



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

State of Florida

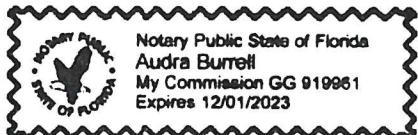
County of Alachua

The foregoing application is acknowledged before me this 26th day of April, 2022, by Clay Sweger

as identification.

 , who is/are personally known to me, or who has/have produced _____

NOTARY SEAL



Signature of Notary Public, State of Florida



A 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

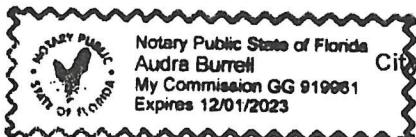
Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 16 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



Signature of Notary Public, State of Florida

Audra Burrell

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014

[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 <small>(Note: *The Description above is not to be used on legal documents.)</small>
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

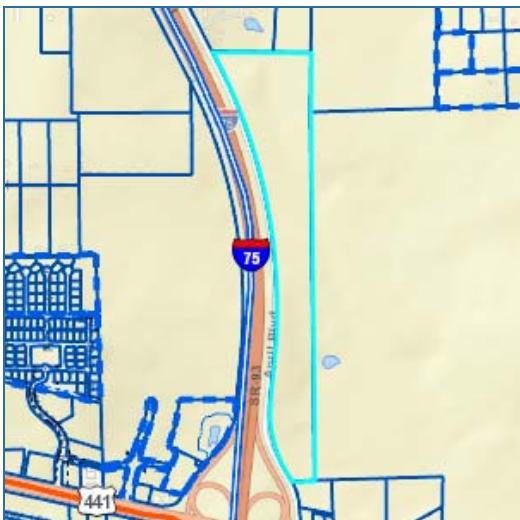
Sales

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 TRUSTEE	* 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](#)

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

Version 2.3.191

Developed by
 Schneider GEOSPATIAL

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3230894 5 PG(S)

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

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

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").

WITNESSETH:

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.

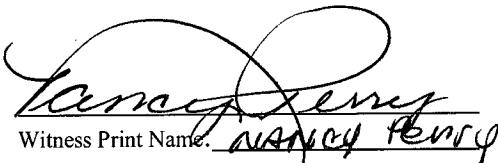
TO HAVE AND TO HOLD the same unto Grantee in fee simple, forever.

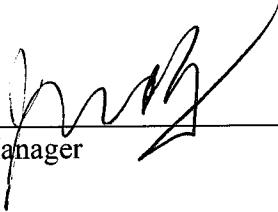
Subject to conditions, covenants, restrictions, reservations, easements, rights-of-way, taxes assessed subsequent to December 31, 2019, and all applicable zoning ordinances; provided, however, this reference will not serve to reimpose any such conditions, covenants, restrictions, reservations or easements.

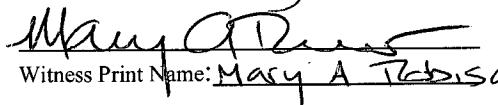
And Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantors, but not otherwise.

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


Witness Print Name: Nancy Henry

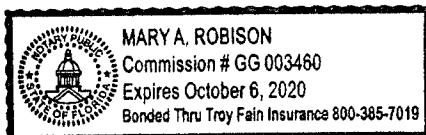
By: 
Joan M. Jones, Manager


Witness Print Name: Mary A. Robison

STATE OF FLORIDA
COUNTY OF ALACHUA

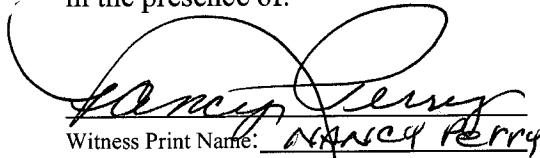
The foregoing instrument was acknowledged before me this 4th day of December, 2019, by Joan M. Jones, Manager of LUTHER ACQUISITIONS, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced as identification.

Notary Stamp

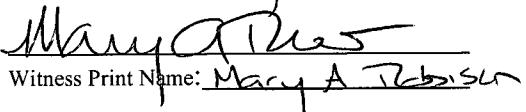



Print Name: Mary A. Robison
Title: Notary Public
Serial No. (if any) GG 003460
Commission Expires: 10/6/20

Signed, sealed and delivered
in the presence of:

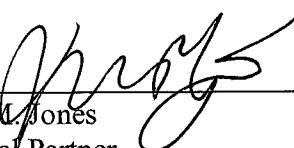


Witness Print Name: Nancy Perry



Witness Print Name: Mary A. Robison

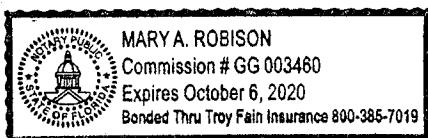
MEGAHEE ENTERPRISES, LTD., LLLP,
a Florida limited liability limited partnership

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 is personally known to me or has produced _____ as identification.

Notary Stamp



987932



Print Name: Mary A. Robison
Title: Notary Public
Serial No. (if any) GG 003460
Commission Expires: 10/16/20

EXHIBIT "A"

Parcel One & Part of Parcel 7:

That part of the East $\frac{1}{2}$ 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 $\frac{1}{4}$ 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 $3^{\circ} 37' 28''$ West 286.74 feet to the North right of way of Old State Road No. 25; thence North $79^{\circ} 23' 05''$ 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 $4^{\circ} 26' 55''$ 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 $79^{\circ} 06' 35''$ West along said State Road right of way 306.92 feet, thence run North $1^{\circ} 48' 35''$ West 205.01 feet, thence run North $79^{\circ} 06' 35''$ 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 $79^{\circ} 06' 35''$ West along said right of way 175.00 feet, thence run North $10^{\circ} 53' 25''$ East 175.00 feet, thence South $79^{\circ} 06' 35''$ East 349.10 feet to the Westerly right of way of Interstate Road No. 75, thence South $27^{\circ} 21' 25''$ West along said right of way 38.71 feet to the p.c. of a $34^{\circ} 11' 20''$ curve, having a radius of 170.10 feet, an internal angle of $73^{\circ} 32'$ and being concave to a Northwesternly 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 $10^{\circ} 53' 25''$ 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 $01^{\circ} 48' 22''$ East, along the East line of said Government Lot Seven (7), 1677.39 feet; thence run North $79^{\circ} 06' 35''$ 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 $79^{\circ} 06' 35''$ West, along said North right of way line 175.00 feet to the Point of Beginning; thence continue North $79^{\circ} 06' 35''$ West along said North right of way line, 175.00 feet; thence run North $10^{\circ} 53' 25''$ East, 175.00 feet; thence run South $79^{\circ} 06' 35''$ East, 175.00 feet; thence run South $10^{\circ} 53' 25''$ 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 $\frac{1}{2}$ 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 $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, but including that part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ lying within the following described property:

Commence at the Southwest corner of Section 10, Township 8 South, Range 18 East and run North $1^{\circ}48'58''$ West along the West line of said Section 1352.21 feet to the Point of Beginning; thence continue North $01^{\circ}48'58''$ West along said West Section line 562.78 feet; thence run South $36^{\circ}22'41''$ East 524.13 feet; thence run North $89^{\circ}12'27''$ East 1039.09 feet; thence run South $38^{\circ}29'43''$ East 109 feet, thence run South $87^{\circ}09'17''$ 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 $\frac{1}{4}$ of Section 10, Township 8 South, Range 18 East, Alachua County, Florida.

Parcel Two:

The Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the West $\frac{1}{2}$ 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 $88^{\circ}24'02''$ East, along the South line of said Section 10, a distance of 792.27 feet; thence run North $00^{\circ}39'21''$ West, along the East line of the West 792.16 feet of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ 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 20-25 a/k/a U.S. Highway 441 (200 foot right of way); thence run South $77^{\circ}51'07''$ 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 $12^{\circ}08'53''$ East, a distance of 200.00 feet to a concrete monument (LS#3456); thence run South $77^{\circ}51'07''$ East, a distance of 59.81 feet to a concrete monument (LS#3456); thence run North $60^{\circ}49'36''$ East, a distance of 101.29 feet to a concrete monument (LS#3456); thence run North $07^{\circ}01'30''$ East, a distance of 70.52 feet to a concrete monument (LS#3456); thence run North $28^{\circ}08'16''$ West, a distance of 91.36 feet to a concrete monument (LS#3456); thence run North $60^{\circ}43'36''$ East, a distance of 367.96 feet to a concrete monument (LS#3456) on the East line of the aforementioned Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 10; thence run South $00^{\circ}00'26''$ 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 $77^{\circ}51'07''$ 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 $\frac{1}{2}$ of the East $\frac{1}{2}$ 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.

ACCOUNT NUMBER

03020 000 000

PROPERTY ADDRESS

UNASSIGNED LOCATION RE

MILLAGE CODE

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

John Power TAX COLLECTOR
Serving Alachua County

TOTAL MILLAGE

22.0463

AD VALOREM TAXES

\$498.56

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

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

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PROPERTY ADDRESS

UNASSIGNED LOCATION RE

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Jan 31, 2022

\$0.00

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

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LEGAL DESCRIPTION

Parcel One & Part of Parcel 7:

That part of the East $\frac{1}{2}$ 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 $\frac{1}{4}$ 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 $3^{\circ} 37' 28''$ West 286.74 feet to the North right of way of Old State Road No. 25; thence North $79^{\circ} 23' 05''$ 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 $4^{\circ} 26' 55''$ 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 $79^{\circ} 06' 35''$ West along said State Road right of way 306.92 feet, thence run North $1^{\circ} 48' 35''$ West 205.01 feet, thence run North $79^{\circ} 06' 35''$ 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 $79^{\circ} 06' 35''$ West along said right of way 175.00 feet, thence run North $10^{\circ} 53' 25''$ East 175.00 feet, thence South $79^{\circ} 06' 35''$ East 349.10 feet to the Westerly right of way of Interstate Road No. 75, thence South $27^{\circ} 21' 25''$ West along said right of way 38.71 feet to the p.c. of a $34^{\circ} 11' 20''$ curve, having a radius of 170.10 feet, an internal angle of $73^{\circ} 32'$ 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 $10^{\circ} 53' 25''$ 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 $01^{\circ} 48' 22''$ East, along the East line of said Government Lot Seven (7), 1677.39 feet; thence run North $79^{\circ} 06' 35''$ 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 $79^{\circ} 06' 35''$ West, along said North right of way line 175.00 feet to the Point of Beginning; thence continue North $79^{\circ} 06' 35''$ West along said North right of way line, 175.00 feet; thence run North $10^{\circ} 53' 25''$ East, 175.00 feet; thence run South $79^{\circ} 06' 35''$ East, 175.00 feet; thence run South $10^{\circ} 53' 25''$ 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 $\frac{1}{2}$ 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 $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, but including that part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ 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.

ALACHUA COUNTY TODAY

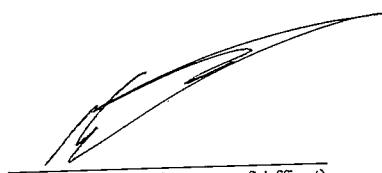
Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

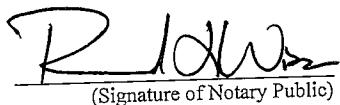
Before the undersigned authority personally appeared H. Bryan Boukari, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in 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@edafli.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.

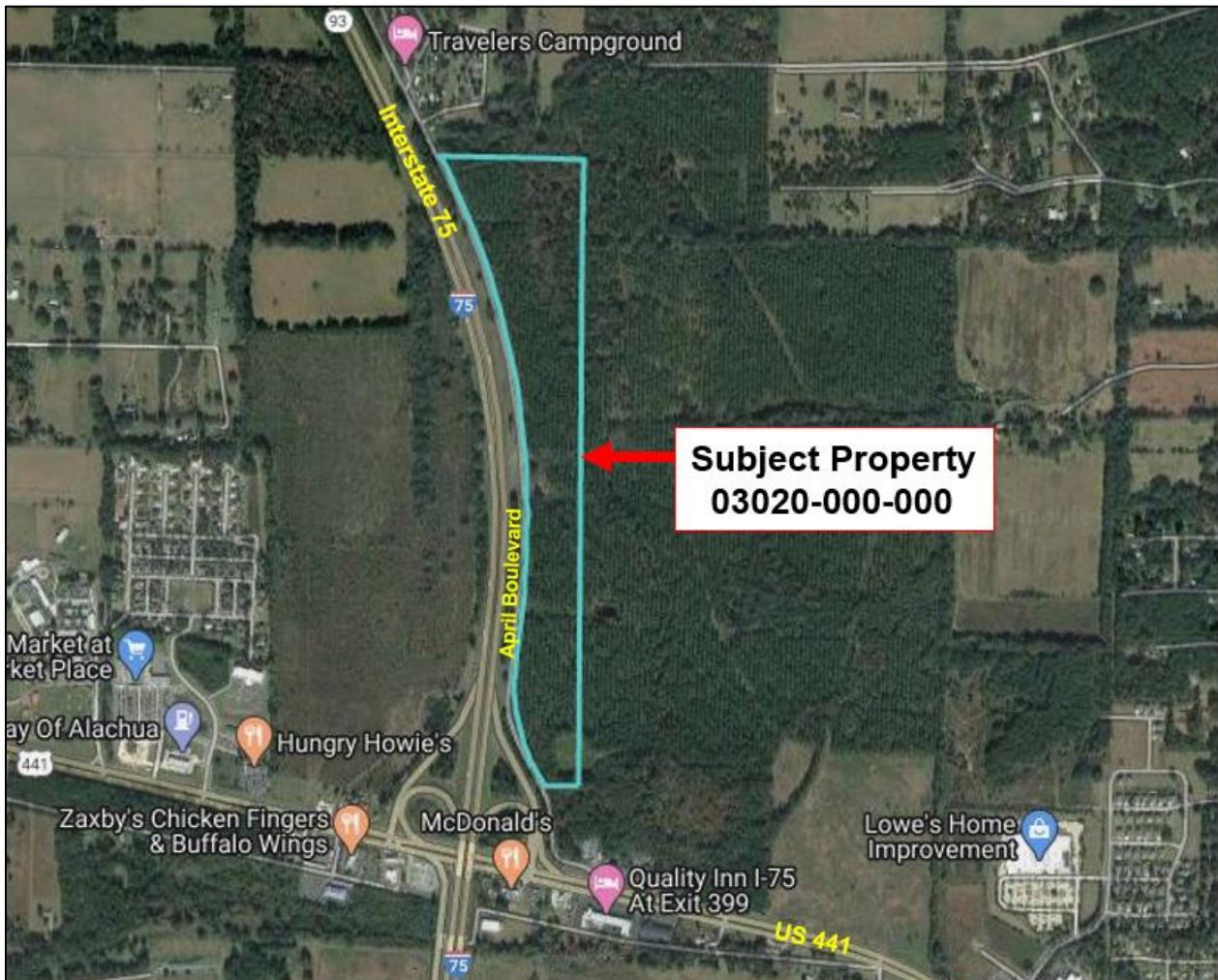
Community Participants: None

Project Representatives: Clay Sweger, eda

Meeting Minutes:

No community attendees.

