

Proposed Addition to
Florida's First Magnitude Springs



Blue Springs Park

Gilchrist County, Florida



Application to Add New Property to an Existing Florida Forever Project

Boundary amendments must be less than \$2 million in tax assessed value, less than 10% of the size of the existing project boundary, and less than 1,000 acres in size. Boundary amendment proposals failing to meet these criteria must be submitted as new Florida Forever projects during the next Acquisition and Restoration Council evaluation cycle.

Existing Florida Forever Project: **Florida's First Magnitude Springs**
(project being proposed for modification)

Name of Property Being Proposed for Addition (if applicable):

Blue Springs Park

Person Proposing Modification: **Charles H. Houder**

Company Affiliation: **Coldwell Banker Commercial Saunders Real Estate**

Phone: (**352**) **835-0107** FAX: () Cell (**352**) **665-0090**

E-Mail Address: **chouder@saundersrealestate.com**

Address: **114 N. Tennessee Ave., 3rd Floor, Lakeland, FL 33801**
City State Zip Code

Please note: Contact Paula Allen for submittal deadline dates at (850) 245-2784. The application package shall include this completed application form, eighteen copies (unless otherwise requested) of the information requested on page two (outlined in Attachment A – C), and one standard size CD containing a single copy, in PDF format, of all the documents being submitted. Please submit paper copies on 8.5" x 11" paper and no larger than 11" x 17". All color maps provided with this form must be able to be copied legibly in black and white. Incomplete applications may be considered at a later meeting.

SUBMIT COPIES AND ATTACHMENTS TO:

The Office of Environmental Services
Division of State Lands
Department of Environmental Protection
3900 Commonwealth Blvd., Mail Station 140
Tallahassee, FL 32399-3000
PHONE: 850/245-2784 FAX: 850/245-2572
Attention: Paula Allen
Paula.L.Allen@dep.state.fl.us

DO NOT WRITE IN THIS SPACE
(Date Stamp)

Authorized Representative Information

In accordance with the Florida Forever application process, this is to advise that the individual named below is the primary authorized representative to receive and convey information on behalf of the owner(s) of the real property described below, which is located in Gilchrist County, Florida, for all matters concerning this application.

Project Name/Property Name: Florida's First Magnitude Springs / Blue Springs Park

Authorized Representative: Charles H. Houder

Company Affiliation: Coldwell Banker Commercial Saunders Real Estate

Phone: (352) 835-0107 FAX: () Cell (352) 665-0090

E-Mail Address: chouder@saundersrealestate.com

Address: 114 N. Tennessee Ave., 3rd Floor, Lakeland, FL 33801

City

State

Zip Code

Legal description of Property: Section 35, Township 7 S, and Range 16 E Acres 405.8
Sections 1 and 2, T 8 S, R 16 E

Tax I.D. Number(s): 35-07-16-0000-0001-0000

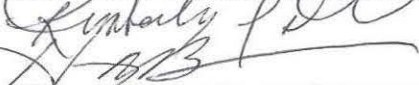
02-08-16-0000-0002-0000

02-08-16-0000-0002-0010

02-08-16-0000-0001-0000

01-08-16-0000-0001-0000

Land Owner Contact Information:



Owner Signature

7/11/14

7/11/14

Date

Kimberly J. Davis and Matt Barr

Print Owner Name

Address: P. O. Box 331, High Springs, FL 32655

City

State

Zip Code

Phone: (386) 454-1185 FAX: () Cell (352) 339-0816

E-Mail Address: info@bluespringspark.com

PLEASE NOTE:

The land owner's signature above is not intended to preclude any representative of the Department of Environmental Protection, Division of State Lands (DSL), from contacting the property owner(s) directly concerning the property. This form is not intended to create or acknowledge an exclusive property listing agreement or any business relationship between the owner(s) of the property and the individual(s) named above. Owner understands that any commission or fee charged by the person named above in connection with the property is the sole responsibility of the land owner. This authorization will remain in effect through out the application process unless written notice of rescission by the owner(s), named above, is received by the DSL.

Blue Springs Park, Inc.
PO Box 331
High Springs, FL 32655

July 11, 2014

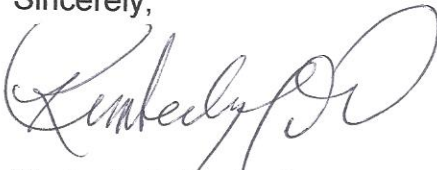
RE: Sale of Blue Springs Park, Inc.

To Whom It May Concern:

My name is Kim Davis and my brother is Matt Barr. We are the owners of Blue Springs Park, Inc. in High Springs, Florida. We have retained Coldwell Banker Commercial M.M. Parrish, Realtors and CBC Saunders Real Estate as our real estate brokers to sell the approximately 401 acres composed of Blue Springs. We understand the State of Florida is possibly interested in purchasing the property from us. We are open to selling Blue Springs to the State of Florida, contingent on price and terms that are agreed upon in writing by both parties. We and the State of Florida acknowledge that this letter is not an agreement to sell and that it is intended as the basis for the preparation of the necessary purchase documentation once terms have been agreed to. Only a fully executed purchase agreement shall constitute a binding agreement for the sale of the property.

Feel free to contact Kim at (386)454-1185/(352)339-0816, Matt at (352)331-6602/(352)219-8803 or our real estate brokers, Beau Beery at 352-871-8324, Todd Rainsberger at 352-339-5533 or Dean Saunders at 863-287-8340.

Sincerely,



Kimberly J. Davis, Owner
Blue Springs Park, Inc.



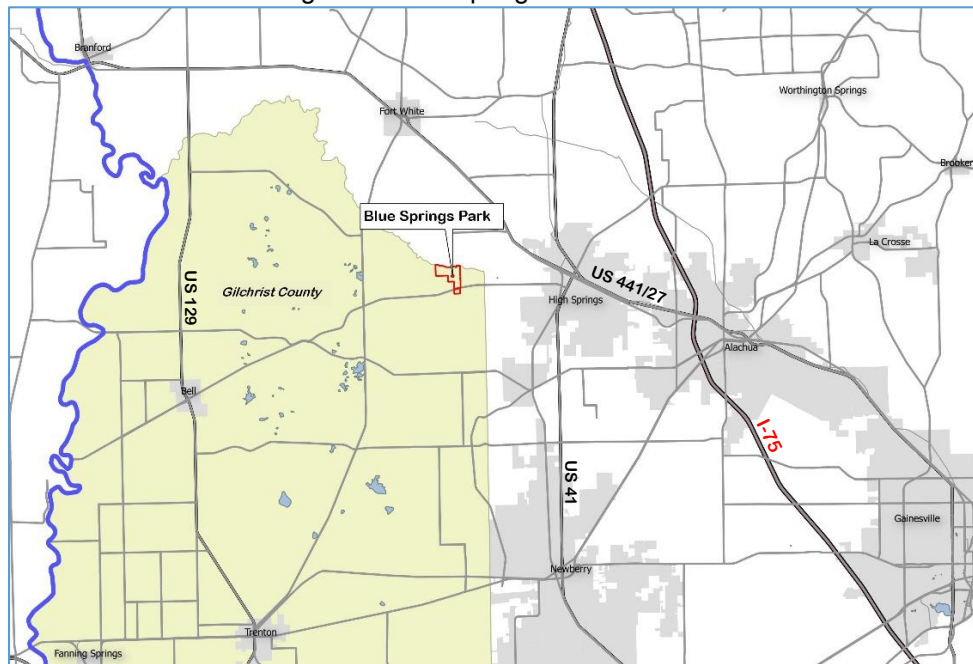
Matt Barr, Owner
Blue Springs Park, Inc.

ATTACHMENT A – General Description of the Proposed Blue Springs Park Addition to the First Magnitude Springs Florida Forever Project

1. A descriptive location of the project and the total amount of acreage being proposed for inclusion.

The Blue Springs Park property is located in Section 35, T 7 S, R 16 E, and Sections 1 and 2, T 8 S, R 16 E, Gilchrist County, Florida. It lies just west of the Gilchrist/Alachua County line and is accessed from County Road 340 (NW 182nd Avenue). The park's street address is 7450 NE 60th Street, High Springs, Florida 32643.

Figure 1. Blue Springs Park Location



The property consists of five tax parcels (Table 1) with a combined area of 405.8 acres. The total just value for 2013 is \$1,282,987.

Table 1. Blue Springs Park Parcel Information

Parcel Number	Acreage	2013 Just (Market) Value
35-07-16-0000-0001-0000	245.0	\$ 892,267
02-08-16-0000-0002-0000	126.4	\$ 297,040
02-08-16-0000-0002-0010	30.6	\$ 91,800
02-08-16-0000-0001-0000	1.9	\$ 940
01-08-16-0000-0001-0000	1.9	\$ 940
Total	405.8	\$ 1,282,987

Figure 2. Blue Springs Park Tax Parcels



The property is bounded on the north for a distance of approximately one mile by the Santa Fe River. It lies immediately across the river for the 49-acre Rum Island Park owned by Columbia County. The privately-owned Ginnie Springs Park adjoins the property to the west and Poe Springs Park owned by Alachua County is approximately one mile to the east.

- 2. The general physical, natural resource, biological, hydrological, archaeological and historical characteristics of the project. Does the property contain any historic structures fifty years old or older? If so, please provide a brief description, photograph(s) and location. As part of the general physical description, please include description on any improvements and the current and/or past use of the improvements.**

Geology/Hydrology

The property lies in the physiographic region known as the High Springs Gap. This is an area of lower elevation between the Northern Highlands and the Brooksville Ridge that connects the Western Valley with the Gulf Coastal Lowlands. The principal geologic unit the Ocala limestone. The highest portion of the property is south of County Road 340 where the elevation rises to approximately 70 feet. Running north, the property generally declines until reaching an elevation of approximately 25 feet along Blue Spring Run and the Santa Fe River. The area is interspersed with sinks and depressions typical of a karst region.

Its hydro-geologic setting is the property's predominant feature. The property is located in the lower Santa Fe River basin which begins at the point of the river's re-emergence from underground conduits that cross the Cody Scarp. The basin is characterized by an unconfined

Floridan aquifer and an abundance of springs that transmit water from the aquifer to the river. Not including the Ichetucknee Springs group, the Department of Environmental Protection 2011 springs inventory lists 62 springs along the Santa Fe River from River Rise to the Suwannee River. At baseflow conditions, the Santa Fe River is almost entirely groundwater, essentially a spring run.

Figure 3. Blue Springs Park Proximity to Conservation Lands

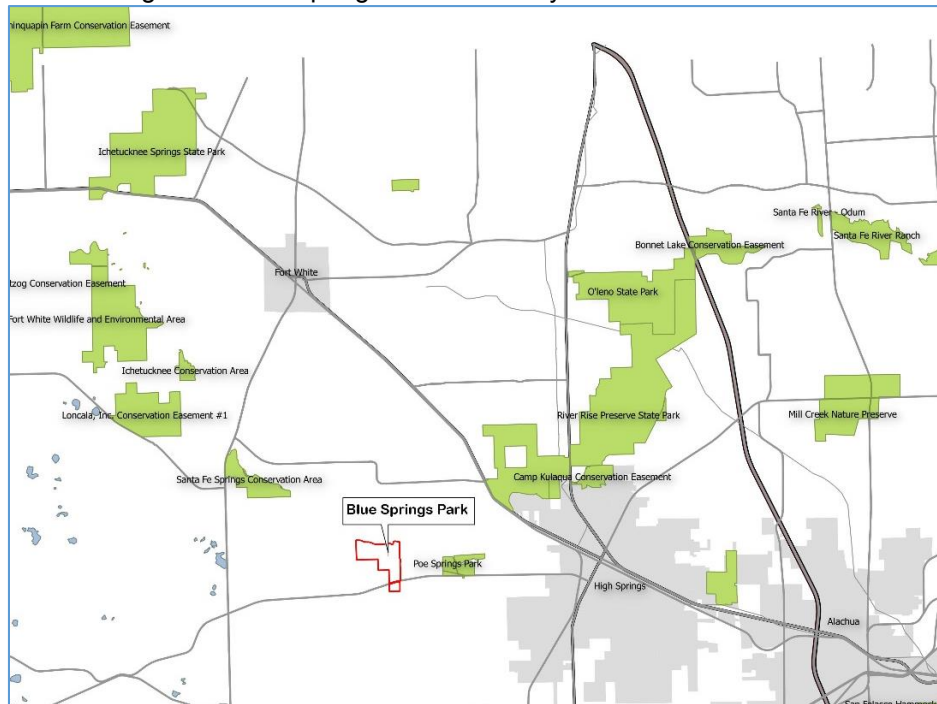
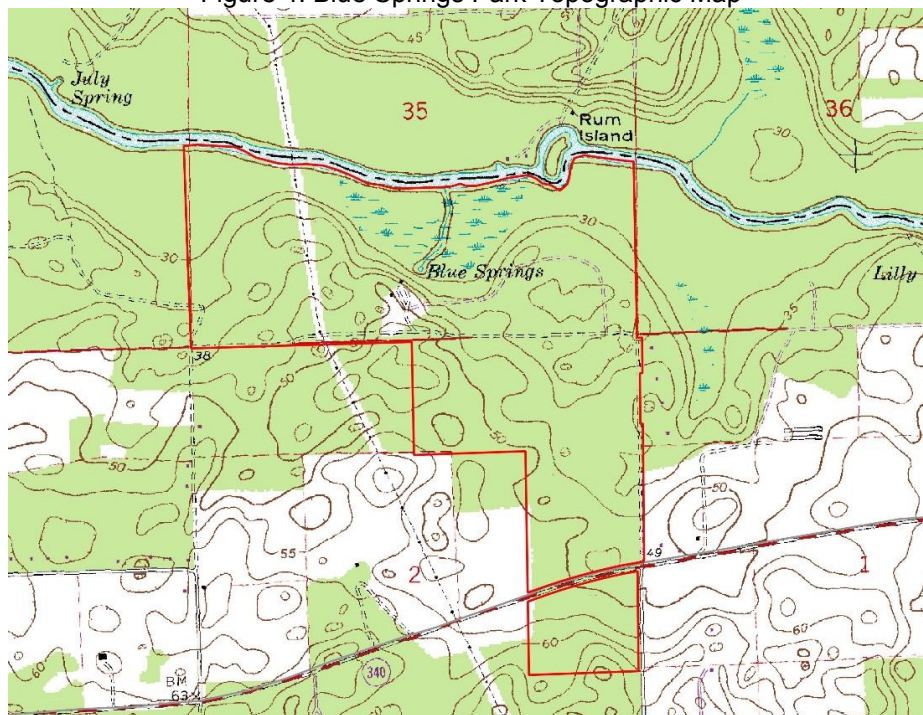


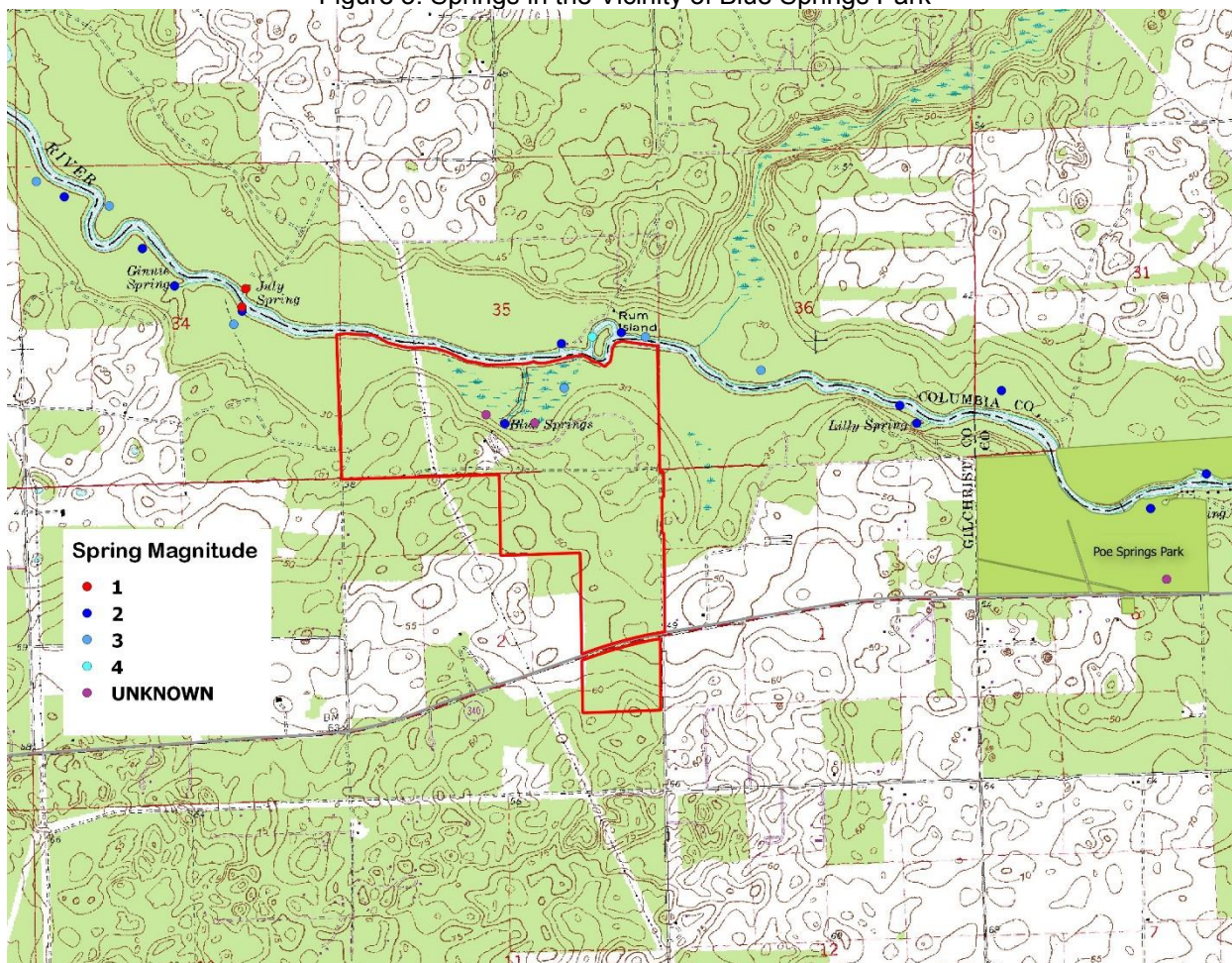
Figure 4. Blue Springs Park Topographic Map



Springs

Blue Springs Park encompasses a complex of springs that all contribute to the Santa Fe River. Blue Spring is a 2nd magnitude spring with an average flow based on measurements from April 28, 1975 through June 13, 2014, of 41.6 cubic feet per second (cfs). The most recent flow measurement was 83.3 cfs. Included in these flow measurements are the contributions of two small springs, Little Blue Spring and Naked Spring. These springs lie about 350 feet west and 500 feet east of Blue Spring, respectively, and have runs that join the 1,100-foot-long Blue Spring Run. Johnson Spring is located approximately 1,100 feet northeast of Blue Spring and has its own run to the Santa Fe River.

