



Frequently Asked Questions

October 1, 2025

What is WildFlowers Music Park?

WildFlowers Music Park is a nature park that will serve as a venue for music, dance, arts, wellness activities, and enjoyment of the outdoors. The property of approximately 270 acres is one mile south of downtown Melrose, Florida. The unincorporated community of Melrose, straddling the intersection of four counties, has a long history of agriculture, creative arts, entrepreneurship, and lakefront living.

The nature park will have a 2.5 mile loop trail through five distinct Florida ecosystems that will be open to the public. The land is a gently rolling mosaic of upland meadows, mixed hardwood forests, and wetlands that range from small sinkholes to bottomland swamps to a 10-acre ephemeral sandhill lake. WildFlowers is more than a name – many species of native wildflowers will be actively propagated on the site as a seed-source for other land conservation projects in the region.

Wildflowers is also the title of a solo album and song by local musical legend Tom Petty, and is an inspiration that resonates with our place and purpose:

*You belong among the wildflowers
You belong somewhere close to me
Far away from your trouble and worry
You belong somewhere you feel free*

Who owns WildFlowers Music Park?

The park property is owned by WildFlowers Music Park, Inc., a Florida non-profit corporation registered on November 26, 2024. This charity will manage the park and operate an annual music and dance festival. Proceeds from the event will be used to re-pay the private lenders who financed the property purchase while providing support for local causes.

Who are the board of directors of Wildflowers Music Park, Inc.?

The current Board of Directors of WildFlowers Music Park are: Eli Collins, Guy Forchion, Andy Kane, Kenneth Metzker, and Jordan Puryear. All board members serve as volunteers without compensation. Nominations for additional board members are under consideration.

What will a WildFlowers Festival be like?

Our Celebration of Music & Dance is a community-driven event that emphasizes creativity and local engagement. Unlike larger for-profit festivals, our events will be smaller in scale and will foster a welcoming, laid-back atmosphere. These multi-day festivals feature an eclectic mix of music genres and other activities including visual arts, crafts, dance, performance, storytelling, and wellness activities for all ages. The participatory experience will appeal to families, friends, and solo adventurers alike.

What kind of music will be played at WildFlowers Music Park?

The festival will have music and activities for people of all ages. Musical styles vary from folk, blues, bluegrass, country, jazz, funk, reggae, world music, etc. Some performers will be nationally and internationally known, and others are regional or local talent.

How many people will attend the festivals in Melrose?

Our Festivals will be three or four days, and approximately half of the attendees will camp on-site. It is anticipated that the first few events will bring in 1500-3000 paying attendees. Another 500-900 people will attend who are performers, vendors, contractors, volunteers, sponsors, etc. Once established, our festivals can bring in 5000+ ticketed attendees, with another 1000+ volunteers and other participants.

How much vehicle traffic will the festivals generate?

Vehicles traveling to music festivals carry an average of two people. About half of the attendees are anticipated to camp on-site, while the remainder are daily visitors. Daily visitors include ticketed customers, and also performers, vendors, and volunteers who hold passes – though not all of them attend every day. For a festival with 5000 ticketed attendees, there may be up to 1000 additional non-paying participants.

The traffic impact is mitigated by the nature of this type of festival, which spreads out arrival and departure times. Many campers and vendors arrive days early or leave late, while one-day visitors come-and-go at different times depending on their schedules, duties, or performance times.

How does the projected traffic of WildFlowers compare to the actual traffic at a similar festival?

Shakori Hills, a North Carolina venue hosting two annual festivals with up to 7500 attendees, offers a comparable traffic scenario. Access to the 80-acre Shakori Hills venue is via a two-lane paved rural road that connects to a ¾-mile unpaved lane. This approach is nearly identical to Wildflowers Music Park, where CR 219A provides a paved approach to NE 35th Avenue, an unpaved, county-maintained road ¾ of a mile in length.

At Shakori Hills, the increase in traffic is minimal and has been measured at approximately 500 cars per hour during busiest peak times. This suggests that the traffic impact at Wildflowers Music Park would be similar.

What is the current traffic volume on CR 219A?

County Road 219A is a two-lane road that will carry the most traffic for visitors to WildFlowers Park. It currently handles an Average Daily Traffic (ADT) volume of 2600 trips (1300 in each direction). The road operates at Level of Service (LOS) A, meaning there is no reduction in average speeds due to traffic. Without reducing the LOS A, County Road 219A can accommodate up to 3600 trips per day, leaving sufficient capacity to absorb the additional traffic generated by festival events without significantly affecting traffic flow or speeds.

Will Quail Street be impacted?

Quail Street in Melrose is a narrow limerock neighborhood road (a few hundred feet of which was recently paved). Quail Street makes the connection from SR 26 in Melrose to NE 255th Street (which fronts the Wildflower's Music Park property). Quail Street is not suitable as an access to WildFlowers Music Park during festival events.

Wildflowers Music Park will coordinate with Alachua County Public Works and neighbors to minimize festival-related vehicle traffic on Quail Street. Among the traffic reduction and diversion strategies will be:

- 1) Signage along approach highways that direct festival goers to the entrance off CR-219A, and away from Quail Street.
- 2) Publicity and documents provided to attendees that show the preferred route which avoids Quail Street, and diverts traffic from SR 26. This might include a specific website URL just for directions and maps.
- 3) Online navigation companies will be notified of temporary road closures and will be provided with directions to the site via the CR 219A and NE 35th Avenue approach.
- 4) If agreed to by neighbors and the County, to provide a gate adjacent to WildFlowers' property that would limit access from the park to Quail Street during events. The gate would either be operated by an individual stationed there, or with a remote that could be operated by emergency responders, or even by neighbors who are given an access code. The goal is to both ensure that traffic on Quail Street does not impede any emergency

response from the north, to reduce the impact of traffic on neighbors, and to encourage festival-goers to walk or bicycle to Melrose businesses.

What are the traffic impacts on other roads?

WildFlowers will engage a professional Traffic Planner/Engineer to model the traffic impacts on affected arterial and collector roads, such as SR 21, SR 26, US 301, and others. The scope of work will be to indicate where bottlenecks or dangerous situations could occur and recommend remedies. One suggestion from the community that will be analyzed is to put a traffic signal or roundabout at the intersection of SR 26 and CR 219A, primarily to slow eastbound traffic entering downtown Melrose and to platoon the vehicles; this will create gaps for the safety of pedestrians and will facilitate left-turn movements all along the SR 26 "main drag" of downtown Melrose.

What about the dust from the County roads used to access the park?

NE 35th Avenue and NE 255th Drive are both County-maintained limerock roads that access and front on the WildFlowers property. Both are wide, with 100 feet of Right-of-Way. During dry weather, they are both dusty, in part because many drivers travel fast on them.

The County occasionally spreads salt-based chemicals on some roads that holds moisture in the limerock and reduces the dust. Another remedy is to sprinkle water on the road periodically. WildFlowers has obtained a 3000 gallon water tanker truck to sprinkle the road when possible. The tanker will also be used for irrigation and fire suppression within the park.