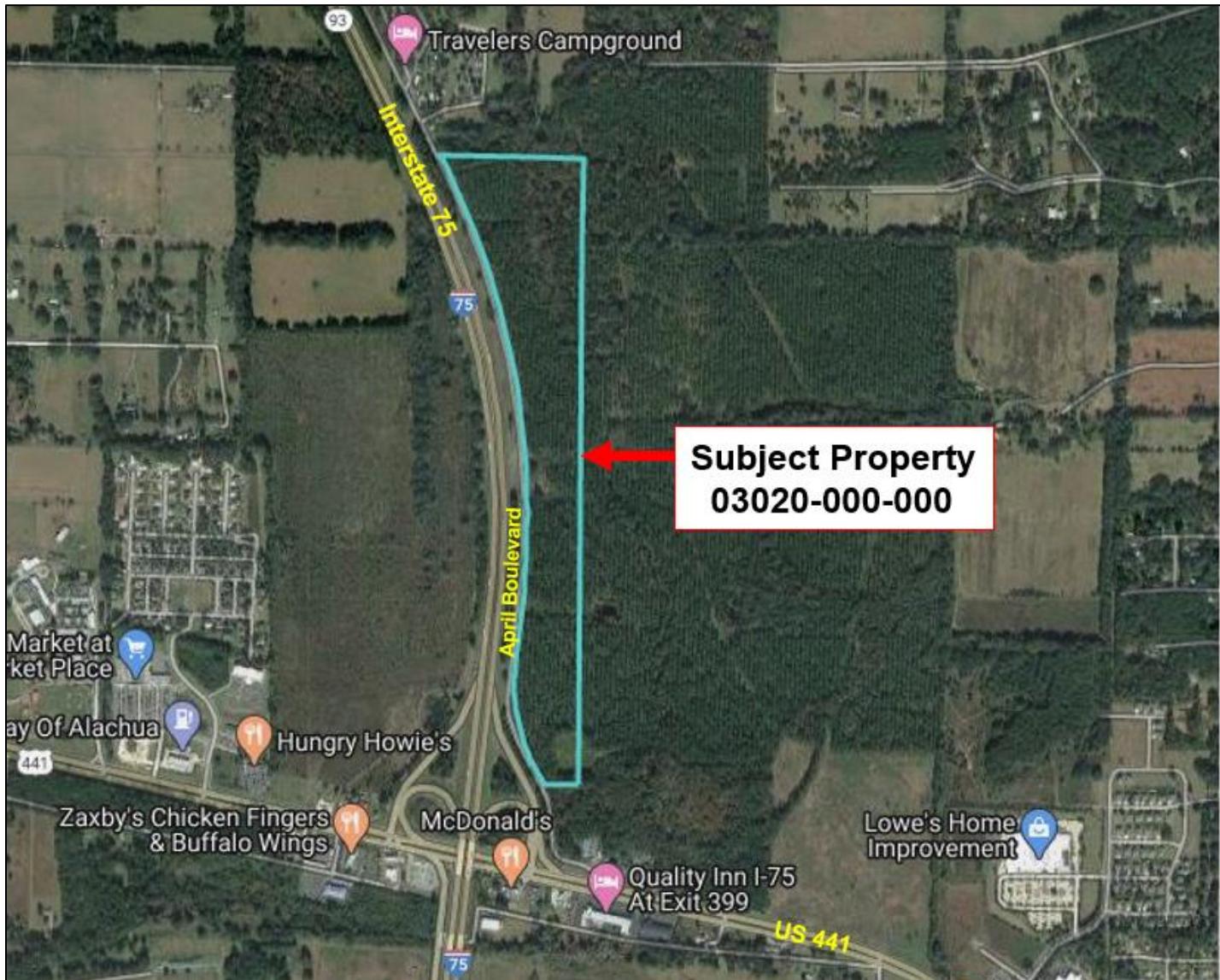
Special Exception Justification Report



Request: A proposed Special Exception to allow a minor utility (stormwater facility) per LDC Sec. 4.3.2(l)(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

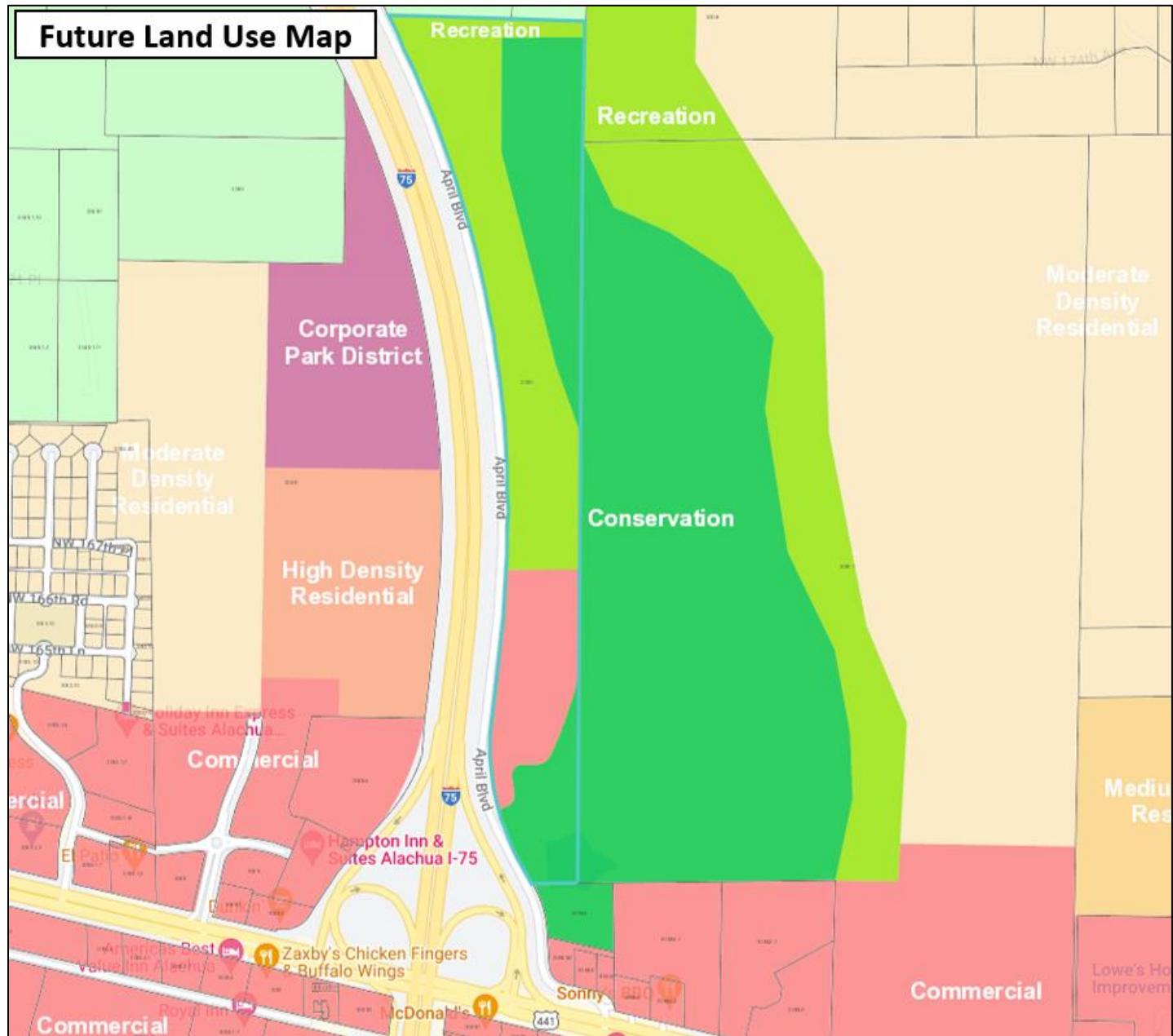
Background

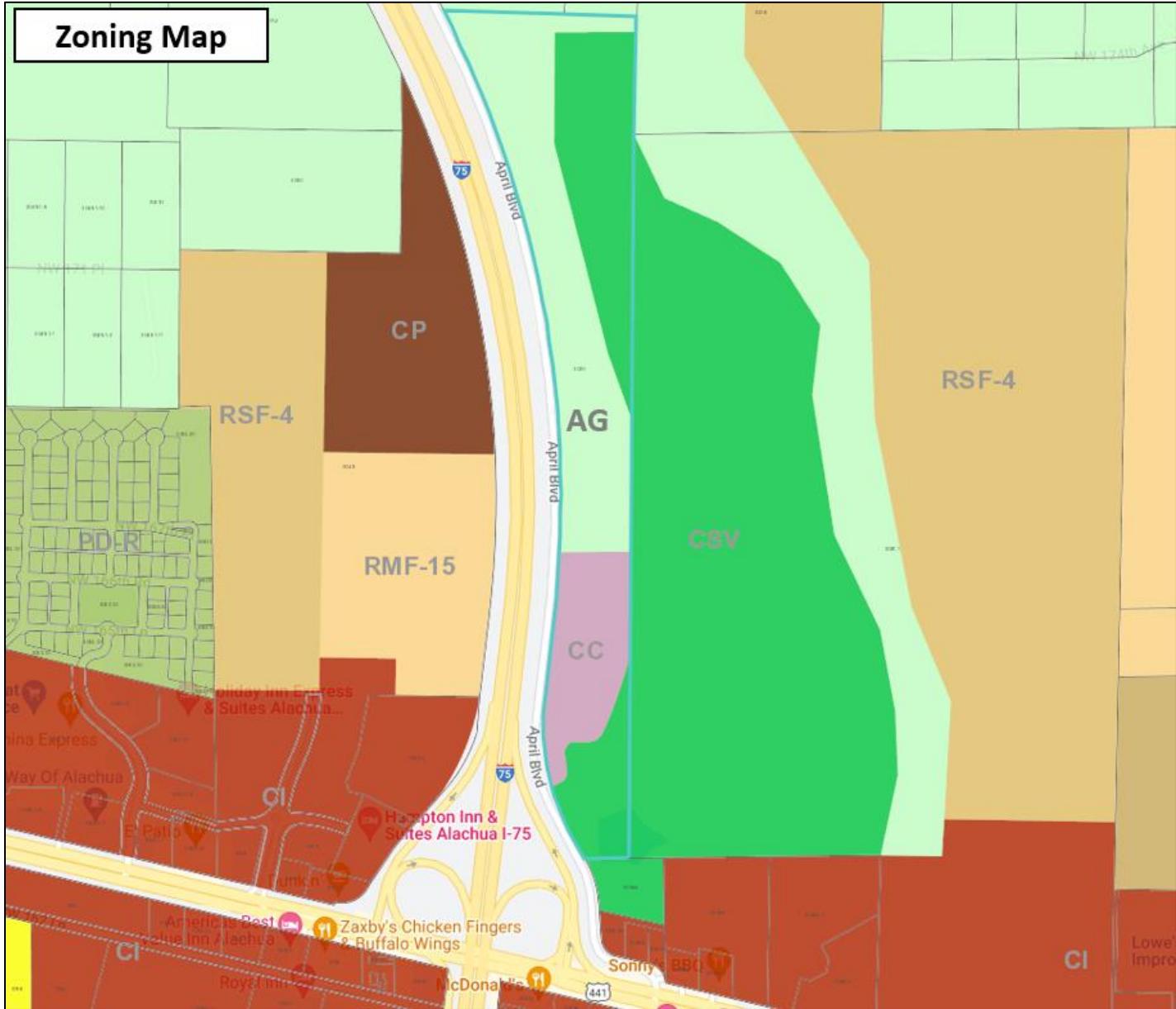
The subject property is located at the 17000 block of April Blvd. in the City of Alachua. The property is located north of US Highway 441, east of Interstate 75 and south of the Travelers Campground and is presently undeveloped. An aerial photo of the entire tax parcel (03020-000-000) is below:



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(l)(4)(a).

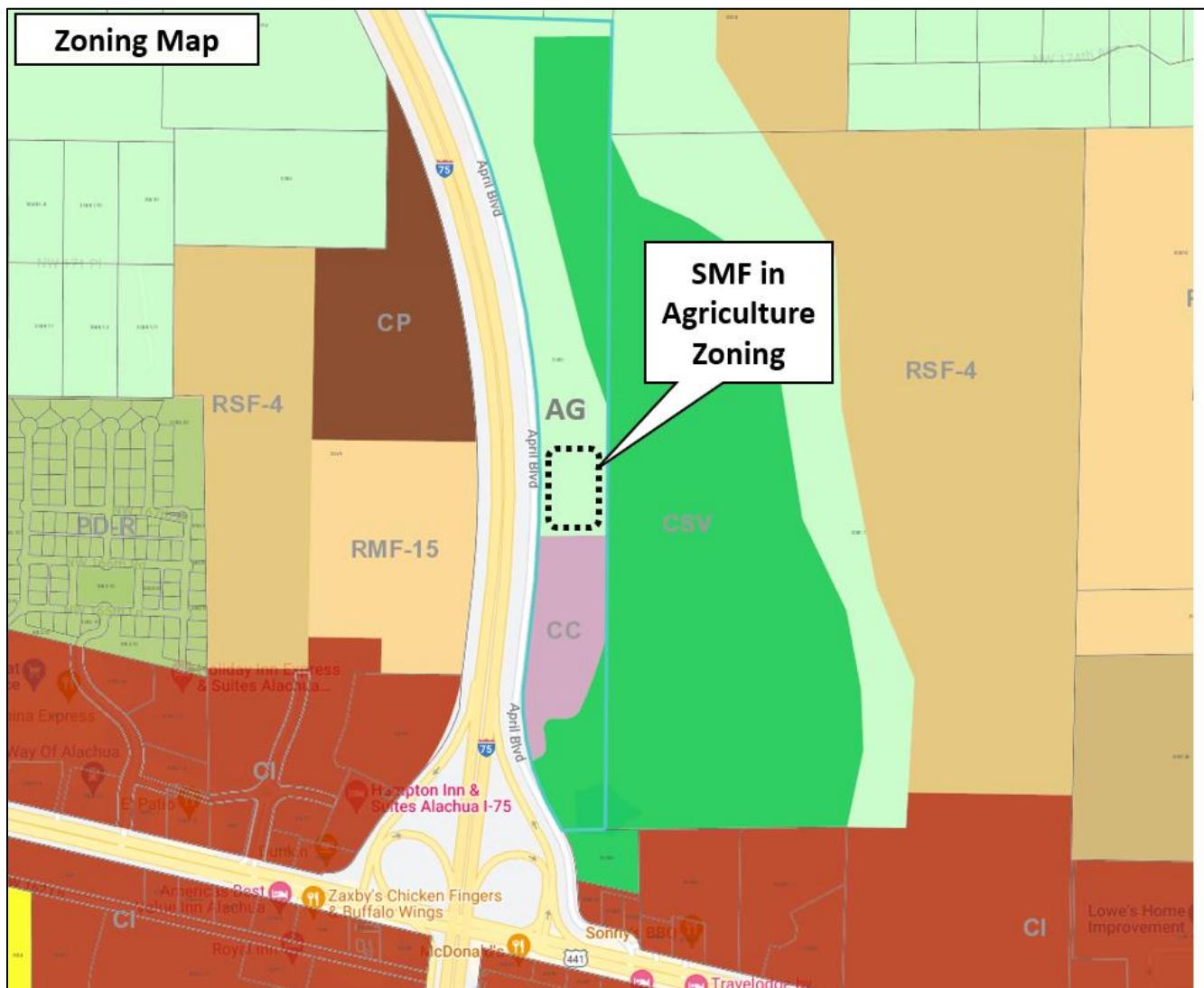
Stormwater retention and detention facilities are considered by the City's LDC as a minor utility, as indicated in the following Code excerpt:

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:

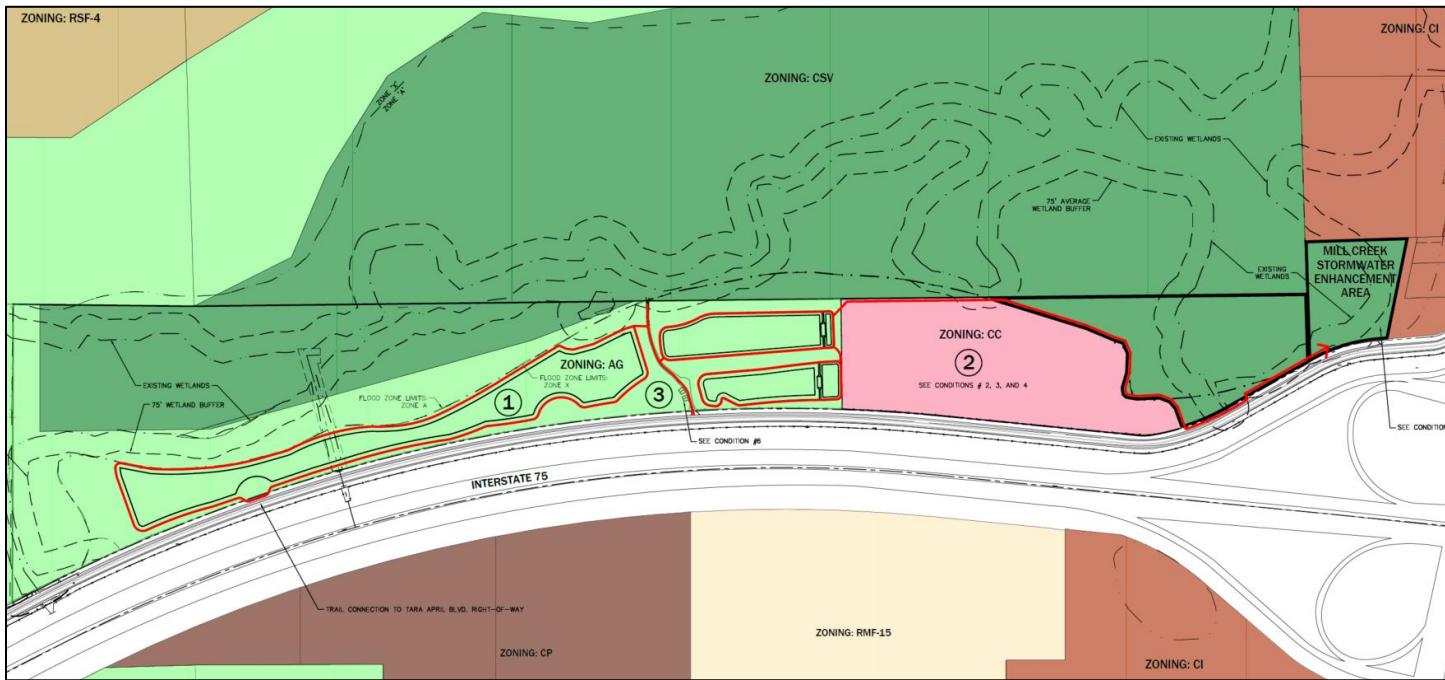
*(a) Location. Be located within reasonable proximity of the area to be served.
Stormwater detention and retention facilities may be permitted by special exception permit on properties with less intense zoning district designations under common ownership.*

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 improvements 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 Justification Report
City of Alachua, Florida
February 22, 2024



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 Justification Report

City of Alachua, Florida

February 22, 2024

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 Conceptual 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(l)(4) which requires 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 within 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 environmental 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 determined 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 relation 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 environmentally 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, including the Special Exception requirements in Sec. 2.4.4(D) and the applicable use specific standards in Sec. 4.3.2(l). 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 providing 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(l)(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.

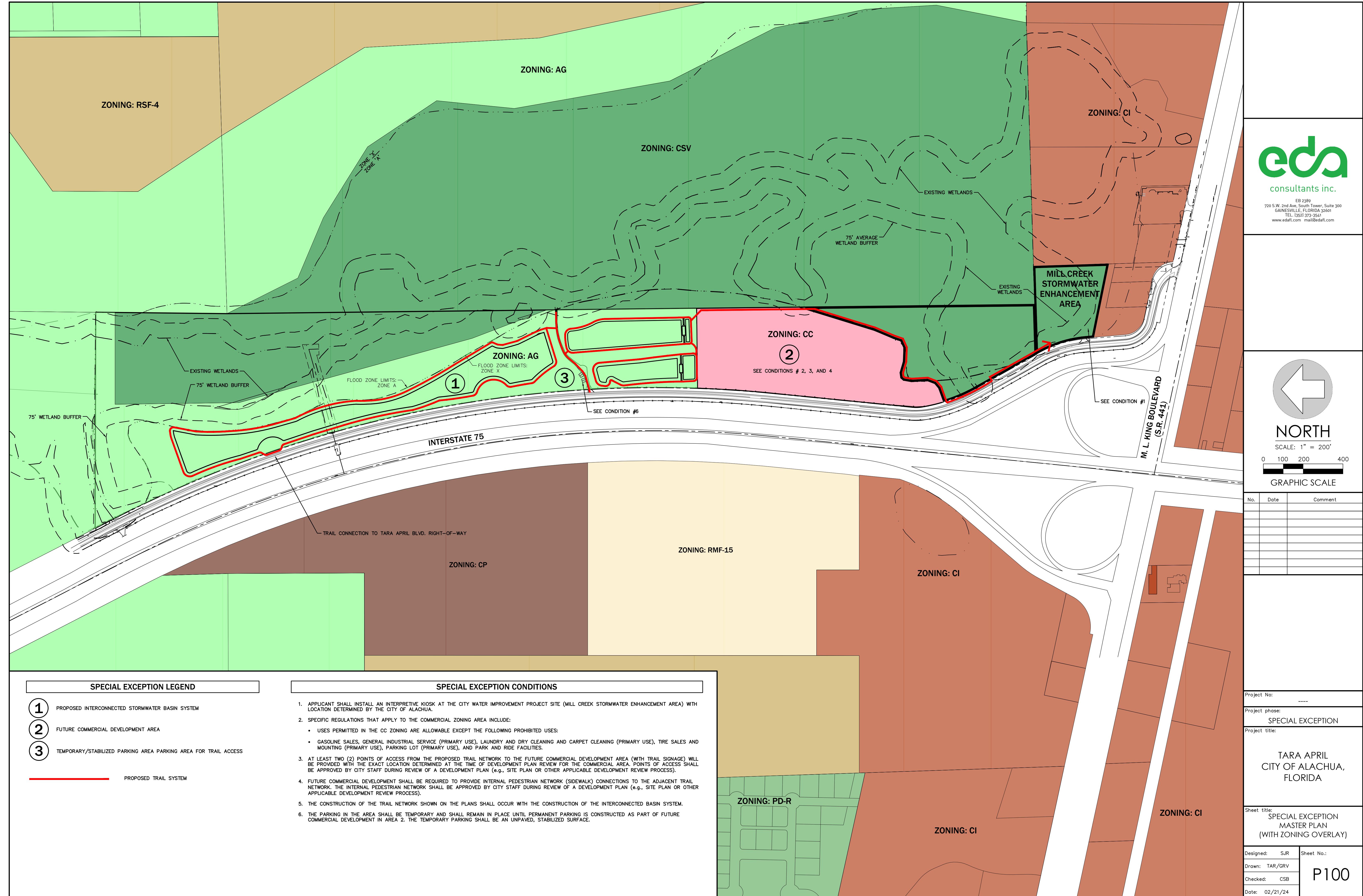
Conclusion

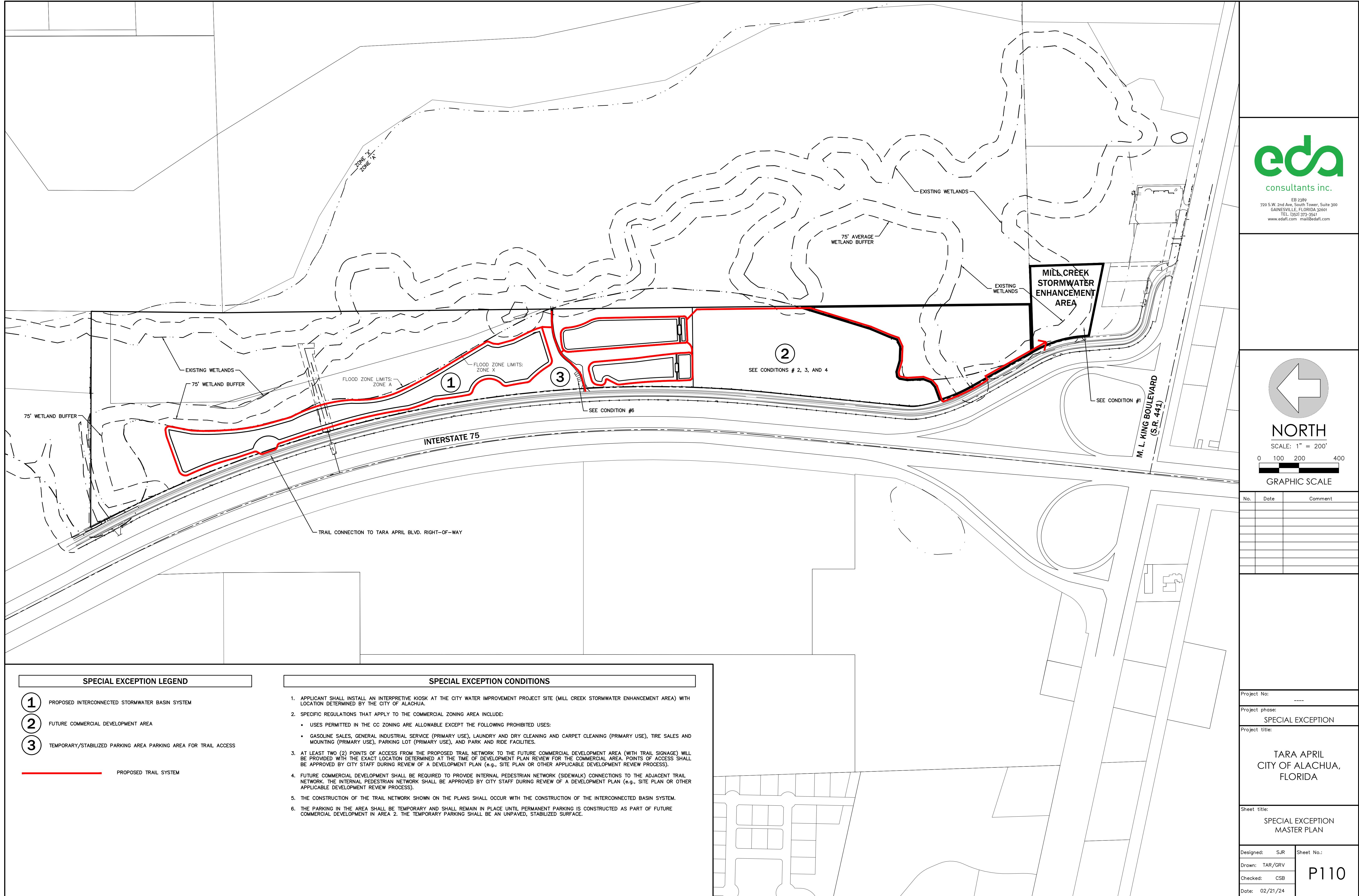
As outlined in this report, the proposed Special Exception has been prepared to demonstrate consistency with the applicable sections of the Comprehensive Plan and Land Development Code, including the review criteria for Special Exceptions in Sec. 2.4.4(D) and Section 4.3.2(I)(4) (Minor Utility

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(l)(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 application 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.





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:**
- 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.
 - 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.
 - DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND WERE MEASURED ON A HORIZONTAL PLANE.
 - ALL CURB TYPES AS SHOWN ARE PER FLORIDA DEPARTMENT OF TRANSPORTATION INDEX 300.
 - THIS SURVEY CONSISTS OF 11 SHEETS AND IS NOT VALID WITHOUT ALL SHEETS.
 - 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.
 - 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.

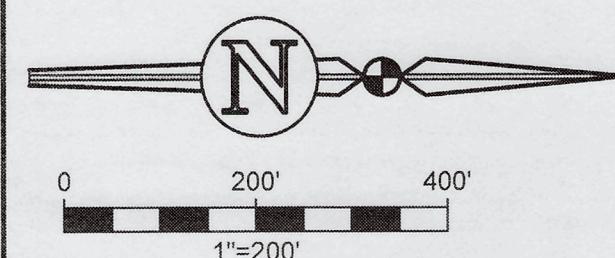
IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 556, PRIOR TO ANY EXCAVATION, THE EXCAVATOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA AT 1-800-432-4770.

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 4571, PAGE 1059 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND LYING EAST OF THE EASTERN 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 EASTERN RIGHT OF WAY LINE OF APRIL BOULEVARD (A 66' WIDE ALACHUA COUNTY SERVICE ROAD RIGHT OF WAY).



0
200'
400'
1'=200'

LEGEND OF SYMBOLS & ABBREVIATIONS:

BPR	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
GRJU	GRUCOM JUNCTION BOX
ID	IDENTIFICATION
Invert	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	WATER
ANCHOR	GUY ANCHOR
O BOL	TRAFFIC BOLLARD
O CO	SANITARY OR STORM SEWER CLEAN-OUT
◊ FH	FIRe HYDRANT
◊ FOCMRK	FIBER OPTIC CABLE MARKER
◊ FOM	FOUND OBJECT MONUMENT (size, ID)
● FN	FOUND NAIL & DISK (ID)
● FR	FOUND REBAR & CAP (size, ID)
O HBB	HOSE BIB (SPIGOT)
◊ GV	GAS VALVE
X LT PL	LIGHT POLE
◊ MBOX	MAIL BOX
◊ MNH	MANHOLE
O MP	METER POLE
O PP	POWER POLE
◊ REF	REFLECTOR
O SV	SIGN
◊ SV	SANITARY SEWER VALVE
■ TELPED	TELEPHONE PEDESTAL
□ TVPED	CABLE TELEVISION PEDESTAL
■ WM	WATER METER
◊ WV	WATER VALVE
◊ CL	EXTERIOR CONTOUR LINE
— CHW	OVERHEAD GUY WIRE
— CHGL	OVERHEAD GRUCOM LINE
— CHPL	OVERHEAD POWER LINE
— CHTR	OVERHEAD TELEPHONE LINE
— CHTV	OVERHEAD TELEVISION LINE
— CHFOG	OVERHEAD FIBER OPTIC CABLE LINE
— FM	SANITARY SEWER FORCE MAIN
— USE	UNDERGROUND ELECTRIC LINE
— UFGO	UNDERGROUND FIBER OPTIC CABLE LINE
— GAS	UNDERGROUND GAS LINE
— UGT	UNDERGROUND GAS LINE
— UGP	UNDERGROUND TELEPHONE LINE
— SGT	UNDERGROUND CABLE TELEVISION LINE
— SW	UNDERGROUND TRAFFIC SIGNAL LINE
(8" PVC)	UNDERGROUND WATER LINE
△ 4-1	SIZE AND/OR MATERIAL AS PROVIDED BY UTILITY COMPANY
88.55 X	WELL LANDS FLAG LOCATION "4-16" PROVIDED BY VERDE ENVIRONMENTAL CO.