Figure 5. Springs in the Vicinity of Blue Springs Park



Source: DEP 2011 Springs Inventory

Bulletin No. 66 published by the Florida Geological Survey describes Blue Springs as follows:

“Gilchrist Blue Spring has a circular spring pool that measures 132 ft. (40.2 m) in diameter. The depth at the vent is 18.9 ft. (5.8 m). Water issues from a cave under a submerged limestone ledge on the northwest side of the spring pool. No boil was observed on the pool surface in May 2002. The water is clear and blue. A wooden platform is on the northwest side of the spring pool directly over the vent. The spring pool is shallow

with a sand bottom, except for limestone near the vent. The pool is enclosed by a wooden retaining wall. An elevated wooden boardwalk runs along the south side of the pool and the east side of the run to the Santa Fe River.”

Water quality in Blue Springs has been relatively constant with the exception of an increasing trend in nitrate concentrations. Despite nitrate concentrations of over 2 mg/L according to recent measurements, the spring is largely free of filamentous algae. This appears to be due to the extremely robust population of grazers, principally snails. Representative water quality data from the Suwannee River Water Management District for the period from November 13, 1992 through November 22, 2013 is summarized below (Table 2).

Table 2. Blue Springs Water Quality

Analyte	NOXNTOT (mg/L)	TKN (mg/L)	DO (mg/L)	pH
Minimum	0.44	0.00	3.00	5.47
Maximum	2.40	1.60	10.30	8.04
Average	1.78	0.15	5.30	7.42

Gerald R. Johnston, Ph.D. of the Department of Natural Sciences, Santa Fe College, has surveyed the turtle population in Blue Springs since 2009. He has found ten native species in Blue Springs and asserts that the only other spring or spring run in the Santa Fe River basin with as many species is the Ichetucknee River. Blue Springs’ turtles represent 52.6 % of all native Florida freshwater turtle species.

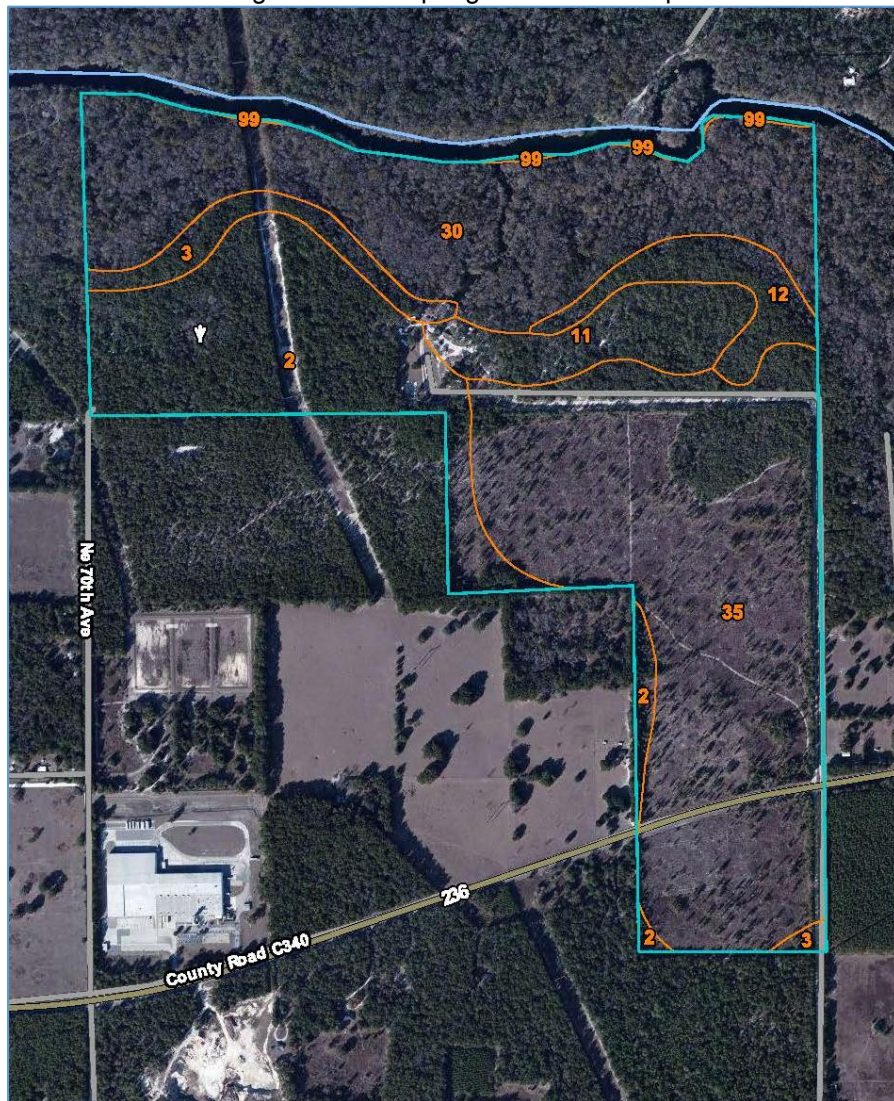
Soils

Soil types on the property are summarized in Table 3. Found in the southern portion of the property, Alpin fine sand, 0 to 5 percent slopes is the predominant soil type. These soils, accounting for about 40% of the property, are characterized as excessively drained and strongly acidic. The next most common type at 27% are the Fluvaquents, frequently flooded that are found along the Santa Fe River. These are characterized as poorly drained sands over loamy soils on stream terraces, floodplains, or in depressions. The remaining third of the property is predominantly Penney fine sand, but Ortega and Albany fine sand also occur. These are all excessively to moderately well drained soils.

Table 3. Blue Springs Park Soil Types

Map Unit Symbol	Map Unit Name	Acres	Percent
2	Penney fine sand, 0 to 5 percent slopes	76.5	18.9%
3	Penney fine sand, 5 to 8 percent slopes	13.6	3.3%
11	Ortega fine sand, 0 to 5 percent slopes	24.2	6.0%
12	Albany fine sand, 0 to 5 percent slopes	16.7	4.1%
30	Fluvaquents, frequently flooded	109.3	26.9%
35	Alpin fine sand, 0 to 5 percent slopes	164.5	40.5%
99	Water	1.0	0.3%
Total		405.8	100.0%

Figure 6. Blue Springs Park Soils Map



Land Cover/Land Use

The vegetation on the property falls into four separate community types. The area that roughly corresponds with the Alpin soils was planted in slash pine and then subsequently harvested. This 139-acre area is regenerating with laurel oak (*Quercus hemispherica*) red bay (*Persea borbonia*), post oak (*Quercus stellata*), turkey oak (*Quercus laevis*), and hercules' club (*Zanthoxylum clava-herculis*). Ground cover constituents include: wire grass (*Aristida stricta*), yellow jessamine (*Gelsemium sempervirens*), muscadine grape (*Vitus rotundifolia*), catbrier (*Smilax* sp.), beautyberry (*Callicarpa americana*), saw palmetto (*Serenoa repens*), and pawpaw (*Asimina triloba*) and other species associated with degraded sandhills. Live oak (*Q. virginiana*) is the predominant species in the 131-acre transitional mesic hardwood hammocks that lie between the sandhills and the spring. Along the river and spring runs, there is a complex of forested wetlands totaling approximately 120 acres with areas of floodplain swamp, bottomland forest, and hydric hammock. The final vegetation type encompasses those aquatic communities associated with the springs and spring runs. The remainder of the property is associated with

public use areas and an 8-acre powerline right of way. A clip of 2008 land use data is summarized in Table 4.

Table 4. Blue Springs Park Land Use (2008)

LUCODE	Description	Acres	Percent of Total Area
1110	MDC - LOW DENSITY, FIXED SINGLE FAMILY UNITS	1.72	0
1130	MDC - LOW DENSITY, MIXED UNITS	0.90	0
2130	WOODLAND PASTURES	1.76	0
3100	RANGE LAND, HERBACEOUS (DRY PRAIRIE)	7.49	2
4200	UPLAND HARDWOOD FORESTS	2.48	1
4340	HARDWOOD CONIFEROUS	127.60	31
4410	CONIFEROUS PLANTATIONS	137.33	35
8320	ELECTRICAL POWER TRANSMISSION LINES	7.79	2
	UPLAND TOTALS	287.08	71
5100	STREAMS AND WATERWAYS	3.77	1
5500	MAJOR SPRINGS	0.64	0
6170	MIXED WETLAND HARDWOODS	29.98	7
6300	WETLAND FORESTED MIXED	84.33	21
	WETLAND TOTALS	118.72	29
	PROPERTY TOTALS	405.80	100

The property has significant value based on various FNAI assessment priorities. The land areas within the park boundary that area associated with the FNAI assessment GIS attributes are summarized in Table 5.

Table 5. FNAI Assessment Priority Attributes and Areas within the Blue Spring Park Property.

FNAI Assessment Priority	Priority Category/Acres
Functional wetlands	priority 3/6 acres
Aquifer recharge	priority 2/122 acres, priority 3/202 acres, priority 5/30 acres
Sustainable forestry	priority 3/66 acres
Habitat conservation priorities	priority 2/21 acres, priority 3/91 acres, priority 6/273 acres
Potential natural areas	unranked (typically high value)/177 acres, PNA 5/75 acres
Strategic habitat	priority 3/265 acres, priority 5/75 acres
Significant surface waters	priority 2/170 acres, priority 3/109 acres, priority 4/129 acres
Forest lands maintain recharge function	Pinelands in high recharge areas/142 acres
Under represented natural priorities	Upland hardwood forest/65 acres

Source: FDEP GIS library of FNAI coverages

Rare Element Occurrences

The Florida Natural Areas Inventory (FNAI) Biodiversity Matrix Map Server is a screening tool that provides information on rare species occurrence in Florida. Table 6 provides a summary of

the rare species and natural communities tracked by the FNAI, including all federal listing species that are documented or may occur in three 1-mile grid cells that include the Blue Spring Park property.

Table 6. Blue Springs Park FNAI Biodiversity Matrix

	Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Documented	<i>Anthanassa texana seminole</i> Seminole Crescent	G5T3T4	S2S3	N	N
	<i>Pseudemys concinna suwanniensis</i> Suwannee Cooter	G5T3	S3	N	SSC
	Blackwater stream	G4	S3	N	N
	Spring-run stream	G2	S2	N	N
Documented-Historic	<i>Cambarellus schmitti</i> Fontal Dwarf Crayfish	G3	S3	N	N
	<i>Micropterus notius</i> Suwannee Bass	G3	S3	N	N
Likely	<i>Acipenser oxyrinchus desotoi</i> Gulf Sturgeon	G3T2	S2	LT	FT
	<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S3	LT	FT
	<i>Medionidus walkeri</i> Suwannee Moccasinshell	G1	S1	N	N
	<i>Mycteria americana</i> Wood Stork	G4	S2	LE	FE
	<i>Upland hardwood forest</i>	G5	S3	N	N
Potential	<i>Agrimonia incisa</i> Incised Groove-bur	G3	S2	N	LE
	<i>Ameiurus serracanthus</i> Spotted Bullhead	G3	S3	N	N
	Aquatic cave	G3	S3	N	N
	<i>Asplenium heteroresiliens</i> Wagner's Spleenwort	GNA	S1	N	N
	<i>Asplenium plenum</i> Ruffled Spleenwort	G1Q	S1	N	N
	<i>Athene cunicularia floridana</i> Florida Burrowing Owl	G4T3	S3	N	SSC
	<i>Carex chapmanii</i> Chapman's Sedge	G3	S3	N	LT
	<i>Corynorhinus rafinesquii</i> Rafinesque's Big-eared Bat	G3G4	S2	N	N
	<i>Crangonyx grandimanus</i> Florida Cave Amphipod	G2G3	S2S3	N	N
	<i>Crangonyx hobbsi</i> Hobbs' Cave Amphipod	G2G3	S2S3	N	N
	<i>Forestiera godfreyi</i> Godfrey's Swampprivet	G2	S2	N	LE
	<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
	<i>Heterodon simus</i> Southern Hognose Snake	G2	S2	N	N

	Table 6. continued				
	Scientific and Common Names	Global Rank		State Rank	Federal Status
	<i>Hydroptila wakulla</i> Wakulla Springs Vari-colored Microcaddisfly	G2	S2	N	N
	<i>Lampropeltis extenuata</i> Short-tailed Snake	G3	S3	N	ST
	<i>Litsea aestivalis</i> Pondspice	G3?	S2	N	LE
	<i>Macrochelys temminckii</i> Alligator Snapping Turtle	G3G4	S3	N	SSC
	<i>Matelea floridana</i> Florida Spiny-pod	G2	S2	N	LE
	<i>Melanoplus querneus</i> Larger Sandhill Grasshopper	G2G3	S2S3	N	N
	<i>Myotis austroriparius</i> Southeastern Bat	G3G4	S3	N	N
	<i>Neofiber alleni</i> Round-tailed Muskrat	G3	S3	N	N
	<i>Notophthalmus perstriatus</i> Striped Newt	G2G3	S2S3	C	N
	<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
	<i>Phyllanthus liebmannianus ssp. platylepis</i> Pinewoods Dainties	G4T2	S2	N	LE
	<i>Pituophis melanoleucus mugitus</i> Florida Pine Snake	G4T3	S3	N	SSC
	<i>Podomys floridanus</i> Florida Mouse	G3	S3	N	SSC
	<i>Procambarus pallidus</i> Pallid Cave Crayfish	G2G3	S2S3	N	N
	<i>Pteroglossaspis ecristata</i> Giant Orchid	G2G3	S2	N	LT
	<i>Pycnanthemum floridanum</i> Florida Mountain-mint	G3	S3	N	LT
	<i>Rana capito</i> Gopher Frog	G3	S3	N	SSC
	<i>Salix floridana</i> Florida Willow	G2	S2	N	LE
	<i>Sciurus niger shermani</i> Sherman's Fox Squirrel	G5T3	S3	N	SSC
	<i>Ursus americanus floridanus</i> Florida Black Bear	G5T2	S2	N	ST

Creative Environmental Solutions, Inc. conducted a listed species survey for the Blue Springs Properties Inc. on a 31-acre project area south of County Road 340 on October 22, 2003. The survey found fifty-one (51) gopher tortoise burrows within the project boundaries. Nineteen (19) burrows were classified as active, thirteen (13) as inactive and nineteen (19) as abandoned. It was estimated that 20 tortoises inhabited the 31 acre area. Although no survey has been done on the rest of the property, it is highly likely that a similar density of tortoises may occur on the

remainder of 139 acres of former pine plantation. Although the hardwood cover is increasing in this area, the removal of the overstory would have also benefited the species by increasing sunlight to the forest floor and the overall amount of herbaceous cover.

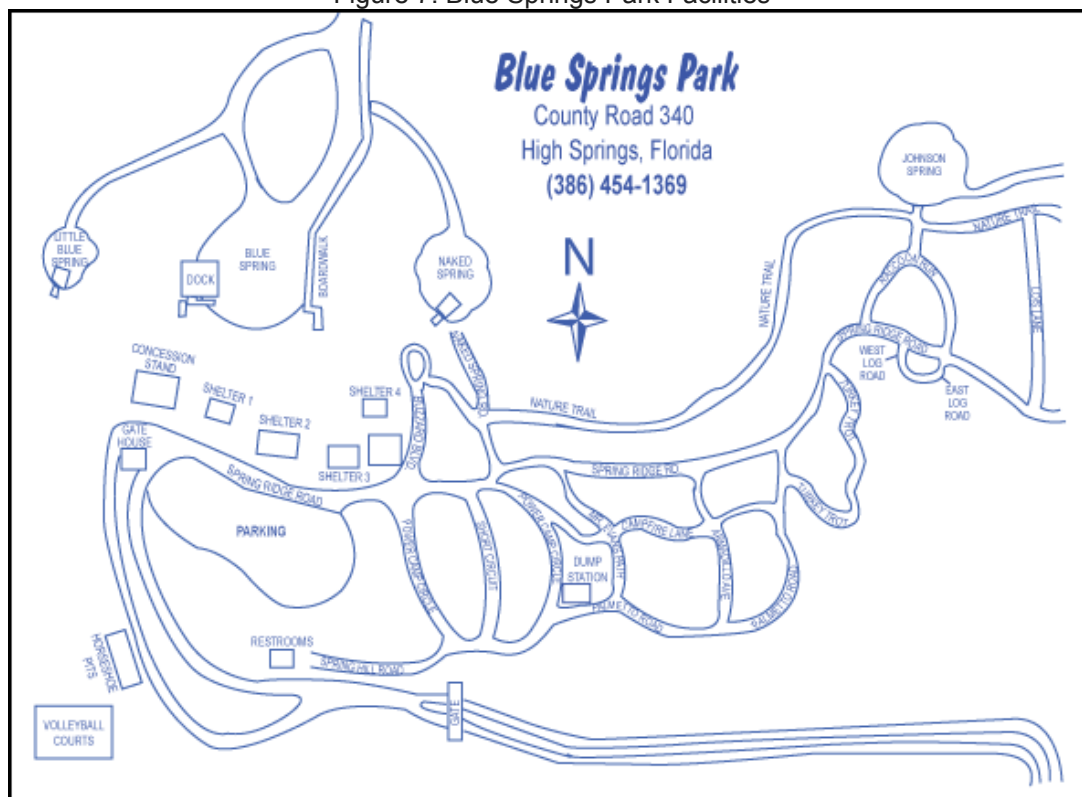
Archaeological or Historical Characteristics, Historic Structures

Blue Spring Park has been owned and operated by the same family as private recreational park since 1958. An archaeological survey has never been conducted at this property. The buildings at the park were constructed in 1980 and do not apply. An article on the history of Blue Springs Park was written by Craig Pittman of the Tampa Bay Times and can found in an appendix.

Improvements: Blue Spring Park is a fully operational recreational facility. Surveyed site plans for the Blue Springs Park parcels are provided as an appendix. The improvements to the property (shown in Figure 7) are listed below:

- two permanent buildings, one of which serves as the concession stand;
- four open-air pavilions with concrete floors, tables and grills;
- an improved swimming area with a bath house, picnic area, a beach area, erosion control berms, a diving platform at the main spring and floating docks at two other springs;
- a quarter-mile-long boardwalk along the spring run to the Santa Fe River;
- hiking trails throughout the property;
- 25 RV campsites with electrical and water connections (legal approval to increase to 400 camp sites);
- 100+ primitive camp sites; and
- Volleyball courts and horseshoe pits.