Alachua County has a program to "chip-seal" limerock roads at the request of adjacent property owners. This surface material eliminates most dust and provides a smoother surface. It is not as durable or as costly as a full paving job. A few hundred feet of the northern portion of Quail Street were chip-sealed in early 2025. In the County's program, if a majority of landowners along a stretch of road want it to be chip-sealed, the County will do the work for approximately \$135,000 per mile (2024 figure), and the cost is shared among all of the property owners with frontage along the road. The cost can be paid over time – up to ten years – on annual property tax bills. The advantages of chip-sealing are the elimination of dust and a smoother surface. The disadvantage is that improving the road usually results in higher average vehicle speeds and an increase in the amount of traffic due to cut-through travelers.

To pave or not to pave is a decision for the neighborhood to make using the County's process. WildFlowers will cooperate with the majority decision of the landowners, including with efforts to tame traffic. As the landowner with the largest road frontage, we will pay as much as ½ of the total cost of chip-sealing if the community decides to move forward with it. We will account for approximately 10 percent of the annual traffic on the road, and perhaps much less if it is paved. It is important for an independent study of traffic impacts be understood by neighbors, as paving a rural road can alter the safety of the road due to increased speeds and cut-through traffic.

What will the sound levels be like?

Our Festival will feature musicians and sound engineers who are experienced with folk and roots music events; they have a much lower volume level than large rock concerts and electronic dance music shows. Our venue is large with forested areas and rolling terrain surrounding the festival stages. One purpose for keeping the main stage sound levels low is to not compete with the festival site's smaller stages, which will be a few hundred feet away from the main stage. The smaller stages will be practically inaudible off-site. Sound from the main stage will be audible offsite under some conditions, but at the property boundaries of the WildFlowers Music Park, sounds will be substantially lower than noise regulations. The mainstage will be pointed away from all existing houses, the nearest of which is more than 1000 feet away.

Below is a more detailed explanation of our noise-reduction strategies:

A. Orienting the Stage away from Houses

Sound direction is determined by speaker placement. By pointing the speakers away from the nearest homes, the sound field does not project toward residential areas. Even a slight adjustment in the direction of the stage and speakers can make a significant difference in the volume of sound that reaches a given location. Typically, the sound levels are least at 90-degree angles from the main speaker direction.

B. Using a Vegetative Buffer

We have a wide, mature buffer of large live oak trees and other vegetation surrounding the site. Trees, shrubs, and thick vegetation help to reduce noise. While they may not completely block sound, they can help break it up, diffusing it and reducing its intensity. These existing buffers will also reduce or eliminate lights from the stage from being seen off-site.

C. Line Array Speaker Systems

We will use a "line array" system for our main stage. A line array is a set of multiple speakers arranged in a vertical line. Unlike traditional speaker stacks, line arrays can be precisely aimed by adjusting the angles of each speaker in the array. This approach ensures that the area in front of the stage (where the audience is) gets the clear, full sound they expect, while areas farther afield or off to the sides receive significantly less volume.

D. Bass Trap Woofers and Active Noise Cancellation Techniques

The greatest challenge in controlling sound at outdoor music venues is managing low frequencies (bass). Low-frequency sounds have longer wavelengths and can travel farther, often wrapping around obstacles and being audible behind walls or windows. To address this, we will use what are known as "bass trap" woofers and phase-canceling techniques.

- **Bass Trap Woofers:** These are specialized speaker enclosures and devices designed to absorb or redirect low-frequency sound rather than projecting it in all directions.

- **Phase Cancellation:** Sound is a wave. If you produce the same sound wave slightly out of step (out of phase) with the original wave, the two waves can partially cancel each other out. We will use speakers emitting low-frequency signals that are timed to be just out of sync (or out of phase) with the main bass output. This "inverse phasing" helps reduce the amount of low-frequency sound that escapes to the sides of the stage, cutting down on the booming effect that neighbors might otherwise hear.

E. Placement of Equipment and Structures

By strategically placing equipment like amplifiers and subwoofers (low-frequency speaker units) and solid structures (like the stage itself or purpose-built sound walls), we will further minimize noise spillover and re-direct sound back toward the audience.

F. Monitoring and Sound Level Management

We will not rely on technology and staging alone. Sound levels will be monitored in real-time using decibel meters (devices that measure sound levels). If levels approach or exceed our target thresholds at the property edges, we can adjust the volume during the event. By regularly measuring actual sound levels, we can actively respond to off-site complaints.

G. Silent Disco

Music that is intentionally loud, or music played in the late evening, will utilize "silent disco" technology, where the musicians or DJs only play the song into wireless headphones that each audience member is provided. Increasingly, dances are done this way, with users being able to tune into different channels of music while controlling their own volume settings.

H. Communication and Continuous Improvement

Finally, controlling sound is an ongoing effort. We will remain open to input from neighbors. If issues arise, we can consider additional measures such as adding temporary sound barriers, adjusting speaker orientations, or further lowering volumes, especially in the evening. Our main stage will shut down by 11pm, and our smaller stages will reduce their levels in the evening by emphasizing quieter music. Besides being a music venue, we have many campers who will also be going to bed nearby, and who want to wake up refreshed for the many morning events such as meditation, yoga, guided nature walks, and learning new skills. With each event, we can refine our techniques to strike the best balance between a great concert experience and being good neighbors.

What local government regulations apply to the Music Park?

The majority of property owned by WildFlowers Park is within Alachua County; this is where all festival-related activities will occur. A small proportion of the property is in Putnam County, which is mostly forested swamp, and will not have festival activities on it, but will have agriculture and conservation.

Local regulations which govern what WildFlowers Music Park can do on their property are extensive, and the processes to receive permits under these regulations are complicated. The County's rules attempt to strike a balance between protecting the rights of landowners and the rights of their neighbors. All applications to the County are a public record, and before the County grants permissions, there are usually one or more public meetings. Here is the range of planning and permitting activities that WildFlowers and our neighbors can participate in:

-- "**Forward Focus: Eastern Alachua County**" is a three-year initiative aimed at improving economic opportunities, infrastructure, and access to essential services in the eastern part of the county. The effort is currently in its community engagement phase, gathering input through public meetings and surveys in towns like Hawthorne, Waldo, Micanopy and Melrose to understand residents' priorities. Ultimately, the plan seeks to balance growth with preservation, enhance quality of life, and reduce long-standing disparities in infrastructure, healthcare, education, broadband, transportation, and public amenities.

-- A "**Temporary Use Permit (TUP)**" is a one-time approval required for large events in Alachua County that exceed current land-use allowances. Because WildFlowers' first festival might draw more than 2000 attendees, the permit will be reviewed by the Board of County Commissioners after a public hearing. Commission approval is also necessary since the event includes on-site camping, an activity that is tightly restricted under County regulations.

-- A "**Special Event Permit (SEP)**", is an application and review by public safety agencies to ensure that medical, fire/rescue, and law enforcement plans are adequate for the event. Before submitting applications for both the TUP and SEP, WildFlowers will conduct a Neighborhood Workshop (currently scheduled for October 18, 2025), where residents within 1500 feet receive direct notice and any other interested community members may attend and provide input.