SECTION 9-8-18	SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST
W	WATER
ANCHOR	GUY ANCHOR
O BOL	TRAFFIC BOLLARD
O CO	SANITARY OR STORM SEWER CLEAN-OUT
◊ FH	FIRe HYDRANT
◊ FOCMRK	FIBER OPTIC CABLE MARKER
◊ FOM	FOUND OBJECT MONUMENT (size, ID)
● FN	FOUND NAIL & DISK (ID)
● FR	FOUND REBAR & CAP (size, ID)
O HBB	HOSE BIB (SPIGOT)
◊ GV	GAS VALVE
X LT PL	LIGHT POLE
◊ MBOX	MAIL BOX
◊ MNH	MANHOLE
O MP	METER POLE
O PP	POWER POLE
◊ REF	REFLECTOR
O SV	SIGN
◊ SV	SANITARY SEWER VALVE
■ TELPED	TELEPHONE PEDESTAL
□ TVPED	CABLE TELEVISION PEDESTAL
■ WM	WATER METER
◊ WV	WATER VALVE
◊ CL	EXTERIOR CONTOUR LINE
— CHW	OVERHEAD GUY WIRE
— CHGL	OVERHEAD GRUCOM LINE
— CHPL	OVERHEAD POWER LINE
— CHTR	OVERHEAD TELEPHONE LINE
— CHTV	OVERHEAD TELEVISION LINE
— CHFOG	OVERHEAD FIBER OPTIC CABLE LINE
— FM	SANITARY SEWER FORCE MAIN
— USE	UNDERGROUND ELECTRIC LINE
— UFGO	UNDERGROUND FIBER OPTIC CABLE LINE
— GAS	UNDERGROUND GAS LINE
— UGT	UNDERGROUND GAS LINE
— UGP	UNDERGROUND TELEPHONE LINE
— SGT	UNDERGROUND CABLE TELEVISION LINE
— SW	UNDERGROUND TRAFFIC SIGNAL LINE
(8" PVC)	UNDERGROUND WATER LINE
△ 4-1	SIZE AND/OR MATERIAL AS PROVIDED BY UTILITY COMPANY
88.55 X	WELL LANDS FLAG LOCATION "4-16" PROVIDED BY VERDE ENVIRONMENTAL CO.

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	SIZE / COMMON NAME
b10		10" BLUE BEECH <i>Carpinus caroliniana</i>
bw13		13" BALSAMOOD <i>Tilia americana</i>
cbl16		11" CHINESE ELDER <i>Sambucus racemosa</i>
ch12		12" SOUTHERN REDCEDAR <i>Juniperus silicicola</i>
ch17		17" BLACK CHERRY <i>Prunus serotina</i>
ch14		14" CHINESE TALLOW <i>Triadica sebifera</i>
el20		20" FLORIDA ELM <i>Ulmus floridana</i>
hiz2		22" HICKORY <i>Carya sp.</i>
lo17		17" LITCHI <i>Dimocarpus litchi</i>
lo15		15" LIVE OAK <i>Quercus virginiana</i>
mb11		11" RED MULBERRY <i>Morus rubra</i>
mp25		25" RED MAPLE <i>Acer rubrum</i>
pa16		16" PALM <i>Sabal palmetto</i>
scs20		20" SWAMP CHINQUAPIN OAK <i>Quercus michauxii</i>
sg18		18" SPOTTED GUM <i>Liquidambar styraciflua</i>
tre23		23" UNIDENTIFIED TREE
tus15		15" TUPELO <i>Nyssa biflora</i>
wc19		19" WATER OAK <i>Quercus nigra</i>

SHEET 9 OF 11

SHEET 11 OF 11

SHEET 8 OF 11

SHEET 10 OF 11

SHEET 7 OF 11

SHEET 6 OF 11

SHEET 5 OF 11

SHEET 4 OF 11

SHEET 3 OF 11

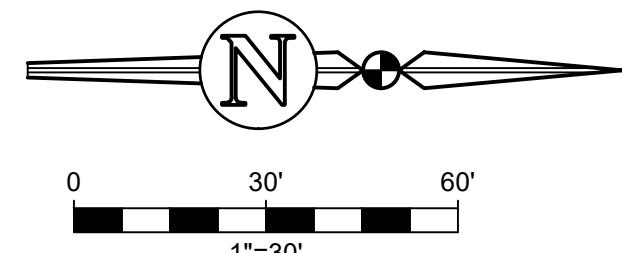
SHEET 2 OF 11

FLOOD INSURANCE RATE MAP STATEMENT	
THE REAL PROPERTY SHOWN HEREON LIES WITHIN THE FLOOD INSURANCE RATE MAP NUMBER 120364, PANEL 0616/06, AS BEING SPECIAL FLOOD HAZARD AREA(S) SUBJECT TO INUNDATION BY ANNUAL CHANCE ELEVATIONS, NO BASE FLOOD ELEVATION AND ZONE X (UNSHDED).	
AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."	
ed4 consultants inc.	
LB-289	720 SW 2nd Ave., Suite 200 Gainesville, FL 32601 TEL: 352/372-2641 www.ed4.com mail@ed4.com

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 772.027 (2021) FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 11/18/2021.	
Prepared for: 1) TARA FOREST, LLC	Survey Date: 11/18/2021
2)	Drawing Completed: 12/23/2022
3)	Revised:
4)	
Sheet No.: V-001	

LEGEND OF SYMBOLS & ABBREVIATIONS:

BFR	WATERLINE BACKFLOW PREVENTER
cmg	CORRUGATED METAL PIPE
CONC	CONCRETE
DWS	DETECTABLE WARNING STRIP
D	DELTAS (CENTRAL) ANGLE
R	RADIUS
A	ARC
T	TANGENT
CB	CHORD BEARING
CD	CHORD DISTANCE
ELEV.	ELLEVATION
F.A.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
F.E.S.	FLARED END SECTION
GRUJB	GRUCOM JUNCTION BOX
ID.	IDENTIFICATION
Inv.	INVERT
M.E.S.	MILLED END SECTION
No.	NUMBER
O.R.	OFFICIAL RECORDS BOOK
PGS.	PAGES
PVC	POLY-VINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
R/W	RIDGE OF WAY
S.J.B.	TRAFFIC SIGNAL JUNCTION BOX
SECTION 9-5-18	SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST
w/	WITH
ANCH	GUY ANCHOR
O BBL	TRAFFIC BOLLARD
O CO	SANITARY STORM SEWER CLEAN-OUT
O HYD	FIRE HYDRANT
FOOMRK	FOUNDED OPTIC CABLE MARKER
■	FOUND CONCRETE MONUMENT (size, ID)
■	FOUND REBAR & CAP (size, ID)
○ BBL	HOSE BIB (SPIGOT)
○ GV	GAS VALVE
○ LT PL	LIGHT POLE
○ MBOX	MAIL BOX
○ MP	METER POLE
○ PP	POWER POLE
○ RFL	REFLECTOR
○ SET	SET 5/8" REBAR & CAP (LB 2389)
○ SV	SIGN
○ TS	SANITARY SEWER VALVE
TELPED	TELEPHONE PEDESTAL
CTVPEL	CABLE TELEVISION PEDESTAL
WATER MET	WATER METER
WV	WATER VALVE
ELEVATION CONTOUR LINE	
— OHGW	FENCE LINE
— OHGRU	OVERHEAD GUY WIRE
— OHGRU	OVERHEAD GRUCOM LINE
— OHPL	OVERHEAD POWER LINE
— OHTL	OVERHEAD TELEPHONE LINE
— OHTV	OVERHEAD TELEVISION LINE
— OHFC	OVERHEAD FIBER OPTIC CABLE LINE
— SSWF	SANITARY SEWER FORCE MAIN
— USE	UNDERGROUND ELECTRIC LINE
— UFGC	UNDERGROUND FIBER OPTIC CABLE LINE
— GAS	UNDERGROUND GAS LINE
— UGRU	UNDERGROUND GRUCOM LINE
— UHTL	UNDERGROUND TELEPHONE LINE
— UHTV	UNDERGROUND CABLE TELEVISION LINE
— SUO	UNDERGROUND TRAFFIC SIGNAL LINE
(e) PVC	SIZE AND/OR MATERIAL AS PROVIDED BY UTILITY COMPANY
△ 4-1	WETLANDS FLAG LOCATION "A-16" PROVIDED BY VERDE ENVIRONMENTAL CO.
88.95 X	SPOT ELEVATION
CONCRETE	



STATE ROAD NO. 25 (U.S. HIGHWAY NO. 441)

(Acc R/W)

CENTERLINE

ELEVATION

TOP NUT ELEV=74.69'

OPERATING NUT OF FIRE

HEATING NUT

TOP NUT ELEV=74.69'

WASTEWATER MAPS SHOW A SEWER LINE

HEADING WEST, NORTH & SOUTH FROM THIS

DETERMINED VALUE TO DETERMINE MAPS TO

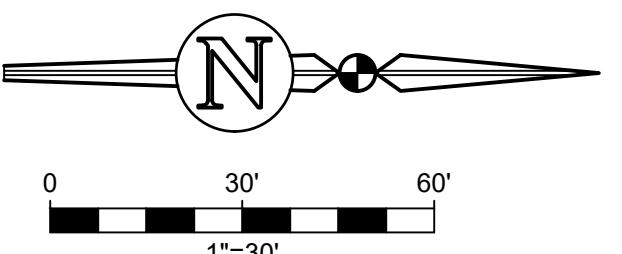
DETERMINE THE LOCATION OF THESE LINES

TOP NUT ELEV=74.69'

LEGEND OF SYMBOLS & ABBREVIATIONS:

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)

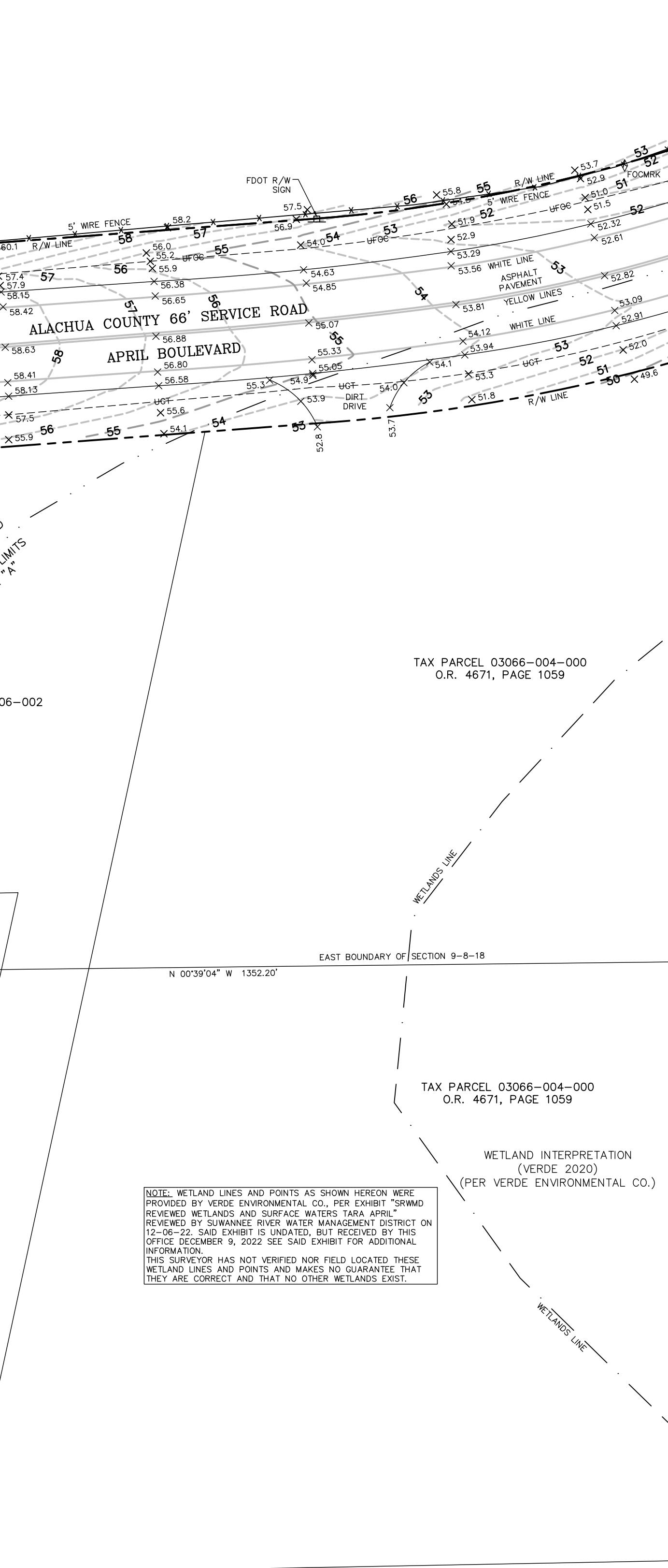
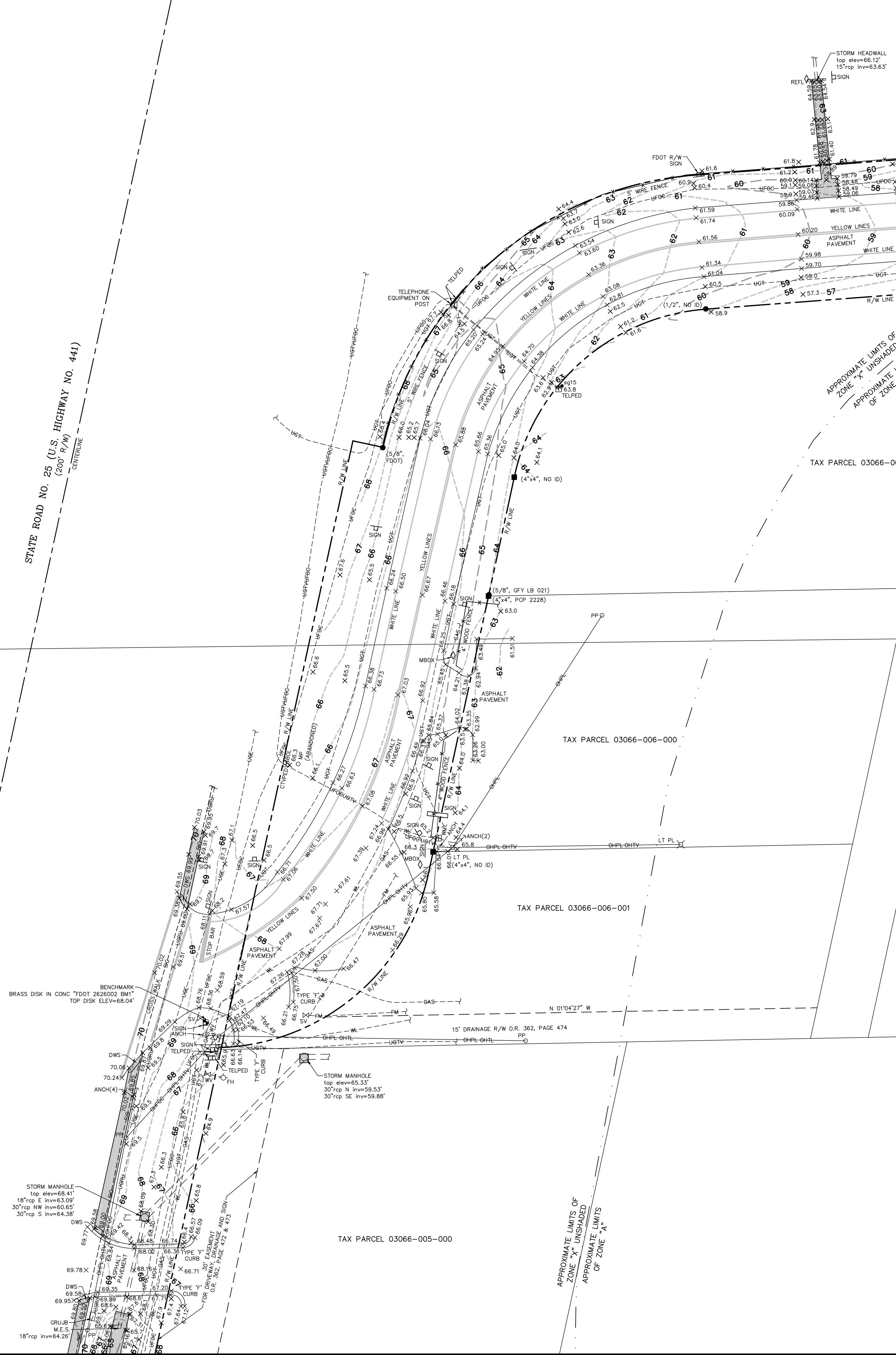
TREE LEGEND.	
	TREES WITH A DIAMETER 10" AND GREATER, EXCLUDING ALL PINE AND SUGARBERRY TREES WERE LOCATED FOR THIS SURVEY. (DIAMETER MEASURED 4.5' ABOVE GRADE)
	LOCATION SPECIES DIAMETER AT 4.5' ABOVE GRADE
• bb10	= 10" BLUE BEECH <i>Carpinus caroliniana</i>
• bsw13	= 13" BASSWOOD <i>Tilia americana</i>
• cb11.16	= 11"-16" CHINABERRY <i>Melia azedarach</i>
• ce12	= 12" SOUTHERN REDCEDAR <i>Juniperus silicicola</i>
• ch17	= 17" BLACK CHERRY <i>Prunus serotina</i>
• cht14	= 14" CHINESE TALLOW <i>Triadica sebifera</i>
• el20	= 20" FLORIDA ELM <i>Ulmus floridana</i>
• hi22	= 22" HICKORY <i>Carya sp.</i>
• lao17	= 17" LAUREL OAK <i>Quercus hemisphaerica</i>
• lo15	= 15" LIVE OAK <i>Quercus virginiana</i>
• mb11	= 11" RED MULBERRY <i>Morus rubra</i>
• mp25	= 25" RED MAPLE <i>Acer rubrum</i>
• pa16	= 16" PALM <i>Sabal palmetto</i>
• sco20	= 20" SWAMP CHESTNUT OAK <i>Quercus michauxii</i>
• sg18	= 18" SWEETGUM <i>Liquidambar styraciflua</i>
• tree23	= 23" UNIDENTIFIED TREE
• tup15	= 15" TUPELO <i>Nyssa biflora</i>
• wo19	= 19" WATER OAK <i>Quercus nigra</i>



CONCRETE

EAST BOUNDARY OF SECTION

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



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.

