PSE22-0002 | TARA APRIL
SPECIAL EXCEPTION PERMIT
REVISED STAFF RECOMMENDED CONDITIONS

CONDITIONS

1. The applicant acknowledges and agrees that the applicant shall install an interpretive kiosk at the City Water Improvement Project Site (Mill Creek Stormwater Enhancement Area) with the location of the kiosk to be determined by the City of Alachua, in its sole discretion. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
2. The applicant acknowledges and agrees that the following uses shall be prohibited on the land zoned Community Commercial and located on Tax Parcel Number 03020-000-000: gasoline sales; general industrial service (principal use); laundry, dry cleaning, and carpet cleaning (principal use); tire sales and mounting (principal use); parking lot (principal use); and park and ride facilities. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
3. The applicant acknowledges and agrees that at least two (2) points of access from the proposed trail network to the future commercial development area (with trail signage) will be provided with the exact location determined at the time of development plan review for the commercial area. Points of access shall be approved by City staff during the review of a development plan (e.g., Site Plan or other applicable development review process). This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
4. The applicant acknowledges and agrees that future commercial development shall be required to provide internal pedestrian network (sidewalk) connections to the adjacent trail network. The internal pedestrian network shall be approved by City staff during the review of a development plan (e.g., Site Plan or other applicable development review process). This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
5. The applicant acknowledges and agrees that the construction of the trail network shown on the plans shall occur with the construction of the interconnected basin system. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
6. The applicant acknowledges and agrees that the parking area shall be temporary and shall remain in place until permanent parking is constructed as part of the future commercial development presently located on Tax Parcel number 03020-000-000. The temporary parking shall be an unpaved, stabilized surface. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.

7. The applicant acknowledges and agrees that the applicant and owner will obtain all other applicable local, state, and federal permits before the commencement of site work. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
8. The applicant acknowledges and agrees that to ensure the continued compliance with the City of Alachua Comprehensive Plan and Land Development Regulations, the development order authorizing this special exception permit shall be recorded in the public records of Alachua County, Florida, and shall run with the land. The applicant further acknowledges and agrees that the applicant shall be responsible for all costs associated with recording the development order in the public records of Alachua County, Florida. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
9. The applicant acknowledges and agrees that the development order for special exception PSE22-0002 will not take effect until the work outlined in the Apex Companies, LLC recommendations, attached hereto as Exhibit "A," is completed.
10. The applicant acknowledges and agrees that the stormwater management facilities for Tara April will be re-engineered prior to the development order for special exception PSE22-0002 taking effect, should the results of the geophysical evaluation and geologic testing necessitate it.
11. The applicant acknowledges and agrees that Conditions 1 – 10 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the special exception permit shall comply with Conditions 1 –11 as stated herein.

EXHIBIT “A”
TO
PSE22-0002 | TARA APRIL
SPECIAL EXCEPTION PERMIT
REVISED STAFF RECOMMENDED CONDITIONS

APEX COMPANIES, LLC

RECOMMENDATIONS

December 23, 2025

Holtzman Vogel Baran Torchinsky & Josefiak PLLC
Attn: Ms. Patrice Boyes, Esq.
119 South Monroe Street, Suite 500
Tallahassee, Florida 32301

RE: Geologic File Review for City of Alachua
Tara April, Tara Phoenicia, and Tara West Properties

Dear Ms. Boyes,

The following outlines the essential work tasks required to develop a professional geologic opinion regarding the proposed stormwater management systems and development on the Tara April, Tara Phoenicia, and Tara West properties, with specific consideration of their interaction with the karst system and compliance with City of Alachua Land Development Codes, relevant provisions of the City of Alachua Comprehensive Plan as well as regulatory standards established by the Suwannee River Water Management District.

Work Task 1. Data Compilation and Review

Project data has been provided by Holtzman Vogel. In addition to incorporating the data provided by Holtzman Vogel, Apex will undertake a comprehensive compilation and evaluation of readily available karst, hydrogeologic, and hydrologic datasets from authoritative sources, including the U.S. Geological Survey, Florida Geological Survey, Suwannee River Water Management District, Alachua County, and relevant peer-reviewed literature. This effort will include a systematic review of all files specifically associated with the proposed stormwater system project to ensure completeness and accuracy. Where existing datasets lack spatial referencing, Apex will georeference the information to enable integration into a robust Geographic Information System (GIS) platform. This GIS will serve as a foundational tool for spatial analysis, data visualization, and informed decision-making throughout the assessment process.

> ***NOTE**: As of December 19, 2025, all data provided by Holtzman Vogel has been reviewed and a GIS has been constructed. While Apex concurs with the methodology for shallow stormwater ponds as emphasized in Alachua County Land Development Codes (i.e. stormwater management) for properties situated in the unincorporated County and the Suwannee River Water Management District's Environmental Resource Permit (ERP) approved design for the subject sites, significant hydrogeologic information limitations must be resolved to provide a sound professional geologic opinion. Specifically, there is insufficient geologic data for the project area to render a defensible professional geologic opinion regarding:*
>
> - *Potential interaction between the proposed stormwater systems, development, and underlying karst geology or adjacent karst features;*
> - *The risk of contamination to the underlying aquifer, the upper Floridan aquifer, which serves as a potable water source for the region—representing a potential critical health, welfare, and safety concern; and*
> - *The long-term stability of the stormwater systems from a geotechnical perspective, including potential risks that could compromise health, welfare, and safety during maintenance activities.*

To address these uncertainties and safeguard public health and environmental integrity, Apex recommends comprehensive geophysical and geologic testing within the Tara April, Tara West, and Tara Phoenicia property boundaries. This additional investigation is essential to complete the geologic review, ensure regulatory compliance, protect groundwater resources, and mitigate potential hazards associated with the underlying karst terrain.