-- After the TUP, for WildFlowers to receive approval to operate as a "**Rural Event Center**," the property will likely require a **Special Exception** to its current Agricultural zoning. This two-step pathway -- short-term TUP/SEP for the festival, and long-term Special Exception for Rural Event Center status -- creates both immediate and ongoing opportunities for public participation and regulatory review. This Special Exception process is scheduled to move forward during the spring of 2026, beginning with a Neighborhood Workshop where residents within 1500 feet are notified and the wider community can attend to ask questions or raise concerns. Following public input, the County staff prepares its evaluation and makes recommendations before the County Planning Commission, which then forwards its recommendation to the County Commission for final action at a public hearing.

In addition to the County regulations, there are evolving State of Florida rules that restrict some of the customary powers of local government. These include:

-- Florida's **Agritourism Statute** (F.S. §570.85–.89) provides:

- Preemption of local regulation: Local governments (like Alachua County) may not adopt ordinances or rules that "prohibit, restrict, regulate, or otherwise limit" agritourism activities on bona fide agricultural property.
- Scope: This covers activities that are "consistent with a bona fide farm operation" and "secondary to" the agricultural use -- e.g., festivals, concerts, educational events, camping, tours, hayrides, etc.
- Protection against zoning interference: If land is classified as agricultural, the County is prohibited from saying, "You can farm, but you can't hold farm-based events."

The determination regarding whether a property owner such as WildFlowers is engaged in "bona fide agriculture" is made by the County Property Appraiser. Agritourism laws do not override state-level public safety requirements, meaning WildFlowers must still comply with fire codes, food safety, building codes, etc.

-- **Florida's Senate Bill 180** (2025) restricts local governments from adopting land use, zoning, or permitting rules that are "more restrictive or burdensome" than those in place before August 1, 2024. It applies statewide through 2027 and gives property owners or developers standing to sue counties that impose tougher regulations, with the ability to recover attorneys' fees. In hurricane-impacted areas, it also blocks moratoria and more restrictive planning rules for a year after a storm. These provisions preempt local governments like Alachua County from tightening controls on events, land use, or development beyond the established baseline.

The law is being challenged in court by numerous local governments who argue it undermines home rule and makes it harder to guide growth responsibly. While WildFlowers Music Park may be perceived to benefit from reduced regulatory hurdles, we are opposed to SB 180 and its impacts. In the name of "property rights," the law is enabling poorly planned, sprawling development across Florida, weakening environmental protections and infrastructure planning, and threatening the landscapes that make North Florida special.

What state agencies will have jurisdiction?

- The Florida Department of Health regulates and inspects food and water. On-site well water will need to be filtered and treated to meet public water supply standards. They also regulate septic tanks. In the initial years, porta-potties or self-contained toilets and showers in trailers will be used.
- The St. Johns River Water Management District is the permitting authority for any wells to be drilled on site for potable water or agricultural/land management use. Two wells on site

have been rehabilitated for non-potable uses, and the remaining two have not been evaluated. Any unused wells will be capped in compliance with State regulations and best management practices.

- Florida Wildlife Commission regulations apply to gopher tortoises, migratory birds, and other species of animals on site.
- Florida Forest Service has jurisdiction over prescribed fires.

How will the land be managed?

The land has been used for hay cutting and hunting for the past few decades. Three homesteads were abandoned more than a decade ago, and their ruins remain to be removed. While some agricultural equipment remains, it has been many years since any crops other than hay were grown and harvested on the site; the pastures show few signs of improvement, and the property has few fences except along the southern boundary.

Uses of the land will be divided into:

- areas for festival activities and camping (approximately 75 acres)
- areas for ecological restoration and conservation land management (approx. 180 acres)
- areas for seed source propagation of native wildflowers and grasses (approx. 10 acres)
- area for equipment and materials storage (approximately 3 acres)

Festival areas will be mowed, burned periodically, and managed to reduce non-native or nuisance plants. Initially, there will be few buildings, however in the future there may be a permanent dance pavilion and pole barns for storage of equipment, materials, and supplies (such as stage parts, tents, firewood, etc.). Portable stages and tents will be used in the first years. Land management equipment that has been or will be acquired or rented includes: two tractors capable of pulling mowers, bush-hog and fire-lane discs; zero-turn mowers for trails and tight areas; motor grader; brush-truck (for prescribed burns and fire-fighting); tanker truck (for fire-fighting, irrigation, and road-watering for dust control); all-terrain vehicles, pickup trucks, numerous utility trailers, golf carts, etc.

Natural areas will require control of non-native, invasive plants and animals. A cursory survey shows infestations of Camphor trees; Coral Ardisia; Australian Beardgrass; Skunk vine; Air Potato; Caesar Weed; Cogongrass; and Running Bamboo. Undesirable species, such as weak-wooded trees, certain vines, and invasive plants will be removed. The numerous Live Oaks will be carefully tended by protecting their root systems from compaction, removing competition (especially exotic plants that surround most of them), and structural pruning under the direction of a certified arborist for tree health and visitor safety.

Prescribed fire will be re-introduced to the landscape. Burning has ecological benefits for our many fire-adapted plants and animals. Prescribed burning also reduces the risk of wildfire, which is essential for safety in areas where people camp and vehicles may be driven in dry grass. Certified burn bosses and qualified crews with ample equipment will be engaged. Fire breaks will be created and maintained. Alachua Conservation Trust, located in eastern Alachua County, has a large, well-equipped professional crew to participate in

prescribed burns. WildFlowers will assist any adjacent landowners to develop a coordinated landscape level burn plan.

To survey the property for gopher tortoises, a trained biologist or environmental consultant will conduct a thorough assessment of the land, identifying active burrows and suitable habitats. As gopher tortoises or their burrows are found, the site development plan will include avoidance strategies, such as preserving habitat areas and establishing protective buffer zones with a radius of at least 25-feet. If relocation is necessary, it will be done by a certified professional under permits issued by state wildlife agencies, ensuring the tortoises are moved to approved recipient areas. During site operation, measures like fencing and signage will protect gopher tortoise habitats, and ongoing monitoring will ensure compliance with state and county regulations.

Any areas that have nesting raptors such as eagles or hawks will have trails routed away. Armadillos, feral hogs, and fire ants will be controlled to protect ground-nesting birds, reptiles, and amphibians. An initial sampling of the lake shows excellent water quality, and consistent with its ephemeral nature, few fish that are live-bearers. Species of darters, top-minnows, and perch were caught in nets in the vegetated shallow areas. Surprisingly, there appear to be few snails or crustaceans.

How will the site be laid out and developed?

The site plan for WildFlowers Music Park will accommodate different functional uses. Most of the year, it will be a nature park open to the public for hiking and experiencing nature. Trails of at least 2.5 miles in length will wind through the forested areas and on the edge of meadows and wetlands. There will be occasional picnic tables, benches, swings, and other amenities. There may also be low-impact sports activities that do not entail major modifications to the vegetation and terrain, such as horseback riding, disc golf, an archery course, trail bicycling, or other uses that are compatible with passive parks.

