Protect Alachua's Water - Say NO to Tara!

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Gabriela Waschewsky

From:	breemc2@yahoo.com
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water - Say NO to Tara!
Date:	Saturday, August 23, 2025 9:04:42 AM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals, or at a minimum, drastically reduce their density to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Gabrielle McGhee

Yahoo Mail: Search, Organize, Conquer

From:	Harley O"Neill
To:	Planning Division
Cc:	City Commissioners; harleyandwes@gmail.com
Subject:	Protect Alachua"s Water - Say NO to Tara!
Date:	Wednesday, August 20, 2025 4:54:51 PM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Harley & Wesley Lewis

Sent from my iPhone

From:	Alison Rich
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water - Say NO to Tara!
Date:	Sunday, August 24, 2025 8:24:23 AM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Helen Alison Rich

Sent from my iPhone

From: Javier Prat
To: Planning Division
Cc: City Commissioners
Subject: Protect Alachua"s Water - Say NO to Tara!
Date: Saturday, August 23, 2025 9:25:55 AM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Javier Prat

From:	Jessica Hodder
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water - Say NO to Tara!
Date:	Saturday, August 23, 2025 10:23:51 PM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Jessica Hodder

From:	Jessica Meinhofer
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water - Say NO to Tara!
Date:	Sunday, August 24, 2025 8:36:29 AM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink.

We urge you to **deny these proposals**—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources.

The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible **harm to our water quality and the long-term health of our aquifer system**.

We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it.

Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Jessica Meinhofer

Jessica Meinhofer

Website: Walk and Paddle
Freebie Vault Access
My Activity Book

From:	Kristi"s Kountry Soapery
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water - Say NO to Tara!
Date:	Sunday, August 24, 2025 10:49:32 AM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Kristi Lee
Former invertebrate taxonomist for the Florida Fish & Wildlife Conservation Commision.

From:	Laura Senkow
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water - Say NO to Tara!
Date:	Saturday, August 23, 2025 10:00:43 AM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to put Florida first and deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Laura Senkow

From:	coastghost55@yahoo.com
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water - Say NO to Tara!
Date:	Saturday, August 23, 2025 12:35:36 PM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals%2��or at a minimum, drastically reduce their density%2��to protect one of our region%2��s most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara%2��s plans to build over the cave at Mill Creek Sink to protect our water. It%2��s not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Laura Thomas

From:	smith.leslie5@icloud.com
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water - Say NO to Tara!
Date:	Monday, August 25, 2025 8:26:12 PM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Leslie Smith

Sent from my iPhone

Sent from my iPhone

Carson J. Crockett

From: Linda Weseman <weseman.pe@gmail.com>
Sent: Friday, September 5, 2025 3:49 PM
To: Planning Division
Cc: City Commissioners
Subject: Protect Alachua's Water - Say NO to Tara!

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
(Your Name)

From: Luke Jones
To: Planning Division
Cc: City Commissioners
Subject: Protect Alachua"s Water - Say NO to Tara!
Date: Sunday, August 24, 2025 4:19:40 PM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Luke Jones

Sent from my iPhone

From:	Mary Ellen Flowers
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water - Say NO to Tara!
Date:	Wednesday, August 27, 2025 8:41:01 AM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Mary Ellen Flowers

From: MaryAnn Smith
To: Planning Division
Cc: City Commissioners
Subject: Protect Alachua"s Water - Say NO to Tara!
Date: Wednesday, August 27, 2025 7:44:00 AM

Dear Planning Department, Mayor, and Commissioners, In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater. Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations. Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water. Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe. Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West. Sincerely, MaryAnn Smith

From:	Miranda S
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water - Say NO to Tara!
Date:	Saturday, August 23, 2025 10:46:41 AM

Dear Planning Department, Mayor, and Commissioners,

I'm writing to you as a UF alum and native Floridian who has greatly benefitted from the many unique and pristine natural areas Alachua County has to offer.

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Miranda Schwabe

From:	Nancy Scricca
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water - Say NO to Tara!
Date:	Tuesday, August 19, 2025 1:22:00 PM

Dear Planning Department, Mayor, and Commissioners,

Please learn from South Florida's errors. People live here because of the beauty and less development. There are a lot of other cities peope can choose when Alachua loses this.

Citizens/residents will applaud your courage to deny this development, encourage them to build elsewhere-----not in this fragile place!!

You will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink.

Please deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region’s most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

You need to reject Tara’s plans to build over the cave at Mill Creek Sink to protect our water. People there will use pesticides and fertilizers on all the lawns to keep it perfect for the hoa.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,

Nancy Scricca

From:	nick king
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water - Say NO to Tara!
Date:	Saturday, August 23, 2025 12:21:40 PM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals%2��or at a minimum, drastically reduce their density%2��to protect one of our region%2��s most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara%2��s plans to build over the cave at Mill Creek Sink to protect our water. It%2��s not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Nicholas King

Yahoo Mail: Search, Organize, Conquer

From:	nick king
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water - Say NO to Tara!
Date:	Saturday, August 23, 2025 12:14:50 PM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals%2��or at a minimum, drastically reduce their density%2��to protect one of our region%2��s most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

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Please reject Tara%2��s plans to build over the cave at Mill Creek Sink to protect our water. It%2��s not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
(Your Name)

Yahoo Mail: Search, Organize, Conquer

From:	Ressa Unfer
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water - Say NO to Tara!
Date:	Saturday, August 23, 2025 9:38:06 AM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Ressa Unfer

From:	Robin McLeod
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water - Say NO to Tara!
Date:	Saturday, August 23, 2025 7:15:14 PM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Robin McLeod

Sent from my iPhone

From:	Sarah Younger
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water - Say NO to Tara!
Date:	Monday, August 25, 2025 12:53:50 PM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Sarah Younger

Sent from Outlook

From:	Shanti Smith - Copeland
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water - Say NO to Tara!
Date:	Saturday, August 23, 2025 10:01:03 AM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
(Your Name)

Dr. Shanti S. Smith - Copeland

From:	Robin McLeod
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water - Say NO to Tara!
Date:	Saturday, August 23, 2025 7:15:52 PM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Timothy P McLeod

Sent from my iPhone

From:	Tracy Massimillo
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water - Say NO to Tara!
Date:	Thursday, August 21, 2025 11:37:50 AM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Sincerely,
Tracy Massimillo

Sent from my iPhone

From:	Blayre Nyitray
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Alachua"s Water
Date:	Sunday, August 24, 2025 9:40:58 AM

Dear Planning Department, Mayor, and Commissioners,

In the near future, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Planning Department: Please add this to public comment for Tara Phoenicia, Tara April, and Tara Forest West.

Best regards,

Blayre Nyitray

From:	Brooke Watkins
To:	Planning Division
Cc:	City Commissioners
Subject:	Protect Mill Creek Sink - Say NO to Tara!
Date:	Friday, August 22, 2025 10:57:23 PM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Sincerely,
Brooke

From: Bryanna Edgar
To: Planning Division
Cc: City Commissioners
Subject: Protect Mill Creek Sink - Say NO to Tara!
Date: Sunday, August 24, 2025 4:01:14 PM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Sincerely,
(Your Name)

Sent from my iPhone

From: Suzi Kramer
To: Planning Division
Cc: City Commissioners
Subject: Protect Mill Creek Sink - Say NO to Tara!
Date: Saturday, August 23, 2025 1:49:41 PM

Dear Planning Department, Mayor, and Commissioners,

In the coming months, you will be asked to consider approval of the Tara development projects near Mill Creek and Mill Creek Sink. We urge you to deny these proposals—or at a minimum, drastically reduce their density—to protect one of our region's most sensitive and significant natural resources. The fragile karst landscape, which includes Mill Creek Sink, plays a critical role in the recharge and filtration of our groundwater.

Allowing high-density development in this area risks irreversible harm to our water quality and the long-term health of our aquifer system. We ask you to prioritize environmental protection and responsible planning for the sake of current and future generations.

Building over a cave system does not protect it. Vote to save Mill Creek Sink. Please vote to protect the cave and its water.

Please reject Tara's plans to build over the cave at Mill Creek Sink to protect our water. It's not safe.

