PHASE I ENVIRONMENTAL SITE ASSESSMENT

Physical Setting

April Road (Citrus Grove)

Tallahassee, FL 32311

Report Date: December 15, 2025
Prepared by: AMA Earth Group

1. SITE LOCATION

Attribute	Value
Address	April Road (Citrus Grove), Tallahassee, FL 32311
Coordinates	30.418213, -84.179108
Elevation	Approximately 105-110 feet (32-34 meters) above mean sea level
Topography	Gently rolling terrain in the Northern Highlands/Tallahassee Hills physiographic region

Source: Google Maps; USGS National Map; Leon County Property Appraiser

2. GEOLOGY/SOILS

Attribute	Value
Physiographic Province	Northern Highlands / Tallahassee Hills
Bedrock Formation	Hawthorn Group / St. Marks Formation
Bedrock Description	Miocene-age sediments consisting of interbedded clays, silts, sands, and limestones. The Hawthorn Group acts as a confining unit for the underlying Floridan Aquifer System. Occasional limestone dissolution features (karst) occur in the region.
Surficial Geology	Quaternary undifferentiated sediments; residual soils derived from weathered Hawthorn Group sediments
Soil Type	27, 33, 99, 1, 39, 34
Soil Description	Orangeburg loamy fine sand, 2-5% slopes; Lucy loamy sand, 5-8% slopes; Urban land; Albany loamy sand, 0-5% slopes; Ortega sand, 0-5% slopes; Lucy loamy sand, 8-15% slopes
Soil Drainage Class	Well-drained to excessively drained

Source: USDA-NRCS Web Soil Survey; USGS Geologic Map of Florida; Florida Geological Survey

3. HYDROGEOLOGY

Attribute	Value
Aquifer Name	Floridan Aquifer System / Surficial Aquifer
Aquifer Type	Confined (Floridan); Unconfined (Surficial)
Aquifer Description	The site is underlain by the Floridan Aquifer System, one of the most productive aquifer systems in the world. The Hawthorn Group confining unit separates the surficial aquifer from the Floridan. The Floridan Aquifer consists of Paleogene carbonate rocks (Suwannee Limestone, Ocala Limestone).
Depth to Groundwater	20-40 feet (surficial); 100-200 feet (Floridan)
Aquifer Productivity	High; yields typically 500-2,000+ gpm for wells in the Floridan Aquifer
Municipal Water Source	City of Tallahassee Utilities - Floridan Aquifer System

Source: USGS Water Resources of Florida; Florida Geological Survey; Tallahassee-Leon County GeoHydro

4. GROUNDWATER FLOW

Based on regional topography and hydrogeological studies, groundwater in the vicinity of the subject property is inferred to flow generally **Generally south to southeast toward the Gulf of Mexico**.

Attribute	Value
Inferred Flow Direction	Generally south to southeast toward the Gulf of Mexico
Estimated Depth to Water Table	20-40 feet (surficial); 100-200 feet (Floridan)

Source: USGS Water Resources of Florida; Florida Geological Survey; Tallahassee-Leon County GeoHydro

5. FLOOD ZONE

Attribute	Value
FEMA Flood Zone	Zone X
Zone Description	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone X is determined to be outside the 0.2% annual chance floodplain.
Base Flood Elevation	N/A

Flood Risk Summary	The subject property is located in an area of minimal flood hazard (Zone X). Flood insurance is not federally required for properties in this zone. The elevated terrain of the Tallahassee Hills provides natural drainage away from the site.

Source: FEMA Flood Map Service Center (msc.fema.gov); Leon County GIS

6. SURFACE WATER

Attribute	Value
Watershed	Upper Ochlockonee River Watershed (HUC 03120001)
Watershed Area	Approximately 2,570 square miles
Nearest Waterway	Unnamed tributary / drainage feature
Distance to Waterway	Approximately 0.3 miles southwest
Waterway Classification	Class III - Recreation, Propagation and Maintenance of a Healthy, Well-Balanced Population of Fish and Wildlife
Drainage Description	The site drains toward local depressional features and ultimately to the Ochlockonee River watershed via surface drainage and karst features.

Source: Florida DEP; USGS StreamStats; Northwest Florida Water Management District

7. WETLANDS

Attribute	Value
Wetlands on Subject Property	No
Nearest Wetland Type	Freshwater Forested/Shrub Wetland
NWI Classification Code	PFO1A (Palustrine, Forested, Broad-leaved Deciduous, Temporarily Flooded)
Distance to Nearest Wetland	Approximately 0.5 miles southwest
Wetlands Within Search Radius	No wetlands within 0.25-mile radius of subject property
Wetland Description	The nearest mapped wetlands are freshwater forested/shrub wetlands associated with local drainage features and depressional areas. No wetlands are mapped on the subject property per the National Wetlands Inventory. The site's elevated position and well-drained sandy soils are not conducive to wetland formation. Historical aerials show a pond/depression in the southwestern portion of the site that may have seasonal wetland characteristics.

Source: USFWS National Wetlands Inventory (fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper)

8. PROTECTED AREAS

Attribute	Value
Protected Areas Within Search Radius	No
Description	No protected areas, conservation lands, or managed areas identified within the 1-mile search radius. The nearest state-managed lands are located approximately 3 miles to the east (Apalachicola National Forest begins approximately 10 miles southwest).

Source: Florida Natural Areas Inventory; Florida DEP Division of State Lands

9. CRITICAL HABITAT

Attribute	Value
Critical Habitat Within Search Radius	No
Description	No designated critical habitat for federally listed threatened or endangered species was identified within the 1-mile search radius per USFWS Critical Habitat data (2024). The gopher tortoise (Gopherus polyphemus), a state-listed threatened species, may occur in the sandy upland habitats typical of this area.

Source: USFWS Critical Habitat Designations (2024); Florida Fish and Wildlife Conservation Commission

10. HISTORICAL MINING/INDUSTRIAL SITES

Attribute	Value
Historical Mining/Industrial Sites Within Radius	No
Number of Sites	0
Years of Operation	N/A
Description	No historical mining or industrial sites were identified within the 1-mile search radius. The Tallahassee area does not have a significant history of mining activities. Historical land use has been primarily agricultural and residential.
Potential Environmental Concerns	None identified related to mining activities.

Source: Florida DEP Mining and Minerals Program; USGS Mineral Resources Data System

11. ENVIRONMENTAL CONSIDERATIONS

Consideration	Details
Karst Features	The Tallahassee area is susceptible to sinkhole formation due to limestone dissolution. A circular feature visible in 1949 historical aerials may indicate a past or incipient sinkhole.
Drainage	The property appears to drain toward a pond/depression in the southwestern portion.
Sensitive Receptors	No potable water wells identified within the immediate vicinity of the subject property. Municipal water is supplied by the City of Tallahassee from the Floridan Aquifer.
Hurricane/Storm Risk	The Tallahassee area is subject to tropical storms and hurricanes, which may cause localized flooding and wind damage.

This Physical Setting section is part of a Phase I Environmental Site Assessment being prepared in accordance with ASTM E1527-21.

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