A range of agricultural activities will occur on the property, such as wildflower seed production, sustainable forestry, a Christmas tree nursery, or orchards. In already cleared former hayfields, the soil is sandy and dry making most row crop agriculture marginal. But it's possible a farmer would be interested in leasing a portion of the property for food crops.

There will be areas designated for the protection of habitat and certain species of plants and animals, including gopher tortoises, amphibians, and plants.

Along the nearly a mile of county road frontage will be a linear area containing a scenic wildflower meadow, a wildlife-friendly fence and gates, and a medium-density vegetative buffer of shrubs and trees where required by the County or desired by neighbors. This area will require periodic irrigation, initially from a tanker truck and later from a piped irrigation system. This area will also include a firebreak.

There may be future equipment storage and maintenance compound on the property. This would contain a pole barn for the storage of vehicles, equipment, supplies, and tools, and perhaps an office or caretaker residence. Festivals use trailers of all sizes for storage and

transport of tents, stages, lights, musical gear, kitchen supplies, signage, etc. These would be parked in the pole barn, along with tractors, mowers, trucks, and other vehicles.

Festivals of music and dance usually have one main stage and a few smaller stages. In between all the stages is a temporary "festival village" where vendors, services, food and beverages, etc. are located in a fairly compact area of a few acres. Nearby will be a "dance pavilion" which is a large tent with a plywood floor. Later, if the need and funds are available, a building might be erected to serve as a dance pavilion and for other uses. Most stages will be portable on their own trailers. Possible rental stages include the City of Gainesville's medium-sized portable stage. The southeastern US has dozens of companies that deliver and set up rental stages of all sizes and configurations.

The electrical system on site will be designed by an electrical engineer. It will feed from an existing high voltage line that crosses the property from southwest to northeast, and possibly from transformers on NE 35th Avenue and NE 255th Drive. Electrical power needs for festivals have been steadily decreasing as solid-state musical gear and LED lighting have reduced electrical demands. It is likely that generators will be on-site for backup power, and solar will be installed when funding is available. During the foreseeable future, utility hook-ups for recreational vehicles will not be provided, as most RVs have capacity for three or more days without utility connections. The park is not intended to become, nor does it have the zoning to allow, an RV park.

The water system will be fed from two or more pumps, at least one of which is dedicated to a potable water system that will be filtered, treated, and tested to public drinking water standards. There will likely be a slightly elevated water storage tank to fill a tanker truck by gravity. Non-potable water will be used for prescribed fires and firefighting, for irrigation, and for road sprinkling to control dust.

There have been no final site-plan decisions. The plans and layout will not be finalized until the Board of Directors of WildFlowers Music Park, Inc. approves them. This will only come after the public has provided their input, our planners and engineers have made their best effort in designing our infrastructure, and county officials and other agencies have approved the plans in their review process.

How will species of plants and animals that may inhabit the ephemeral sandhill lake, cypress domes, and sinkholes be protected?

All of the wetlands on WildFlowers Music Park have been delineated and mapped. In Alachua County, a buffer of 75 feet is required on the uphill side of delineated wetlands.

Ephemeral ponds in sandhill habitat are seasonal wetlands that fill with water during wetter periods and often dry out in droughts. Because they typically lack fish (a major predator of eggs and larvae), these ephemeral wetlands are critical breeding sites for many amphibians and provide specialized habitat for certain plant species. In northern Florida, several of these species are of conservation concern or otherwise merit protection. Below

is an overview of some plants and animals that often depend on ephemeral sandhill ponds and may need protection.

1. Amphibians

Ephemeral wetlands in sandhill habitats are especially important for amphibians. Because these ponds dry periodically, fish cannot establish permanent populations, allowing amphibian eggs and larvae to develop with relatively fewer predators.

- **Striped Newt** (*Notophthalmus perstriatus*):
A rare salamander listed as Federally Threatened in parts of its range. It relies on fishless, isolated wetlands (including sandhill ponds) for breeding.
- **Gopher Frog** (*Lithobates capito*, sometimes *Rana capito*):
A species of conservation concern that breeds in ephemeral sandhill ponds; its tadpoles need the fish-free environment these ponds provide.
- **Eastern Spadefoot Toad** (*Scaphiopus holbrookii*):
Although more common than some on this list, spadefoot toads also rely on temporary ponds in open, sandy habitats for successful breeding.
- **Ornate Chorus Frog** (*Pseudacris ornata*):
Another species of special concern in some parts of the Southeast. Prefers shallow, seasonal ponds and wetlands in sandhill and pine habitats.

2. Reptiles & Other Wildlife

- **Turtles:**
While most turtles prefer more permanent water bodies, some smaller species (e.g., certain mud and musk turtles) may use ephemeral wetlands for foraging or temporary refuge. However, they must retreat to permanent water or uplands when the pond dries.
- **Invertebrates:**
Fairy shrimp and *clam shrimp* often appear in these temporary ponds. Because ephemeral wetlands dry regularly, these crustaceans survive via dormant eggs that hatch only when the wetlands fill. Protecting ephemeral wetlands is crucial for their continued survival.

3. Plants

The "drawdown zone" (the pond margin that alternates between flooded and exposed) is home to a variety of specialized or rare plants adapted to periodic inundation and sandy, nutrient-poor conditions.

- **Spikerushes** (*Eleocharis* spp.) and **Pipeworts** (*Eriocaulon* spp.):
Common emergent or submersed plants in shallow water areas of ephemeral ponds. Certain pipewort species are more specialized and can be indicators of good water quality.
- **St. John's wort** (*Hypericum* spp.) and **Sundews** (*Drosera* spp.):
Often found in open, wet areas with acidic, sandy soils. Sundews are small carnivorous plants that rely on insect prey in nutrient-poor habitats.
- **Bogbutton** (*Lachnocaulon* spp.) and **Hatpins** (*Eriocaulaceae* family):
Small flowering plants that can appear around the edges of these ponds.

- **Carnivorous plants** (e.g., *Sarracenia* pitcher plants)
While more common in seepage bogs and wet flatwoods, some pitcher plant species can occasionally be found in the ecotones around ephemeral wetlands—if the soils, hydrology, and fire regime allow.

4. Why They Need Protection

1. **Habitat Loss and Alteration**
 - Intensive silviculture, development, and conversion of sandhill ecosystems to pasture or agriculture can eliminate or degrade these small, isolated wetlands.
 - Ephemeral ponds often go unnoticed or are filled in during development because they may appear “dry” for much of the year.
2. **Changes in Hydrology**
 - Alteration of natural water flow (ditching, draining, or excessive groundwater pumping) can shorten or eliminate the wet phase that amphibians and wetland plants require.
3. **Lack of Fire**
 - Naturally, sandhill habitats depend on periodic fire to maintain open canopies and reduce woody vegetation. Fire suppression can lead to shrubs and trees encroaching, changing water levels and shading out herbaceous plants.
4. **Pollution and Runoff**
 - Pesticides, fertilizers, and other chemicals can quickly affect small wetlands, harming amphibians (highly sensitive during their larval stages) and delicate plant communities.