SHEET 3
OF 11

Fieldbook		Page	Survey Date	Drawing Completed	Revised
PREPARED FOR: 1) <u>TARA FOREST, LLC</u>			<u>11/18/2021</u>	<u>11/18/2021</u>	<u>12/23/2022</u>
<p style="text-align: center;">FLOOD INSURANCE RATE MAP STATEMENT</p> <p>THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) A & X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER <u>12001C01100 &</u> <u>12001C01200</u>; COMMUNITY NUMBER: <u>120664</u>; PANEL: <u>01100</u>; EFFECTIVE DATE: <u>06/16/06</u>. 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."</p> <p style="text-align: right;">ed a consultants inc.</p> <p style="text-align: right;">Corporate Authorization No. LB 2389 By: ROBERT W. GRAVER P.S.M. 4239 SEE SHEET 1 OF 11 FOR ORIGINAL SIGNATURE AND RAISED SEAL</p> <p style="text-align: right;">LB 2389 720 S.W. 2nd Ave. South Tower, Suite 300 GAINESVILLE, FLORIDA 32601 TEL: (352) 373-3541 www.edafl.com mail@edafl.com</p> <p style="text-align: right;">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 <u>11/18/2021</u></p> <p style="text-align: right;">NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2022 V-003</p>					
Sheet No.:	1050 1059	1-80 1-20			

FLOOD INSURANCE RATE MAP STATEMENT

ed consultants inc.
720 S.W. 2nd Ave., Suite 300
Gainesville, FL 32603
TEL: 352.373.3541
www.edai.com

Project No. 2020-0088
Drawn by ROBERT W. COOPER
A.L.
Check B.G.
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ed consultants inc.

Prepared for: 1) TARA FOREST, LLC
2)
3)
4)
Sheet No.: V-004

This survey meets the standards of practice as set forth by the Florida Board of Professional Surveyors and Engineers in Chapter 51-7, Florida Admin. Code, and the National Standard Practice Manual for Surveying, and complies with the requirements of the Florida Statutes. This survey depicts the site conditions as of 11/29/2021.

Plot Dec 23, 2022 - 13:20:59 - dconite
Plotted Dec 23, 2022 - 13:20:59 - dconite
\\SERVER3\survey\Projects\2020\2020-0088\Tara April\DWG 2020-0088.dwg - Topo.dwg - Sheet 4

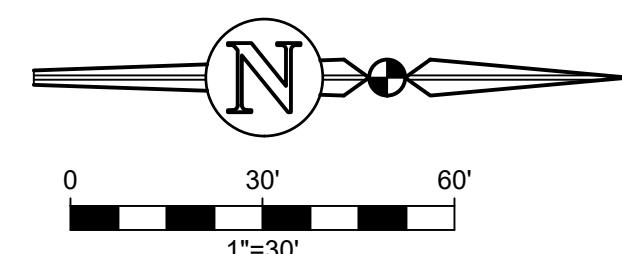
LEGEND OF SYMBOLS & ABBREVIATIONS:

BPR	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 DIAMETER
ELEV	ELEVATION
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
F.E.S.	FLARED END SECTION
GJUB	GRUCOM JUNCTION BOX
ID.	IDENTIFICATION
Inv	INVENTORY
M.S.S.	METERED END SECTION
No.	NUMBER
O.R.	OFFICIAL RECORDS BOOK
PGS.	PAGES
PVC	PIPE, 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 ANCHORS
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 (SPOT)
△ GV	GAS VALVE
LT PL	LIGHT POLE
◊ MBO	MAIL BOX
○ MP	MANHOLE
○ PP	POWER POLE
◊ REFL	REFLECTOR
○	SET 5/8" REBAR & CAP (LB 2389)
□ SV	SIGN
◊ SV	SANITARY SEWER VALVE
◊ TPE	TELEPHONE PEDESTAL
◊ TPL	OVERHEAD TELEPHONE LINE
◊ OTL	OVERHEAD TELEVISION LINE
◊ OFC	OVERHEAD FIBER OPTIC CABLE LINE
○ SWV	SANITARY SEWER VENT MAIN
○ UEG	UNDERGROUND ELECTRIC LINE
○ UFGC	UNDERGROUND FIBER OPTIC CABLE LINE
○ GAS	UNDERGROUND GAS LINE
○ GRU	UNDERGROUND GRUCOM LINE
○ UST	UNDERGROUND TELEPHONE LINE
○ UTV	UNDERGROUND TELEVISION LINE
○ UTR	UNDERGROUND TRAFFIC SIGNAL LINE
(*) PVC	SIZE AND/OR MATERIAL AS PROVIDED BY UTILITY COMPANY
WETLANDS	WETLAND FLAG LOCATION "4-16" PROVIDED BY VERDE ENVIRONMENTAL CO.
W	WETLANDS FLAG
SPOT ELEVATION	
CONCRETE	

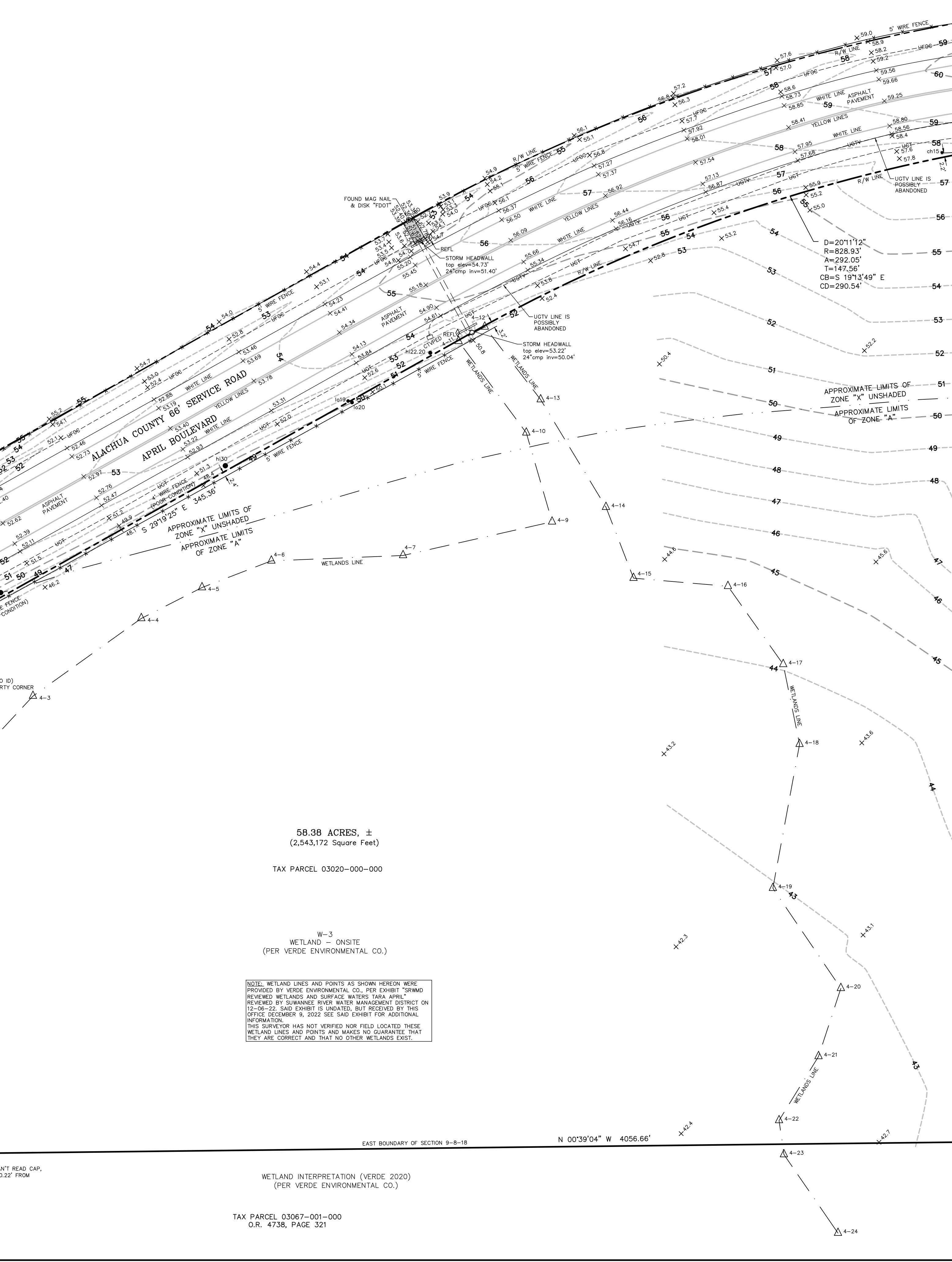
LOCATION	SPECIES	SIZE/COMMON NAME	Census species
b10		= 10"	BLUE BEECH <i>Carpinus caroliniana</i>
bsw13		= 13"	BASSWOOD <i>Tilia americana</i>
cbl16		= 11"-16"	CHINABERRY <i>Melia azedarach</i>
ce12		= 12"	SOUTHERN RED CEDAR <i>Juniperus silicicola</i>
ch12		= 13"	SLACK LEAF CEDAR <i>Juniperus serotina</i>
sh14		= 14"	CHINESE TALLOW <i>Tournefortia sessiliflora</i>
e20		= 20"	FLORIDA ELM <i>Ulmus floridana</i>
h22		= 22"	HICKORY <i>Carpa sp.</i>
io17		= 17"	LAUREL OAK <i>Quercus hemisphaerica</i>
io15		= 15"	LIVE OAK <i>Quercus virginiana</i>
mp15		= 25"	RED MAPLE <i>Acer rubrum</i>
pc16		= 16"	PALM <i>Salal palmetto</i>
sc20		= 20"	SWAMP CHESTNUT OAK <i>Quercus michauxii</i>
sg18		= 18"	SWEETGUM <i>Liquidambar styraciflua</i>
trees23		= 23"	UNIDENTIFIED TREE
tup15		= 15"	TUPOLO <i>Nyssa biflora</i>
wf19		= 19"	WATER OAK <i>Quercus nigra</i>

TREE LEGEND:

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



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

REVIEWED: 12/23/2022
BY: ROBERT W. COOPER
PANEL: 01086A
COMMUNITY NUMBER: 12066A
SPECIAL FLOOD HAZARD AREA(S): A
BASE FLOOD ELEVATION: 51.40'
WATER ELEVATION: 51.40'
WETLANDS INFORMATION: ADDED WETLANDS
Comment: 11/29/2021

No. Date

1 11/29/2021

2 12/22/2022

3 12/23/2022

4 12/23/2022

5 12/23/2022

6 12/23/2022

7 12/23/2022

8 12/23/2022

9 12/23/2022

10 12/23/2022

11 12/23/2022

12 12/23/2022

13 12/23/2022

14 12/23/2022

15 12/23/2022

16 12/23/2022

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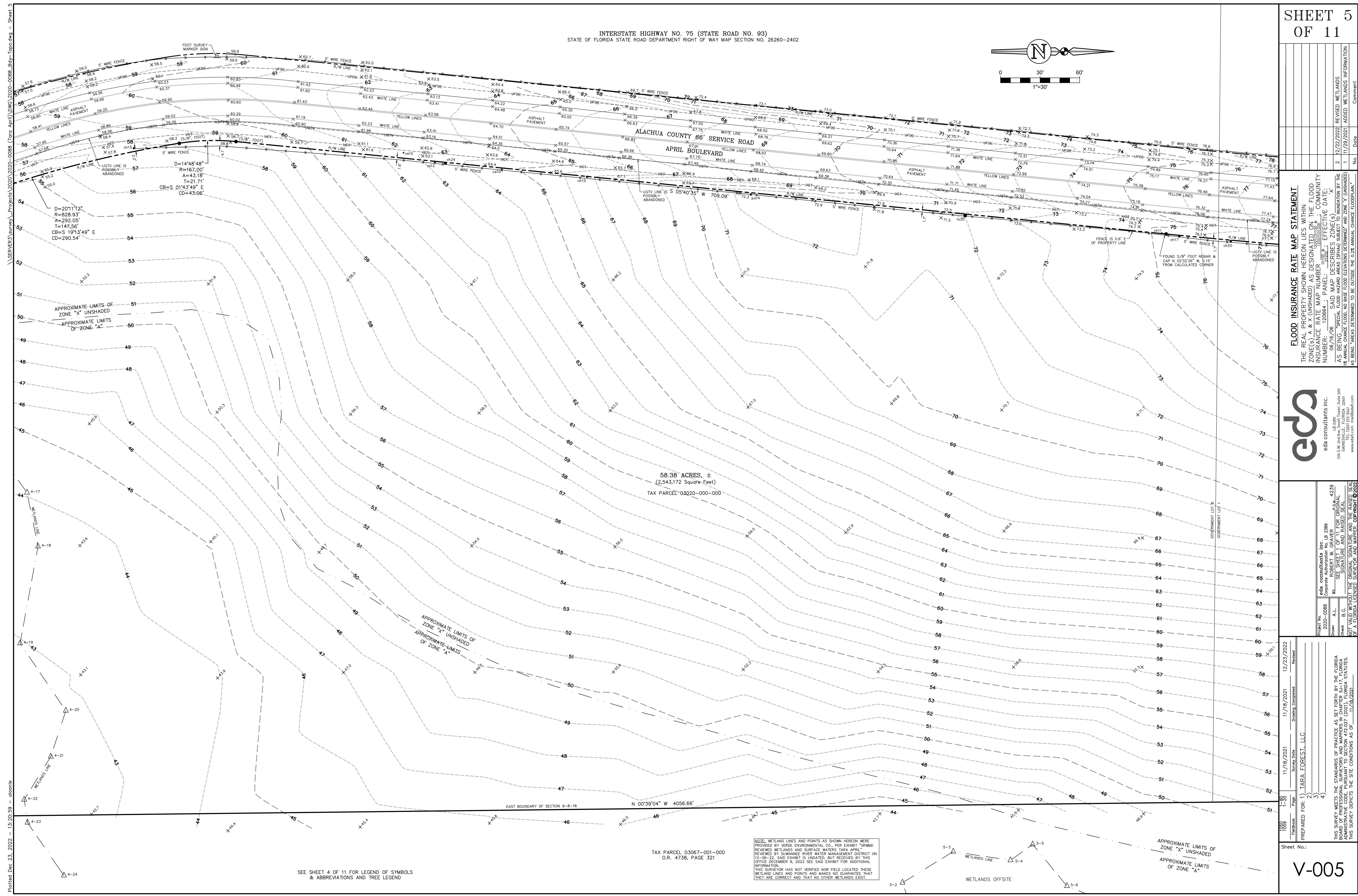
69 12/23/2022

70 12/23/2022

71 12/23/2022

72 12/23/2022

73 1



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

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

N
0 30' 60'
1"=30'

ALACHUA COUNTY 66' SERVICE ROAD
APRIL BOULEVARD

FINDING 5/8" FDOT REBAR & CAP N 023'22" W, 015' FROM CALCULATED CORNER
UGTV LINE IS POSSIBLY ABANDONED

D-32'53" R-5945.58' A-3413.19' T-1755.06' CB-S 10'46"11" E CD-3366.52"

BENCHMARK
RAILROAD SPIKE IN DEAD 21" OAK
TOP SPIKE ELEV=78.80' (FDOT ELEV=78.76')

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'

FLOOD INSURANCE RATE MAP STATEMENT
THE REAL PROPERTY SHOWN HERON LIES WITHIN

12/23/2022
11/18/2021
Drawing Completed
Revised

APPROXIMATE LIMITS
ZONE "X" UNSHADED

APPROXIMATE LIMITS
OF ZONE "A"

5-8

WETLANDS OFFSITE

SEE SHEET 4 OF 11 FOR LEGEND OF SYMBOLS
& ABBREVIATIONS AND TREE LEGEND

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

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.