Figure 7. Blue Springs Park Facilities



3. Any potential recreational activities or public uses that can be accommodated by this project.

Blue Springs Park is currently a well-used recreational venue for swimming, picnicking, hiking, paddling, RV camping and primitive camping. Its proximity to Gainesville and I-75 makes this a popular venue for many visitors. As an extension of one of the nearby state parks or a county-operated park, it would continue to be utilized for recreational purposes and would add to the opportunities for state park visitors to experience springs

4. Any known threats or development plans that could harm or diminish the values of the project.

This property is for sale on the open market and can be purchased for residential development purposes or as farmland. Many of the potential development options would lead to destruction or degradation of the natural resources on the land and lead to degradation of the springs and the Santa Fe River.

The Governing Board of the Suwannee River Water Management District designated the Lower Santa Fe River Basin as a Water Resource Caution Area in October 2011. Subsequent work by the District indicate that the river and springs are in recovery, meaning that the current flow regime already violates the proposed minimums. Increasing ground water withdrawals in the area could pose a future threat to spring flows, but SRWMD is currently working with the department to adopt minimum flows and levels for Santa Fe River and a recovery plan. Flows in Blue Springs have not appreciably diminished over the recent years when rainfall has been low.

Also, nitrate concentrations in the springs, like others in the region, are elevated. However, Blue Spring seems to not be as affected by algal growth as others in the region. That may be in part due to the flows and the healthy population of grazers. A Basin Management Action Plan has been implemented by the department and Santa Fe Basin stakeholders to reduce nitrogen inputs to the system.

5. Local resolutions, if any, concerning the potential public acquisition of the project.

The Gilchrist County Commission voted on February 3, 2014 on a resolution to support the purchase of Blue Spring Park by the state. Their letter of support is provided in the appendix.

6. A brief statement detailing how the project meets criteria and further the goals and performance measures of the Florida Forever program on the attached Addendum (pages 4 and 5).

Purchase of Gilchrist Blue Spring and the buffer around it is consistent with the department's effort to preserve and protect the major springs in Florida. Gilchrist Blue is a high quality second magnitude spring and is one of the largest springs in the state that has not been pursued for state lands purchase. Public ownership of the property would add to protection of the Santa Fe River as both an Outstanding Florida Water and an ecological corridor. The purchase would

complement the significant public investments that have already been made in the protection of these resources.

In addition, the acquisition of Blue Springs Park adds to the lands available for natural resource-based public recreation and education. This park is an existing venue for recreation and will need little to no modification to be converted to a state-run park facility. Swimming, camping, and picnicking facilities are maintained and in good order as is the boardwalk to the Santa Fe River.

Acquisition of this site also adds hundreds of acres of land that is available for sustainable forest management and aquifer recharge, protecting of wetlands and floodplain, and providing habitat to rare and threatened species.

This property contributes to the attainment of the following performance measures:

Measure A1: The number of acres acquired through the state's land acquisition programs that contribute to the enhancement of essential natural resources, ecosystem service parcels, and connecting linkage corridors as identified and developed by the best available scientific analysis;

Measure B3: The number of acres acquired of significant landscapes, landscape linkages, and conservation corridors, giving priority to completing linkages;

Measure C1: The number of acres of publicly owned land identified as needing restoration, enhancement, and management, acres undergoing restoration or enhancement, acres with restoration activities completed, and acres managed to maintain such restored or enhanced conditions; the number of acres which represent actual or potential imperiled species habitat; the number of acres which are available pursuant to a management plan to restore, enhance, repopulate, and manage imperiled species habitat; and the number of acres of imperiled species habitat managed, restored, enhanced, repopulated, or acquired;

Measure C2: The percentage of water segments that fully meet, partially meet, or do not meet their designated uses as reported in the Department of Environmental Protection's State Water Quality Assessment 305(b) Report;

Measure C4: The number of acres acquired that protect natural floodplain functions;

Measure C5: The number of acres acquired that protect surface waters of the state;

Measure C6: The number of acres identified for acquisition to minimize damage from flooding and the percentage of those acres acquired;

Measure C8: The number of acres of functional wetland systems protected;

Measure D1: The number of acres acquired which provide retention and storage of surface water in naturally occurring storage areas, such as lakes and wetlands, consistent with the maintenance of water resources or water supplies and consistent with district water supply plans;

Measure D3: The number of acres acquired of groundwater recharge areas critical to springs, sinks, aquifers, other natural systems, or water supply;

Measure E1: The number of acres acquired that are available for natural resource-based public recreation or education;

Measure G1: The number of acres acquired that are available for sustainable forest management.

- 7. A clear statement of whether the project is proposed for fee simple acquisition or less than fee acquisition, and why. If a less-than-fee acquisition is proposed, include a brief description of the current use(s) of the property, and any know activities or property rights proposed to be acquired by the state and those proposed to be retained by the property owner.**

This project is proposed for fee simple acquisition.

8. Suggested or proposed land manager.

It is suggested that this park be managed by the FDEP Division of Recreation and Parks, possibly co-managed with O'Leno State Park/River Rise State Park or Ichetucknee Springs State Park. A private concession could operate the park under contract to the department. The owners are willing to consider a sale/leaseback that would postpone the need for additional management resources from the State of Florida.

It may also be possible that an agreement could be reached with Gilchrist County to manage the facility as a county park. The County Commission has entered an agreement with the non-profit ForVets, Inc. for the management of Otter Springs. A similar arrangement may be possible for the management of Blue Springs Park.

ATTACHMENT B – Ownership/Tax Information

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Profit Corporation

BLUE SPRINGS PROPERTIES, INC.

Filing Information

Document Number	P93000013175
FEI/EIN Number	593174637
Date Filed	02/22/1993
State	FL
Status	ACTIVE
Effective Date	03/01/1993

Principal Address

7460 NE 55th Avenue
High Springs, FL 32643

Changed: 02/22/2014

Mailing Address

7460 NE 55th Avenue
High Springs, FL 32643

Changed: 02/22/2014

Registered Agent Name & Address

Griffis, Virginia E, Esq.
1 SE 1st Avenue
Gainesville, FL 32601

Name Changed: 03/06/2014

Address Changed: 03/06/2014

Officer/Director Detail

Name & Address

Title D

DAVIS, KIMBERLY J
7460 NE 55TH AVENUE
HIGH SPRINGS, FL 32643

Title D

BARR, HARRY M
1635 NW 71ST STREET
GAINESVILLE, FL 32605

Annual Reports

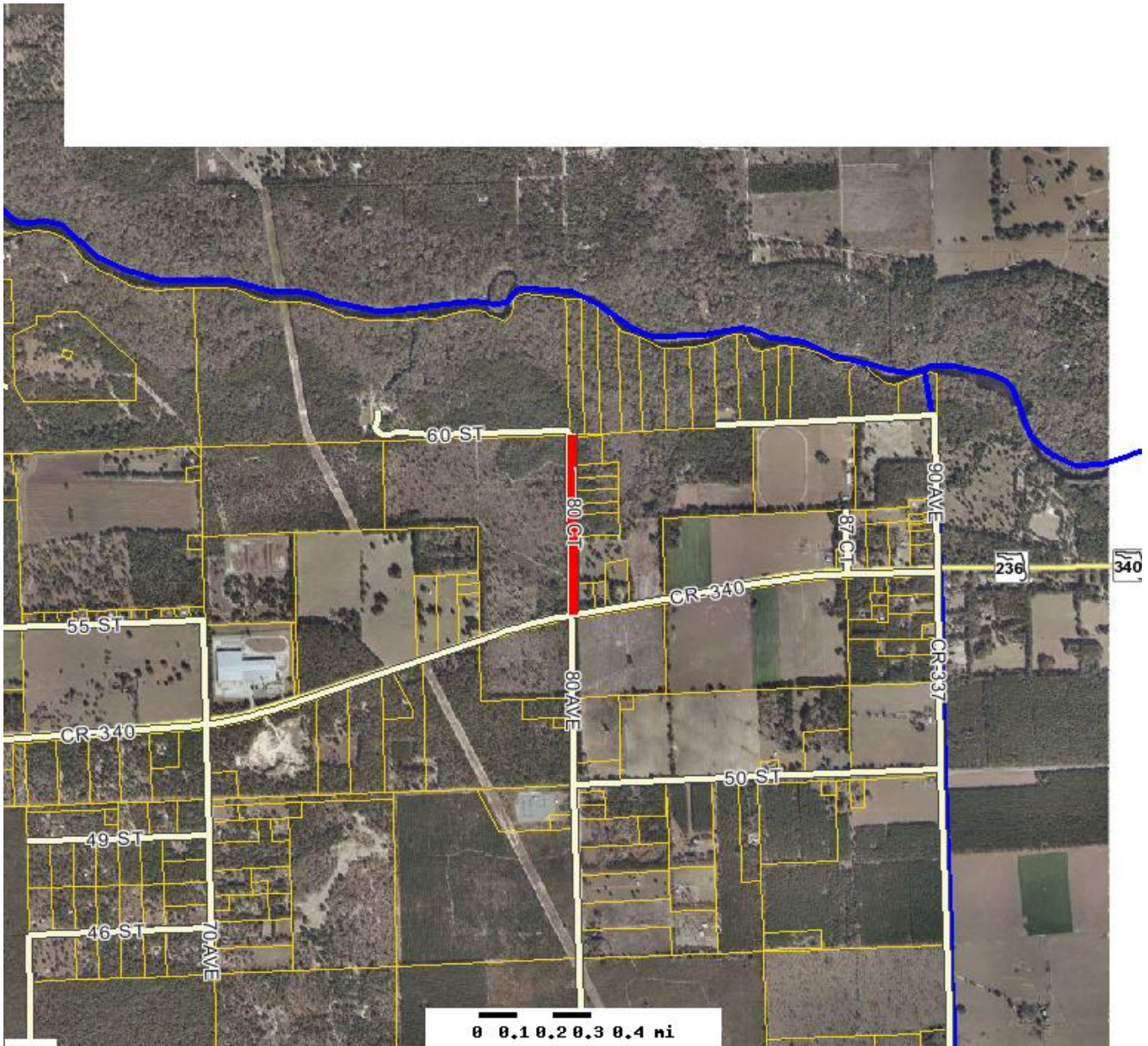
Report Year	Filed Date
2013	04/11/2013
2014	02/22/2014
2014	03/06/2014

Document Images

03/06/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
02/22/2014 -- ANNUAL REPORT	View image in PDF format
04/11/2013 -- ANNUAL REPORT	View image in PDF format
04/11/2012 -- ANNUAL REPORT	View image in PDF format
04/09/2011 -- ANNUAL REPORT	View image in PDF format
02/28/2010 -- ANNUAL REPORT	View image in PDF format
01/10/2009 -- ANNUAL REPORT	View image in PDF format
02/01/2008 -- ANNUAL REPORT	View image in PDF format
02/19/2007 -- ANNUAL REPORT	View image in PDF format
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04/07/2003 -- ANNUAL REPORT	View image in PDF format
04/16/2002 -- ANNUAL REPORT	View image in PDF format
04/12/2001 -- ANNUAL REPORT	View image in PDF format
02/19/2000 -- ANNUAL REPORT	View image in PDF format
08/19/1999 -- ANNUAL REPORT	View image in PDF format
02/18/1998 -- ANNUAL REPORT	View image in PDF format
02/12/1997 -- ANNUAL REPORT	View image in PDF format
01/26/1996 -- ANNUAL REPORT	View image in PDF format
04/21/1995 -- ANNUAL REPORT	View image in PDF format

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State of Florida, Department of State



Gilchrist County Property Appraiser			
Parcel: 01-08-16-0000-0001-0000 Acres: 1.88			
Name:	BLUE SPRINGS PROPERTIES INC	Land Value	940
Site:	NE CR 340	Building Value	0
Sale:	100 on 07-1996 Reason=U Qual=Y	Misc Value	0
Mail:	PO BOX 331 HIGH SPRINGS, FL 326550331	Just Value	940
		Assessed Value	940
		Exempt Value	0
		Taxable Value	940



The Gilchrist County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER GILCHRIST COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 06/30/14 : 15:59:25



GILCHRIST COUNTY

Property Appraiser

Damon C. Leggett, CFA

Sales In Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Gilchrist Home
Owner and Parcel Information					
Owner Name	BLUE SPRINGS PROPERTIES INC		Today's Date	June 30, 2014	
Mailing Address	PO BOX 331		Parcel Number	01-08-16-0000-0001-0000	
	HIGH SPRINGS, FL 32655-0331		Tax District	COUNTY (District 4)	
Location Address	NE CR 340		2013 Millage Rates	17.4544	
Property Usage	VACANT (000000)		Acreage	1.88	
Section Township Range	1-8-16		Homestead	N	

[Show Parcel Maps](#)

Value Information			Legal Information
	2012 Certified Values	2013 Certified Values	W 30 FT OF W/2 OF W/2 LYING N OF CO RD 340 EASEMENT 96/531 187/188 198/582 242/578 243/232 243/734 The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.
Building Value	\$0	\$0	
Extra Feature Value	\$0	\$0	
Land Value	\$940	\$940	
Land Agricultural Value	\$0	\$0	
Agricultural (Market) Value	\$0	\$0	
Just (Market) Value*	\$940	\$940	
Assessed Value	\$940	\$940	
Exempt Value	\$0	\$0	
Taxable Value	\$940	\$940	
Maximum Save Our Homes Portability	\$0	\$0	
AGL Amount			
"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.			

Building Information

No buildings associated with this parcel.

Extra Features Data

Description	Number of Items	Unit Length x Width x Height	Units	Effective Year Built
No records associated with this parcel.				

Land Information

LAND USE	NUMBER OF UNITS	UNIT TYPE	Frontage	Depth
ROAD ACCESS	1.88	AC	0	0

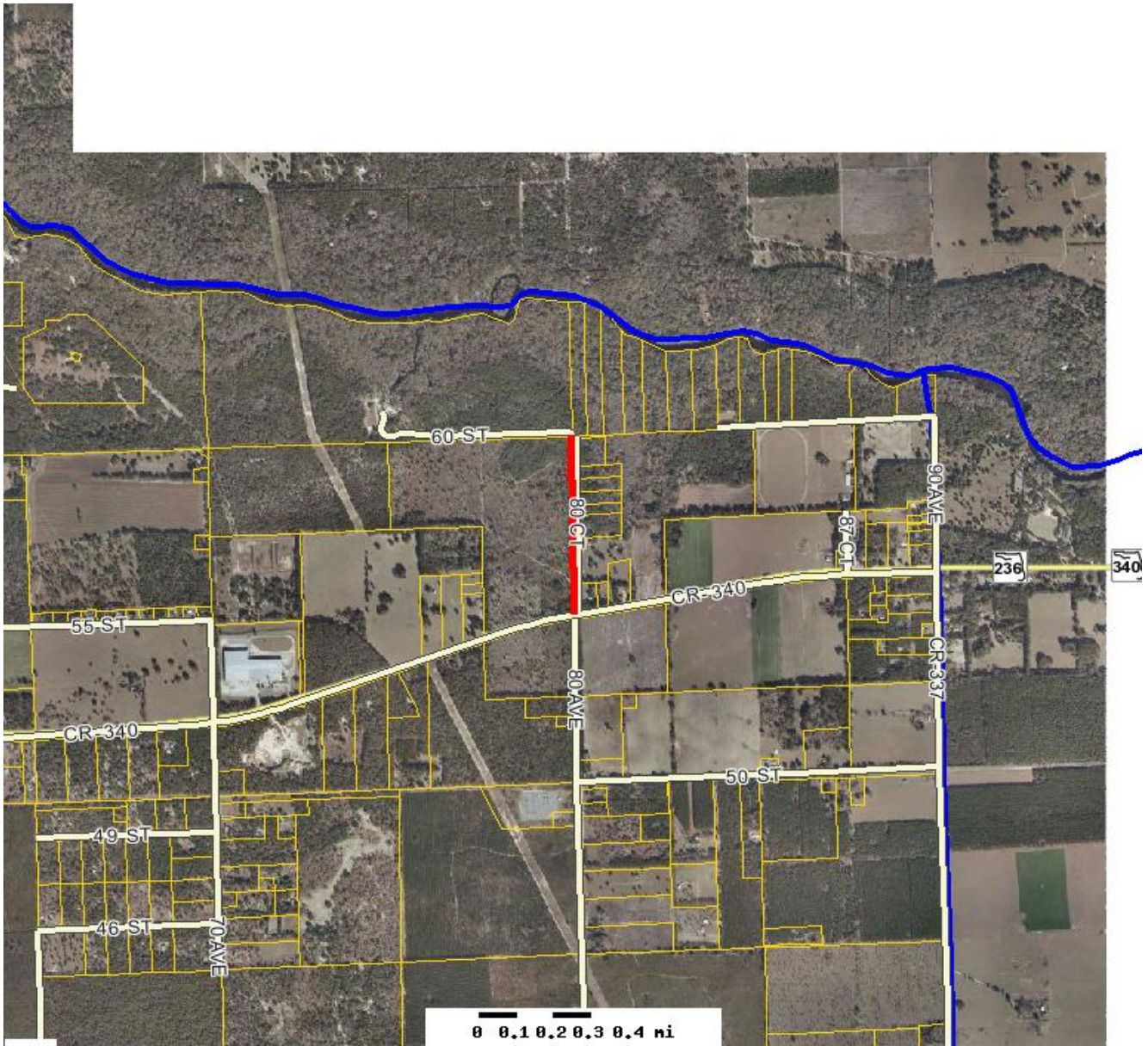
Sale Information

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
07-18-1996	\$ 100	PERS REPRESENTATIVE	242 Clerks Documents	578	Unqualified	Vacant	HARRY E BARR & OTHERS	HARRY E BARR
03-23-1993		FEE SIMPLE DEED	198 Clerks Documents	582	Unqualified	Vacant	HARRY E BARR	BLUE SPGS PROPERTIES INC

Sales In Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Gilchrist Home
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The Gilchrist County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The Senior Exemption Does Not Apply to All Taxing Authorities. Just (Market) Value is established by the Property Appraiser for ad valorem tax purposes. It does not represent anticipated selling price. Working values are subject to change. Website Updated: April 20, 2014

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Gilchrist County Property Appraiser			
Parcel: 02-08-16-0000-0001-0000 Acres: 1.88			
Name:	BLUE SPRINGS PROPERTIES INC	Land Value	940
Site:	NE CR 340	Building Value	0
Sale:	100 on 07-1996 Reason=U Qual=Y	Misc Value	0
Mail:	PO BOX 331 HIGH SPRINGS, FL 326550331	Just Value	940
		Assessed Value	940
		Exempt Value	0
		Taxable Value	940



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Date printed: 06/30/14 : 15:56:57



GILCHRIST COUNTY

Property Appraiser

Damon C. Leggett, CFA

Sales In Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Gilchrist Home
Owner and Parcel Information					
Owner Name	BLUE SPRINGS PROPERTIES INC		Today's Date	June 30, 2014	
Mailing Address	PO BOX 331		Parcel Number	02-08-16-0000-0001-0000	
	HIGH SPRINGS, FL 32655-0331		Tax District	COUNTY (District 4)	
Location Address	NE CR 340		2013 Millage Rates	17.4544	
Property Usage	VACANT (000000)		Acreage	1.88	
Section Township Range	2-8-16		Homestead	N	

[Show Parcel Maps](#)

Value Information			Legal Information
	2012 Certified Values	2013 Certified Values	E 30 FT OF E/2 OF NE/4 & E 30 FT OF NE/4 OF SE/4 N OF ST RD 340 198/582 242/578 243/232 243/734 The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.
Building Value	\$0	\$0	
Extra Feature Value	\$0	\$0	
Land Value	\$940	\$940	
Land Agricultural Value	\$0	\$0	
Agricultural (Market) Value	\$0	\$0	
Just (Market) Value*	\$940	\$940	
Assessed Value	\$940	\$940	
Exempt Value	\$0	\$0	
Taxable Value	\$940	\$940	
Maximum Save Our Homes Portability	\$0	\$0	
AGL Amount			
"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.			