5. Conservation Actions

- **Preserve and Manage Upland Sandhill Habitat:**
Since many amphibians, such as gopher frogs and striped newts, spend part of their life cycle in the surrounding uplands (e.g., burrowing in gopher tortoise burrows), protecting the entire sandhill mosaic is essential.
- **Maintain or Restore Natural Fire Regimes:**
Fire helps keep woody encroachment at bay and maintains the open, sunny conditions important for many sandhill species and ephemeral wetland plants.
- **Protect Water Quality and Quantity:**
Minimizing groundwater extraction and preventing pollution helps these ponds remain viable breeding sites.
- **Recognize and Retain Ephemeral Wetlands:**
Even when dry, these depressions are critical habitat. Land-use planning and environmental regulations should account for temporary wetlands.

How are Live Oaks being protected?

Perhaps the most remarkable natural feature of WildFlowers Park is the presence of hundreds of mature Live Oaks, many that are centuries old. Most grew in open conditions meaning they are well balanced and sturdy. The grandeur of these iconic southern trees inspires in nearly every person who sees them a desire to protect them forever. A Live Oak tree is an ecosystem of its own; their size, structure, strength, shade, and fire-tolerance

make them critical habitat for many other plants and animals.

The Live Oaks on this property are facing an existential threat due to a relatively recent infestation of Camphor trees surrounding them. Camphor trees are fast-growing, invasive exotics which are easily spread by birds dropping their seeds. Camphor trees grow rapidly, and they can kill even massive Live Oaks in a decade. Their danger is the competition for light around the growing edges of the Live Oaks. Live Oaks need strong sunlight, particularly as they get older, to drive the transpiration from leaves to roots. When the leaves no longer receive sufficient sunlight, their transpiration becomes less powerful, and lack of water and nutrients starts to kill the growing end of branches and eventually starves the tree's roots.

Camphor trees also compete in the root zone, where they more efficiently exploit the available moisture and sparse nutrients in the sandy well-drained soils where many of the largest Live Oaks grow. Camphor trees on this property are often found with Coral Ardisias also growing underneath them. Both of these invasive exotics are "allelopathic," which means they emit chemicals into the soil that the host plant tolerates, but which other nearby plants cannot. This "natural" herbicide can set back Live Oaks and suppress re-generation.

All three of the effects of these invasive exotics – shading, root competition, and releasing plant toxins into the soil can clearly be seen on several Live Oaks within the WildFlowers property, where a few Live Oak trees have recently died with the most obvious explanation being the rampant Camphor growth surrounding them. Hundreds of Live Oaks on the property are threatened by no effective effort in the past to protect them.

The first orders our land manager received upon acquiring the park on August 1, 2025 was to liberate the Live Oaks of Camphor trees and Ardisias. This is difficult, exacting work. The trees and shrubs are being mechanically removed, as foliar or soil-activated herbicides that are strong enough to kill the waxy leafed Camphors and Ardisias are also toxic to Live Oaks. Both Camphors and Ardisias readily re-sprout from roots, so simply cutting them off doesn't kill them unless the stumps are cut repeatedly for years. Pulling out the invasive plants by hand and with a shovel is ideal, but very hard work. During August, 2025, we used a track-mounted excavator to yank them out, roots and all. After salvaging any available firewood, thousands of Camphors and Water Oak saplings are being burned onsite in October.

Why didn't the previous property owner sell to a farmer or neighbor?

The previous owner reported that he had been trying to sell his property to local farmers and neighbors for years, with no takers, and did not seek or consider offers from developers. He contracted to sell his property in early 2024 to WildFlowers Music Park because he believed the future use as a nature park and festival site would best conserve the land's character. He supported this project to the extent that he agreed to seller-finance over one-third of the purchase price. The original owner passed away before the scheduled real estate closing, and his heirs agreed to assume the purchase and sale agreement. After a

lengthy probate process to clear the title, the land was purchased on August 1, 2025 by WildFlowers Music Park, Inc.

In eastern Alachua County, recent large land sales and the continued marketing of farm and forestry acreage has been directed to real estate developers, or for uses that are side-effects of development such as sod-farming, solar-farms, or biomass harvesting. Similar landscapes in nearby counties have been covered by suburban sprawl that shows no signs of slowing down. While some may believe that fencing and mowing five acre lots is agriculture or land preservation, this land use pattern is too small to profitably farm, too disruptive to be good habitat for wildlife, and inefficient and expensive to provide basic services, while still generating lots of vehicular traffic on the few highways that serve these areas. Efforts to retain large tracts for farming or for nature preserves has broad community and local government support, but we have too few well-capitalized farmers or conservation buyers to stave off either gradual or sudden development.

How do Florida laws affect the future ability to protect rural lands from over-development?

Florida's land-use laws are changing in ways that make it harder for local communities to guide growth and protect rural landscapes. Historically, counties and cities could adopt policies that limited the intensity of development in rural areas, preserving farmland, forests, and natural habitat. These local decisions reflected the values of residents who wanted to balance growth with conservation.

In Florida, recent state legislation, including Senate Bill 180 (2024), further restricts the ability of local governments to regulate land use on rural properties. The intent of these laws is to reduce what some view as "red tape" and to expand the rights of landowners to use or develop their property. The effect, however, is to limit the tools that counties can use to save rural lands from being fragmented or converted into suburban sprawl.

What this means in practice is:

- Local governments may lose discretion to deny or place conditions on certain types of rural development proposals, even when they conflict with long-term conservation goals.
- Agricultural and open space protections may weaken, since landowners are given broader rights to build housing or businesses on land once set aside primarily for farming or habitat.
- State law now preempts local rules more often, leaving fewer opportunities for communities to shape land-use policies that reflect local character, rural traditions, or environmental concerns.

For organizations like WildFlowers Music Park and for neighbors who care about North Florida's natural heritage, this shift underscores the importance of private and community-based land conservation. With government protections narrowing, the role of conservation easements, land trusts, and nonprofit stewardship becomes even more critical to ensure

that future generations can still experience rural Florida's beauty, wildlife, and open spaces.

What does it mean that the WildFlowers Music Park property is owned by a non-profit corporation?

WildFlowers Music Park, Inc. is a non-profit charity, which means it exists to serve the public good -- not to make a profit for any individual or business. Unlike a for-profit company, which distributes its net earnings to owners or shareholders, a non-profit reinvests its net income into furthering its mission. For WildFlowers, that mission centers on creating vibrant, inclusive, and enriching experiences through music, arts, and community events.

One key example of this mission: over one-third of WildFlowers' mortgage payments will be repaid with interest to the Community Foundation of North Central Florida's "Arts and Culture Fund." This fund will distribute funds paid back to it from WildFlowers Music Park to other arts and culture organizations, ensuring that revenue from the festival uplifts our creative community.

In addition, WildFlowers will select one to three local charities to receive a share of the proceeds from each festival it hosts—providing direct, event-specific awareness and support for good causes close to home.

As a 501(c)(3) non-profit charity, WildFlowers is legally bound to only convey unencumbered property and other assets to other non-profits or public entities -- not to individuals or to for-profit businesses. This ensures that the organization's resources always serve the public interest.

