

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

Erin J. Tilton
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Tallahassee, FL 32301
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May 27, 2026

VIA E-MAIL

Chasity O'Steen
Leon County Attorney
301 S. Monroe Street, Suite 202
Tallahassee, Florida 32301
osteenc@leoncountyfl.gov

RE: Dove Pond Dam – Request for Inspection and Corrective Action Regarding Outlet Control Structures and Potential Seepage Impacts to State Conservation Lands Managed by Leon County

Dear County Attorney O'Steen:

Stearns Weaver Miller represents Dove Pond, LLC (“**Operator**”), the operation and maintenance entity for the Dove Pond Regional Stormwater Management Facility (“**Dove Pond**”). We are in receipt of Leon County’s (“**County**”) letter dated April 1, 2026, expressing concerns over flooding at the Miccosukee Canopy Road Greenway (the “**Greenway**”), questioning whether seepage through Dove Pond’s earthen dam embankment or leakage from its outfall structures could be the underlying cause, and requesting the Operator undertake immediate inspection.

Upon receiving the County’s letter, the Operator engaged the services of Ardaman & Associates, Inc. (“**Ardaman**”) and Moore Bass Consulting, Inc. (“**Moore Bass**”) to perform inspections of Dove Pond. Signed and sealed site inspection reports from Ardaman and Moore Bass are attached hereto as **Attachment 1** and **Attachment 2**, respectively.

During its site inspection of Dove Pond conducted on April 28, 2026, Ardaman detected “no appreciable leakage into either vault.” *Ardaman Report*, p. 1. The outfall structures and the toe area of the dam “were observed to be generally dry.” *Ardaman Report*, p. 3. Ardaman also observed that the “downstream toe area beyond the armored slope was dry,” that “[n]o standing water or wet areas were apparent along the length of the toe,” and that “soil in the toe area was desiccated, and some vegetation appeared distressed.” *Id.* Ardaman specifically noted that the toe area had been observed to be dry during a past inspection on January 13, 2026, even though the water level in Dove Pond was approximately 90 feet at that time. *Id.*

Moore Bass also conducted a site inspection of Dove Pond on April 28, 2026, and reported that “[t]he upstream control structures, including the valve vaults and associated piping, were observed to be in place and functioning in a manner consistent with normal conditions.” *Moore Bass Report*, p. 1. Moore Bass observed the downstream discharge point of the 24-inch pipe and the toe area of the dam to be “generally dry, with no visible evidence of sustained flow, seepage concentration, or erosion at the time of observation.” Accordingly, Moore Bass concluded “the

Dove Pond stormwater management system appears to be functioning in a manner consistent with its intended design,” and recommended “routine monitoring and maintenance in accordance with permit requirements, and in concert with the regulatory agency with jurisdiction.” *Id.*

As the County is aware, Dove Pond operates under permits from the Northwest Florida Water Management District (“NFWFMD”) and the City of Tallahassee (“City”). Dove Pond’s compliance with the terms and conditions of these permits falls squarely within the regulatory purview of NFWFMD and the City, respectively. The signed and sealed site inspection reports from Ardaman and Moore Bass were provided to these agencies, and the Operator accompanied NFWFMD staff to conduct its own inspection of Dove Pond. In correspondence attached hereto as **Attachment 3**, NFWFMD concludes that “Dove Pond appears to be functioning as designed and permitted,” and “there is no evidence of problematic seepage.”

Please confirm that this response and the documentation from Ardaman, Moore Bass, and NFWFMD resolve the County’s investigation of Dove Pond. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



Erin J. Tilton

On behalf of Dove Pond, LLC

cc: Chairman Christian Caban (CabanC@leoncountyfl.gov)
Vice Chairman David T. O’Keefe (OkeefeD@leoncountyfl.gov)
Commissioner Bill Proctor (ProctorB@leoncountyfl.gov)
Commissioner Rick Minor (MinorR@leoncountyfl.gov)
Commissioner Brian Welch (WelchB@leoncountyfl.gov)
Commissioner Carolyn D. Cummings (CummingsC@leoncountyfl.gov)
Commissioner Nick Maddox (MaddoxN@leoncountyfl.gov)
Vincent S. Long, County Administrator (LongV@leoncountyfl.gov)
Gretchen Kelley Brantley, Assistant County Attorney (BrantleyG@leoncountyfl.gov)



Ardaman & Associates, Inc.