Sincerely,
Susan Kramer

Sent from my iPhone

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Zoning Board of the
January 13, 2026 at
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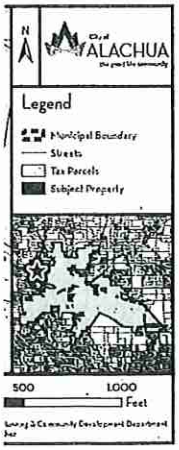

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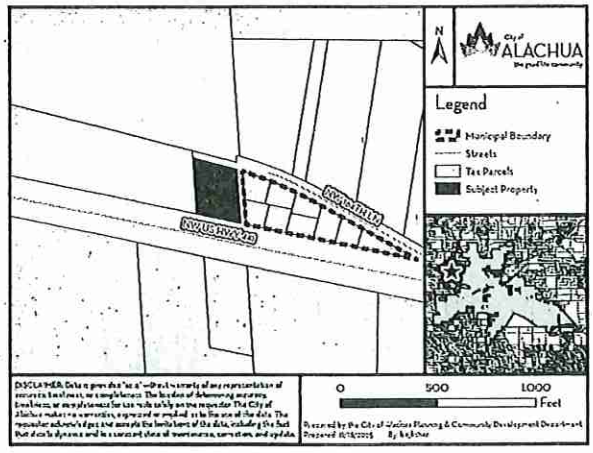
City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING & ZONING BOARD THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on January 13, 2026 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

Application #: PSSC25-0002 – Mallard Construction & Electric

A request by NY5 Inc, applicant and agent for Mallard Construction & Electric, LLC, property owners, for consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the future land use designation of a ±1.35 – acre subject property from Agriculture to Community Commercial. The subject property is Alachua County Tax Parcel 03046-004-000. Existing FLU: Agriculture; Proposed FLU: Community Commercial.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related application materials are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m., one week prior to the date of hearing. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - January 01, 2026)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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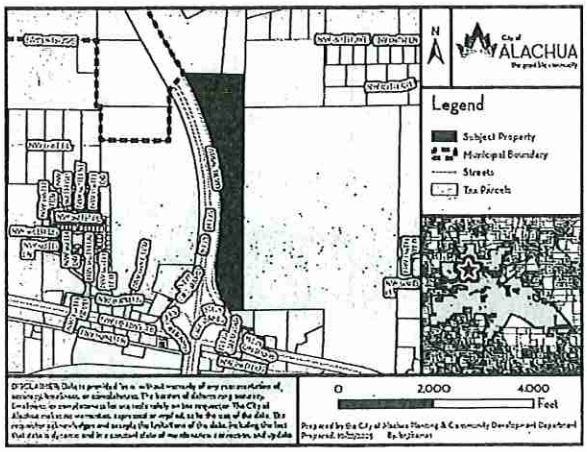
Application #: PSE22-0002_Tara April_Special Exception Permit

A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant, on behalf of Tara Forest, LLC, property owner, for consideration of a Special Exception Permit to allow the placement of a minor utility (stormwater management facilities) in the Agricultural (A) zoning district that would support future development on adjacent lands zoned Community Commercial (CC). The subject property is generally located north of US 441 east of I-75 and April Boulevard, and west of Mill Creek; Consisting of a portion of Tax Parcel Number 03020-000-000; Future Land Use Map (FLUM) Designation: Agriculture; Zoning: Agricultural (A).



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(Published: Alachua County Today - January 01, 2026)

City of ALACHUA
the good life community

MAILED
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RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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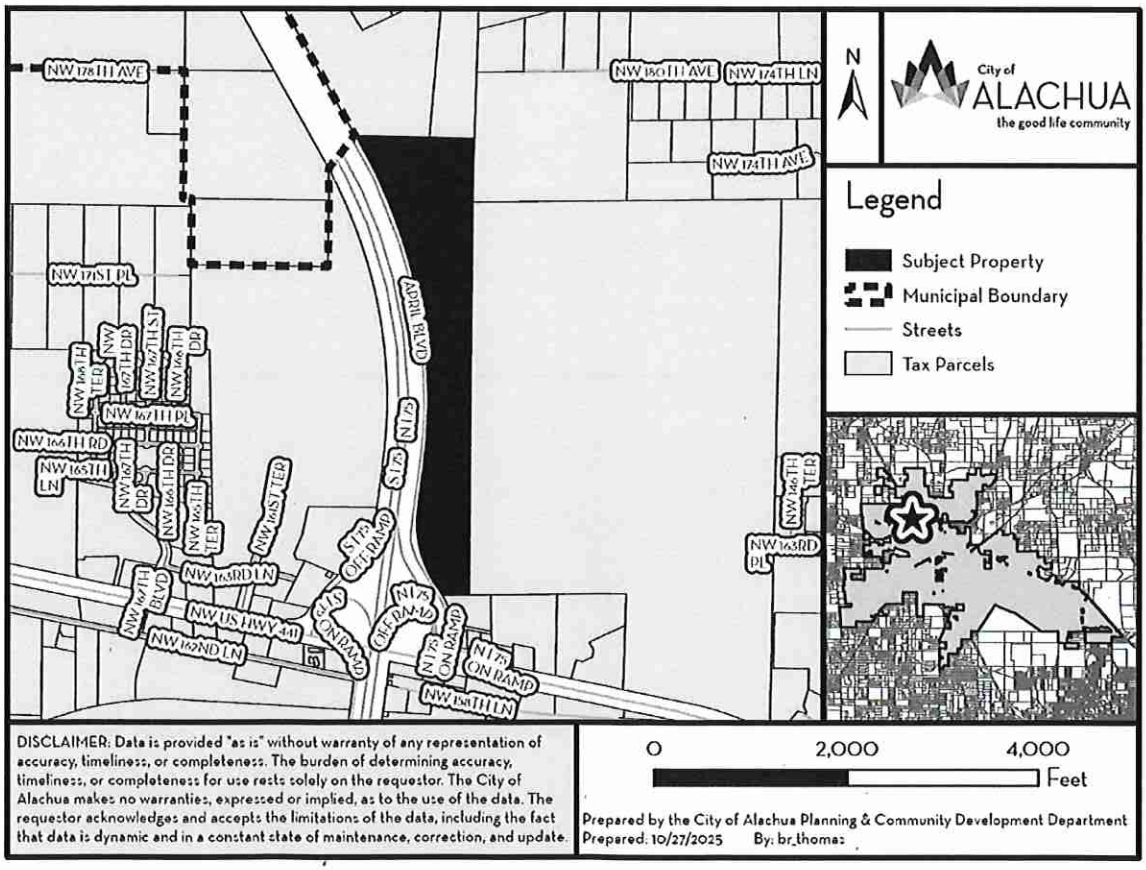
Application #: PSE22-0002_Tara April_Special Exception Permit

A request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., applicant, on behalf of Tara Forest, LLC, property owner, for consideration of a Special Exception Permit to allow the placement of a minor utility (stormwater management facilities) in the Agricultural (A) zoning district that would support future development on adjacent lands zoned Community Commercial (CC). The subject property is generally located north of US 441 east of I-75 and April Boulevard, and west of Mill Creek; Consisting of a portion of Tax Parcel Number 03020-000-000; Future Land Use Map (FLUM) Designation: Agriculture; Zoning: Agricultural (A).



PO Box 9
Alachua, Florida 32616-0009

"The Good Life Community"
www.cityofalachua.com

Phone: (386) 418-6121
Fax: (386) 418-6130

MAILED

DEC 2 9 2025

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

03020-000-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03015-004-000
MRVZ PARK INVESTORS LLC
PO BOX 1462
INVERNESS, FL 34451

03066-004-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

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03017-002-000
SPENCER ARTHUR PRESCOTT JR
TRUSTEE
4145 STATE RD 11
DELAND, FL 32724

03008-000-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03015-001-000
MRVZ PARK INVESTORS LLC
PO BOX 1462
INVERNESS, FL 34451

03066-006-001
WAFFLE HOUSE INC
5986 FINANCIAL DR
NORCROSS, GA 30071

03066-006-000
MOHAN-LERRA FAMILY PARTNERSHIP
16715 NW 129TH TER
ALACHUA, FL 32615

03049-004-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03067-001-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03049-000-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

Michele L. Lieberman
12 SE 1st Street
Gainesville, FL 32601

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Adam Hall, AICP
PO Box 115050
Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

AFFIDAVIT FOR POSTED LAND USE SIGN

I, Stephanie Sutton, POSTED THE LAND USE SIGN(S)
(Print Name)