Building Information

No buildings associated with this parcel.

Extra Features Data

Description	Number of Items	Unit Length x Width x Height	Units	Effective Year Built
No records associated with this parcel.				

Land Information

LAND USE	NUMBER OF UNITS	UNIT TYPE	Frontage	Depth
ROAD ACCESS	1.88	AC	0	0

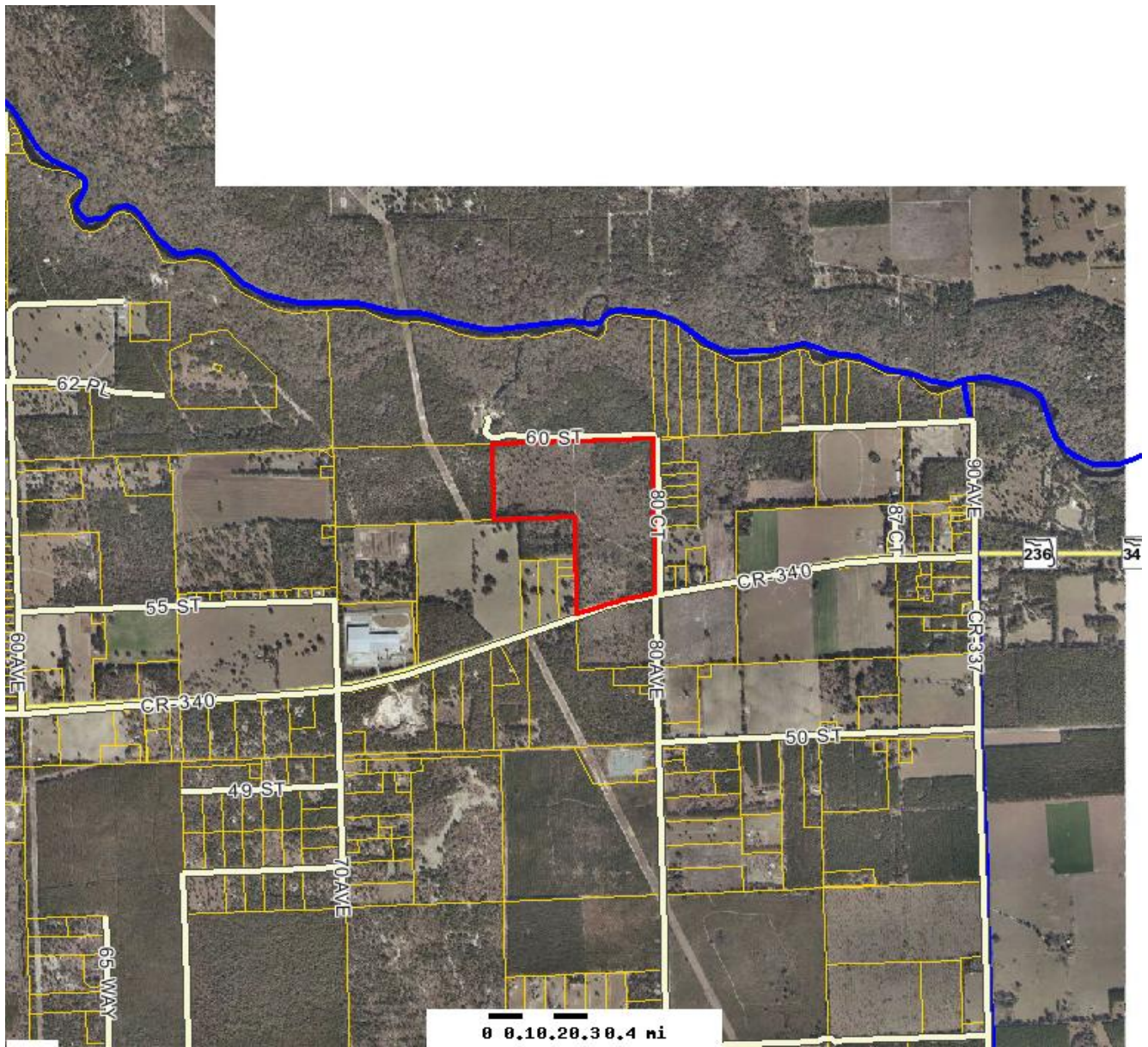
Sale Information

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
07-18-1996	\$ 100	PERS REPRESENTATIVE	242 Clerks Documents	578	Unqualified	Vacant	HARRY E BARR & OTHERS	HARRY E BARR
03-23-1993		FEE SIMPLE DEED	198 Clerks Documents	582	Unqualified	Vacant	HARRY E BARR	BLUE SPGS PROPERTIES INC

Sales In Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Gilchrist Home
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Gilchrist County Property Appraiser			
Parcel: 02-08-16-0000-0002-0000 Acres: 126.4			
Name:	BLUE SPRINGS PROPERTIES INC	Land Value	0
Site:	NE CR 340/NE 60 ST	Building Value	0
Sale:	536,900 on 10-2000 Reason=U Qual=Y	Misc Value	0
Mail:	PO BOX 331 HIGH SPRINGS, FL 326550331	Just Value	297,040
		Assessed Value	27,216
		Exempt Value	0
		Taxable Value	27,216



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GILCHRIST COUNTY

Property Appraiser

Damon C. Leggett, CFA

Sales In Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Gilchrist Home
Owner and Parcel Information					
Owner Name	BLUE SPRINGS PROPERTIES INC		Today's Date	June 30, 2014	
Mailing Address	PO BOX 331		Parcel Number	02-08-16-0000-0002-0000	
	HIGH SPRINGS, FL 32655-0331		Tax District	COUNTY (District 4)	
Location Address	NE CR 340/NE 60 ST		2013 Millage Rates	17.4544	
Property Usage	TIMBERLAND (005600)		Acreage	126.4	
Section Township Range	2-8-16		Homestead	N	

[Show Parcel Maps](#)

Value Information			Legal Information
	2012 Certified Values	2013 Certified Values	E/2 OF NE/4 & NW/4 OF NE/4 & THAT PART OF NE/4 OF SE/4 LYING N OF CO RD 340 92/290 123/93-98 162/553 202/125 205/497 2000/4269 (126.4 AC) The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.
Building Value	\$0	\$0	
Extra Feature Value	\$0	\$0	
Land Value	\$0	\$0	
Land Agricultural Value	\$26,178	\$27,216	
Agricultural (Market) Value	\$297,040	\$297,040	
Just (Market) Value*	\$297,040	\$297,040	
Assessed Value	\$26,178	\$27,216	
Exempt Value	\$0	\$0	
Taxable Value	\$26,178	\$27,216	
Maximum Save Our Homes Portability	\$0	\$0	
AGL Amount			
"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.			

Building Information

No buildings associated with this parcel.

Extra Features Data

Description	Number of Items	Unit Length x Width x Height	Units	Effective Year Built
No records associated with this parcel.				

Land Information

LAND USE	NUMBER OF UNITS	UNIT TYPE	Frontage	Depth
TBR2 80-89	103.79	AC	0	0
TBR3 70-79	22.61	AC	0	0
MKT.VAL.AG	126.4	AC	0	0

Sale Information

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10-31-2000	\$ 536,900	Warranty Deed	2000 Clerks Documents	4269	Unqualified	Vacant	LONCALA INCORPORATED	BLUE SPRINGS PROPERTIES INC

Sales In Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Gilchrist Home
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Gilchrist County Property Appraiser			
Parcel: 02-08-16-0000-0002-0010 Acres: 30.6			
Name:	BLUE SPRINGS PROPERTIES INC	Land Value	0
Site:	NE CR 340	Building Value	0
Sale:	536,900 on 10-2000 Reason=U Qual=Y	Misc Value	0
Mail:	PO BOX 331 HIGH SPRINGS, FL 326550331	Just Value	91,800
		Assessed Value	6,695
		Exempt Value	0
		Taxable Value	6,695



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GILCHRIST COUNTY

Property Appraiser

Damon C. Leggett, CFA

Sales In Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Gilchrist Home
Owner and Parcel Information					
Owner Name	BLUE SPRINGS PROPERTIES INC		Today's Date	June 30, 2014	
Mailing Address	PO BOX 331		Parcel Number	02-08-16-0000-0002-0010	
	HIGH SPRINGS, FL 32655-0331		Tax District	COUNTY (District 4)	
Location Address	NE CR 340		2013 Millage Rates	17.4544	
Property Usage	TIMBERLAND (005500)		Acreage	30.6	
Section Township Range	2-8-16		Homestead	N	

[Show Parcel Maps](#)

Value Information			Legal Information
	2012 Certified Values	2013 Certified Values	THAT PART OF NE/4 OF SE/4 LYING S OF CO RD 340 97/290 123/93-98 162/553 202/125 205/497 2000/4269 (30.6 AC) The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.
Building Value	\$0	\$0	
Extra Feature Value	\$0	\$0	
Land Value	\$0	\$0	
Land Agricultural Value	\$6,434	\$6,695	
Agricultural (Market) Value	\$91,800	\$91,800	
Just (Market) Value*	\$91,800	\$91,800	
Assessed Value	\$6,434	\$6,695	
Exempt Value	\$0	\$0	
Taxable Value	\$6,434	\$6,695	
Maximum Save Our Homes Portability	\$0	\$0	
AGL Amount			
"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.			

Building Information

No buildings associated with this parcel.

Extra Features Data

Description	Number of Items	Unit Length x Width x Height	Units	Effective Year Built
No records associated with this parcel.				

Land Information

LAND USE	NUMBER OF UNITS	UNIT TYPE	Frontage	Depth
TBR2 80-89	26.1	AC	0	0
TBR3 70-79	4.5	AC	0	0
MKT.VAL.AG	30.6	AC	0	0

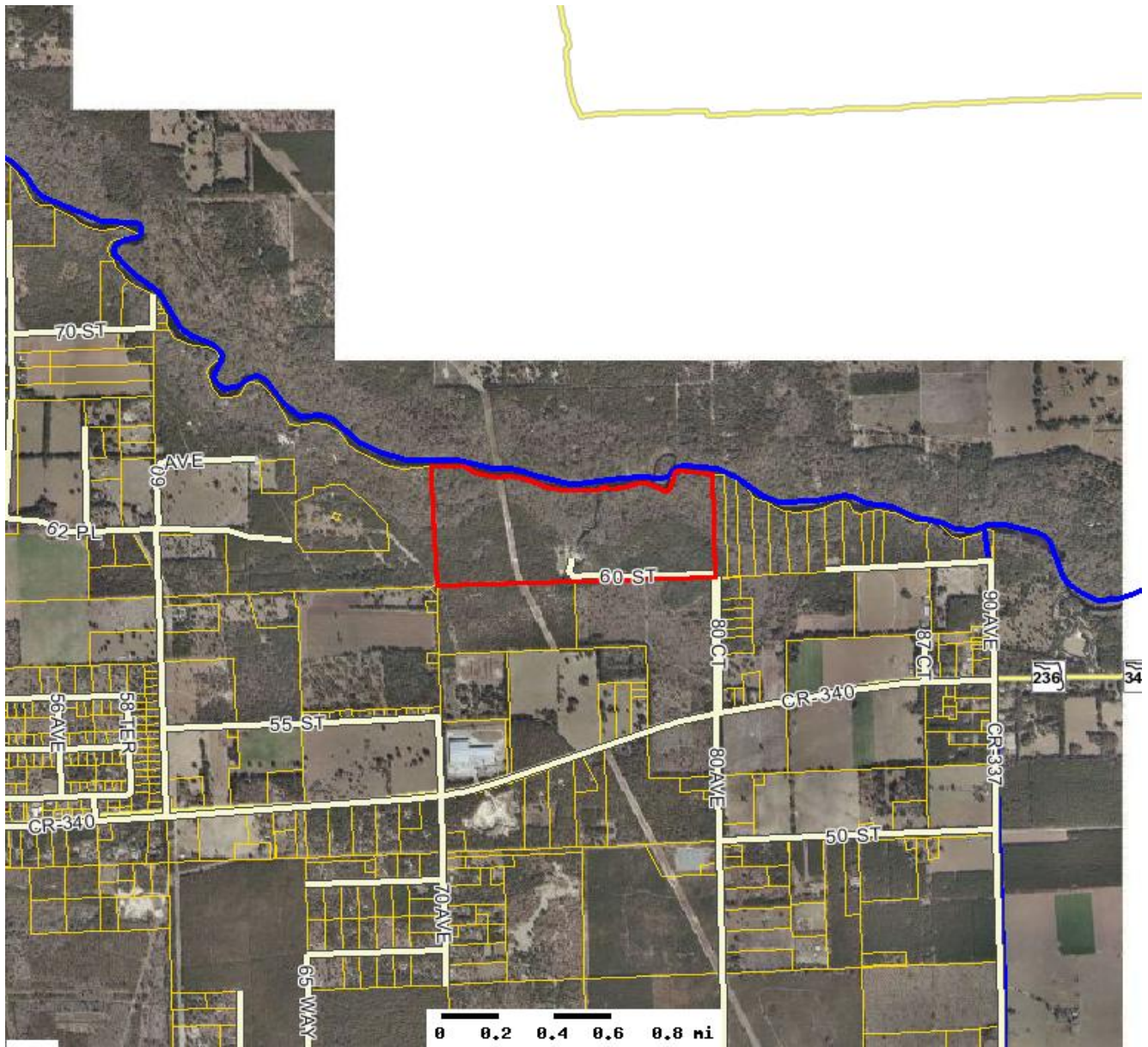
Sale Information

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10-31-2000	\$ 536,900	Warranty Deed	2000 Clerks Documents	4269	Unqualified	Vacant	LONCALA INCORPORATED	BLUE SPRINGS PROPERTIES INC

Sales In Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Gilchrist Home
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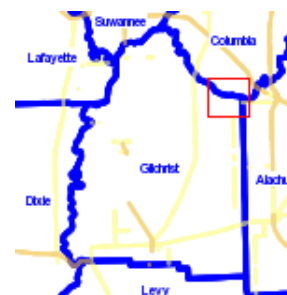
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Gilchrist County Property Appraiser

Parcel: 35-07-16-0000-0001-0000 Acres: 245

Name:	BLUE SPRINGS PROPERTIES INC	Land Value	848,542
Site:	7450 NE 60 ST	Building Value	14,925
Sale:	100 on 07-1996 Reason=U Qual=Y	Misc Value	28,800
Mail:	PO BOX 331 HIGH SPRINGS, FL 326550331	Just Value	892,267
		Assessed Value	892,267
		Exempt Value	0
		Taxable Value	892,267



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GILCHRIST COUNTY

Property Appraiser

Damon C. Leggett, CFA

Sales In Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Gilchrist Home
Owner and Parcel Information					
Owner Name	BLUE SPRINGS PROPERTIES INC		Today's Date	June 30, 2014	
Mailing Address	PO BOX 331		Parcel Number	35-07-16-0000-0001-0000	
	HIGH SPRINGS, FL 32655-0331		Tax District	COUNTY (District 4)	
Location Address	7450 NE 60 ST		2013 Millage Rates	17.4544	
Property Usage	TOURIST AT (003500)		Acreage	245	
Section Township Range	35-7-16		Homestead	N	

[Show Parcel Maps](#)

Value Information			Legal Information
	2012 Certified Values	2013 Certified Values	LOTS 6 & 7 OR FRACT SEC S OF RIVER GRANT OF EASEMENT 134/93 UTLY EASEMT 175/194 187/188 194/268 194/269 198/582 242/578 243/232 243/ 734 2007/4942 2009/900 2012/1951 The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.
Building Value	\$16,610	\$14,925	
Extra Feature Value	\$30,024	\$28,800	
Land Value	\$849,410	\$848,542	
Land Agricultural Value	\$0	\$0	
Agricultural (Market) Value	\$0	\$0	
Just (Market) Value*	\$896,044	\$892,267	
Assessed Value	\$896,044	\$892,267	
Exempt Value	\$0	\$0	
Taxable Value	\$896,044	\$892,267	
Maximum Save Our Homes Portability	\$0	\$0	
AGL Amount			
"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.			