How are festival performers selected?

Our festival will attempt to appeal to an audience with a wide-range in age and musical tastes. We will have a few headliners, some up-and-coming acts, and local and regional favorites. Professional performers are usually represented by agents who begin putting together tour schedules a year before concert dates. Some regional venues have "radius clauses" which can prevent a performer from appearing at our festival if they are performing within a specified geographic area for a set period of time before and after the gig. WildFlowers' radius clause will be one mile or one hour.

We will begin soliciting for local performers months before the festival with a general call on social media. Information that prospective performers should submit includes a description of the band, their genres and repertoire, website link, social media pages, and a YouTube performance. A talent committee whose identities are top secret will meet in an undisclosed location to review and rank the submissions. Performers will be paid a negotiated sum, with a retainer paid approximately 30 days in advance and the remainder at the conclusion of their performance.

Each festival will bring back some performers from the previous year, but we aim to have about half of the performers change from one year to the next. We encourage the community and festival attendees to suggest acts for us to invite.

How are vendors selected?

Categories of vendors are handled differently:

- First, there are vendors that provide specialized infrastructure and services, such as sound, lighting, stages and tents, porta-potties, security, medical, etc. Contracts with these providers will be negotiated and finalized months before the festival. Whenever feasible, local contractors will be sought, and when a provider does a good job, multi-year agreements may be entered into.
- Second, there will be food and beverage vendors. We aim to have a variety of food types, including those for attendees with certain dietary needs. Health Department licenses must be up to date. We will be working with local restaurants to see if they can provide meals, in addition to food trucks. The "food court" area on the festival grounds will be laid out well with lots of seating. The goal is to have sufficient electricity and water to avoid the use of generators, but that may not be completed for a few years.
- The third type of vendors are artisans and retail sellers. Festivals are particularly good places to sell musical instruments, jewelry, clothing, smaller art pieces, packaged food items, books, camping gear, etc. We will accept as many of these vendors as space permits.
- A fourth vendor category is the broad range of the community's non-profit organizations whose missions are consistent with our values. Many will be provided with space for a display and table.

The fee schedule for vendors has not been determined. In some cases, they will include a base price for setting up, and a percentage of sales receipts. Vendors will usually require connection to the internet, which WildFlowers will create with the help of specialized event technology providers.

What is the local economic impact of a music festival at WildFlowers?

Dr. Bruce Waite, a longtime resident of Melrose who has farmed the land near WildFlowers, has distributed his independent research and economic analysis of the likely benefits of a WildFlowers Festival. This excellent report, released on September 21, 2025, is available upon request.

There are a number of scholarly articles on the economics of festivals. Several are online and accessible under the search term: "Music Festival Economic Impact." A few online indexes and sources of information about festivals are:

- **Music Festival Wizard:** This platform offers an extensive database of music festivals worldwide, including the U.S. Users can explore festivals by location, genre, and dates, with up-to-date details on lineups and ticket availability.

- **Songkick:** Known for tracking live music events, Songkick provides a dedicated section for U.S. music festivals, featuring dates, lineups, and ticket purchasing options. Users can also track favorite artists to receive notifications about their festival appearances.
- **JamBase:** Focusing on live music and festivals, JamBase offers a comprehensive list of U.S. music festivals, complete with schedules, lineups, and ticket links. The site allows users to search for festivals by location and genre.
- **Time Out:** Time Out provides curated lists of top music festivals in the U.S., offering insights into festival highlights, dates, and locations. Their guides are useful for discovering prominent festivals and planning attendance.

What kinds of events besides the annual WildFlowers festival will happen at WildFlowers Music Park?

The Music Park will be available for other public events, and for a limited number of private events, subject to the County's Temporary Use Permit process which limits the number that can happen every year. Public events will be limited to what can be hosted primarily outdoors during the cooler months; these could include concerts, dances, festivals, and nature-based athletics. Private events could include weddings and other celebrations. It is important for these events to be compatible with the site and the community. As a non-profit, we will endeavor not to compete with for-profit entities that host events. Melrose, Gainesville, and other nearby communities have thriving music and dance scenes, and it is NOT the intent for the WildFlowers Music Park to divert the current activities from venues such as Heartwood, Melrose Center, Chiappini's, Mossman Hall, or others. The consensus among operators of performing arts venues in Alachua County is that the shared goal of invigorating the live music scene and in-person dances needs a full range of opportunities, and that our collective competition is not each other, but rather "The Couch."

Recently, there have been public and private discussions of re-locating the *Hoggetowne Medieval Faire*, which is an annual event organized and managed by the City of Gainesville. Their site criteria includes being within 6 miles of Gainesville city limits, and having 40-60 acres available for the Faire and parking. While WildFlowers has sufficient land, it is approximately ten miles from Gainesville.

It will initially be up to the City of Gainesville to determine if WildFlowers Music Park is a potential site. The second decision would be whether the Board of Directors of WildFlowers Music Park believes the Medieval Faire's activities would be compatible with plans for the site and the community. Then the City or Faire committee would need to apply to Alachua County for permission to operate on the site under the regulations requiring Temporary Use Permits or Special Exceptions.

What agricultural activities are planned for WildFlowers Music Park?

WildFlowers intends to engage in bona-fide agricultural activities on a portion of the 270-acres of land. We will also entertain proposals from farmers who wish to lease a plot of

land for food production or farming education, especially if they are growing crops to serve at an on-site event.

An important regional need is the shortage of native wildflower seeds and native grass seeds. WildFlowers Music Park is in conversation with specialists in propagation of native plants to determine if there is interest in creating a nursery for seeds to assist in restoring regional natural areas.

The property has been used for hay-cutting in the past, but the market demand is for high-quality hay from non-native species that has been fertilized, and nitrogen fertilization and encouraging non-native vegetation is not compatible with our goals. The pasture contaminant Australian Beardgrass is becoming more common, and it can render hay that contains it less desirable.

What native wildflowers and native grasses will be propagated on the site?

This is a tentative list of plants that may be propagated on the former hayfields of WildFlowers Park. The purpose is to provide seeds for nearby conservation properties, parks, and roadsides in need of restoration.

Wildflowers:

1. Firewheel (*Gaillardia pulchella*)
2. Florida Paintbrush (*Carphephorus corymbosus*)
3. Sunshine Mimosa (*Mimosa strigillosa*)
4. Oneflower Honeycombhead (*Balduina uniflora*)
5. Blazing Star (*Liatris spicata*)
6. Coreopsis (*Coreopsis leavenworthii*)
7. Butterfly Milkweed (*Asclepias tuberosa*)
8. Chapman's Goldenrod (*Solidago odora* var. *chapmanii*)

Grasses:

9. Florida Toothache Grass (*Ctenium floridanum*)
10. Purple Lovegrass (*Eragrostis spectabilis*)
11. Fakahatchee Grass (*Tripsacum dactyloides*)
12. Lopsided Indiangrass (*Sorghastrum secundum*)
13. Muhly Grass (*Muhlenbergia capillaris*)
14. Wiregrass (*Aristida stricta* var. *beyrichiana*)
15. Elliott's Lovegrass (*Eragrostis elliottii*)

How will the wetlands and the lake be protected?