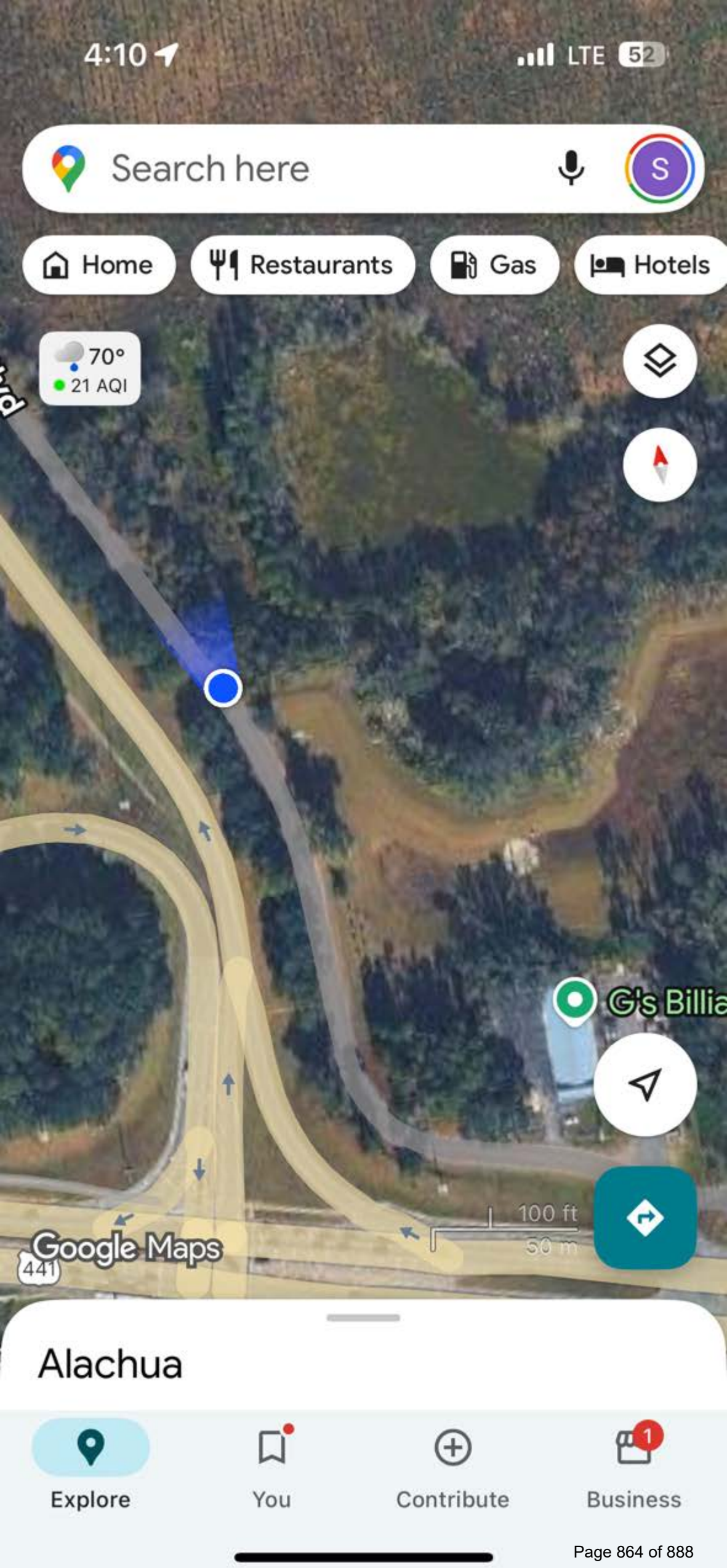
ON 12/29/25 FOR THE PSE22-0002 TARA APRIL SPECIAL EXCEPTION
(Date) (Project name & type of action)

LAND USE ACTION AS PER ARTICLE 2.2.9(D) OF THE LAND DEVELOPMENT

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

4
(Number of signs)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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Tara April Special Exception **APPLICATION NO.:** PSE22-0002

APPLICATION TYPE: Special Exception **CURRENT ZONING:** Agricultural

NATURE/SCOPE OF PROPOSAL: A special exception to allow for the placement of a stormwater basin to support adjacent development on property zoned Community Commercial

DATE OF PUBLIC HEARING(S): January 13 **AT** 6:00 **PM**

_____ **AT** _____ **PM**

_____ **AT** _____ **PM**

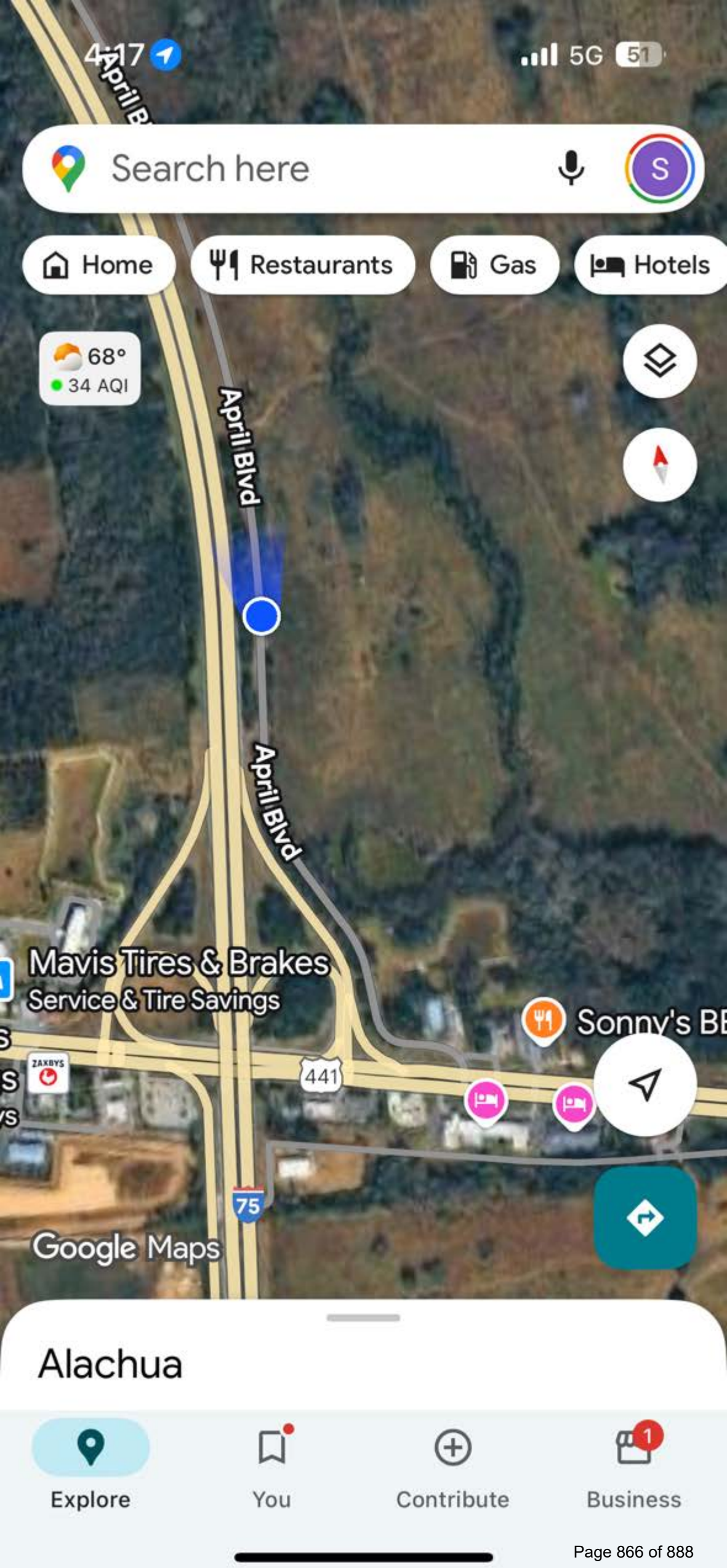
LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION.COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT; P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0106, FLORIDA STATUES, THAT IN ORDER TO APPEAL A DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).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April Blvd
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Mavis Tires & Brakes
Service & Tire Savings
Sonny's BB
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Business
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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Tara April Special Exception APPLICATION NO.: PSE22-0002

APPLICATION TYPE: Special Exception CURRENT ZONING: Agricultural

NATURE/SCOPE OF PROPOSAL: A special exception to allow for the placement of a stormwater basin to support adjacent development on property zoned Community Commercial