Building Information

Type	Total Area	Heated Area	Exterior Wall	Roof Cover	Interior Wall	Flooring
REC FACIL	864	837	CONC BLOCK	COMP SHNGL	MINIMUM	CLAY TILE
Heating Type	A/C Type	Baths	Bedrooms	Stories	Actual Year Built	Effective Year Built
NONE	NONE	0	0	1	1980	1980

[Show Building Sketch](#)

Type	Total Area	Heated Area	Exterior Wall	Roof Cover	Interior Wall	Flooring
REC FACIL	504	160	BD/BATTEN	COMP SHNGL	PLYWOOD	PINE WOOD
Heating Type	A/C Type	Baths	Bedrooms	Stories	Actual Year Built	Effective Year Built
NONE	NONE	0	0	1	1980	1980

[Show Building Sketch](#)

Extra Features Data

Description	Number of Items	Unit Length x Width x Height	Units	Effective Year Built
O SHELTER (LOW)	1	8 x 12 x 0	96 SF	1980
O SHELTER (LOW)	1	4 x 7 x 0	28 SF	1980
O SHELTER (LOW)	1	20 x 40 x 0	800 SF	1980
O SHELTER (LOW)	1	8 x 12 x 0	96 SF	1980
O SHELTER (LOW)	1	9 x 12 x 0	108 SF	1980
FINISHED SCREEN PRCH	1	12 x 24 x 0	288 SF	1992
FINISHED SCREEN PRCH	1	12 x 21 x 0	252 SF	1992
FINISHED SCREEN PRCH	1	4 x 12 x 0	48 SF	1992
CON-SLAB	1	7 x 36 x 0	252 SF	1980
CON-SLAB	1	5 x 13 x 0	65 SF	1998
CON-SLAB	1	5 x 7 x 0	35 SF	1998
CON-SLAB	1	3 x 5 x 0	15 SF	1998
CON-SLAB	1	2 x 11 x 0	22 SF	1980

CON-SLAB	1	6 x 6 x 0	36 SF	1980
WD DECK	1	4 x 8 x 0	32 SF	1980
WD DECK	1	8 x 12 x 0	96 SF	1980
WD DECK	1	6 x 12 x 0	72 SF	1980
WD DECK	1	4 x 34 x 0	136 SF	1980
WD DECK	1	9 x 25 x 0	225 SF	1980
WD DECK	1	15 x 16 x 0	240 SF	1980
WD DECK	1	6 x 6 x 0	36 SF	1980
WD DECK	1	4 x 6 x 0	24 SF	1980
WD DECK	1	4 x 4 x 0	16 SF	1980
WD DECK	1	8 x 15 x 0	120 SF	1980
WD DECK	1	4 x 1221 x 0	4,884 SF	1980
WF UTILITY	1	10 x 12 x 0	120 SF	1980
WF UTILITY	1	8 x 12 x 0	96 SF	1980
OP SHL/SLB (LOW)	1	16 x 20 x 0	320 SF	1980
OP SHL/SLB (LOW)	1	16 x 29 x 0	464 SF	1980
OP SHL/SLB (LOW)	1	22 x 40 x 0	880 SF	1980
OP SHL/SLB (LOW)	1	16 x 30 x 0	480 SF	1980
OP SHL/SLB (LOW)	1	6 x 10 x 0	60 SF	1980
WATER/ELECT	1	0 x 0 x 0	23 UT	2000

Land Information

LAND USE	NUMBER OF UNITS	UNIT TYPE	Frontage	Depth
01RC01	1000	FF	0	0
01RC01	1000	FF	0	0
01RC01	3344	FF	0	0
CAMP/RV SITES	70	LT	0	0
SFR 240-319.99 AC	135.59	AC	0	0
SFR 240-319.99 AC	17.4	AC	0	0
AC/NO VAL	92.01	AC	0	0

Sale Information

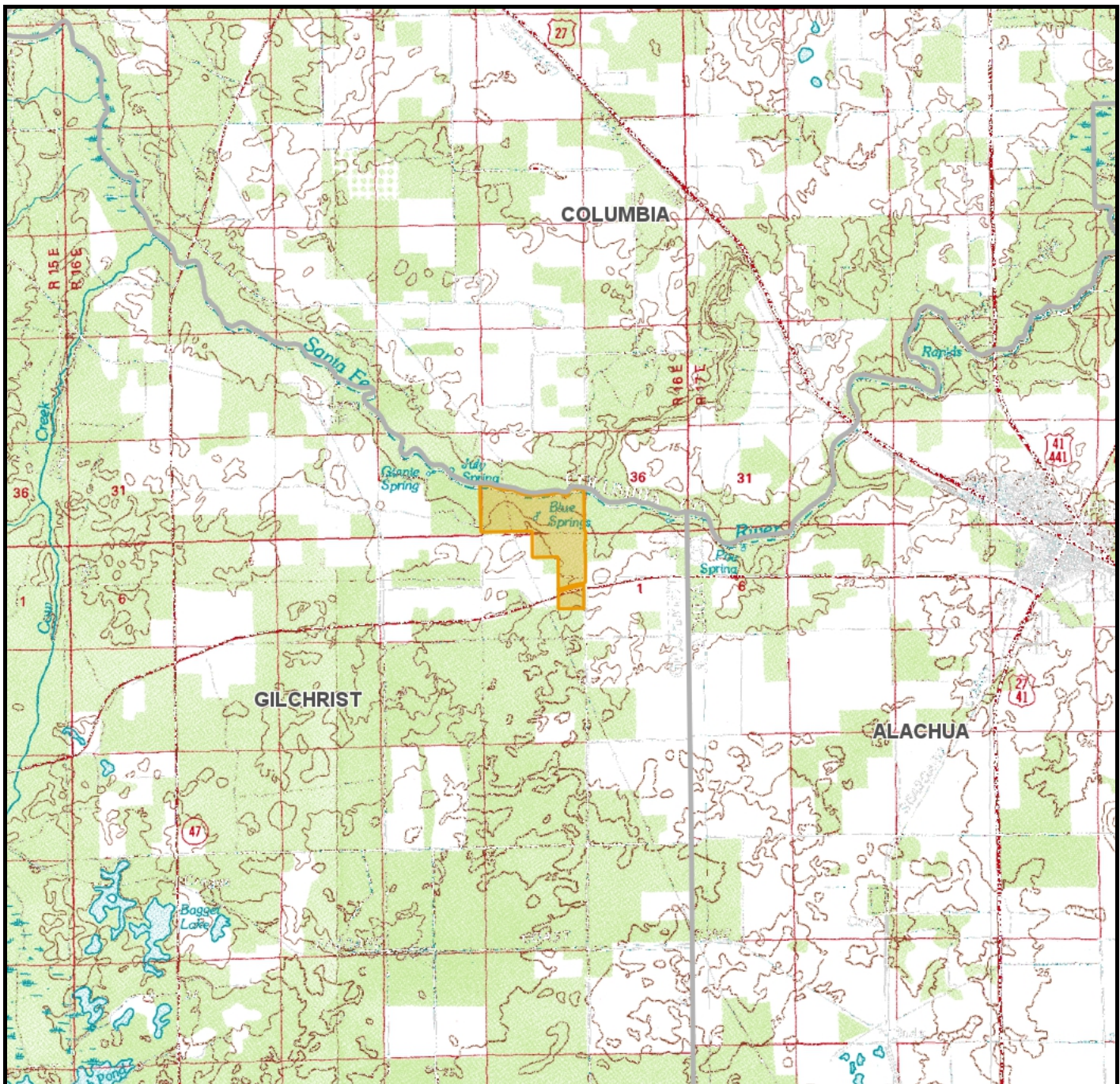
Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
07-18-1996	\$ 100	PERS REPRESENTATIVE	242 Clerks Documents	578	Unqualified	Vacant	HARRY E BARR & OTHERS	HARRY E BARR
03-23-1993		FEE SIMPLE DEED	198 Clerks Documents	582	Unqualified	Vacant	HARRY E BARR	BLUE SPGS PROPERTIES INC

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[Field Definitions](#)
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[Gilchrist Home](#)

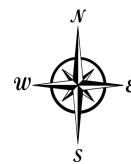
The Gilchrist County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The Senior Exemption Does Not Apply to All Taxing Authorities. Just (Market) Value is established by the Property Appraiser for ad valorem tax purposes. It does not represent anticipated selling price. Working values are subject to change. Website Updated: April 20, 2014

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ATTACHMENT C – Maps and Aerial Photographs



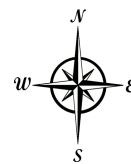
Blue Springs Park Topographic Map



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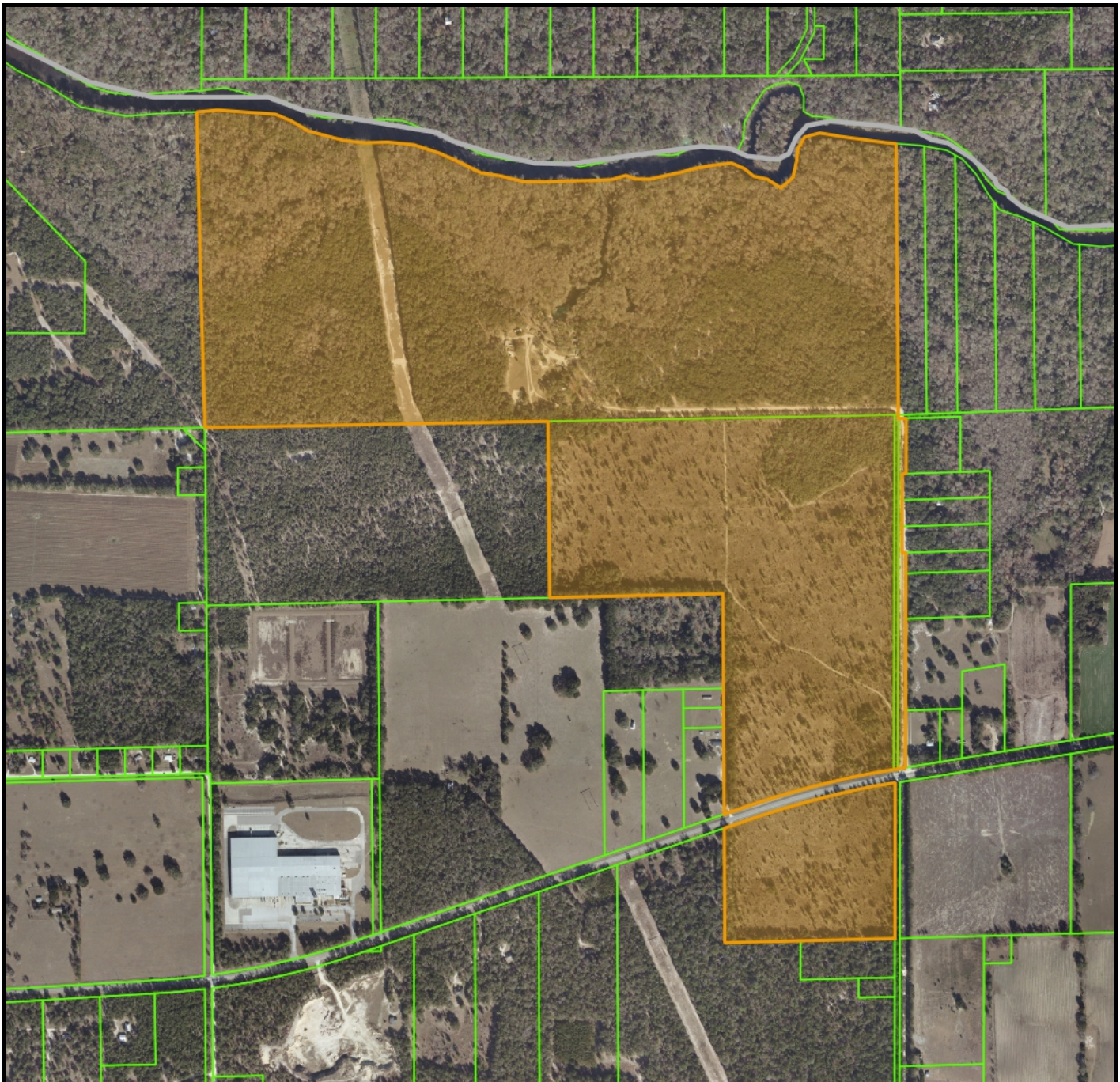


Blue Springs Park Aerial Photography

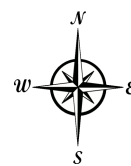


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Blue Springs Park Aerial Photography



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APPENDICES

- 1. Resolution, Gilchrist County Commission, February 3, 2014**
- 2. Boundary Survey, M. K. Flowers and Assoc., August 14, 1972**
- 3. Boundary Survey, Alachua County Land Surveys, Inc., September 23, 1986**
- 4. Specific Purpose Survey, Parrish Reg. Land Surveyors, Inc., August 5, 1997**
- 5. Listed Species Survey Report, George Otto, Creative Environmental Solutions, Inc., October 23, 2003**
- 6. Turtles in Gilchrist Blue Springs Park, Gerald R. Johnston, Ph.D., Department of Natural Sciences, Santa Fe College, Gainesville, Florida**
- 7. Gastropods of Blue Springs (Gilchrist County), Dina Liebowitz, Ph.D., Post Doctoral Researcher, California Ocean Science Trust, Oakland, CA**
- 8. Letter from Pete Butt, Karst Environmental Services, Inc., June 29, 2014**
- 9. On the Scientific Value of Blue Springs (Gilchrist County), Dr. Matthew J. Cohen, Associate Professor, School of Forest Resources and Conservation, University of Florida, Gainesville, Florida**
- 10. "Alluring Blue Springs Up For Sale for a Cool \$10 Million," Craig Pittman and Caryn Baird, Tampa Bay Times, Published on TheLedger.com, November 28, 2013**
- 11. Photos of Blue Springs Park, June 27, 2014**

Appendix 1

Gilchrist County Board of County Commissioners

209 SE First St.

Trenton, FL 32693

Phone: 352-463-3198 Fax: 352-463-3411

District I
Sharon A. Langford

District II
D. Ray Harrison, Jr.

District III
Todd Gray

District IV
John Thomas

District V
Kenrick Thomas

David "Duke" Lang, Jr.
County Attorney
352-463-7800

Bobby Crosby
County Administrator
352-463-3198

Todd Newton
Clerk of Court
325-463-3170

Mr. Herschel T. Vineyard, Jr.
Secretary
Florida Department of Environmental Protection
3900 Commonwealth Boulevard, Mail Station # 10
Tallahassee, FL 32399-3000

February 3, 2014

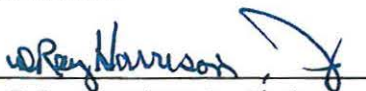
Dear Mr. Vineyard,

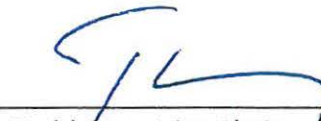
Gilchrist County has always taken pride in the beauty and uniqueness of our natural springs here in Gilchrist County. The springs are a privilege that our citizens enjoy year round, as well as one that many visitors from outside of our county come to enjoy.

We have been notified that the state is interested in purchasing Blue Springs Park. Blue Springs is a beautiful park and is used frequently by not only our citizens, but people from many other surrounding counties, including Alachua, Columbia, Suwannee and Union. The location and the beauty of Blue Springs, attract many people that travel to the area specifically to enjoy the setting, the charm and the services that are available at the park.

We, as the Gilchrist County Board of County Commissioners, would like to express our support for the states purchase of the Blue Springs Park.

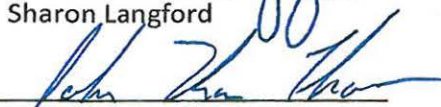
Thank you very much for the opportunity to express our support and for your time and consideration regarding this matter.


D Ray Harrison Jr., Chairman


Todd Gray, Vice Chair


Sharon Langford


Kenrick Thomas


John Rance Thomas



RESOLUTION NO: 2014-01

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF GILCHRIST COUNTY, FLORIDA EXPRESSING SUPPORT FOR THE PURCHASE OF BLUE SPRINGS PARK BY THE STATE OF FLORIDA UNDER THE FLORIDA FOREVER PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Gilchrist County, Florida is known both State and Nationally for its numerous beautiful crystal clear springs located along the bordering world famous Suwannee River, together with those found along the Santa Fe River; and

WHEREAS, both of these rural rivers and the springs adjacent to them represent Florida in its natural and purest state, provide natural habitat for numerous species of plants, fish, amphibians, and other forms of wildlife, and provide economic-tourism opportunities for Gilchrist County from people who enjoy and utilize the recreational opportunities associated with them; and

WHEREAS, the rivers bordering Gilchrist County, Florida and the springs thereon are largely unspoiled because of the rural nature of Gilchrist County; and

WHEREAS, one of the pristine springs located in Gilchrist County, Florida along the Santa Fe River is known as "Blue Springs Park"; and

WHEREAS, "Blue Springs Park" is presently privately owned, but it is the Board of County Commissioners understanding that it is now for sale; and

WHEREAS, the Board believes that this is an excellent opportunity for the State of Florida to purchase the "Blue Springs Park" so that the property can be preserved, protected, maintained, and managed by the State for the benefit and enjoyment of future generations of the public;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Gilchrist County, Florida as follows:

Section 1. That the foregoing recitals are ratified and confirmed as being true and correct and are incorporated and made a specific part of this resolution as if more fully written below.

Section 2. That the Board of County Commissioners of Gilchrist County, Florida hereby expresses its support for the public acquisition and purchase of "Blue Springs Park" by the State of Florida under the *FLORIDA FOREVER PROGRAM*.

Section 3. That the purchase of "Blue Springs Park" by the State of Florida would serve a public purpose in providing for the future preservation, protection, maintenance, and management, of one of this State's ecological "treasures".

Section 4. That the County Administrator is hereby directed to provide a copy of this resolution to the Office of Environmental Services, Division of State Lands, Florida Department of Environmental Protection, and to any other public officials as may be necessary and appropriate regarding this matter.

Section 5. This resolution shall be effective immediately upon adoption.

DULY ADOPTED this 3rd day of February, 2014.