Geotechnical, Environmental and
Materials ConsultantsMay 4, 2026
File No. 24-40-1991

Dove Pond LLC
4708 Capital Circle Northwest
Tallahassee, Florida 32303
Email: jghazvini@gmail.com

Attention: Mr. Jason Ghazvini, President, Premier Construction & Development

Subject: Report of April 28, 2026 Observations, Dove Pond, Tallahassee, Florida

Dear Jason:

As you requested, we visited the Dove Pond dam site on Tuesday, April 28th to provide limited observations and documentation of the valve and vaults on the upstream side of the dam, the outfall end of the pipe through the dam, and the toe area of the dam. The following describes the observations.

The water level at the time of this visit was approximately 87.6 feet above the project elevation datum, based on a staff gauge reading of 6.36 feet and prior correlation of staff gauge readings with the project elevation datum.



Staff Gauges



Water Level Reading = 6.36 feet

The vaults were opened and observed as shown below. The pipes and valves were exposed. The bottom of the circular vault with the float valve was only partially covered with water, while the rectangular vault with the 24-inch pipe valve vault bottom was covered with a few inches of water. We understand that the 6-inch valve for the float valve was closed. And, by observation, given the lack of flow downstream, the 24-inch valve was closed. No appreciable leakage into either vault was observed.



View of Vaults from Dam Crest



View of Vault for Float Valve



View of Vault for 24-inch Pipe Valve

The outfall of the 24-inch pipe and the toe area of the dam were observed to be generally dry. The bottom of the pipe was wet, but there was no apparent flow. The soil at the base of the structure is partially wet and dry. See the photographs below.



View of 24-Inch Outfall Looking Downstream



View of 24-Inch Outfall Looking Upstream

The downstream toe area beyond the armored slope was dry. No standing water or wet areas were apparent along the length of the toe. Note that the toe area was also observed to be dry in observations made on January 13, 2026, when the water level in Dove Pond was at approximately 90 feet. The soil in the toe area was desiccated, and some vegetation appeared stressed. The drought-tolerant seedling dogfennel is still green.



View along Downstream Toe Southwest of Outfall



View along Downstream Toe Northeast of Outfall

If you have any questions about this report or if we can be of further assistance, please contact us.

Very truly yours,
ARDAMAN & ASSOCIATES, INC.
Fl. Registry No. 5950

Michael S Wilson Digitally signed by Michael S Wilson
Date: 2026.05.26 14:13:42 -0400









Michael S. Wilson, P.E.
Vice President/Branch Manager
Fl. Eng. License No. 46088

MSW

This item has been digitally signed by Michael S. Wilson on the date adjacent to the seal. Signature must be verified on any electronic copies.



-  LAND USE PLANNING
-  CIVIL ENGINEERING
-  LAND SURVEYING
-  LANDSCAPE ARCHITECTURE
-  CONSTRUCTION ADMINISTRATION
-  DRONE LIDAR SURVEYING & MAPPING

May 26, 2026

Mr. Jason Ghazvini
Dove Pond, LLC
4708 Capital Circle NW
Tallahassee, FL 32303

Re: Dove Pond Dam
Site Inspection Report – Stormwater Management System
MBC #T0297.0084

Dear Mr. Ghazvini:

As requested, we visited the Dove Pond dam site on April 28, 2026, to observe general conditions of the stormwater management system, including the upstream pond, dam embankment, control structures, and downstream toe area. These observations were made in conjunction with the site visit performed by the geotechnical engineer.

At the time of our visit, the water level within the pond was observed to be consistent with recent reported levels. The pond, embankment, and associated appurtenances appeared to be in generally stable condition based on visual observations.

The upstream control structures, including the valve vaults and associated piping, were observed to be in place and functioning in a manner consistent with normal conditions. No unusual conditions or structural concerns were apparent during our review. Based on direction provided to you by the regulatory agency with jurisdiction, the valves were not opened to demonstrate operational capability.

The downstream discharge point of the 24-inch pipe and the toe area of the dam were also observed. These areas appeared generally dry, with no visible evidence of sustained flow, seepage concentration, or erosion at the time of observation. Soil conditions in the toe area were consistent with previously documented dry conditions.

Based on our observations and our understanding of the permitted design, the Dove Pond stormwater management system appears to be functioning in a manner consistent with its intended design. As noted in prior engineering evaluations, some degree of seepage is typical for earthen embankment structures and is expected to develop over time as the system reaches equilibrium conditions.