DATE OF PUBLIC HEARING(S): January 8th AT 6:00 PM

_____ AT _____ PM

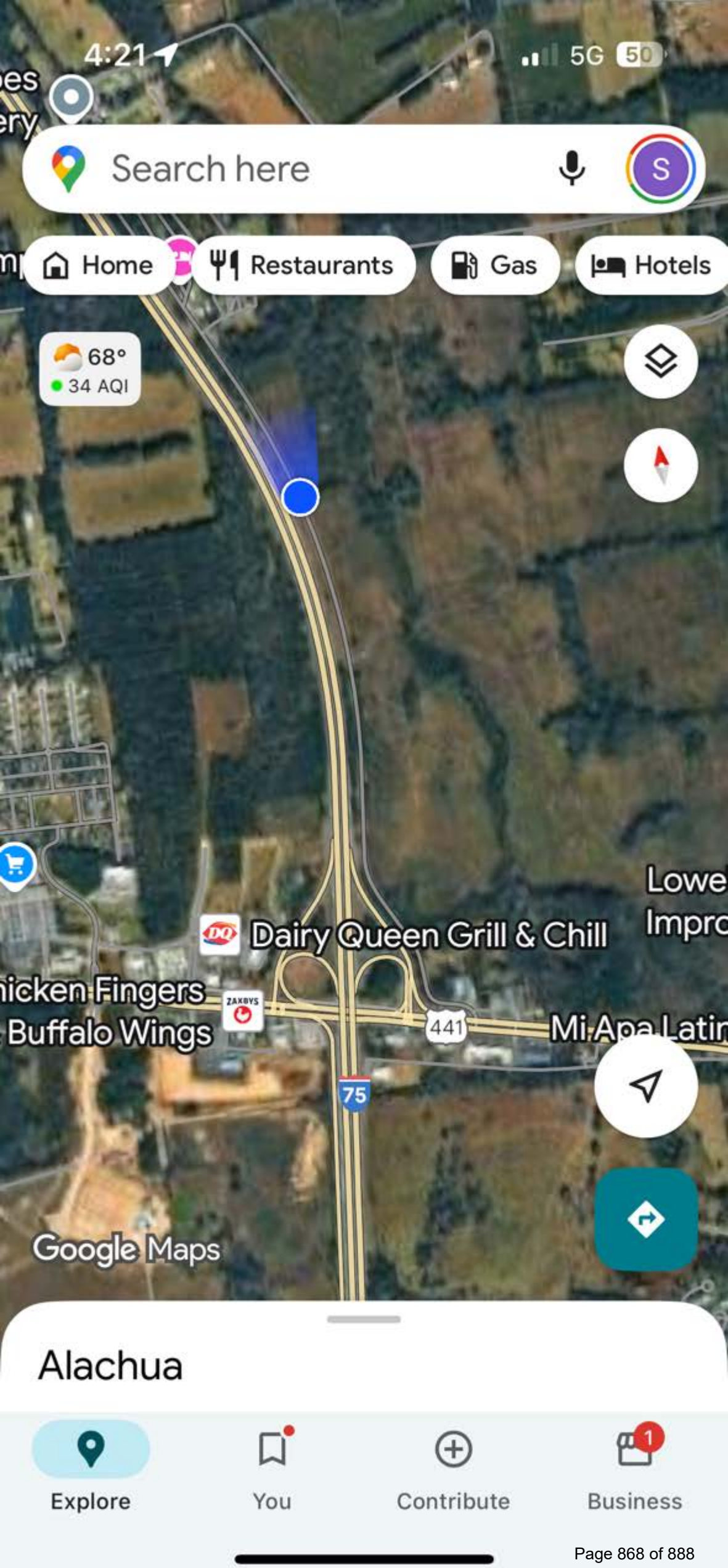
_____ AT _____ PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Tara April Special Exception **APPLICATION NO.:** PSE22-0002

APPLICATION TYPE: Special Exception **CURRENT ZONING:** Agricultural

NATURE/SCOPE OF PROPOSAL: A special exception to allow for the placement of a stormwater basin to support adjacent development on property zoned Community Commercial

DATE OF PUBLIC HEARING(S): January 13th AT 6:00 PM

AT PM

AT PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

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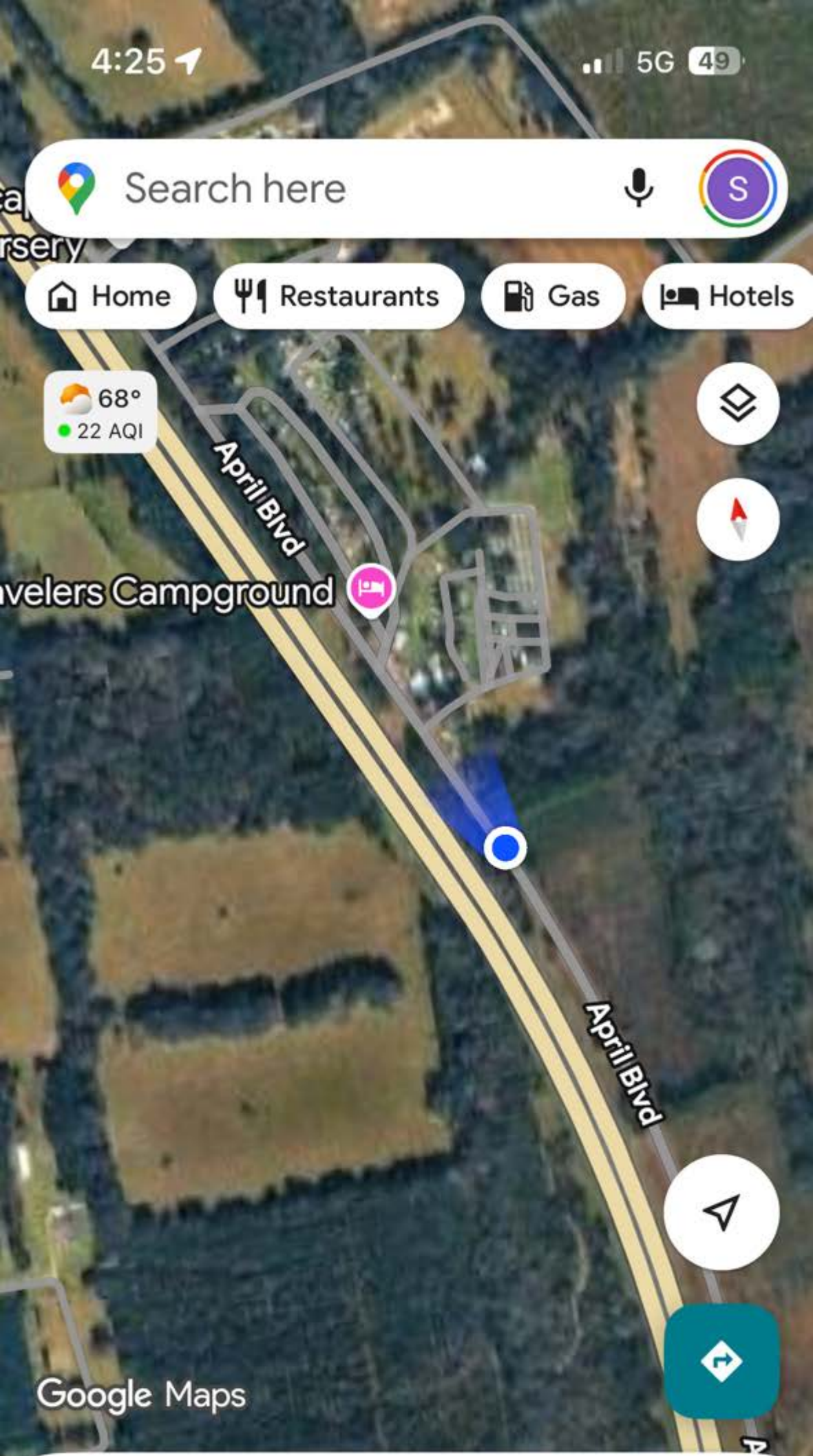

Alachua

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AHEAD

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Tara April Special Exception

APPLICATION TYPE: Special Exception — APPLICATION NO.: PSE22-0002

NATURE/SCOPE OF PROPOSAL: A special exception to allow for the placement of a stormwater basin to support adjacent development on property zoned Community Commercial — CURRENT ZONING: Agricultural