ATTEST:

Todd Newton
Todd Newton
Clerk to the Board of County Commissioners

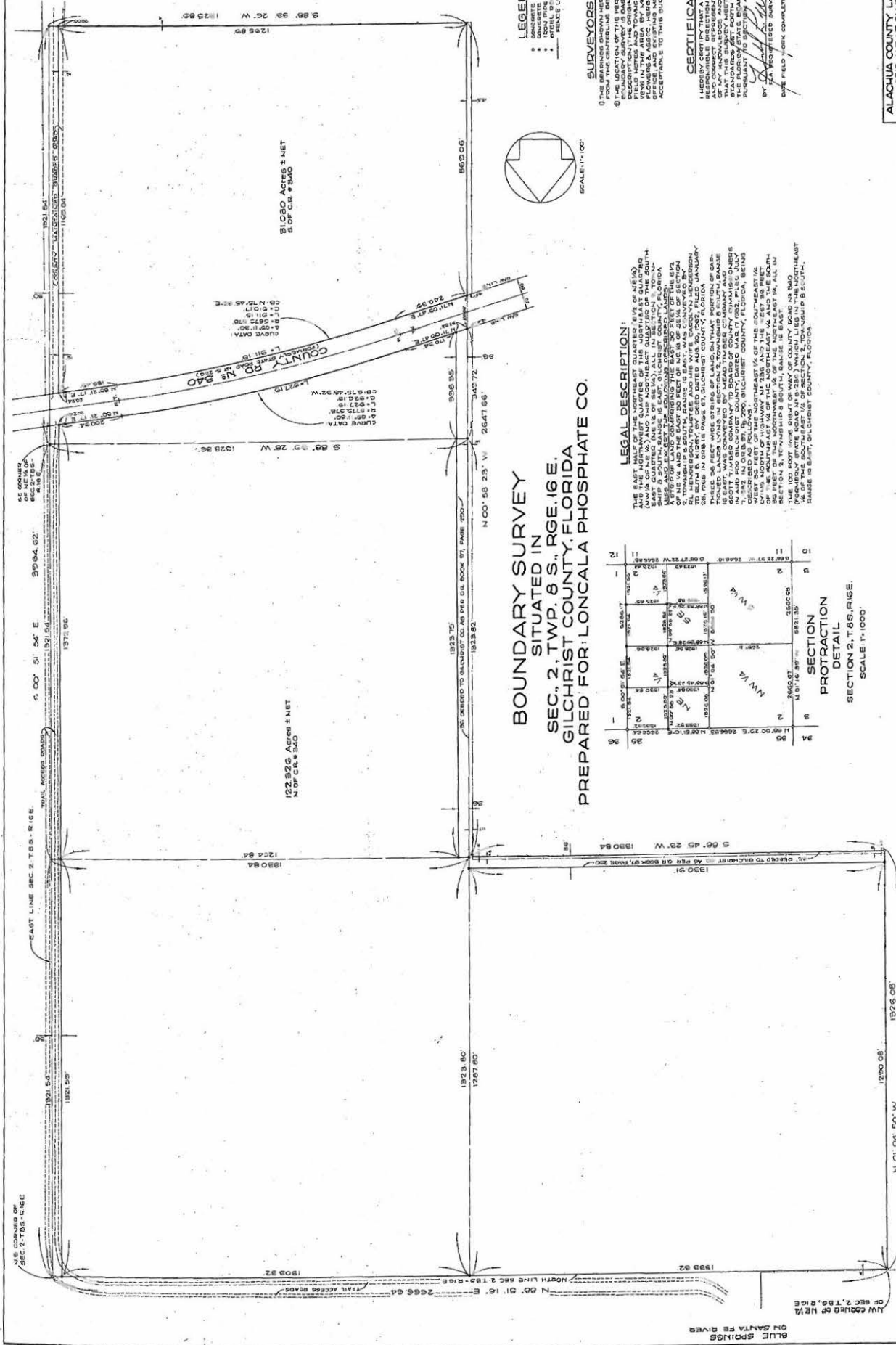
BOARD OF COUNTY COMMISSIONERS OF
GILCHRIST COUNTY, FLORIDA

By: D. Ray Harrison, Jr.
D. Ray Harrison, Jr., Chair



CERTIFIED: TRUE COPY
TODD NEWTON, CLERK
BY: Patty McCaughy
Deputy Clerk
Date: 2-7-14

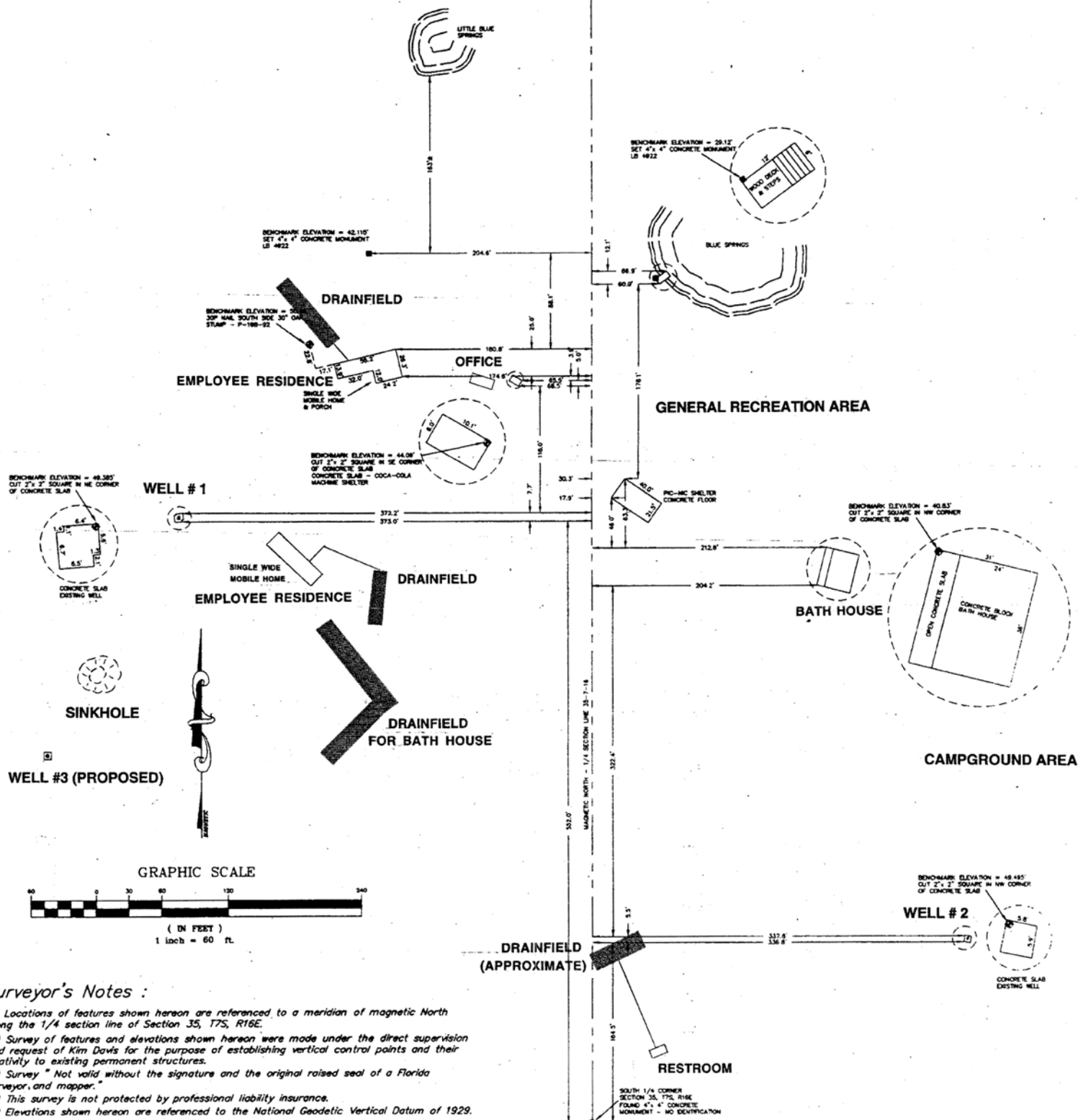
Appendix 3



A Specific Purpose Survey In Section 35, T7S, R16E Gilchrist County, Florida

For : Kim Davis

Appendix 4



Surveyor's Notes :

- 1.) Locations of features shown hereon are referenced to a meridian of magnetic North along the 1/4 section line of Section 35, T7S, R16E.
- 2.) Survey of features and elevations shown hereon were made under the direct supervision and request of Kim Davis for the purpose of establishing vertical control points and their relatively to existing permanent structures.
- 3.) Survey "Not valid without the signature and the original raised seal of a Florida surveyor and mapper."
- 4.) This survey is not protected by professional liability insurance.
- 5.) Elevations shown hereon are referenced to the National Geodetic Vertical Datum of 1929.

ADDITIONS TO THIS SURVEY MADE BY:
KARST ENVIRONMENTAL SERVICES, INC.

Certificate :

I hereby certify that this is a true and correct representation of a survey made under my responsible direction and supervision, that meets the minimum technical standards set forth by the Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated 8/5/97

Ronald E. Parrish, PLS Cert. No. 4929

Field work completed 8/1/97 - Job No. P-146-97 - Field Book 1997-G

Parrish Reg. Land Surveyors, Inc.
305 S. Main Street - P.O. Box 310
Trenton, Florida 32693
Telephone (352)-463-2938

KARST ENVIRONMENTAL
SERVICES, INC.
PO Box 1368 • 7500 County Rd 340
High Springs, FL 32643
(904) 454-3556 • FAX (904) 454-3541



Appendix 5

Engineers, Environmental Scientists, and Geologists

1425 NW 6th Street • Gainesville, FL 32601

October 23, 2003

Ms. Kim Davis
Blue Springs Properties, Inc.
P.O. Box 331
High Springs, Florida 32655

Subject: Listed Species Survey
RE: Blue Springs Properties, Inc.
31.01 acres in S2, T8S, R16E in Gilchrist County, Florida
CES Project No: 03-119

Dear Ms Davis:

Creative Environmental Solutions, Inc. (CES) conducted a listed species survey for the Blue Springs Properties Inc. project, 31.01 acres, on October 22, 2003. The project area was investigated to determine the presence of any plant and animal species and/or critical habitat listed by the U.S. Fish and Wildlife Service (FWS), the Florida Fish and Wildlife Conservation Commission (FWC) and the Florida Natural Areas Inventory (FNAI).

CES surveyed the property for listed plant and animal species by walking and/or driving the perimeter of the boundary and intermittent grid patterns through the interior. The following community types were identified within the project limits: slash pine plantation, 2-6 inch DBH (*Pinus elliottii*). Sub-canopy constituents include: red bay (*Persea borbonia*), post oak (*Quercus stellata*), turkey oak (*Quercus laevis*), and hercules' club (*Zanthoxylum clava-herculis*). Ground cover constituents include: wire grass (*Aristida stricta*), yellow jessamine (*Gelsemium sempervirens*), muscadine grape (*Vitus rotundifolia*), catbrier (*Smilax* sp.), beautyberry (*Callicarpa americana*), saw palmetto (*Serenoa repens*), and pawpaw (*Asimina triloba*).

As a result of the survey, gopher tortoise (*Gopherus polyphemus*) burrows were found within the property limits. The gopher tortoise is a species of special concern as listed by the FWC. No other listed plant or animal species were observed during the survey, however planted pine with gopher tortoise burrows provides suitable habitat for, but not limited to, the following species: gopher frog (*Rana capito*), Eastern indigo snake (*Drymarchon corais couperi*), Sherman's fox squirrel (*Sciurus niger shermanii*), Florida mouse (*Peromyscus floridanus*), Florida pine snake (*Pituophis melanoleucus mugitus*), and short-tailed snake (*Stilosoma extenuatum*).

CES located, assessed, flagged and mapped the gopher tortoise burrows within the property boundaries for the purpose of future permitting with the FWC. The survey resulted in the location of fifty-one (51) gopher tortoise burrows within the 31.01 acre project boundaries. Nineteen (19) burrows were classified as active, thirteen (13) as inactive and nineteen (19) as abandoned. Therefore it is estimated that 20 tortoises inhabit the 31.01 acre project area. Please refer to the enclosed aerial depicting the approximate burrow locations.

Gopher tortoises are listed as a species of special concern by the FWC. The following three options are available for developing lands containing this species:

1. Develop so as to avoid gopher tortoise burrows by avoiding concentrations of burrows altogether and/or maintaining a 25 foot radius around the entrance of individual burrows.
2. Apply for a permit for removal and relocation of the animals in a manner consistent with FWC guidelines. This option involves blood testing of tortoises and locating and obtaining an FWC approved recipient site.
3. Apply for an incidental take permit, in lieu of relocation, that will allow development of the parcel without moving the tortoises. This option involves making a mitigation payment to the appropriate FWC Land Acquisition Trust Fund for gopher tortoise habitat protection.

A representative population of tortoises must be tested for Upper Respiratory Tract Disease (URTD) prior to obtaining a relocation permit from FWC. If any tortoise tests positive, none of the tortoises may be relocated off-site and a Taking Permit must be obtained. Should you wish to proceed with the option of obtaining a Taking Permit from FWC, blood testing for URTD is not required. Either option requires a permit prior to any site clearing or other construction activities. CES will provide you a cost proposal for the permitting option chosen upon request. Two to three months is necessary to complete gopher tortoise permitting with FWC.

Should you wish to discuss the results or have any questions, please call Tammy L. Garcia or George Otto at 352-371-4333. Thank you for the opportunity to be of service to the Blue Springs Properties, Inc. project.

Sincerely,



George Otto
Environmental Scientist

pc: Kim Davis, Blue Springs Properties, Inc.

Appendix 6

Turtles in Gilchrist Blue Springs Park

Gerald R. Johnston, Ph.D.

Department of Natural Sciences, Santa Fe College

Gainesville, FL 32606

Over the past ten years, my students and I have been conducting mark-recapture studies of the turtle populations in the Santa Fe River and its adjacent springs (www.santafeturtle.org; Thomas 2009; Johnston et al. 2011; Kornilev et al. 2011; Suarez et al. 2011; Johnston et al. 2012a,b; Johnston and Suarez 2012; Kornilev et al. 2012; Mitchell and Johnston 2012a,b; Thomas et al. 2014). To assess the status of each population, it has been important to sample every type of habitat within this heterogeneous ecosystem. Gilchrist Blue Springs Park has been one of our study sites since we teamed with Kim Davis in 2009, and we have found it to be one of the most important of all turtle habitats. Ten native species live in Blue Springs (Table 1). The only other spring or spring run in the Santa Fe River basin with as many species is the Ichetucknee River. Blue Springs' turtles represent 52.6 % of all native Florida freshwater turtle species. Each species is unique, and I provide below a summary of our capture data for each species.

Table 1. Number of individuals of each native turtle species captured, measured, marked, and released in Gilchrist Blue Springs between May 2009 and June 2014.

Species	# of individuals
<i>Apalone ferox</i> (Florida Softshell)	1
<i>Chelydra serpentina</i> (Common Snapping Turtle)	128
<i>Kinosternon baurii</i> (Striped Mud Turtle)	107
<i>Macrochelys suwanniensis</i> (Suwannee Alligator Snapping Turtle)	1
<i>Pseudemys concinna suwanniensis</i> (Suwannee Cooter)	597
<i>Pseudemys floridana</i> (Peninsula Cooter)	2
<i>Pseudemys nelsoni</i> (Florida Red-bellied Turtle)	16
<i>Sternotherus minor</i> (Loggerhead Musk Turtle)	134
<i>Sternotherus odoratus</i> (Common Musk Turtle)	20
<i>Trachemys scripta</i> (Yellow-bellied Slider)	136
Total	1,142

Apalone ferox (Florida Softshell)

This is a rare turtle in the Santa Fe River and springs. We have captured 31 individuals in the entire system. One individual was in Blue Springs, an adult female that weighed 8.8 kg.

Chelydra serpentina (Common Snapping Turtle)

Blue Springs is an important site for *C. serpentina* because it provides the soft substrate and abundant vegetation that this species prefers (Ernst and Lovich 2009). It also provides the warmest available temperatures during the winter months, and a radiotelemetry study revealed that some individuals use Blue Springs as a winter thermal refugium. We have captured a total of 14 individuals (seven adult females, seven adult males) in Blue Springs. These are shy turtles that are never aggressive when encountered under water. They generally bury themselves in soft substrate or hide in beaver burrows during the day. Encounters with humans are rare. Most park visitors are unaware of their presence. In addition to being important scavengers in this ecosystem, they also consume plants such as the invasive *Hydrilla verticillata* (Johnston and Suarez 2012). The population of *C. serpentina* in the Santa Fe River is small, and it merits conservation concern because it is vulnerable to illegal harvest for human consumption (Johnston et al. 2012b).

Kinosternon baurii (Striped Mud Turtle)

Blue Springs is an important site for *K. baurii* because of its soft substrate and abundant vegetation (Ernst and Lovich 2009). We have captured 37 individuals in Blue Springs, more than at any other site associated with the Santa Fe River. Our sample includes one juvenile, 21 adult females, and 15 adult males. Juveniles are very difficult to find and are probably more abundant than our data indicate. The one juvenile we did find measured 31 mm carapace length. It is the smallest *K. baurii* in our study. The presence of this individual and four gravid females suggests that reproduction is occurring at Blue Springs.

Macrochelys suwanniensis (Suwannee Alligator Snapping Turtle)

Macrochelys suwanniensis is endemic to the Suwannee River basin (Thomas et al. 2014). It warrants serious conservation concern because of its small geographic range and vulnerability to illegal harvest for human consumption. We have captured 109 individuals throughout the Santa Fe River, but only one was captured in Blue Springs. It was an adult male that weighed 45 kg.

Pseudemys concinna suwanniensis (Suwannee Cooter)

Pseudemys concinna suwanniensis has a very small geographic range (Fig. 1) and a history harvest for human consumption. Consequently, it is worthy of great conservation concern. We have found the Santa Fe River to support the most robust population of *P. c. suwanniensis* known to exist. Blue Springs provides critical habitat for this herbivorous turtle. In Blue Springs, we have captured 597 individuals representing all size classes and both sexes (Fig. 2).

Juvenile turtles are well represented. In particular, we have captured 61 individuals in the 20-59 mm carapace length size range. These turtles are 1-2 years old, and no other site along the Santa Fe River has such an abundance of this demographic group. In fact, our data suggest that Blue Springs is a critical nursery habitat for *P. c. suwanniensis*. Adult females typically move into Blue Springs during May-July and lay eggs in the open sandy areas surrounding Blue, Little Blue, and Naked Springs. Hatchlings then migrate to the water and spend their first two years in the vegetation in the spring run before moving out to the river.

Blue Springs is also a critical feeding area for subadult females, adult females, and adult males during extended periods of dark water in the river when growth of submerged aquatic vegetation is inhibited. For example, a massive group of *P. c. suwanniensis* moved into Blue Springs during July – October 2013 and grazed heavily on *H. verticillata*. We observed 200-500 individuals on a daily basis. On 8 September 2013, we captured 477 individuals and documented a biomass of 2,100 kg/ha. This is the highest biomass of freshwater turtles ever recorded for any species in North America. The turtles returned in similar numbers in March 2014. They grazed nearly all of the *H. verticillata* (except the tuberous roots) and then returned to the river by early June 2014. The large aggregations we observed in Blue Springs did not occur in any of the other springs associated with the Santa Fe River. The abundant vegetation in Blue Springs is a unique and critical resource for *P. c. suwanniensis*.

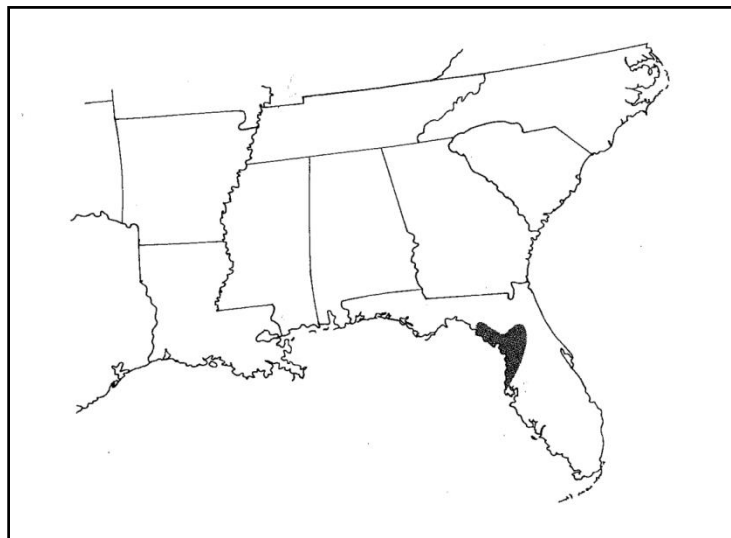


Figure 1. Geographic range of the Suwannee Cooter (*Pseudemys concinna suwanniensis*). Adapted from Ernst and Lovich (2009).