APPROXIMATE LIMITS
ZONE "X" UNSHADED

APPROXIMATE LIMITS
OF ZONE "A"

WETLANDS LINE 1-3

S SURVEY MEETS THE STANDARD
ARD OF PROFESSIONAL SURVEYOR

V-006

SHEET
OF 11

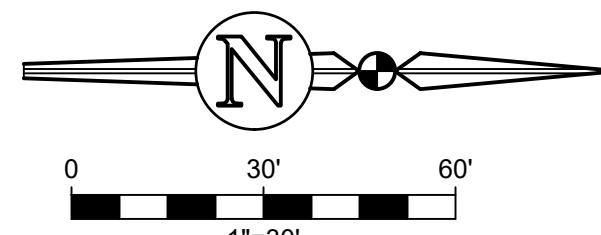
0 30' 60'

1"=30'

S
C

1/18/2021	12/23/2022
Drawing Completed	
Revised	

1050 1059 <hr/> Fieldbook	1-80 1-20 <hr/> Page	11/18/2021 <hr/> Survey Date	1 <hr/> Dra
PREPARED FOR: 1) TARA FOREST, LLC 2) 3) 4)			
Sheet No.:			
V-006			



SEE SHEET 9 OF 11 FOR LEGEND OF SYMBOLS & ABBREVIATIONS AND TREE LEGEND

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

NOTE: WETLAND LINES AND POINTS AS SHOWN HEREON WERE PROVIDED BY VERDE ENVIRONMENTAL CO., PER EXHIBIT "SRWMD REVIEWED WETLANDS AND SURFACE WATER DATA AND REVISED WETLANDS LINE" FROM THE FLORIDA DNR DISTRICT ON 12-06-22. SAID EXHIBIT IS UNDATED, BUT RECEIVED BY THIS OFFICE ON NOVEMBER 9, 2022. SEE SAID EXHIBIT FOR ADDITIONAL INFORMATION.
THIS SURVEYOR HAS NOT REVIEWED NOR INSPECTED THESE WETLAND LINE ELEMENTS AND MAKES NO GUARANTEE THAT THEY ARE CORRECT AND THAT NO OTHER WETLANDS EXIST.

BENCHMARK
BRASS DISK IN CONCRETE
TOP DISK ELEV=54.97'
(FOOT ELEV=55.06')

REvised WETLANDS INFORMATION
Comment

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN
ZONE(A) & X (UNSHADeD AS DESIGNATED ON THE FLOOD
INSURANCE RATE MAP NUMBER 10266A. PANEL 01008 & COMMUNITY
NUMBER: 061606. SAID MAP DESCRIBES THE FLOOD HAZARD(S) A
AS BEING SPECIAL FLOOD HAZARD AREA(S). NUNATION BY THE
FLOOD INSURANCE RATE MAP NUMBER 10266A. THE FLOOD HAZARD(S)
IS BEING DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



ed consultants inc.
720 S.W. 2nd Ave. B-289, Suite 300
Gainesville, Florida 32603
TEL: 352.373.3841
www.edai.com

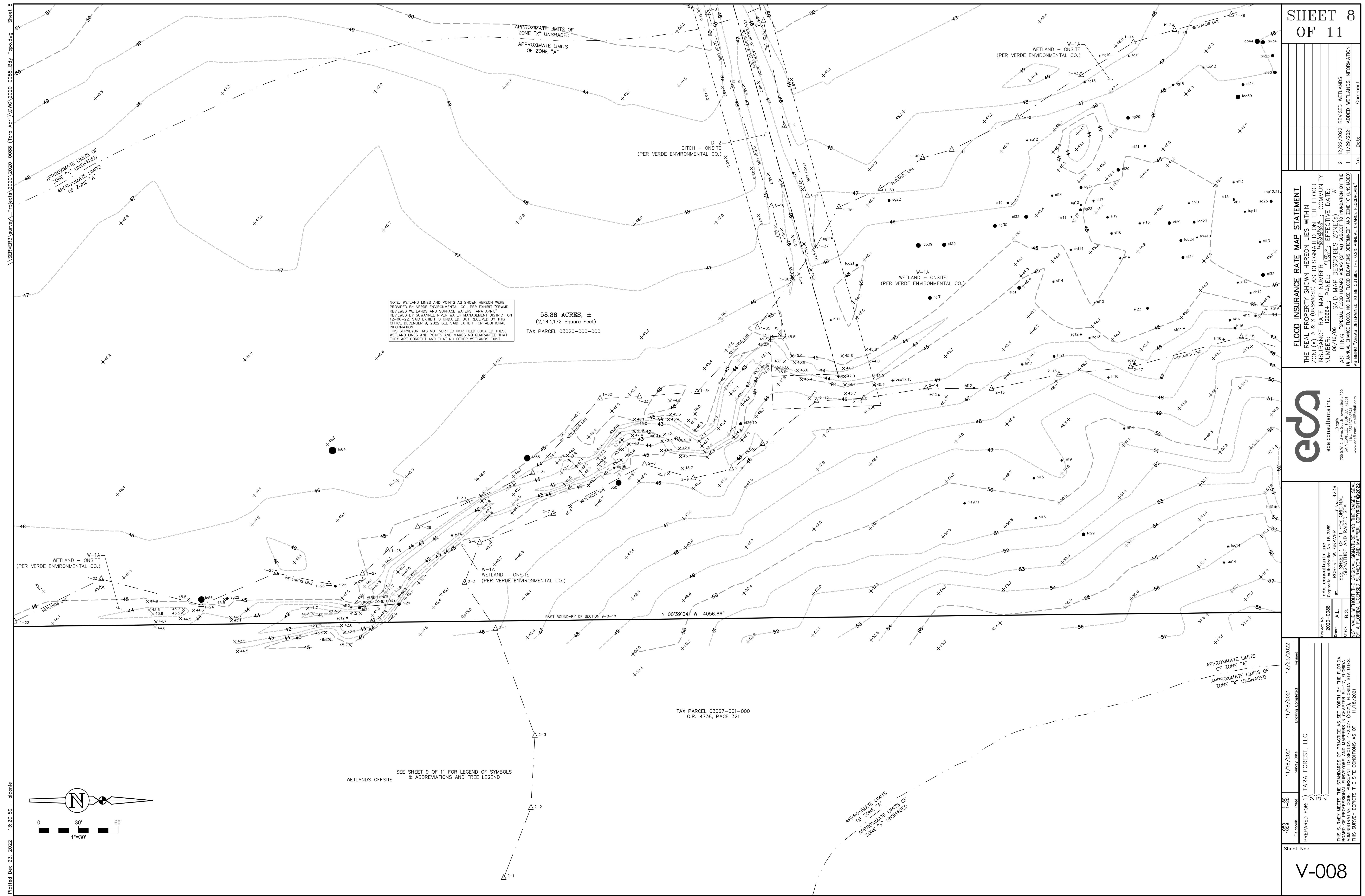
Project No. 2020-0088
Drawn by ROBERT W. COOPER
A.L.
Check B.G.
PREPARED FOR: 1. TARA FOREST, LLC
2.)
Sheet No.: 3)

Project No. 2020-0088
Drawn by ROBERT W. COOPER
A.L.
Check B.G.
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1089 1-26 11/18/2021 12/23/2022
Feedback Page Survey Date Drawing Completed Revised
PREPARED FOR: 1. TARA FOREST, LLC
2.)
Sheet No.: 3)

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA
BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5I-11, FLORIDA
ADMINISTRATIVE CODE, AND THE NATIONAL SURVEYOR PRACTICE STANDARDS.
THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 11/28/2021.
THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 11/28/2021.

V-007



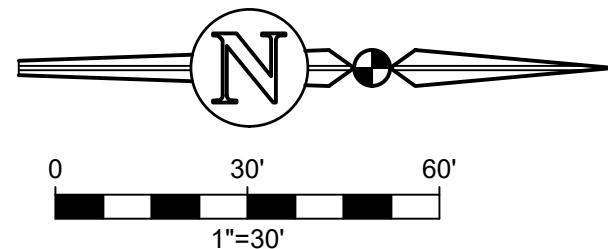
LEGEND OF SYMBOLS & ABBREVIATIONS:

bpr = WATERLINE BACKFLOW PREVENTER
cm = CORRUGATED METAL PIPE
conc = CONCRETE
dws = DETECTABLE WARNING STRIP
d = DELTA (CENTRAL) ANGLE
r = RADIUS
a = ARC
t = TANGENT
gb = CHORD BEARING
cd = CHORD DISTANCE
elev = ELEVATION
f.d.o.t. = FLORIDA DEPARTMENT OF TRANSPORTATION
f.e.s. = FLARED END SECTION
grub = GRUCOM JUNCTION BOX
inv = INVERT
m.e.s. = MITERED END SECTION
no. = NUMBER
o.r. = OFFICIAL RECORDS BOOK
page = PAGE NUMBER
vc = V-VINYL CHLORIDE
rcp = REINFORCED CONCRETE PIPE
r/w = RIGHT OF WAY
s box = TRAFFIC SIGNAL JUNCTION BOX
section 9-8-1 = SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST
south = SOUTH
anch = GUY ANCHOR
o bol = TRAFFIC BOLLARD
o co = SANITARY OR STORM SEWER CLEAN-OUT
o fh = FIRE HYDRANT
o fomc = FIBER OPTIC CABLE MARKER
o cm = FOUND CONCRETE MONUMENT (size, ID)
o rbc = FOUND REBAR & CAP (size, ID)
o hb = HOSE BIB (SPIGOT)
o gv = GAS VALVE
o lt p = LIGHT POLE
o mbx = MAIL BOX
o mp = METER POLE
o pp = POWER POLE
o refl = REFLECTOR
o set = SET 5/8" REBAR & CAP (LB 2389)
o sign = SIGN
o sv = SANITARY SEWER VALVE
o tped = TELEPHONE PEDESTAL
o ctpep = CABLE TELEVISION PEDESTAL
o mm = WATER METER
o wv = WATER VALVE
elevation contour line
o gow = OVERHEAD GUY WIRE
o gru = OVERHEAD GRUCOM LINE
o pl = OVERHEAD POWER LINE
o phl = OVERHEAD TELEPHONE LINE
o thl = OVERHEAD TELEVISION LINE
o fcl = OVERHEAD FIBER OPTIC CABLE LINE
o sge = SANITARY SEWER FORCE MAIN
o uec = UNDERGROUND ELECTRIC LINE
o ufo = UNDERGROUND FIBER OPTIC CABLE LINE
o gas = UNDERGROUND GAS LINE
o usg = UNDERGROUND GRUCOM LINE
o uel = UNDERGROUND ELECTRIC LINE
o uel = UNDERGROUND CABLE TELEVISION LINE
o swl = UNDERGROUND TRAFFIC SIGNAL LINE
o uw = UNDERGROUND WATER LINE
(g" 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 = CONCRETE

TREE LEGEND:

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

LOCATION	SPECIES	SIZE/CROWN DIAMETER
• b010	= 10" BLUE BEECH <i>Carpinus caroliniana</i>	
• bw13	= 13" BASSWOOD <i>Tilia americana</i>	
• c01116	= 11" CHINESE LILAC <i>Syringa chinensis</i>	
• c012	= 12" SOUTHERN REDCEDAR <i>Juniperus silicicola</i>	
• ch17	= 17" BLACK CHERRY <i>Prunus serotina</i>	
• ch14	= 14" CHINESE TALLOW <i>Pritchardia sebifera</i>	
• e20	= 20" FLORIDA ELM <i>Ulmus floridana</i>	
• h22	= 22" HICKORY <i>Carya</i> sp.	
• i015	= 17" GREEN OAK <i>Quercus hemisphaerica</i>	
• mb11	= 15" LIVE OAK <i>Quercus virginiana</i>	
• mp25	= 11" RED MULBERRY <i>Morus rubra</i>	
• po16	= 25" RED MAPLE <i>Acer rubrum</i>	
• sc20	= 16" PALM <i>Sabal palmetto</i>	
• sg12	= 20" SWAMP WHITE OAK <i>Quercus michauxii</i>	
• t003	= 18" SWATTOOM <i>Liquidambar styraciflua</i>	
• tup15	= 23" UNIDENTIFIED TREE	
• wo19	= 15" TUPELO <i>Nyssa biflora</i>	
• wo19	= 19" WATER OAK <i>Quercus nigra</i>	