DATE OF PUBLIC HEARING(S): January 12th AT 6:00 PM

_____ AT _____ PM

_____ AT _____ PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

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MAILED
NOV 0 3 2025

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

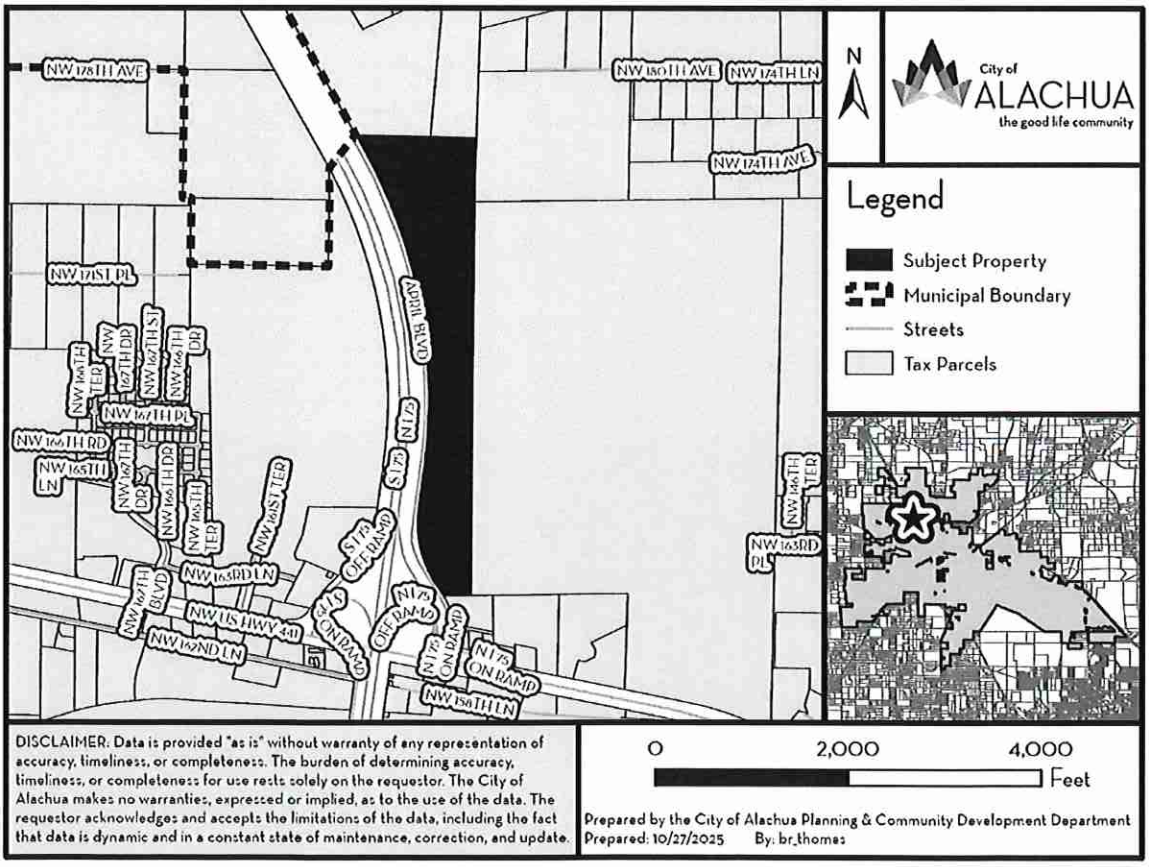
PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on November 18, 2025 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

Application #: PSE22-0002_Tara April_Special Exception Permit

A request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., applicant, on behalf of Tara Forest, LLC, property owner, for consideration of a Special Exception Permit to allow the placement of a minor utility (stormwater management facilities) in the Agricultural (A) zoning district that would support future development on adjacent lands zoned Community Commercial (CC). The subject property is generally located north of US 441 east of I-75 and April Boulevard, and west of Mill Creek; Consisting of a portion of Tax Parcel Number 03020-000-000; Future Land Use Map (FLUM) Designation: Agriculture; Zoning: Agricultural (A).



PO Box 9
Alachua, Florida 32616-0009

"The Good Life Community"
www.cityofalachua.com

Phone: (386) 418-6121
Fax: (386) 418-6130

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

03020-000-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03015-004-000
MRVZ PARK INVESTORS LLC
PO BOX 1462
INVERNESS, FL 34451

03066-004-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

MAILED
NOV 0 3 2025

03066-006-002
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03066-004-001
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03017-002-000
SPENCER ARTHUR PRESCOTT JR
TRUSTEE
4145 STATE RD 11
DELAND, FL 32724

03008-000-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03015-001-000
MRVZ PARK INVESTORS LLC
PO BOX 1462
INVERNESS, FL 34451

03066-006-001
WAFFLE HOUSE INC
5986 FINANCIAL DR
NORCROSS, GA 30071

03066-006-000
MOHAN-LERRA FAMILY PARTNERSHIP
16715 NW 129TH TER
ALACHUA, FL 32615

03049-004-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03067-001-000
TARA FOREST LLC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03049-000-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

Michele L. Lieberman
12 SE 1st Street
Gainesville, FL 32601

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Adam Hall, AICP
PO Box 115050
Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

Day Celebration
d by the Douglass
l School Society.
a special program
l honor veterans
ended the now
ouglass School in
rings. The event
in at 11 a.m. at
Douglass Street,
prings. It will
he unveiling of a
eterans' memorial,
peakers, and a
entary lunch. For
formation, please
as.society@gmail.
ext 352-213-9210.

16: Alachua Street Festival d by the Alachua League. Join in od and frolic at the chua Main Street on Main Street own Alachua, on Nov. 16 from 11 p.m. The festival over 200 vendors, crafts, food, activities and live Bands will include not Band, Clay The Untamed d The Gonzos on s.

22: The High New Century s Club will host and Bake Sale r on Saturday, from 10 a.m. to 3 23674 West U.S. High Springs. The will benefit First rs. More than ors will showcase handmade items ect for gifts or treasures — both nd outside the e.

ery table will be th delicious pies, eads, cookies, and odies we love to the holidays. The enu will include dogs, Frito pies, nd chips. Credit l be accepted. For formation, please 518-3278 Ext. 2.

and Ms. Alumni Pageant
Saturday, Nov. 29 at A.L. Mebane Middle School - Alachua
10 a.m. - Vendor setup and parade registration
11 a.m. - Lee's Preschool, SR 241N parade lineup
12 noon - Parade, starting from North Main Street through downtown Alachua and returning to A.L. Mebane Middle School after parade.
1:30 p.m. - A. L. Mebane Middle School Campus Opening Ceremony, presentation of Mr. and Ms. Alumni and Court

■ **Fridays: The High Springs New Century Woman's Club** invites the community to join "Lady Gamers" every Friday at 1 p.m. Bring your favorite games to share or join in with those provided. Location: Woman's Club Clubhouse, 23674 West U.S. Highway 27, High Springs, FL 32643. For more information: Call 386-518-3276, Ext. 3

■ **Fridays: High Springs Farmers Market** from 3 -7 p.m. at the Farmers Market Pavilion, 23517 N.W. 185th Road,

Window Screens Repair

River Basin Screen Repair, LLC

850-973-0110

river.basin.screen@gmail.com

Window Screens
Rescreening for Screened Rooms

Advertisement for request for Quote (RFP)

The Gainesville Housing Authority (GHA) herein solicits Requests for Quote (RFP) from qualified, licensed, and responsible firms interested in providing GHA with **Caroline Manor Interior Renovations**

RFP 2026-04

Date and Time for Receiving Proposals:
Wednesday, November 19, 2025 by 4:00 p.m. EST

Submit Proposals To:
Gainesville Housing Authority
Attn: Ms. Pamela E. Davis
1900 SE 4th Street
Gainesville, FL 32641

Specifications and instructions for proposal submission and the criteria that will be used to evaluate submissions are available at:

Gainesville Housing Authority
1900 SE 4th Street
Gainesville, FL 32641
or at www.demandstar.com

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(Published: Alachua County Today - November 06 and November 13, 2025)

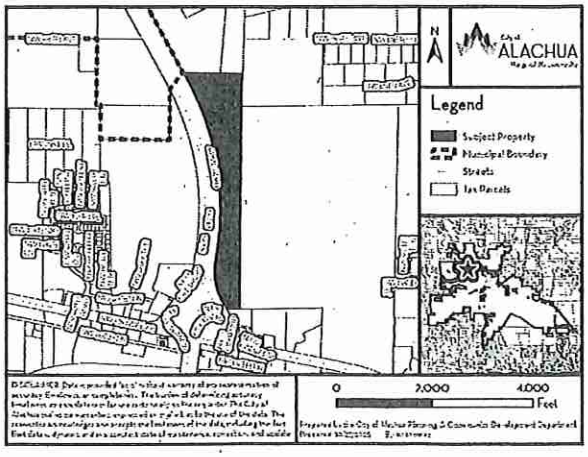
City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on November 18, 2025 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

Application #: PSE22-0002_Tara April_Special Exception Permit

A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant, on behalf of Tara Forest, LLC, property owner, for consideration of a Special Exception Permit to allow the placement of a minor utility (stormwater management facilities) in the Agricultural (A) zoning district that would support future development on adjacent lands zoned Community Commercial (CC). The subject property is generally located north of US 441 east of I-75 and April Boulevard, and west of Mill Creek; Consisting of a portion of Tax Parcel Number 03020-000-000; Future Land Use Map (FLUM) Designation: Agriculture; Zoning: Agricultural (A).