An ephemeral lake of about 10-acres is near the middle of the WildFlowers property; along the edges of the property are wetlands and floodplains comprised of bottomland forest and hydric hammock. There are also three small- to medium-sized wet sinkholes, and two possibly dug ponds. The wetlands on the property have all been delineated and mapped by

a professional wetlands scientist.

There will be no development of roads, buildings, or other infrastructure within any of these wetlands, floodplains, or regulated buffer zones. There will likely be narrow trails that are mowed through wetland areas that will be used for land management (primarily to search for invasive exotic plants) and available for hiking. Grass parking areas and buildings will have swales where necessary to slow or retain any runoff. The use of lime-rock, recycled concrete, and other road substrates will be limited, but may be required for emergency vehicle access, handicapped parking spots, and site management in sandy, high-traffic areas. The organization has acquired a tanker truck to sprinkle roads (including nearby public roads) to reduce dust. There is an existing 6000 gallon above-ground water tank on the property that will be repurposed as a reservoir for non-potable water uses.

Will WildFlowers Music Park have wells or septic tanks?

The St. Johns River Water Management District regulates water wells. It is anticipated that two potable wells will be needed. Two of the four existing wells on the site have been rehabilitated for non-potable uses, and each pumps around 25 gpm from a four-inch casing. The size and capacity of the potable water wells will be calculated by a utility engineer. Potable wells will be required to comply with "public water supply" standards, which include a degree of filtration, chlorination, and testing. For efficiently filling a tanker truck or trailer, a water storage tank of a few thousand gallons will be slightly elevated.

Wastewater falls into two categories: "gray water" from showers and kitchens, and "black water" from toilets. The Florida Department of Health and the Alachua County Environmental Protection Department have roles in regulating these. For the initial events, porta-potties will be used and rental shower trailers will be provided. Eventually, septic tanks will be used for gray water treatment and disposal. Black water may require advanced septic or a package treatment plant or may be collected and transported off-site. Alternatives such as composting toilets, anaerobic digesters, advanced septic tanks, and other technologies will be explored.

The number of porta-potties for simple outdoor events is 1 per 100 people. Because our site will also have camping areas, we will rent enough to make sure they are distributed so that there are sufficient facilities in the campgrounds. Approximately ten percent will be ADA accessible, and all will have hand-washing stations at a ratio of 1:5. The key to porta-pottie management is to have an on-site service to thoroughly clean them every few hours and to pump them daily.

Will WildFlowers generate stormwater impacts off site? How will WildFlowers impact water quality of either surface waters or the aquifer?

Stormwater runoff from impervious surfaces will be negligent, as WildFlowers does not intend to pave any surfaces internal to our property other than handicapped parking pads,

legally required concrete pads around wells, and other minor purposes. Other impervious surfaces, such as roofs will also be minimized, as most festival structures will be temporary, such as in tents.

As a practical matter, WildFlowers receives considerable stormwater running onto its property from ditches that were likely not permitted decades ago. Some of these will be blocked with small weirs to slow down water so that it drops its sediment load before entering the lake or other water bodies. Any substantial drainage changes are regulated by the County's Public Works Department which will be consulted before any changes are made that could impact adjacent properties.

Water quality impacts will be minimized, as we are committed to not spraying chemicals on the ground, such as the fertilizer and insecticides used in bulk by previous owners. They used so much nitrogen fertilizer that they have a 6000 gallon mixing tank on the property that still contains ammonia based nitrate fertilizer; this is the worst nutrient pollutant for nearby lakes, especially on a site like WildFlowers that makes direct connection to the surficial aquifer through three significant sinkholes, and other smaller ones. We will also be continuing to clean up tons of trash from the property, some of which is in containers of improperly stored hydraulic fluid, oils, and fuels, and discontinued insecticides. There is a deep pond that has substantial illegal dumping in it that we will be cleaning out.

How will medical support be handled at events at WildFlowers?

Our festivals employ contractors who specialize in event medical care. These paramedics and nurses are trained in CPR, defibrillation, treating anaphylactic or diabetic episodes, substance abuse and mental health issues, and first aid for wounds. Festivals must submit an event plan which coordinates with Sheriffs and Fire/Rescue Departments. Interior access lanes will be designated, kept clear, and stabilized for emergency vehicle access.

For all events in Alachua County, a Special Event Permit application is submitted to the Fire/Rescue Department, which examines the plans and the site before approving. The plans are a public record that we will make available.

Alachua County is the first county in the nation to have all their public employees certified in "*Mental Health First Aid*", which teaches individuals how to identify, understand, and respond to signs of mental health and substance use challenges. This training equips participants with the skills and to provide initial support to someone experiencing a mental health crisis and guides them towards appropriate professional help.

The *Florida Outdoor Learning Collective (FOLC)* is located in eastern Alachua County. It specializes in teaching SOLO Wilderness First Aid, which is a hands-on training program to teach participants how to respond to medical emergencies in remote or outdoor settings where professional help may be delayed. It covers essential skills like assessing injuries, providing basic life support, and managing environmental illnesses, empowering

individuals to handle emergencies with confidence.

Employees and volunteers of WildFlowers Music Park will be incentivized to take these courses, which will benefit festival attendees and the entire community.

What impact will WildFlowers have on local government tax receipts?

In 2024, the property tax bills for the 270-acre property were: \$1630 in Alachua County and \$169 in Putnam County. The land has a combination of agricultural exemptions for hay, pasture, and timber, and a low valuation for its swampland. If the property remains in agricultural use, the tax receipts will rise a small amount due to re-valuation triggered by the real estate purchase price and any improvements that are added. If the property is recognized for its ownership and use by a non-profit for its charitable purposes, the property taxes would be low or zero.

Local tourist taxes are collected on motel rooms, AirBnB, VRBO, and other short-term rentals. WildFlowers will collect the Alachua County's 5% tax from guests who pay our camping fees, which have not yet been established.

Sales tax for purchases made at the festival will be the responsibility of individual vendors to collect and remit. Festivals generate substantial off-site sales tax and gas tax revenues from travel-related expenses such as fuel, food, lodging, and other costs.

How will WildFlowers Music Park affect nearby property values?

There are two directions the Park could go in affecting property values. First, a publicly accessible park like WildFlowers will likely increase local property values. In numerous economic studies from around the nation (and including one in Alachua County), the presence of a nearby or adjacent park increases property values. In the Alachua County study, the removal of land from the tax rolls by public park purchases was more than offset by a corresponding increase in the value of surrounding land, as confirmed by comparative real estate sales data.

The second way a park which hosts festivals can impact neighbors is if inadequate management of events create a nuisance. While this effect has not been demonstrated in studies that we could find, it's clear that other temporary nuisances can impact the value of nearby properties.

WildFlowers pledges to work with neighbors and agencies to minimize the nuisances of sound, light, traffic, and other issues with substantial buffers, thoughtful placement of facilities, management of events, and open channels of communication before, during, and after festivals.