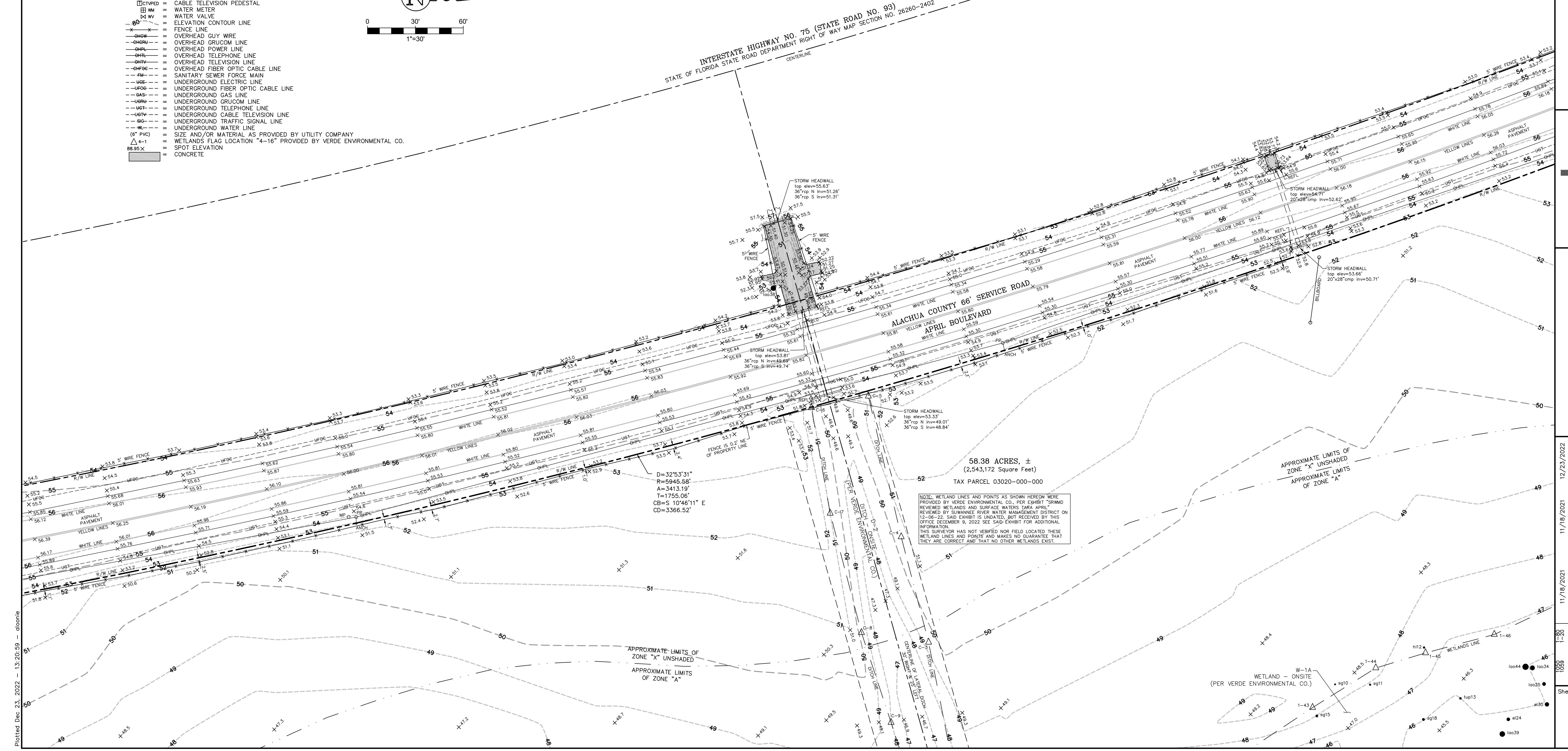


0 30' 60'

1°30'

STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION NO. 26260-2402
CENTERLINE

INTERSTATE HIGHWAY NO. 75 (STATE ROAD NO. 93)



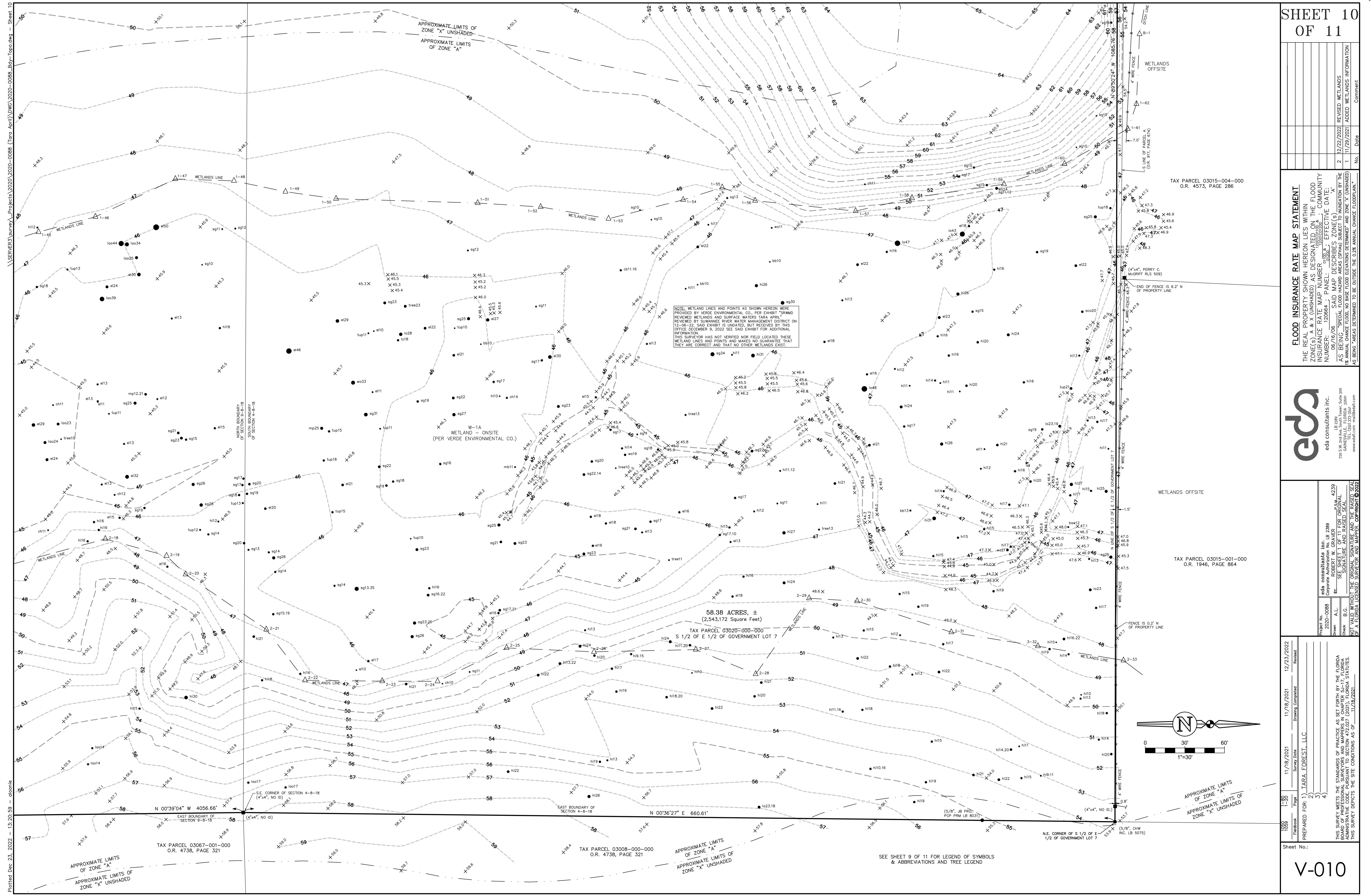
FLOOD INSURANCE RATE MAP STATEMENT	
THE REAL PROPERTY SHOWN HERON LIES WITHIN ZONE(A) & X (UNSHADED AS DESIGNATED ON THE ELDOO INSURANCE RATE MAP NUMBER 10266A : PANEL 01008 & : COMMUNITY NUMBER: 06/1/06 : SAID MAP IS EFFECTIVE DATE: AS BEING : SPECIAL FLOOD HAZARD AREAS (SHAD WATER EROSION: FLOOD NO BASE FLOOD ELEVATIONS DETERMINED AND ZONE "X" (UNSHADED) AS BEING : AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN	
2/22/2022 REVISED WETLANDS INFORMATION	
No.	Date

eda consultants inc.

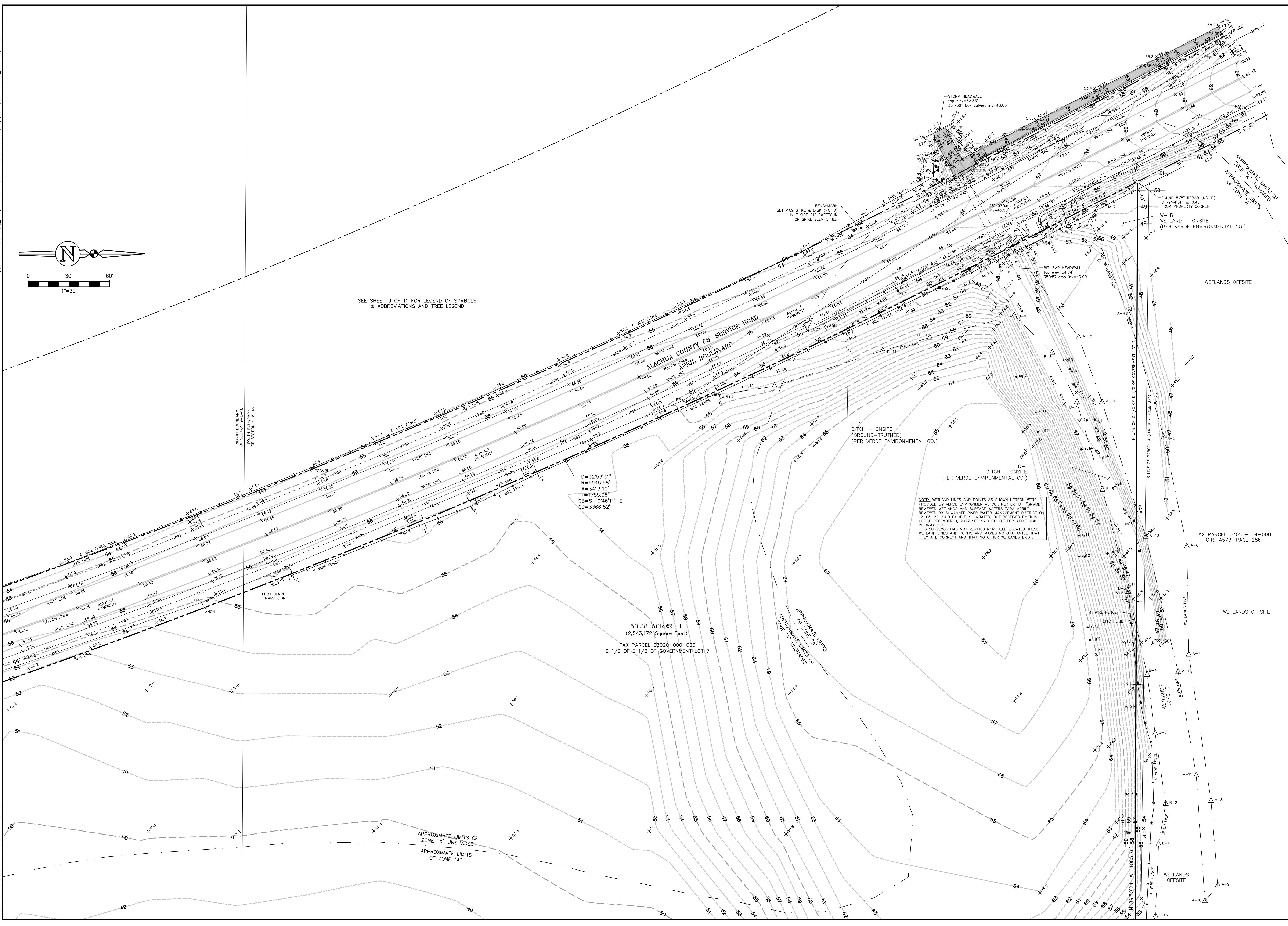
720 S.W. 2nd Ave., Suite 300
Gainesville, FL 32603
TEL: 352.373.3541
www.edainc.com mail@edainc.com

Project No.: 2020-0088	
Drawn by: Robert W. COOPER	
A.L.	
Check B.G.	
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Sheet No.:	V-009
Feedback Page:	1-20
Survey Date:	11/18/2021
Drawing Completed:	12/23/2022
3)	4)

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-11, FLORIDA ADMINISTRATIVE CODE, AND THE NATIONAL SURVEYOR CODE OF ETHICS AND PRACTICE. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 11/18/2021.



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



SHEET 11
OF 11

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 120011C0110D &
120011C0120D ; COMMUNITY
NUMBER: 120664 ; PANEL: 0110D & ; EFFECTIVE DATE:
06/16/06 ; SAID MAP DESCRIBES ZONE(s)
BEING "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE
ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE 'X' (UNSHADED)
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 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

Sheet No.: V-011		PREPARED FOR: 1) <u>TARA FOREST, LLC</u> 2) 3) 4)	Fieldbook Page	Survey Date 11/18/2021	Drawing Completed 11/18/2021	Revised 12/23/2022
1059	1-80 20					
<p>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 <u>11/18/2021</u></p>						
<p>Project No. 2020-0088 Corporate Authorization No. LB 2389 By: ROBERT W. CRAVER P.S.M. 4239 Drawn A.L. Check B.G.</p> <p>SEE SHEET 1 OF 11 FOR ORIGINAL SIGNATURE AND RAISED SEAL</p> <p>NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ©2022</p>						



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 Lowlands¹. 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 Formation². All three formations consist of varying proportions of interbedded clay, sand, limestone, and dolostone, all of which are phosphatic.

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 Standards³ 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 overlaid 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.

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

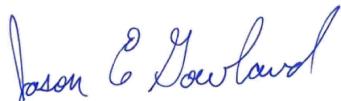
GSE has performed additional analysis and evaluations of the Tara project sites in Alachua, Florida to evaluate the potential for active ground loss. It is GSE's opinion that one isolated area at the northern portion of the site has active ground loss in the form of a cluster of chimney sinkholes that 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

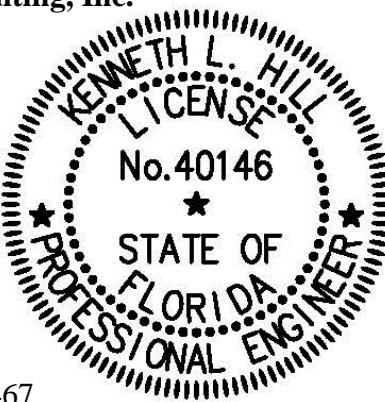
GSE appreciates this opportunity to provide these engineering services to you on this important matter. If you have any questions, or if we can provide any additional information, please contact us.

Sincerely,

GSE Engineering & Consulting, Inc.



Jason E. Gowland, P.E.
Senior Engineer
Florida Registration No. 66467



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.