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(Published: Alachua County Today - November 06, 2025)

AFFIDAVIT FOR POSTED LAND USE SIGN

I, MELISSA WATSON, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 11/3/2025 FOR THE PSE22-0002 TARA APRIL SPECIAL EXCEPTION
(Date) (Project name & type of action)

LAND USE ACTION AS PER ARTICLE 2.2.9(D) OF THE LAND DEVELOPMENT

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(Signature)

4
(Number of signs)

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: TARA APRIL SPECIAL EXCEPTION **APPLICATION NO.:** PSE22-0002

APPLICATION TYPE: SPECIAL EXCEPTION **CURRENT ZONING:** AGRICULTURAL

NATURE/SCOPE OF PROPOSAL: A SPECIAL EXCEPTION TO ALLOW FOR THE PLACEMENT OF A STORMWATER BASIN TO SUPPORT ADJACENT DEVELOPMENT ON PROPERTY ZONED COMMUNITY COMMERCIAL.

DATE OF PUBLIC HEARING(S): NOVEMBER 18 **AT** 6:00 **PM**

_____ **AT** _____ **PM**

_____ **AT** _____ **PM**

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

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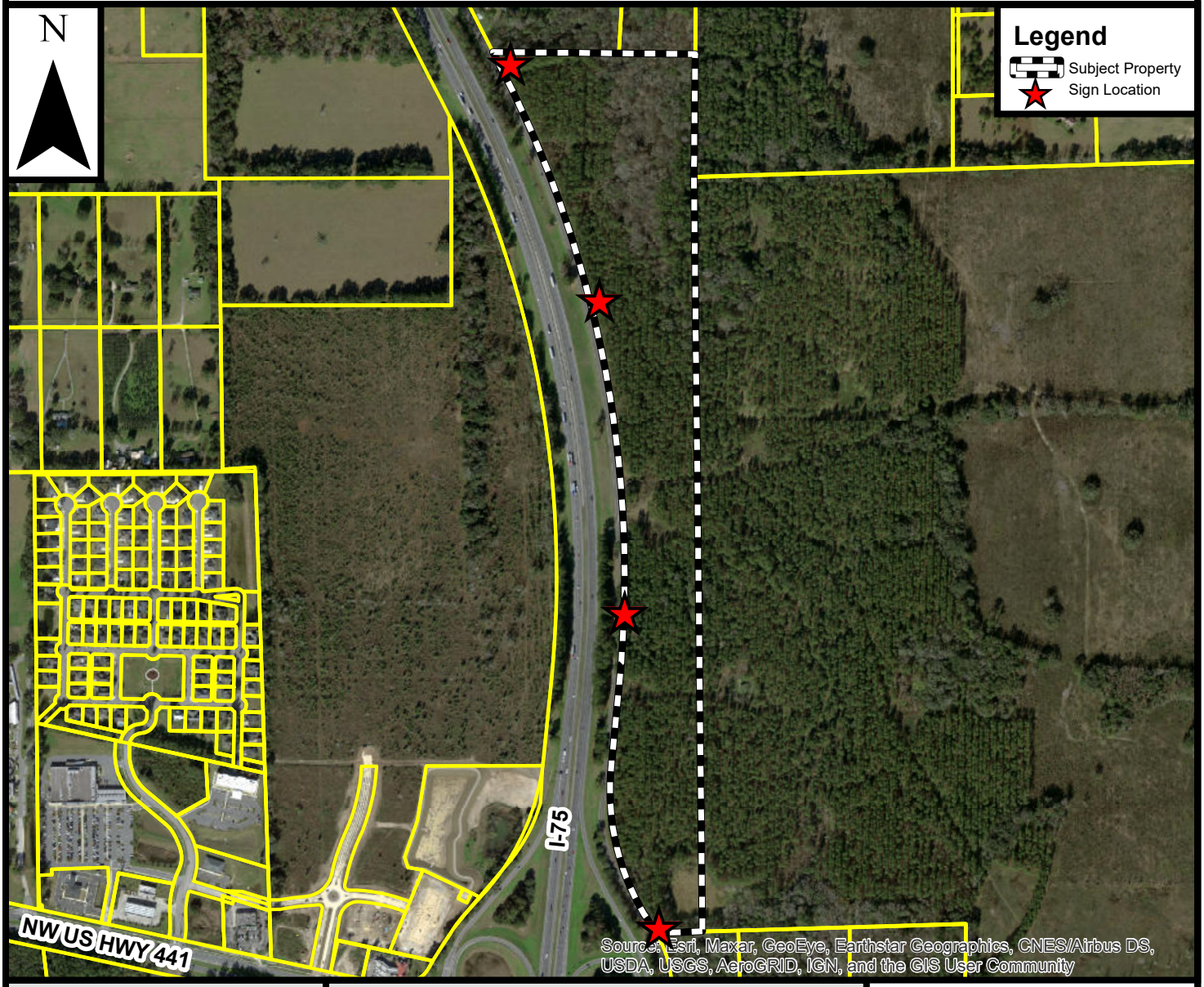
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

Tara April
Special Exception Permit/Infrastructure Plan



Prepared by the City of Alachua
Planning & Community Development Department

Prepared October 2025

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

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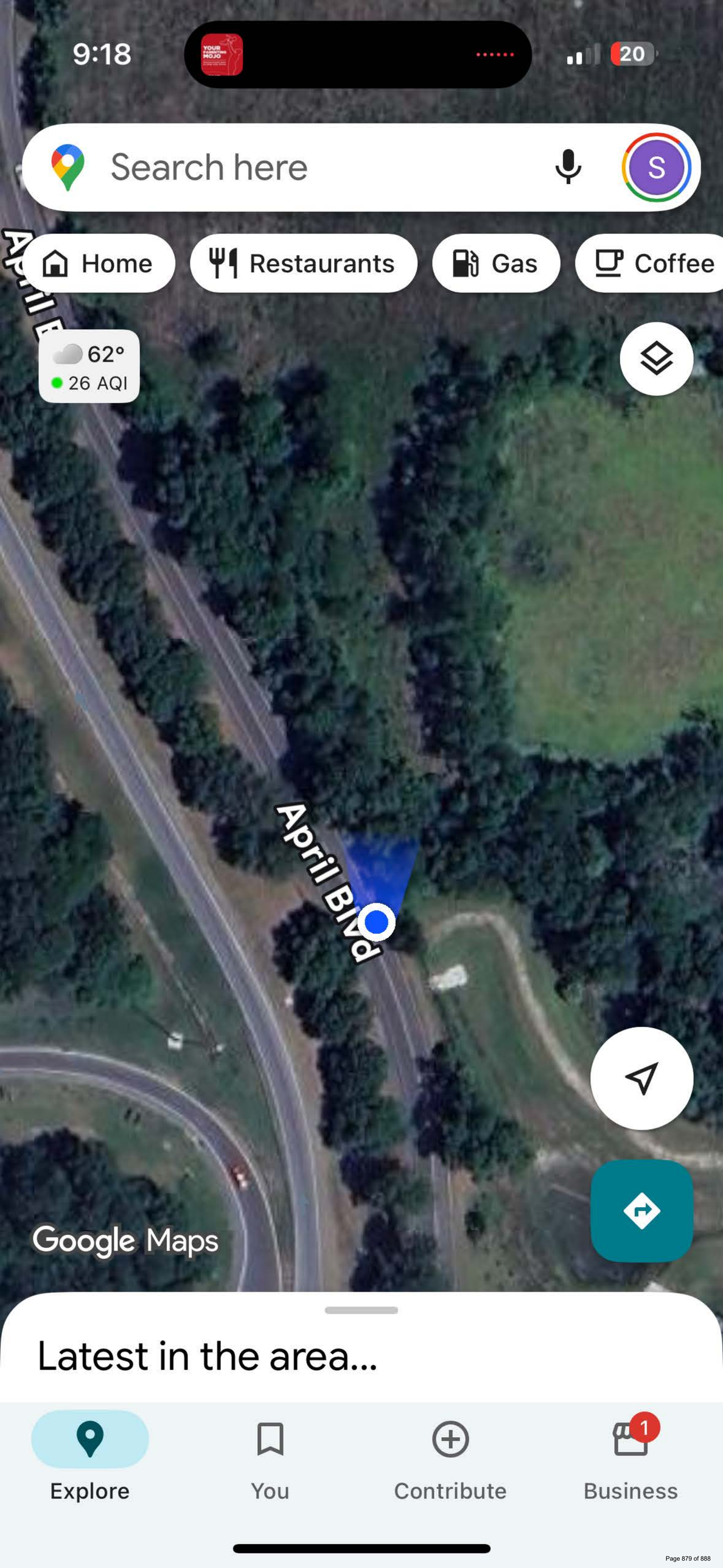
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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: TARA APPL SPECIAL EXCEPTION APPLICATION NO.: PSE 22-0002