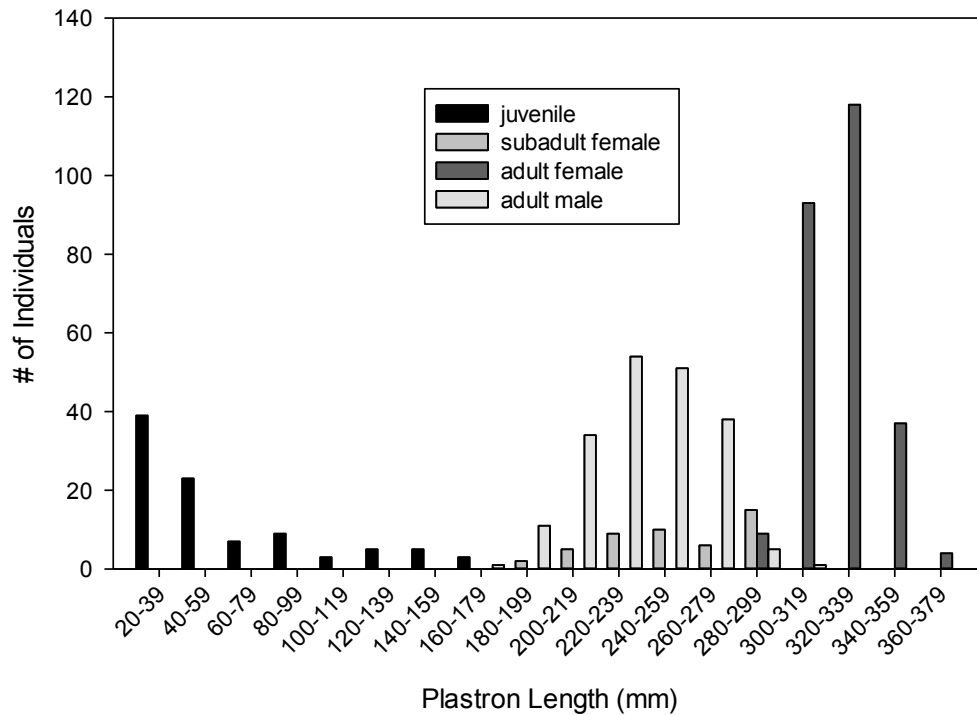


Figure 2. Size distribution of *Pseudemys concinna suwanniensis* captured in Blue Springs (2009-2014). Each individual is represented once.

Pseudemys floridana (Peninsula Cooter)

Pseudemys floridana is not a common turtle in the Santa Fe River and its associated springs. We have captured a total of 49 individuals, and two were in Blue Springs (one hatchling, one adult male).

Pseudemys nelsoni (Florida Red-bellied Turtle)

Pseudemys nelsoni is not a common turtle in the Santa Fe River, but Blue Springs appears to be an important habitat for this species. We have captured 16 individuals (six adult females, ten adult males). Four of the six females were gravid, suggesting that Blue Springs may be an important nesting site for this species. We have captured only one other gravid female throughout the entire Santa Fe River.

Sternotherus minor (Loggerhead Musk Turtle)

Sternotherus minor feeds primarily on snails and crayfish, which are abundant in Blue Springs. Consequently, we have captured 134 *S. minor* representing all size classes and both sexes (Fig. 3). Of all the hatchlings captured in the Santa Fe River and adjacent springs, 36.8% were in Blue Springs. Of all the gravid females captured in the Santa Fe River and adjacent springs, 40% were in Blue Springs. Clearly, Blue Springs is an important site for this species, which merits conservation concern due to its vulnerability to illegal collection for the pet trade.

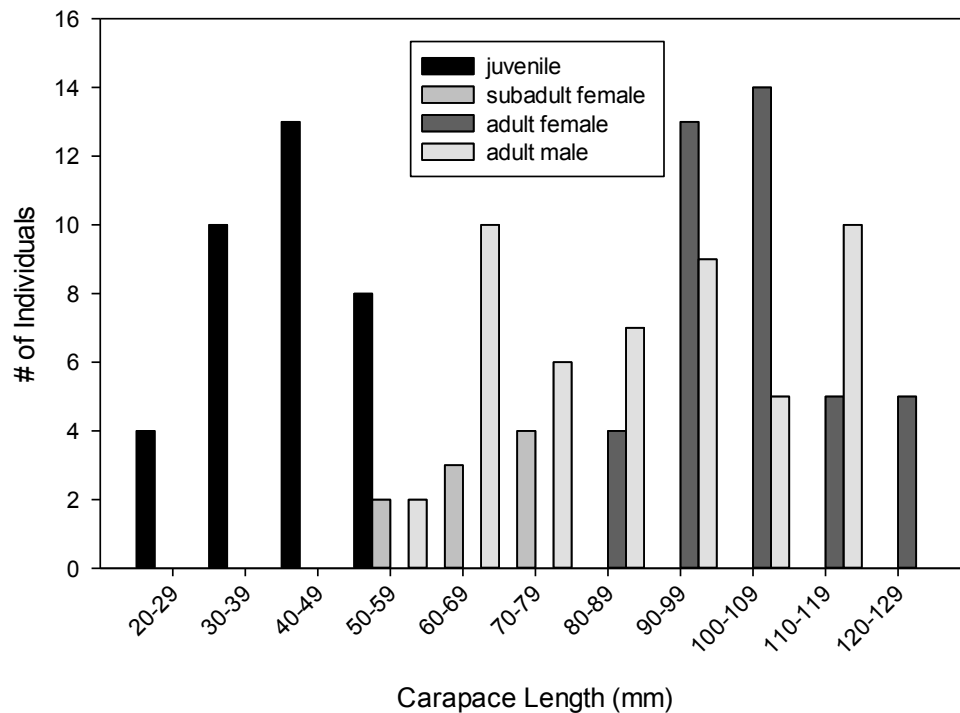


Figure 3. Size distribution of *Sternotherus minor* captured in Blue Springs (2009-2014). Each individual is represented once.

Sternotherus odoratus (Common Musk Turtle)

Blue Springs provides important habitat for *S. odoratus*. We have captured 39 individuals in the Santa Fe River and adjacent springs, and 20 of these were in Blue Springs. The Blue Springs sample includes seven hatchlings, nine adult females, and four adult males. The hatchlings in Blue Springs represent 58.3% of all hatchlings found throughout the Santa Fe River and adjacent springs. Furthermore, 77.8% of all gravid females were captured in Blue Springs.

Trachemys scripta (Yellow-bellied Slider)

The *T. scripta* population in the Santa Fe River is unique because it occurs at the southeastern edge of the species' geographic range (Fig. 4) and because this species is typically associated with pond habitats. We captured 136 *T. scripta* in Blue Springs. All size classes and both sexes were represented (Fig. 5). The presence of ten hatchlings and five gravid females suggests that this species reproduces at Blue Springs.

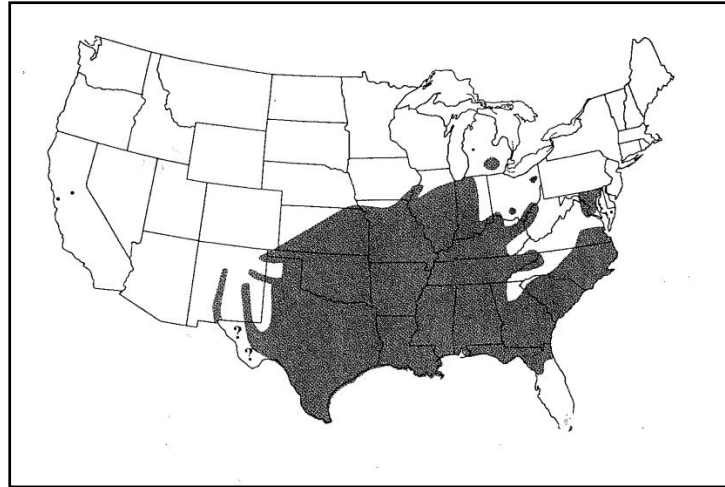


Figure 4. Geographic range of the Yellow-bellied Slider (*Trachemys scripta*). Adapted from Ernst and Lovich (2009).

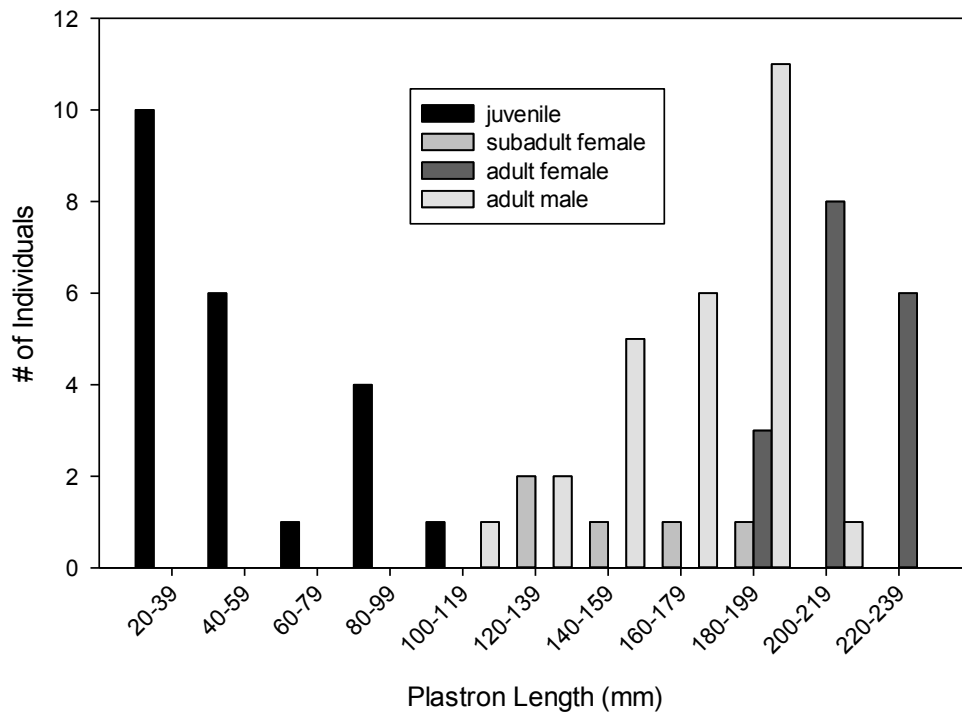


Figure 5. Size distribution of *Trachemys scripta* captured in Blue Springs (2009-2014). Each individual is represented once.

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Appendix 7

GASTROPODS OF BLUE SPRINGS (GILCHRIST COUNTY)

Dina Liebowitz

Introduction

This document provides a brief overview of gastropod diversity, distributions, and ecological interactions in Blue Springs, Gilchrist County, through surveys conducted from December 15, 2008 to August 13, 2009. The data presented here were collected as part of a larger effort, which explored the role of gastropods in controlling nuisance algal blooms, and examined the environmental drivers of gastropod population size (see Liebowitz *et al.*, 2014). Blue Springs in Gilchrist County was a core component of this study, representing the small number of springs with relatively high nitrate levels, yet high dissolved oxygen (DO) levels, low algal abundance, and large gastropod populations. Through this study, we found that Blue Springs hosted some of the highest gastropod densities of the springs we tested, and was one of the few sites that maintain gastropod population levels approaching those seen in historic studies.

Methods

Surveys were conducted three times over the course of a year, on 15 December 2008, 27 March 2009, and 13 August 2009. We collected samples at three sites along the Blue Springs: Site 1 was at the spring vent, Site 2 was 100 m downstream, and Site 3 was 200 m downstream from the vent, before the confluence with the river. At each site we established two line transects spanning from bank to bank perpendicular to the river (transects were parallel to each other and 10 m apart), with three sampling points evenly spaced along each line transect. This provided a total of six sampling points per site, which were averaged to give a single value per site. We sampled vegetation and large invertebrates at each sampling point using a Hess-type invertebrate sampler (giving quantitative measures of biomass density) with a circular footprint of 0.086 m². Vegetation samples were rinsed with deionised water to remove sediment and foreign materials, and sorted into biomass categories; each component was blotted dry, weighed for wet mass, oven dried at 70 °C for 24 hours, and reweighed for dry mass. Gastropods were sorted by family level, counted, dried, and weighed for dry mass of the complete animal (see Liebowitz *et al.*, 2014 for details).

Results

Gastropod populations and distribution patterns in Blue Springs

Five of the seven main gastropod families which are present in Florida are represented in the Blue Springs gastropod populations (Ampullariidae, Pleuroceridae, Hydrobiidae, Physidae, and Planorbidae are present, while Viviparidae and Lymnaeidae were not seen. Ancyliidae (limpets) were not surveyed). Gastropods of the Pleurocerid family, specifically *Elimia spp.*, comprised the majority of the populations, both numerically as well as by weight (Fig. 1). The biomass of the gastropods had a maximum of 446 g m⁻² at a single sample, which is the fifth highest value of

the 460 samples collected throughout the state during this project (the four highest samples were collected from Cypress Springs). This distinguishes Blue Springs as one of the few springs that currently approaches the high gastropod biomasses found in a historic study (see Dutoit, 1979 for Ichetucknee Springs as a reference for historic gastropod biomass levels, with Pleurocerid populations reaching 579 g m^{-2} , and overall gastropod populations as high as 719 g m^{-2} , at the Ichetucknee Headspring). Within Blue Springs, the highest gastropod populations were found consistently around the spring vent, with levels dropping down at sites 100 m and 200 m downstream (Fig. 2). No invasive Thiaridae (of Melanesian origin) were found, even though they are becoming common, and sometimes dominant, in many of the springs across the state. Blue Springs displays a negative relationship between gastropods and algae within the spring run (Fig. 3), which is also found across the 11 surveyed springs. However, the high levels of Elodea around the spring vent at the time of sampling may have been a factor impacting that relationship.

Utility for conservation and research

Blue Springs has some of the highest densities of gastropods in the state, with particularly high populations of *Elimia spp.*, an important native grazer which can potentially control nuisance filamentous algal blooms if their populations are high enough (Liebowitz *et al.*, 2014). Though not measured quantitatively, the populations at this site seem particularly robust, as they show a wide range of sizes, indicating that they are successfully breeding and recruiting at the site. However, it remains unknown why the spring vent has such high populations, while the sites downstream show declines (though still higher than many springs in the state). Understanding this pattern, particularly in a system where DO is high throughout the spring run, could provide important insights into the environmental requirements and vulnerabilities of this species. The preservation of this spring as a habitat for these gastropods, as well as for a study region to understand their variability within this system, would provide a key resource for the state's management of its valuable natural areas.

References:

DuToit, C. H. 1979. The Carrying Capacity of the Ichetucknee Springs and River. University of Florida. Gainesville, FL.

Liebowitz, D. M., Cohen, M. J., Heffernan, J. B., Korhnak, L. V. and Frazer, T. K. 2014. Environmentally-mediated consumer control of algal proliferation in Florida springs. *Freshwater Biology*. doi: 10.1111/fwb.12403

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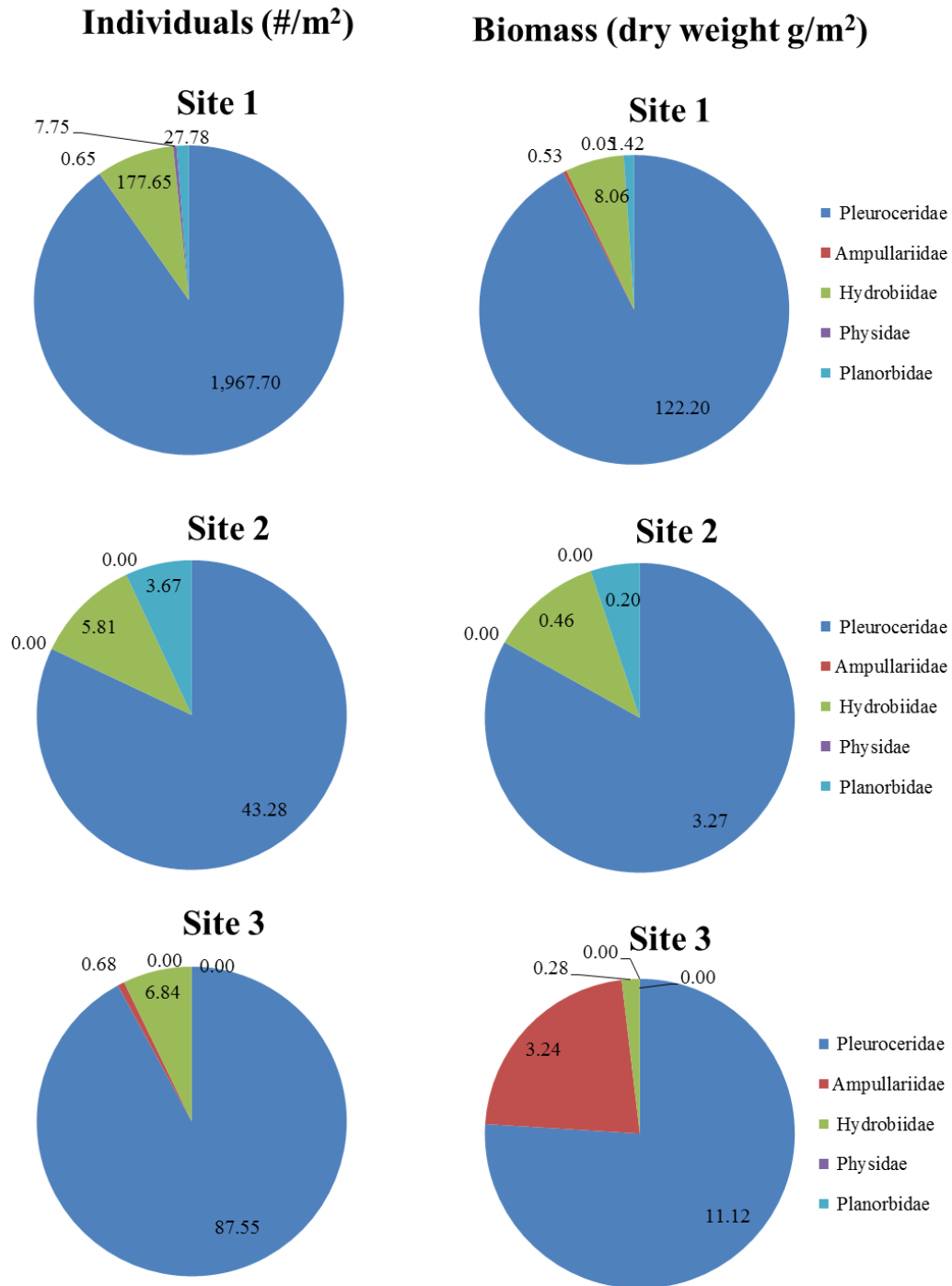


Figure 1. Average distribution of gastropod families in Blue Springs by site. Site 1 is at the vent, Site 2 is located 100 meters downstream, and Site 3 is located 200 meters downstream. Charts on the left are for counts of individuals m^{-2} , and charts on the right are for biomass m^{-2} . Each chart is the averages of 18 sampled points (six points per site, times three sampling periods).