Work Task 2. Photolinear Evaluation

Apex will acquire and analyze historical aerial photography from the Florida Department of Transportation (FDOT), spanning multiple decades, to conduct a comprehensive photolinear interpretation. This process involves systematically examining aerial imagery to identify linear features, such as alignments in vegetation, soil tone variations, drainage patterns, and subtle topographic expressions, that may indicate underlying geologic structural controls, fractures, or zones of enhanced karst development. These photolineaments often serve as proxies for subsurface discontinuities, fault traces, or preferential groundwater flow paths, which are critical for understanding the interaction between the stormwater systems and the underlying karst system. All identified photolineaments will be digitized, compiled into a geospatial shapefile, and integrated into the project's GIS for advanced spatial analysis, correlation with hydrogeologic data, and subsequent interpretation to inform engineering and regulatory considerations.

***NOTE**: This work task will be completed by Apex before January 1, 2026.*

Work Task 3. Site Visit

Apex will conduct an on-site visit to thoroughly photodocument the project area and assess surface conditions at the proposed stormwater system site. This field reconnaissance is a critical component of karst evaluations, as it provides direct observation of site-specific features that cannot be fully captured through remote sensing or desktop analysis. The visit will allow Apex to identify indicators of karst activity, such as sinkholes, depressions, irregular drainage patterns, exposed solution features, and variations in soil and vegetation, that may influence the proposed stormwater system's performance and underlying structural stability. Additionally, the site visit enables verification of mapped data, assessment of land use impacts, and identification of potential areas of concern that warrant further investigation. Photographic documentation will support the GIS database and serve as a visual reference for subsequent interpretation and regulatory review.

***NOTE**: This work task could be completed the first week of January 2026, pending access to the applicant's property.*

Work Task 4. Geophysical Evaluation

Apex will review all available geophysical data for the project site to identify potential subsurface anomalies indicative of karst activity. Ground penetrating radar (GPR) surveys should be conducted over a precisely established, georeferenced grid to ensure spatial accuracy and comprehensive coverage. The primary objective of GPR testing is to delineate the upper surface of clay-rich sediments overlying the limestone, as these sediments often influence infiltration and structural stability at stormwater systems. It is important to note that GPR signal penetration is significantly attenuated in clay-rich zones, which can obscure deeper features; therefore, interpretation will focus on identifying depressional patterns, discontinuities, or void signatures within the radar profiles. To complement GPR, electrical resistivity imaging (ERI) should be employed in targeted areas where anomalies or depressional features are detected. ERI provides a deeper and more detailed characterization of subsurface conditions, enabling identification of zones of low resistivity that may correspond to solution cavities, conduits, or saturated voids within the limestone. This integrated geophysical approach enhances confidence in detecting potential karst hazards that could impact stormwater retention performance.
Estimate Apex Review Cost Range: $6,000.00 to $7,500.00

***NOTE**: This work task should be completed by others and reports and associated AutoCAD or shapefiles provided to Apex for review.*

Work Task 5. Geologic Testing

Apex recommends a focused, strategic approach to subsurface investigation rather than a uniform grid-based testing method. This targeted methodology prioritizes areas most likely to exhibit karst-related features, ensuring efficiency and accuracy. At a minimum, all depressional features and geophysical anomalies identified through GPR and/or ERI will be validated using invasive testing techniques such as Standard Penetration Tests (SPT) and Cone Penetrometer Tests (CPT). SPT provides critical blow-count data that correlates with relative soil density and bearing capacity, while CPT offers continuous measurements of tip resistance, sleeve friction, and pore pressure, delivering precise characterization of weak zones and anomalous subsurface conditions. These confirmatory tests are indispensable because they yield direct, high-resolution data on relative soil strength, stratigraphy, and the presence of voids or solution cavities within the limestone matrix. This level of detail is essential for identifying areas vulnerable to collapse or subsidence, which could compromise stormwater infrastructure and overall site stability. By integrating invasive testing with prior geophysical interpretations, Apex ensures that conclusions are based on empirical evidence rather than inference alone. This multi-tiered approach (i.e., combining remote sensing, electrical imaging, and physical verification) provides a robust, defensible framework for assessing karst risk, informing engineering design, and achieving regulatory compliance. **Estimate Apex Review Cost Range: $6,000.00 to $10,500.00**

> ***NOTE**: This work task should be completed by others and reports provided to Apex for review; however, Apex is able to recommend appropriate professionals to complete this work.*

Work Task 6. Technical Memorandum

At the completion of aforementioned work tasks, Apex will provide a signed and sealed technical memorandum of findings, which will include a professional geologic opinion pertaining to the proposed stormwater system. **Estimate Apex Review Cost Range: $7,500.00 to $10,000.00**

> ***NOTE**: To be completed following the completion of geophysical and geological testing.*

We appreciate the opportunity to assist with this important evaluation and remain committed to delivering a thorough, defensible geologic review that safeguards public health, environmental integrity, and regulatory compliance. Please let us know if you have any questions or require additional clarification regarding the recommended work tasks. We look forward to collaborating with the City to ensure the successful completion of this evaluation.

Sincerely,

Apex Companies, LLC

Michael Alfieri, PG
Principal
P: (813) 896-4509
E: Michael.Alfieri@apexcos.com