APPLICATION TYPE: SPECIAL EXCEPTION CURRENT ZONING: AGRICULTURAL

NATURE/SCOPE OF PROPOSAL: A SPECIAL EXCEPTION TO ALLOW FOR THE PLACEMENT OF A STORM WATER BASIN TO SUPPORT ADJACENT DEVELOPMENT ON PROPERTY ZONED COMMUNITY COMMERCIAL.

DATE OF PUBLIC HEARING(S): NOVEMBER 18 AT 6:00 PM

AT PM

AT PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

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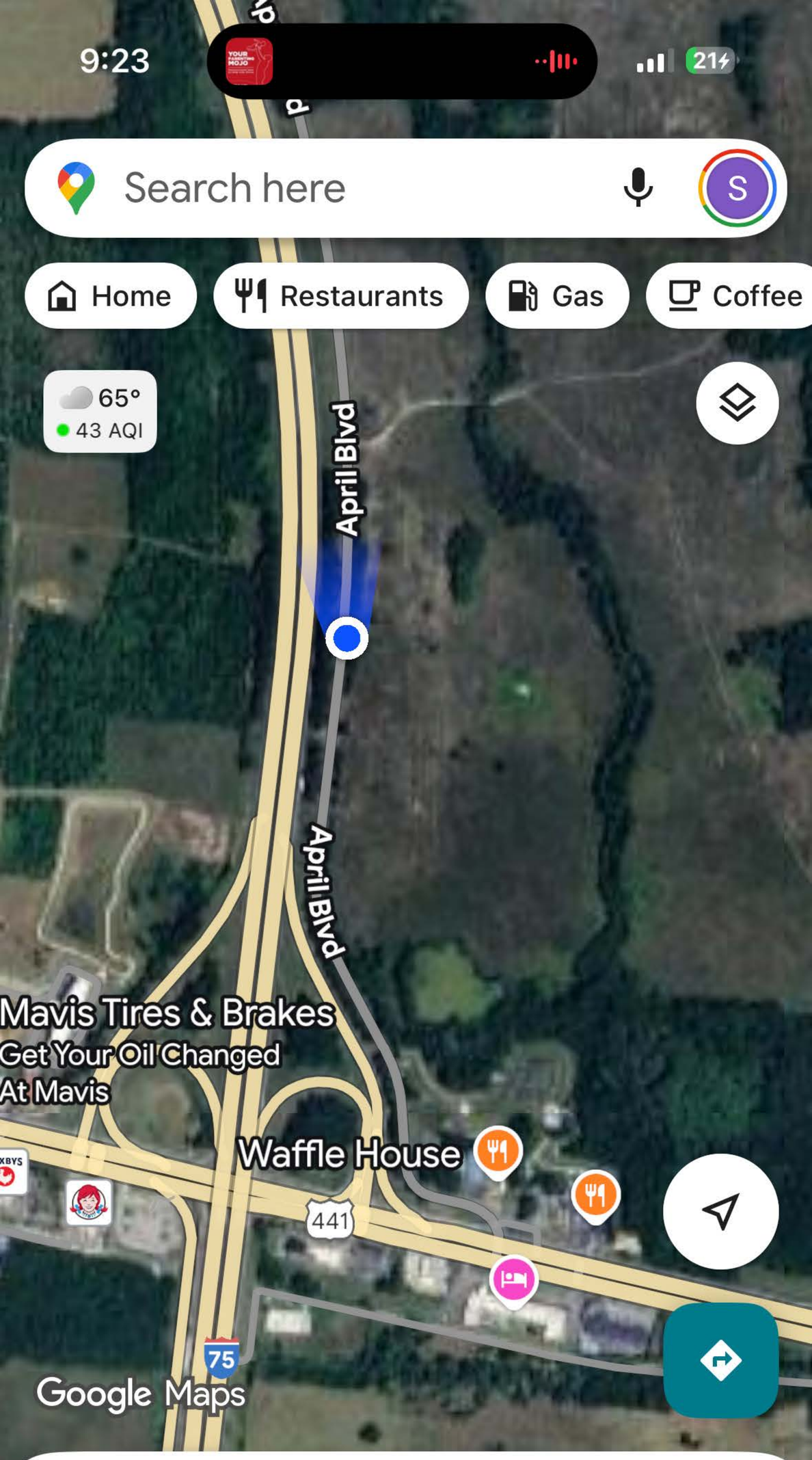

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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: TARA APBL SPECIAL EXCEPTION APPLICATION NO.: PSE22-0002

APPLICATION TYPE: SPECIAL EXCEPTION CURRENT ZONING: AGRICULTURAL

NATURE/SCOPE OF PROPOSAL: A SPECIAL EXCEPTION TO ALLOW FOR THE PLACEMENT OF A STORMWATER BASIN TO SUPPORT ADJACENT DEVELOPMENT ON PROPERTY ZONED COMMUNITY COMMERCIAL

DATE OF PUBLIC HEARING(S): NOVEMBER 18 AT 6:00 PM

_____ AT _____ PM

_____ AT _____ PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
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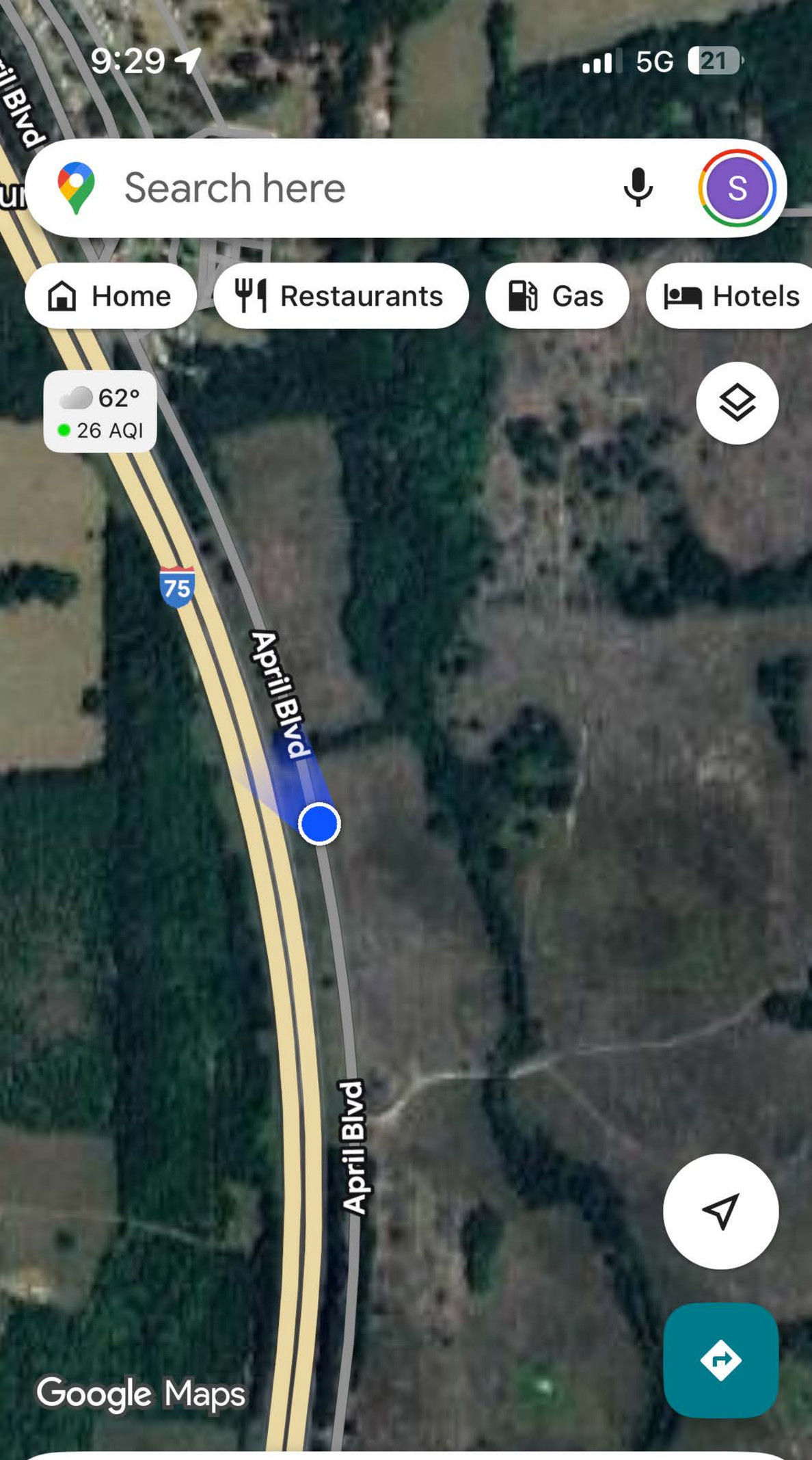