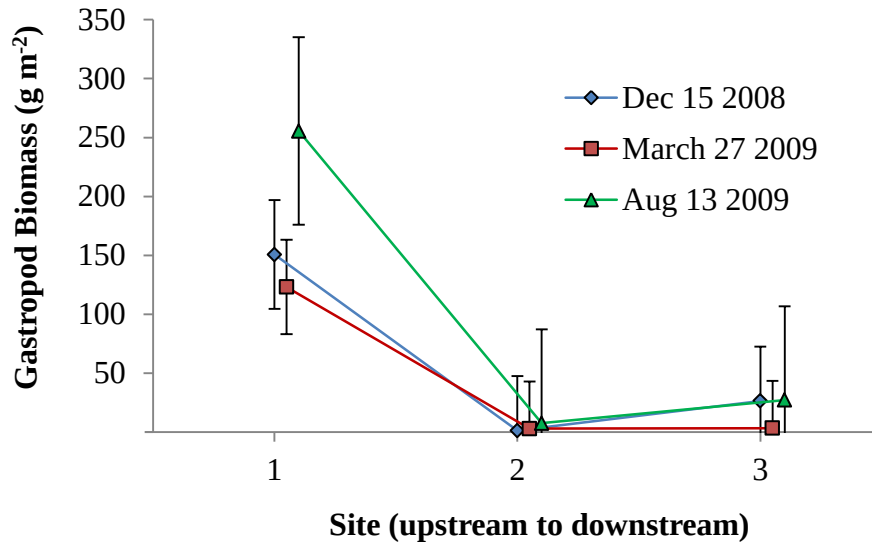


Figure 2. Average gastropod biomass distribution ($\pm$ SE), aggregated by site and date, showing a strong downstream gradient and consistent patterns throughout the year.

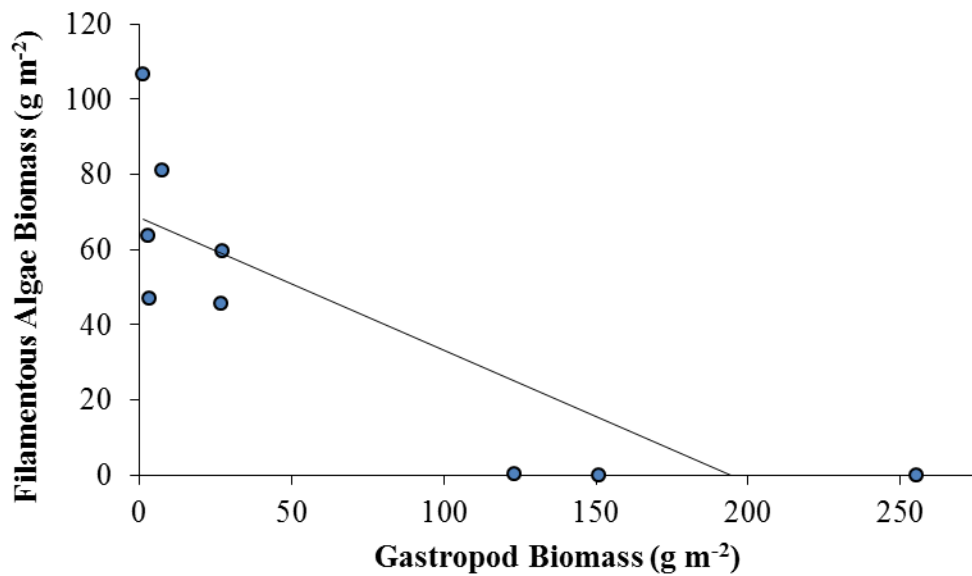


Figure 3. Plot of gastropod biomass by filamentous algae biomass, averaged at the site level, showing a negative relationship between gastropod and algae. However, note that the three sites with no algae were near the spring vent, which had high densities of *Elodea* at the time of sampling, therefore the relationship may have been impacted by interactions with invasive species, which we did not examine for this study.

Appendix 8

Karst Environmental Services, Inc.

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June 29, 2014

Blue Springs Group

Few privately-owned springs rival the beauty and quality of Blue Springs. Among publicly-owned springs, Blue Springs is equal to the best and most famous of them. Four named springs lie within over 400 acres of wooded bottom land and adjacent uplands. There is over one mile of Santa Fe River frontage, and a long, quarter-mile spring run that is one of the unique features of the Blue Springs Group. Recent measurements have shown that over 55 million gallons a day flow from them.

Blue Springs has a very large spring vent with a signature turquoise spring basin. Naked Springs is a pristine cluster of vent shafts forming a crystal clear pool that connects via its own run to the main Blue Spring Run. Little Blue Springs offers an intimate dark blue pool fed from a mysterious looking vent, often ruled by a large snapping turtle. At Johnson Spring, a pool of dancing vents sends a run to the river just across from Rum Island. Kiefer Springs is a testament to the power of the aquifer here, flowing clear when Santa Fe floodwaters inundate the bottomlands.

The Run and River

The pool of Blue Springs flows into its equally notable run to the Santa Fe River. Picking up additional flow from Naked and Little Blue Springs, it winds to the river with waving green ranks of native eelgrass and arrowhead. Guests have long enjoyed viewing this run as they strolled along the boardwalk to the river. At the river, the Blue Springs Group's crystal waters slowly merge with the Santa Fe's tannic flow, as mullet dart in and out. From the boardwalk lookout, nearby Rum Island, one of the largest islands of the Santa Fe River, and its spring can be seen.

Wildlife

The Blue Springs Group's waters and winding runs support a very special bottomland refuge for aquatic and terrestrial wildlife. Hundreds of turtles representing most of the eleven SFR species can be found, with many routinely feasting on the plentiful aquatic vegetation found there. It is a

paradise for birds, ranging from a variety of wading birds to the ecologically critical turkey vultures that make their roosts in bottomland trees.

Water Quantity and Quality

The Blue Springs Group is considered to be within the same springshed area that also includes the Ginnie Springs Group. These two springs groups have been long recognized as having some of the highest quality water found in the world. The springshed is located largely within a unique hydrogeological feature known as the High Springs Gap, lying between the Northern Highlands to the east, and the Waccassasa Flats to the west, and extending south to Watermelon Pond. This springshed is still largely undeveloped.

The Blue Springs Group does not have the large, well developed conduits that allow for easy reversal of flooding river waters. The smaller, tighter network of conduits here helps maintain hydrostatic pressure during floods, and prevents reversal and river intrusion. In addition, no known surface streams and related swallets directly affect these springs.

Water Quality testing here has shown the waters discharging from these springs are of the highest quality, and have shown minimal changes over the last few decades. These springs were once considered (and permitted) as a source for premium spring water for the beverage water industry, and that level of quality is still present today.

Blue Springs and the other springs of the Blue Springs Group constitute a very unique ecosystem based on the high quality and quantity of water found in the extensive pools and runs here that interact with an extensive pristine Santa Fe River bottomland.



Pete Butt
Owner/Vice-President/Project Manager
Karst Environmental Services, Inc.

Appendix 9

On the Scientific Value of Blue Springs (Gilchrist County)

**Dr. Matthew J. Cohen, Associate Professor
School of Forest Resources and Conservation
University of Florida
Gainesville, Florida**

The springs of Florida are extraordinary ecosystems from many perspectives. One largely unheralded aspect of springs is their legacy as venues for science about aquatic ecosystems. Since the 1950's springs have been recognized as places where new insights into the inner workings of ecosystems are made simpler, both by their near constancy of flow and temperature, but also because of the incredible biological production that occurs in the spring runs. H.T. Odum began reporting on work in the Silver Springs ecosystem in 1955; now more recent work by scientists in Florida and from around the world carries on the legacy. Among the many recent insights that studying springs has revealed include a deeper understanding of how nutrients are used and retained in rivers, how grazers can exert an enormous influence on the growth and composition of the plants, and how the plants play many roles ranging from altering flow to providing crucial fish habitat to sequestering nutrients.

All this work in springs has application all over the world, but as important as that core scientific learning is the fact that our springs so badly need our attention and restoration efforts. Much of the work that has been done recently focuses on the suite of stressors (flow, nutrients, exotic species, recreation) and ecological changes that have occurred in many springs. It is in this context of managing springs so that Florida's future generations can continue to enjoy them that Blue Springs in Gilchrist County is so valuable as a study site. Several aspects of that spring make it an absolutely outstanding natural laboratory.

- The spring is large but manageable for taking the necessary measurements to understand how the ecosystem operates.
- The spring is relatively constant, both in terms of volume and also in physical (temperature) and chemical (nutrient, oxygen, pH) attributes.
- The spring has a long (ca. 1000 ft) and heavily vegetated spring run before discharging into the Santa Fe River, which allows us an unparalleled ability to make measurements of whole ecosystem metabolism and nutrient use.
- The vegetation density is relatively dynamic, which has allowed us to explore the many roles that vegetation plays in the operation of the river ecosystem (see the attached paper focusing on how plants modify the way water flows through the system, with Blue Springs providing the most compelling data).
- The spring, despite relatively high nitrate concentrations (ca. 1.9 mg N/L) is largely free of filamentous algae. This fact prompted us to ask what else controls algal proliferation. This question led to the well supported conclusion (see attached paper) that the extremely robust population of grazers, principally snails, is the dominant control on algal accumulation.

Moreover, the snails respond at least partially to high dissolved oxygen concentrations, which remain high (> 4 mg DO/L) in Blue Springs.

Together, these attributes and research efforts underscore the intellectual value of the Gilchrist Blue Springs. This value is difficult to overstate – there are few rivers in the world that provide the kind of living laboratory that this spring run does. Ensuring this value, in addition to all of the other compelling reasons to protect this spring, is maintained in perpetuity is a critical need.

Alluring Blue Springs Up For Sale for a Cool \$10 Million

By CRAIG PITTMAN & CARYN BAIRD

TAMPA BAY TIMES

Published: Thursday, November 28, 2013 at 8:39 p.m.

To see a Florida spring that looks the way Florida springs used to look, travel up to Gilchrist County, pay \$10 and walk to the end of a wooden diving dock. Then, in the words of artist Margaret Tolbert, you just "jump off into wonderland."

At Blue Springs, the water is so clear that the hundreds of turtles that call it home appear to be swimming through air. The white sand on the bottom shines like a beacon, and the current blasts up from the limestone caverns as if it were squirting from the world's biggest fire hose.

Other Florida springs are suffering from pollution, toxic algae blooms and a loss of flow, but Blue Springs has largely been spared from those woes.

Since 1958, the same family has operated Blue Springs as a private park, open to anyone with a few bucks and a swimsuit. But now they're putting it up for sale. The spring — and the 400 acres around it — can be yours for a cool \$10 million.

The decision to sell Blue Springs Park wasn't an easy one, said Kim Davis and Harry "Matt" Barr, the sister and brother who inherited it earlier this year when their parents died.

After all, the spring was a gift of love — a secret love.

In the 1950s, Blue Springs belonged to a St. Petersburg business mogul named Ed C. Wright, who owned some 20,000 acres in 20 counties.

Wright, a short and solid man, had made a fortune investing in municipal bonds, railroad stock and radio stations. One newspaper story described his profession as "capitalist." He preferred "speculator." In Pinellas County alone, Wright owned the north end of Sand Key, St. Petersburg's Gateway area, half of Weedon Island and the Belleview Biltmore Hotel.

Wright's longtime secretary was a petite, reserved woman named Ruth Kirby. Around 1931, soon after Kirby's family moved down from Alabama, Wright hired her from a secretarial pool for a day of filing papers. Then he asked the teenage girl to take a letter.

"I was scared to death," she recalled years later. But Wright was impressed by how quickly she worked and how meticulous she was. "He said he could use a girl full time, and he hired me for \$9 a week."

At the time, Wright's St. Petersburg office was filled with constant clatter: Teletype machines spitting out stock prices, Western Union machines clackety-clacking with the latest financial news, phones ringing so much that his phone bill ran \$1,000 a month.

Kirby's duties included listening in on all those calls and taking notes. Soon she was trading bonds and buying land too, and she proved to be as savvy an investor as her

boss.

When a stumble on some stairs in 1969 left Wright with a serious head injury, Kirby kept a vigil at his bedside for 21 days. When he died, unmarried and childless at age 77, his will named her executor of his \$50 million estate.

Suddenly Kirby — described in Wright's obituary as "his longtime personal secretary and friend" — became one of the most powerful wheeler-dealers in the state, negotiating with U.S. Steel over land for condos on Sand Key and flying to Tallahassee to pressure the governor into buying Weedon Island. People wondered how Wright's fortune had landed in the hands of this woman with the pageboy haircut who lived in a two-story log cabin with her sisters, kept a stable of horses not far from downtown St. Petersburg and drove a gold Cadillac, but she wasn't giving interviews.

The best clue lay far to the north, in Gilchrist County. In 1958, according to Davis and Barr, Wright had given Kirby the deed to Blue Springs and all the undeveloped land around it as a gift.

An engagement gift. From the groom-to-be to his fiancée.

Yet the couple never walked down the aisle. "Four or five times they were going to get married," Barr said. "But every time he got sick or something like that." After a while, Davis said, "they just remained companions." This sort of arrangement was never openly discussed back then, though, so in public Kirby remained a mere employee.

In 1971, she persuaded her nephew, Barr and Davis' father, to sell his Tampa moving business and move his family to Blue Springs Park to run the place. The siblings, then teens, adapted well to the change. Their after-school chores now included cleaning the park's restrooms and picking up trash, but they could also ride dirt bikes through the woods for hours.

Since Kirby's death in 1989 at age 78, her family has labored to keep the springs looking the way Great-Aunt Ruth wanted them to, Davis said.

"It's hard in this day and age to keep it natural," she said. "It's a daily struggle to protect the water and the watershed."

Thanks to those efforts, said nature photographer John Moran, as other springs have declined, "the water here still has the power to shock you with its stunning hues of electric blue."

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Blue Springs Park, June 27, 2014



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Longitude: 82.682992° W



Latitude: 29.829955° N
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Latitude: 29.829882° N
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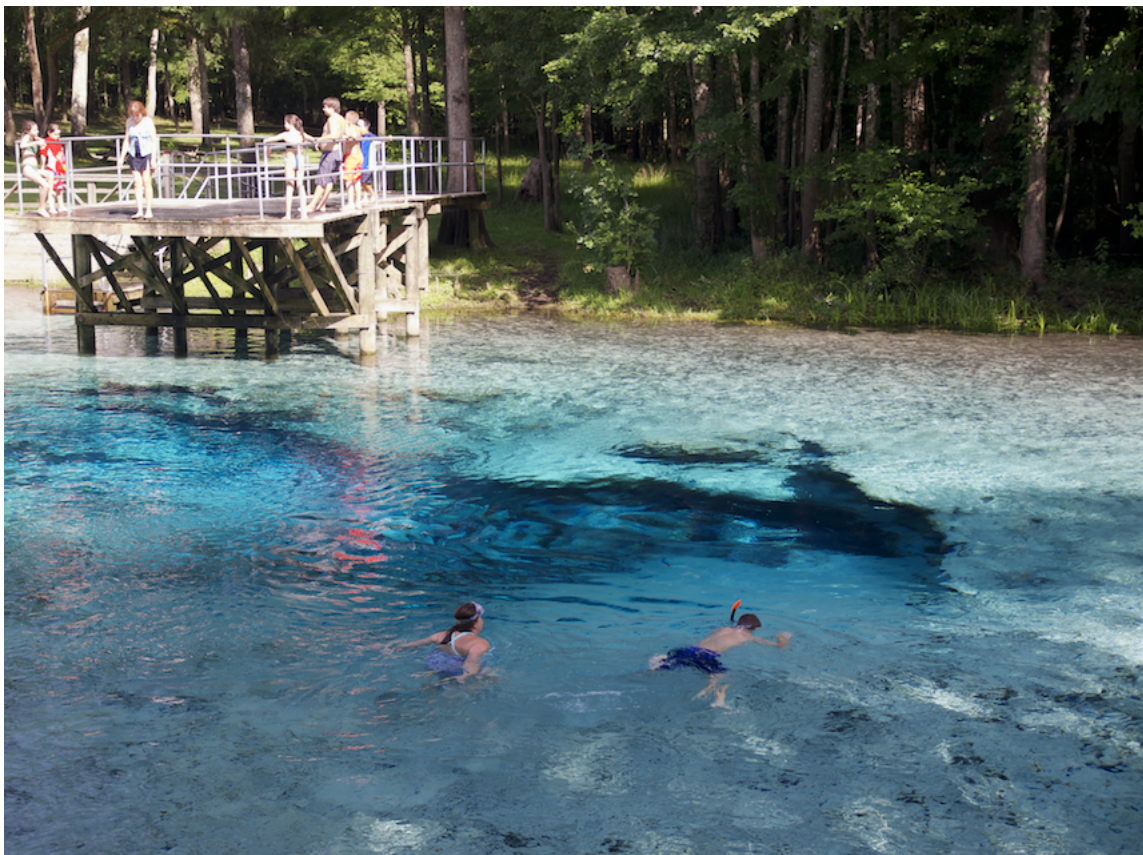
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Latitude: 29.830113° N
Longitude: 82.682638° W



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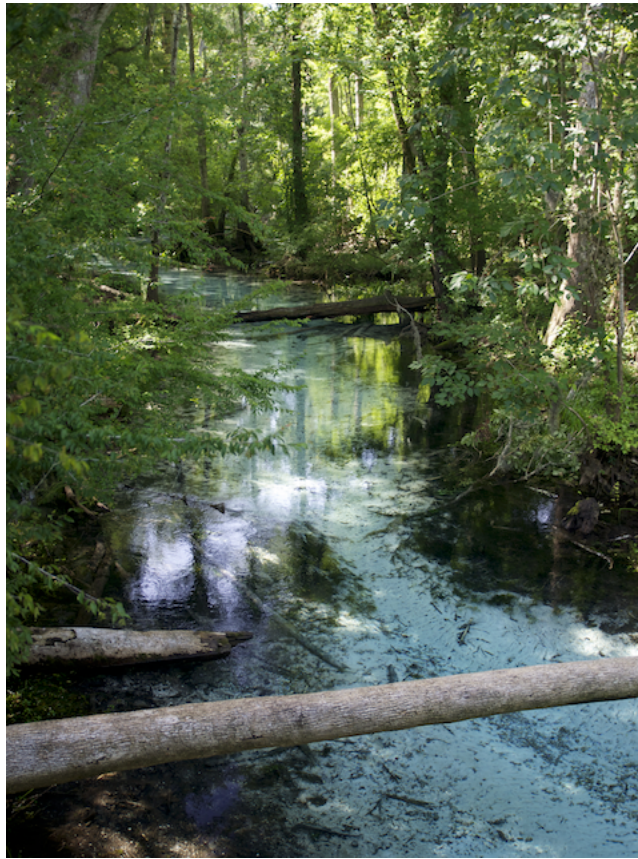
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