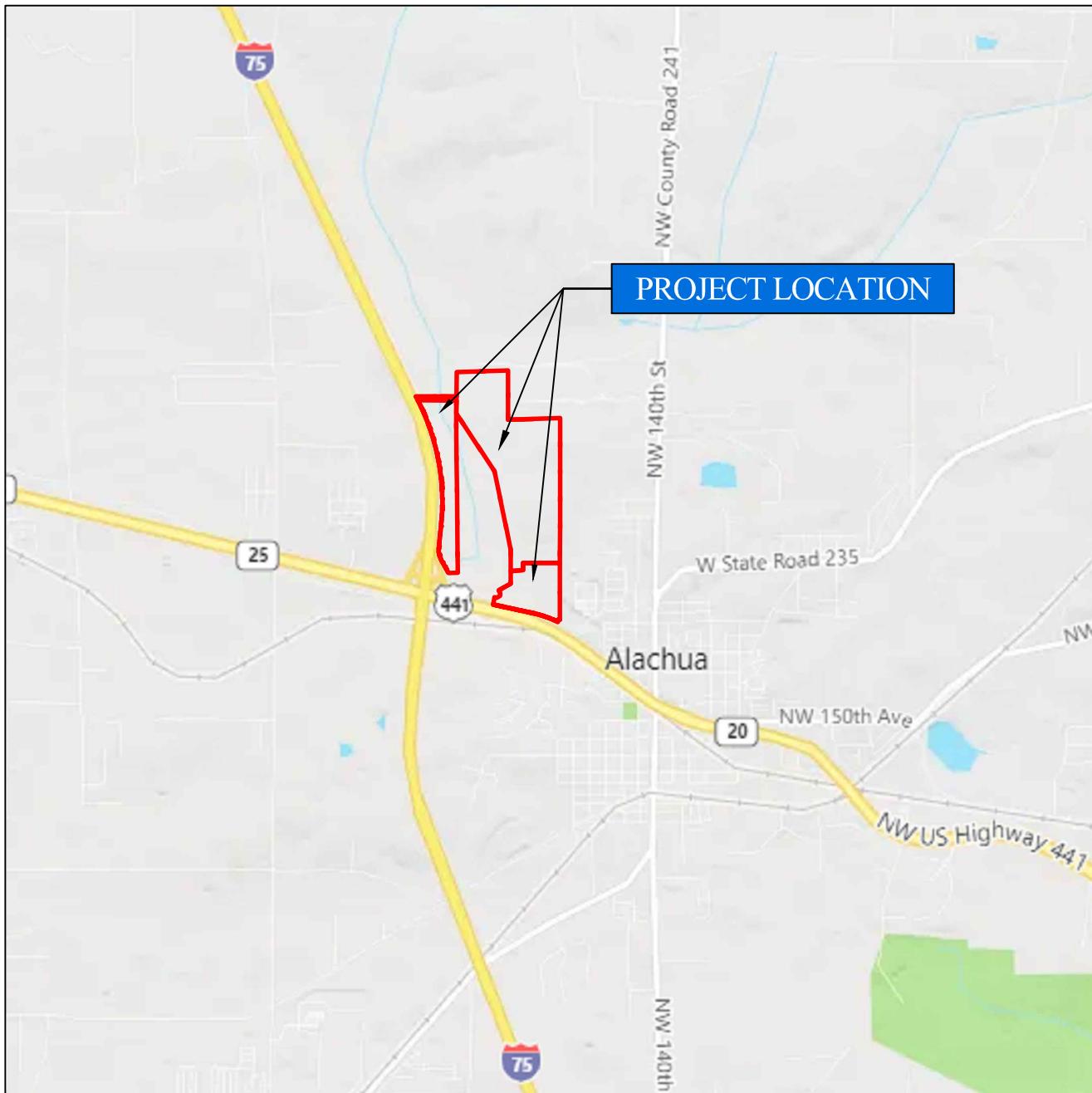
Kenneth L. Hill, P.E.
Principal Engineer
Florida Registration Number 40146

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



NOT TO SCALE

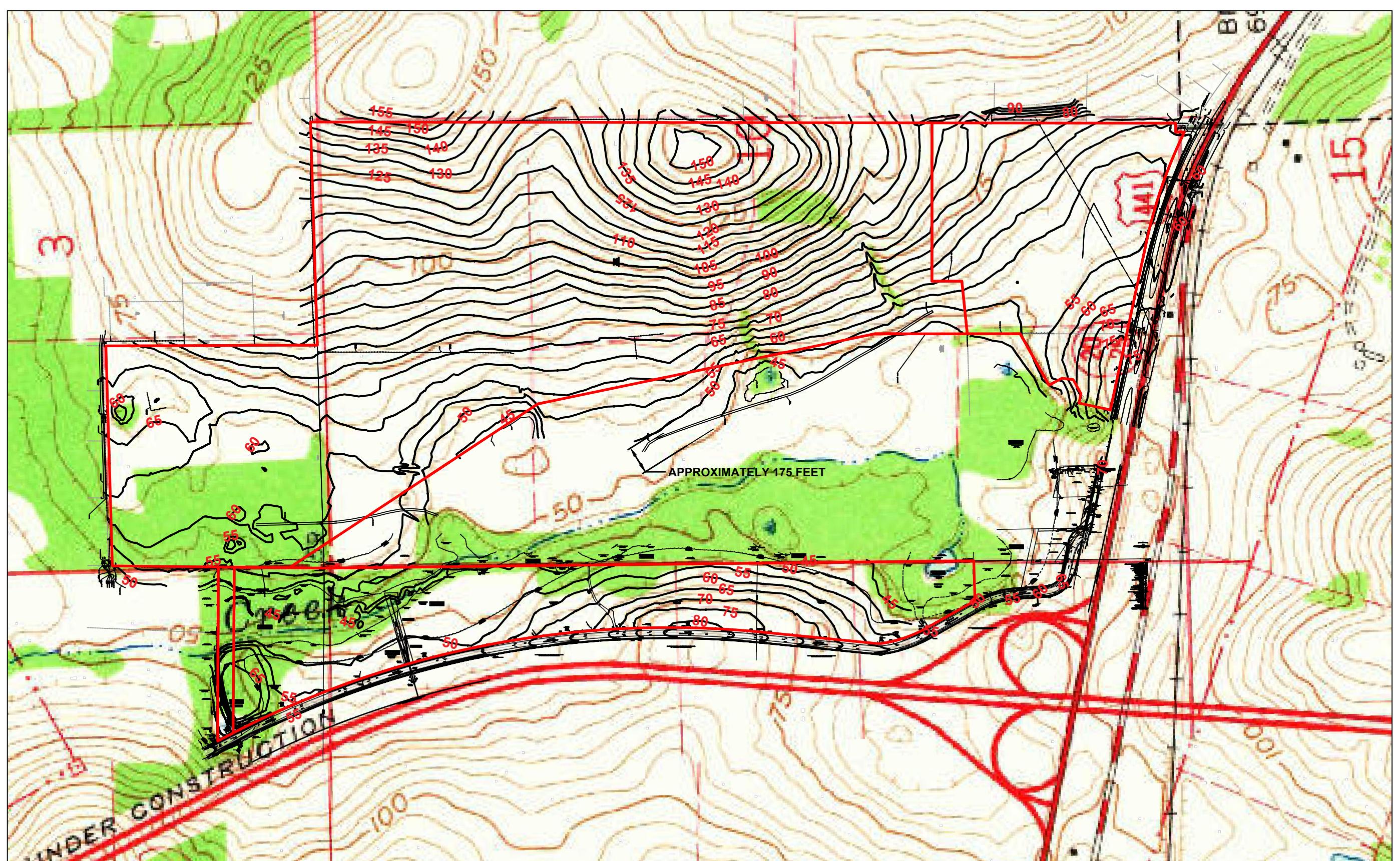
TARA FOREST WEST, TARA PHOENICIA &
TARA APRIL
ALACHUA, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 14759B

PROJECT SITE LOCATION MAP

DESIGNED BY: KLH
CHECKED BY : JEG
DRAWN BY : JMG



FIGURE
1



TARA FOREST WEST, TARA PHENICIA & TARA APRIL
ALACHUA, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 14759B

1963 USGS TOPO MAP OVERLAY ON CURRENT TOPO

FIGURE



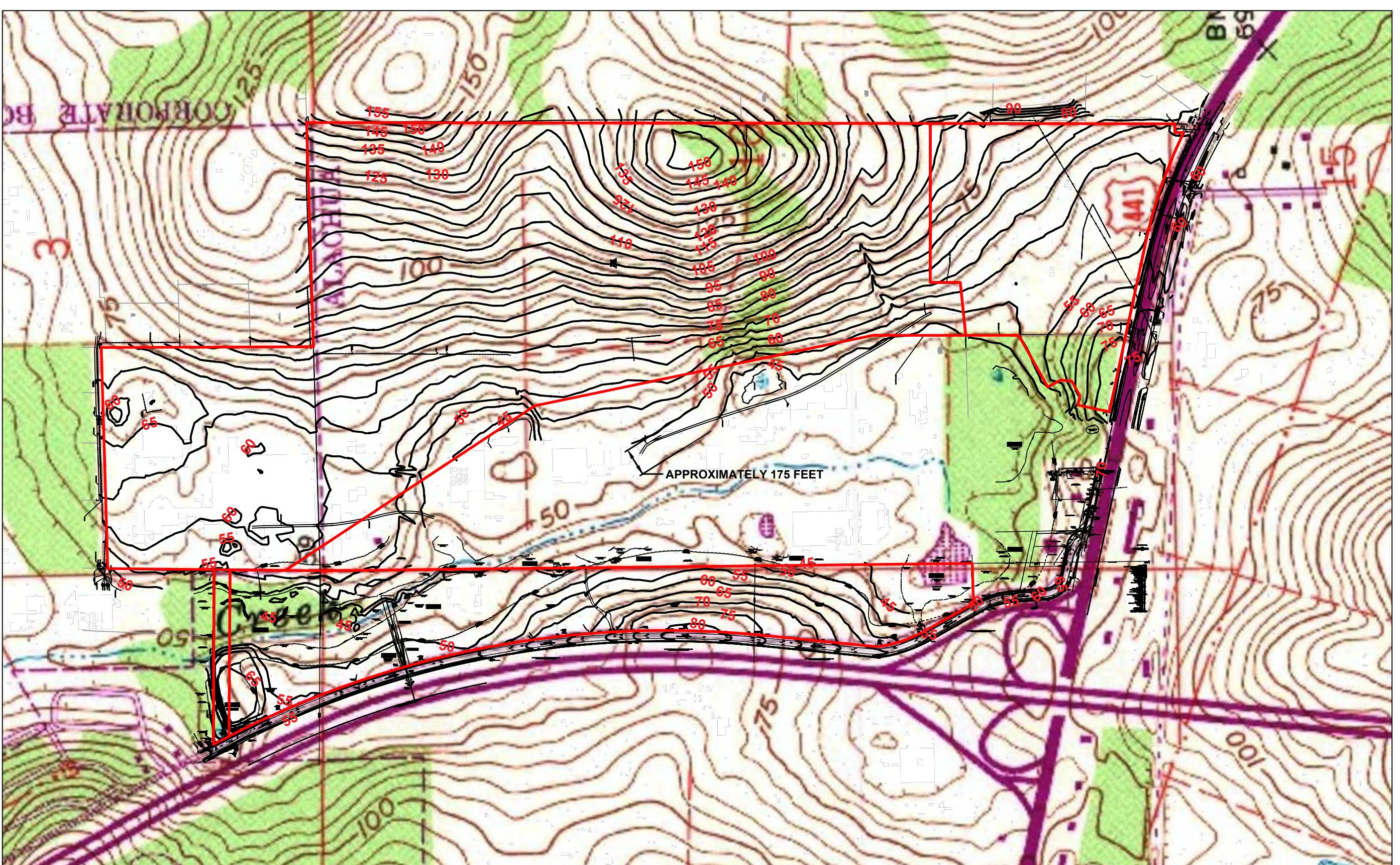
2

FIGURE

KLH
JEG
JMG

DESIGNED BY:
CHECKED BY:
DRAWN BY:

2



TARA FOREST WEST, TARA PHENICIA & TARA APRIL
ALACHUA, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 14759B

1998 USGS TOPO MAP OVERLAY ON CURRENT TOPO

DESIGNED BY: KLH	CHECKED BY: JEG	FIGURE
		3
GSE	Engineering & Consulting, Inc.	

FIGURE

3



REFERENCE: 64 CROPPED AERIAL

LEGEND:

SUBJECT PROPERTY



NORTH

NOT TO SCALE

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GSE PROJECT NO. 14759B

1964 AERIAL

DESIGNED BY: KLH	CHECKED BY : JEG	FIGURE
		GSE
	Engineering & Consulting, Inc.	4



REFERENCE: 71 CROPPED AERIAL

LEGEND:

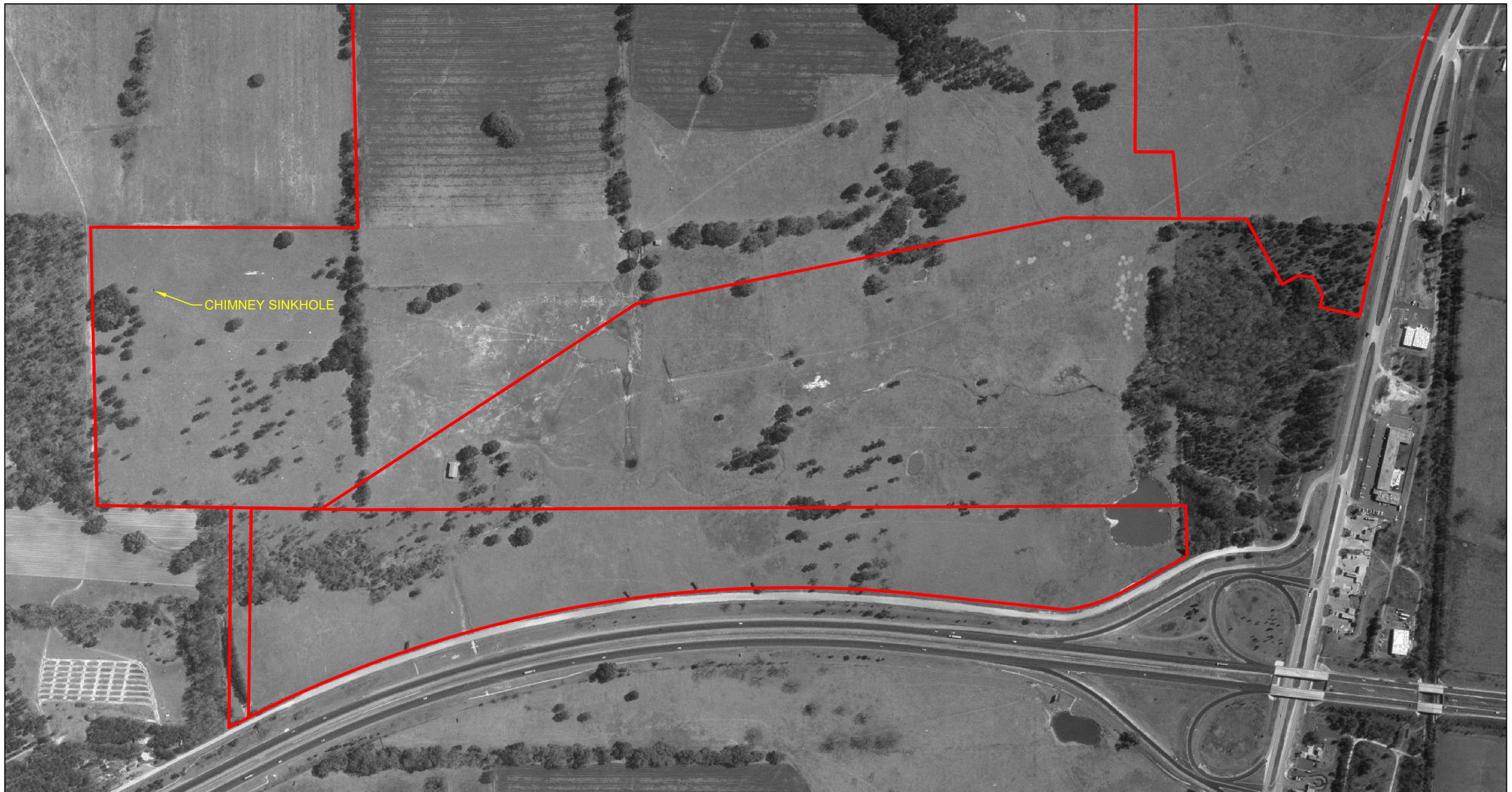
SUBJECT PROPERTY

NORTH
NOT TO SCALE

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ALACHUA, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 14759B

1971 AERIAL

DESIGNED BY: KLH	CHECKED BY : JEG	FIGURE
		GSE
	Engineering & Consulting, Inc.	5



REFERENCE: 82 CROPPED AERIAL

LEGEND:

SUBJECT PROPERTY

NORTH
NOT TO SCALE

TARA FOREST WEST, TARA PHENICIA & TARA APRIL
ALACHUA, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 14759B

1982 AERIAL

DESIGNED BY:	KLH	GSE Engineering & Consulting, Inc.
CHECKED BY :	JEG	
DRAWN BY :	JMG	

FIGURE
6



REFERENCE: 94 CROPPED AERIAL

LEGEND:

SUBJECT PROPERTY

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	FIGURE
DRAWN BY : JMG	GSE	Engineering & Consulting, Inc.
		7

Engineering & Consulting, Inc.

FIGURE

7