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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: TARA APPEL SPECIAL EXCEPTION APPLICATION NO.: PSE 22-0002

APPLICATION TYPE: SPECIAL EXCEPTION CURRENT ZONING: AGRICULTURAL

NATURE/SCOPE OF PROPOSAL: A SPECIAL EXCEPTION TO ALLOW FOR THE PLACEMENT OF A STORMWATER BASIN TO SUPPORT ADJACENT DEVELOPMENT ON PROPERTY ZONED COMMUNITY COMMERCIAL

DATE OF PUBLIC HEARING(S): NOVEMBER 18 AT 6:00 PM

_____ AT _____ PM

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LOCATION OF PUBLIC HEARING(S):
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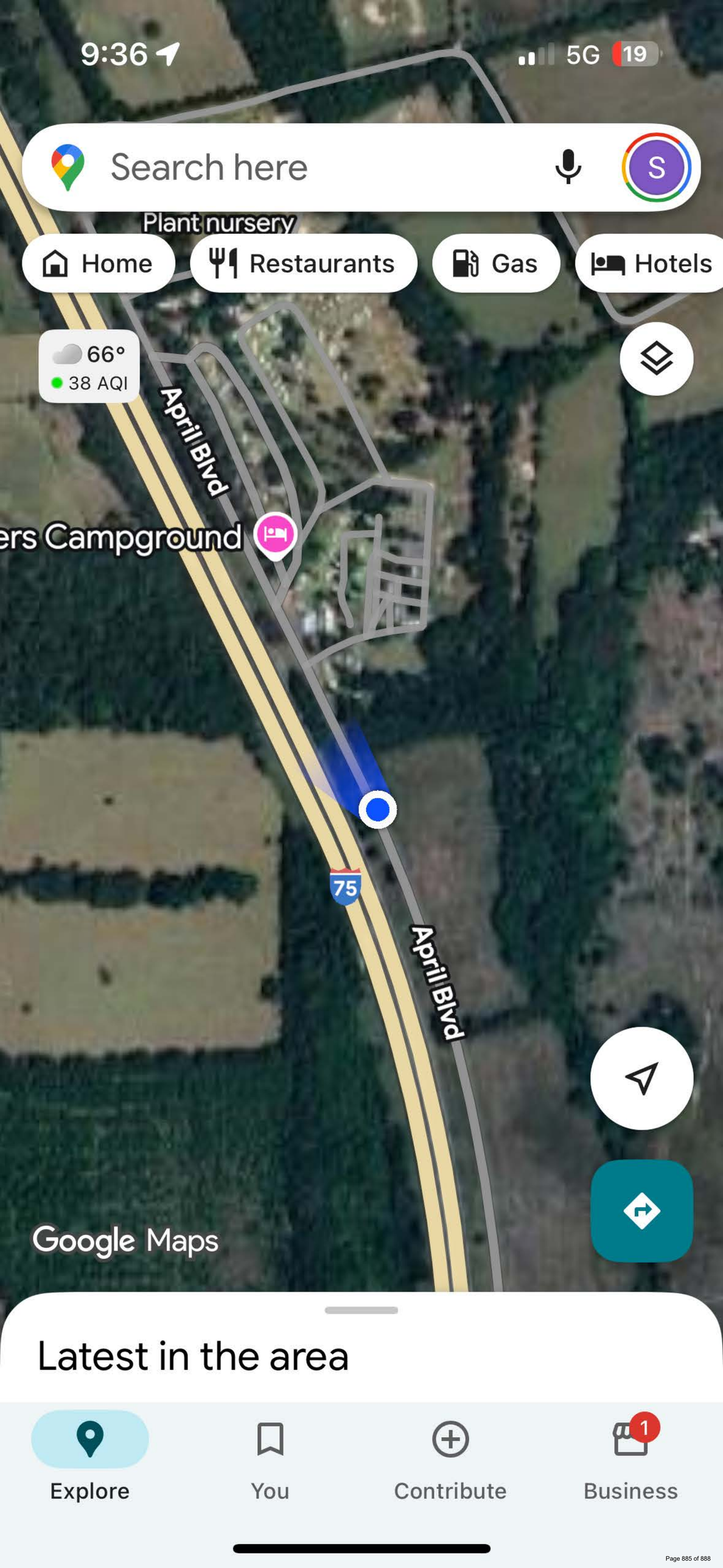
386-418-6121

planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUES, THAT IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSON WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Tara Appel Special Exception
APPLICATION NO.: PSE-22-000
APPLICATION TYPE: Special Exception
CURRENT ZONING: Agriculture
NATURE/SCOPE OF PROPOSAL: A special exception to allow for the placement of a storm water basin to support adjacent development on property zoned Community Commercial.

DATE OF PUBLIC HEARING(S): November 18 AT 6:00 PM
AT PM
AT PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
386-418-6121
planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION. COPIES OF THE APPLICATION, STAFF REPORTS AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT LOCATED AT 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, 32615. PERSONS ARE ADVISED THAT IF THEY DECIDE TO APPEAL ANY DECISION MADE AT THESE PUBLIC HEARINGS, THEY WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSES THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), ANYONE WHO REQUIRES AN AUXILIARY AID OR SERVICE FOR EFFECTIVE COMMUNICATION (SUCH AS A SIGN LANGUAGE INTERPRETER OR AN ASSISTIVE LISTENING DEVICE) OR OTHER REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT AT (386) 418-6121 AT LEAST 48 HOURS IN ADVANCE OF THE MEETING.



Bryan S. Thomas, AICP
Director of Planning & Community Development
Planning and Community Development Department

As Director Bryan oversees the operations of the Planning & Community Development and Code Enforcement Departments for the City of Alachua. Bryan strives to help the city attain its vision of providing a vibrant, growing and diverse community through the implementation of smart growth planning principals. Bryan worked in the private sector in economic development and real estate, and earned a master's degree in Urban & Regional Planning from Florida State University and a bachelor of arts degree from the University of Florida.

EDUCATION

University of Florida
Bachelor of Arts in Liberal Arts & Sciences,
Major in Economics, Minor in Philosophy
Graduated: 1989

Florida State University
Master of Urban and Regional Planning
Graduated: 1992

Gainesville High School
High School Diploma
Graduated: 1981

WORK EXPERIENCE

City of Alachua, FL | Director of Planning & Community Development | June 2025 to present
City of Lake City, FL | Principal Planner | Sept. 2024-June 2025
City of Newberry, FL, | Director of Planning & Economic Development | Jan. 2014-June 2025
North Central Florida Regional Planning Council, Gainesville, FL | Economic Development Director | 2008-Dec. 2013
City of Jacksonville, FL, | Associate Planner | July 1992-1995
Apalachee Regional Planning Council, Tallahassee FL | Associate Planner | 1991-1993

PROFESSIONAL ORGANIZATIONS

American Planning Association | San Felasco Section, Florida Chapter
Fla. Redevelopment Association

CERTIFICATES AND OTHER SKILLS

American Institute of Certified Planners |
Jun 2025-Present
Fla. Society of Certified Public Managers |
Certified July 2023
Fla. Redevelopment Association |
Redevelopment Administrator (application pending)