We did not observe any conditions indicative of concentrated seepage, piping, or structural instability during our site review. Continued routine monitoring and maintenance in accordance with permit requirements, and in concert with the regulatory agency with jurisdiction, is recommended to ensure the long-term performance of the system.

This letter is based solely on limited visual observations made during the site visit and does not constitute a comprehensive structural or geotechnical evaluation. No subsurface exploration, testing, or survey verification was performed as part of this effort.

Sincerely,
Moore Bass Consulting, Inc.

Amir Darabi 
Digitally signed by Amir Darabi
DN: CN=Amir Darabi,
c=US, email=C=US, o=MOORE BASS CONSULTING, C=US
Date: 2026.05.26 10:16:28-0400

Amir Darabi, State of Florida, Professional Engineer, License No. 68298
This item has been digitally signed by Amir Darabi on the date indicated here.
Signature must be verified on any electronic copies.



Lyle Seigler
Executive Director

Northwest Florida Water Management District

152 Water Management Drive, Havana, Florida 32333-4712
(U.S. Highway 90, 10 miles west of Tallahassee)

Phone: (850) 539-5999 • Fax: (850) 539-2693

May 7, 2026

Dr. Mehran Ghazvini
Ox Bottom Management Holdings, LLC
4708 Capital Circle NW
Tallahassee, FL 32303
Via email drmehranmd@gmail.com

RE: Permit IND-073-285467-2, Dove Pond Regional Stormwater Management System at
Canopy PUD
Rule Chapter 62-330, Florida Administrative Code

Dear Dr. Ghazvini:

Thank you for the opportunity to allow District staff to review your inspection records. Based on District records and the recent review of your inspection records, Dove Pond appears to be functioning as designed and permitted.

As noted on the Association of State Dam Safety Officials website, "All dams have some seepage as the impounded water seeks paths of least resistance through the dam and its foundation." This is in alignment with the 2010 Ardaman and Associates Report of Geotechnical Engineering Evaluation for the Dove Pond Earth Dam which indicates that "Any earth structure expounding water will experience seepage to down-gradient areas." Included in the design for the original permit was a sand blanket toe drain to safely relieve excess pore pressure on the lower back slope of the dam as well as a float structure designed to hydrate the isolated wetland in Miccosukee Greenway. Seepage is normal, and according to the Ardaman and Associates Report, it could take years for the Dove Pond steady-state seepage to fully develop. According to the United States Department of the Interior Bureau of Reclamation Design of Small Dams, seepage through embankments and the progress of percolation of reservoir water through the core depends on the constancy of the reservoir level, the magnitudes of permeability of the core material, and time. Seepage that is channelized is problematic. There is no evidence of problematic seepage. If problematic seepage or piping is identified during your future inspections by a registered professional, please contact the District.

With hurricane season approaching, please pay close attention to the forecast track of a hurricane or tropical event, as well as forecast rainfall totals as you may need to evaluate the need to lower the water level or drain down the reservoir in preparation of the approaching storm. Prior to discharging, please contact us. Do not force gates or other drainage structures that have rusted shut. If a gate structure is stuck, please use alternate means to lower the water level, which may include the use of a siphon or pump such as the pump system included in the 2019 permit modification to draw down the pond in an emergency situation.

GEORGE ROBERTS
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Chipley

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Apalachicola

KELLIE RALSTON
Tallahassee

ANNA UPTON
Tallahassee

Please be aware that the operation and maintenance requirements of the permit remain in effect. Your implementation of the operation and maintenance provisions of the permit will prolong the structural integrity of the facility and help protect the water resources of the District. If you plan to sell or have already sold the property, please advise the District of the new owner so that the permit transfer forms can be processed. If you have any questions, please don't hesitate to contact me at (850) 951-4660.

Sincerely,



Starsky Harrell
Division Director, Regulatory Services

cc:

Roger Wynn
Moore Bass Consulting, Inc.
805 N. Gadsden St.
Tallahassee, FL 32303
Via email rwynn@moorebass.com

Dove Pond LLC
4708 Capital Circle NW
Tallahassee, FL 32303
Via email Danny@manausalaw.com

Tracy Woods
DEP Dam Safety Officer
Program and Technical Services
Division of Water Resource Management
Florida Department of Environmental Protection
2600 Blair Stone Road, MS 3595
Tallahassee, FL 32399-2400
Via email Tracy.Woods@FloridaDEP.gov