Will WildFlowers sell or donate a conservation easement over some or all of its property?

A conservation easement is a voluntary agreement in which a landowner transfers future development rights to a land trust or government agency. Conservation easements may be donated or purchased. In Alachua County, tens of thousands of acres of private properties have conservation easements in place, either through donation or purchase. The recipients of these easements – such as Water Management Districts, county governments, or charitable land trusts – assume an ongoing, usually perpetual, legal responsibility to enforce the conservation purposes of the agreement.

Land encumbered by a mortgage cannot be included in a conservation easement without the mortgage holder's consent. Typically, mortgage holders are reluctant to participate in a conservation easement until any loans or liens are paid off, as land with an easement has reduced market value. While it is possible for *Alachua County Forever* or *Alachua Conservation Trust, Inc.* or the *Putnam Land Conservancy* to purchase or accept a conservation easement, none have been approached with a proposal.

How is the WildFlowers Music Park being financed?

Are there any government funds involved?

The private financing for WildFlowers Music Park was sourced primarily from local supporters. This reflects a "slow money" investment philosophy, which prioritizes sustainable, local, and community-focused initiatives, particularly in agriculture, small businesses, and the arts. Inspired by the "slow food" movement, slow money emphasizes patient capital, ecological resilience, and fostering connections between investors and entrepreneurs to support local economies. Investors in slow money see tangible impacts, such as healthier ecosystems, stronger local economies, and more equitable outcomes from businesses.

The first group of investors are a dozen individuals or families who have loaned \$50,000 each with a promise to be repaid at the end of five years. The second tier of investment is a one million dollar loan from the Community Foundation of North Central Florida's "Arts & Culture Fund", which will be repaid in annual installments for twenty years. The third investor is a trust to benefit the deceased Seller's heirs, with their mortgage being \$1.1 million with annual repayments over 15 years.

There is no governmental involvement or public funds for the acquisition of the property.

In the future, WildFlowers Music Park may be eligible for tourism-related grant funds from the State of Florida or Alachua County, activity funds from the Children's Trust, or forest management incentives from the Florida Forest Service.

Donors and sponsors will be sought to contribute to the costs of stages, buildings, equipment, and infrastructure. After three to five years, the venue should be self-sustaining from ticket sales from an annual fundraising celebration.

Are contributions to WildFlowers tax deductible?

WildFlowers Music Park, Inc. is a Florida non-profit corporation, and can currently receive contributions of money, equipment, expertise, and labor. WildFlowers is a 501c3 charity, designated by the IRS. The IRS does not allow the value of labor or expert advice to be deducted from the donor's taxes. It does allow donations of money, vehicles, tools, art, real estate, stock, and other things to be tax deductible by the donor.

Do you have a question that we should include in this document, or a better way to communicate a response?

Robert “Hutch” Hutchinson – 352-256-6043
Chief Petty Officer for Existential Logistics

Jordan Puryear – 607-351-6127
Founder and Festival Manager

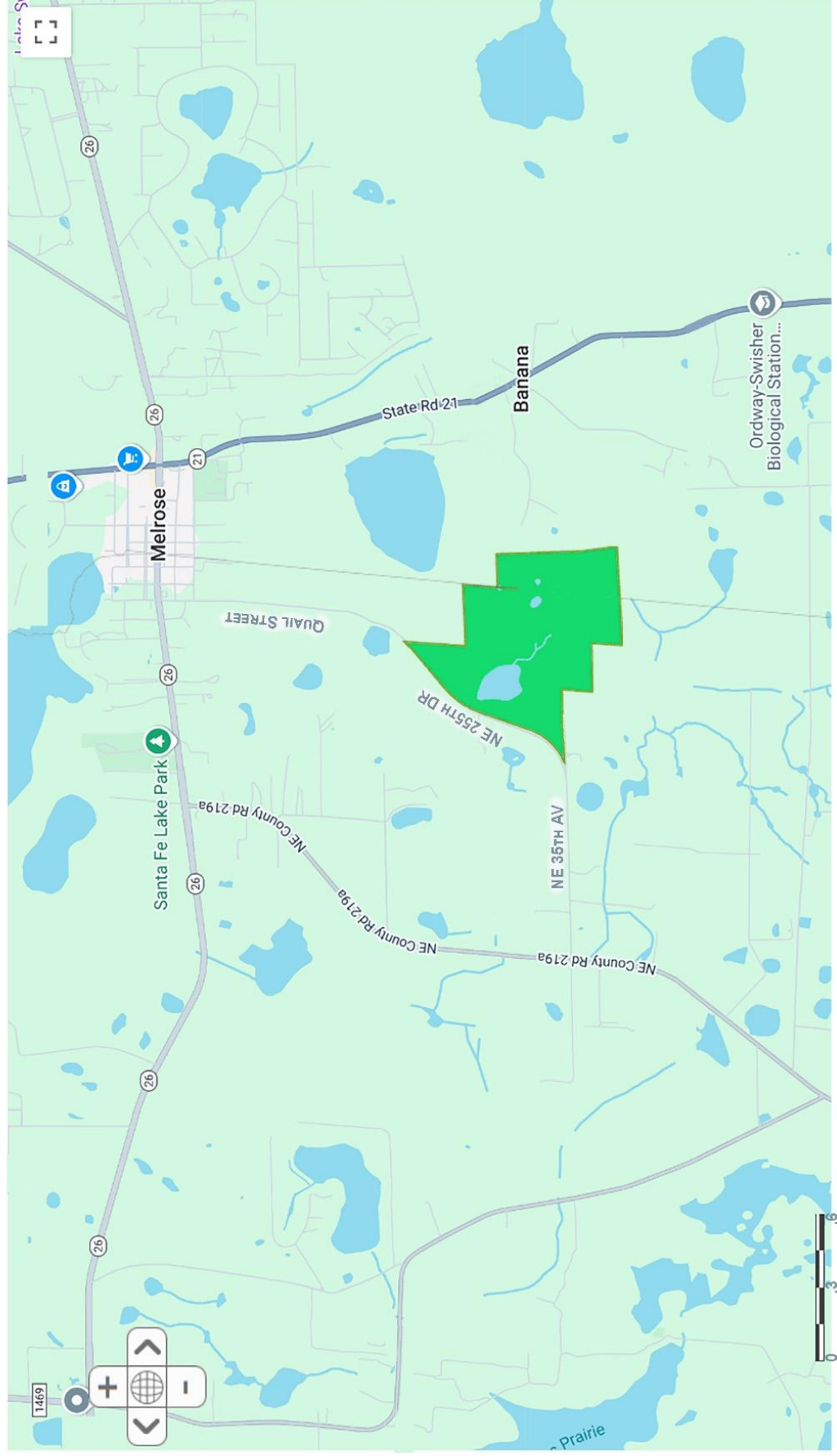
Guy Forchion – 786-325-5347
Board President

Catherine Booth – 352-776-8776
Communications Director

WildFlowersMusicPark@gmail.com
www.WildFlowersMusicPark.org

PO Box 441
Melrose, Florida 32666

REGIONAL LOCATION MAP



WILDFLOWERS MUSIC PARK

